

BR-III
(See Code-4.2(4))
Form of Sanction

From,

Senior Town Planner-cum-
Chairman Building Plan Committee,
Faridabad.

To

M/s Arttech Residency LLP,
GF-10, Ozone Center, Plot no. 9,
Sector-12, Faridabad.

Memo no. S.T.P. (F) B.P. 2025/2569 dated 14/11/2025

Sub:- Approval of proposed building plans of commercial pocket area measuring 0.28865 acre falling in the Residential Plotted Colony an area measuring 14.41875 acres bearing license no. 56 of 2019 dated 08.03.2019 in the revenue estate of village- Patli Khurd & Palwal, Sector-6, Palwal-Arttech Residency LLP.

Ref: - Applicant's letter dated nil, received in this office on 27.10.2025.

Permission is hereby granted for the approval of Building Plans of the aforesaid construction, subject to the provision of the respective Acts, Haryana Building Code -2017, as per approved zoning plan bearing drawing no. **DTCP/9942 dated 16.01.2024** and the conditions laid down in the agreements of **(license no. 56 of 2019 dated 08.03.2019)** granted by Town and Country Planning Department, Haryana. The building plan are being approved after the receipt of **labour cess of Rs. 5,71,339/- (99%)** in favour of "Secretary, Haryana Building & Others Construction Workers Welfare Board" & **Rs. 5,771/- (1%)** in favour of Director, Town & Country Planning, Haryana, Chandigarh through online GRN no. E2511120P2TKRB dated 12.11.2025 and **Scrutiny fees amounting to Rs. 15,120/-** deposited vide GRN no. 142334793 dated 12.11.2025 for the area measuring **1511.544 sqmt.** Further, Structural Engineer Sh. Narender Kumar empanelled with Deptt. of Town & Country Planning with ID TPR-883A-2024 dated 29.07.2024, which is valid upto 29.07.2029. You have also submitted the structural drawings duly verified by the structural engineer.

"The recovery of labour cess being made by the Department is interim in nature and that the final estimation of cost of construction and recovery of any deficiency in labour cess shall be done at the level of the 'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding" as intimation vide Directorate Office Order No. Misc 2057-II//ATP(YC)2023/5147 dated 22.02.2023.

This permission is further subject to the following terms and conditions.

A-General

1. Every sanction for the erection or re-erection of any building shall remain valid for two years in case of building height is less than 15 meters and for multi storeyed building (fifteen meters or above in height) the sanction shall remain valid for within five years from the date of sanction and subject to the validity of the License/CLU/ Regularization permission granted for this project.

2. You shall register said site on dust portal of Haryana State Pollution Control Board.
3. No additional and alternation in the building plans/layout plans shall be made without prior approval of DTCP/ authorized officer. Further only figured dimension shall be followed and in case of any variation in the plan the approval of DTCP or its authorized officer shall be pre-requisite.
4. Revenue Rasta if any passing through the site shall be kept open.
5. That you shall complete the building and obtain occupation certificate from the department within the validity period of this plan/CLU/ License permission.
6. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose whatsoever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf having been completed in accordance with permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
7. Before grant of occupation certificate you shall have to submit a notice of completion of the building in form BR-IV (A) along with BR-V(1) regarding completion of works described in the plan and it shall be accompanied by:-
 - (a) Structural stability certificate duly signed by both the recognized civil Engineer and proof consultant with experience of not less than 10 years in structural designs.
 - (b) A clearance from fire safety from the concerned fir officer.
8. The open parking around the building blocks shall be metalled and properly organized.

B-Structural Safety.

The structural responsibility of the construction shall be entirely of the owner/supervising architect/structural engineer of the project.

- (i) A certificate from a recognized architect/structural Engineer and proof consultant shall be submitted to the department and the structural design of the building is designed and built as per the provision of NBC and relevant code for all seismic load and dead and live loads. Wind pressure and structure safety from earth quake of the intensity expected in the area at the time of obtaining completion certificate also.
- (ii) For building more than three storey high foundation shall be designed after making standard tests or establishing the safe bearing pressure of the soil and the foundation shall be taken down to such a depth or so constructed as to render the building immune from damage from upheaval and movement due to seasonal variation in the contents of the moisture in the ground.
- (iii) All material to be used for erection of the building shall confirm to ISI and NBC standards.
- (iv) No walls and ceiling shall be constructed of easily inflammable material and stair- case shall be built of the fire resisting material as per standard specification. Every wall of public building or domestic building (including a pier forming part of the wall or a compound wall shall be

- * provided with a damp proof course except when built of material such as cement with or without the additional or any damp proof material.
- (v) Since you have not submitted structural design of the building you are suggested to submit the same at the time of completion/occupation certificate.
- (vi) The responsibility of structure design and structure stability of the building against the earth quake shall be entirely of the architect/ owner.

C-Fire Safety.

- (i) The owner shall have to get approve the building plans from fire officer of local authority/ Municipal Committee before O.C.
- (ii) The owner or the supervising architect of the project shall be entirely responsible for making provision of fire safety and fire fighting measure and shall abide by all the safety bye laws. Further a clearance to this effect shall be obtained from the Executive officer/concerned Fire officer before grant of occupation certificate by the Director/authorized officer.
- (iii) You will have to submit the NOC from Fire department for making provisions of fire safety and fire fighting measure within one month from issue of this letter.

D-Sewerage Disposal

- (i) A septic tank shall be constructed as per I.S. 2470 (Part-I) 1985 and exact calculation of size shall be designed as given in the manual of sewerage and sewer treatment (latest edition) while calculating and designing of septic tank.
- (ii) The owner shall make suitable arrangement for disposal of effluent in accordance with the norms setup by Haryana State Board of Prevention and controlled of pollution for which necessary consent be obtained from the Board.
- (iii) The work may be got executed as per specification & design requirement of P.H. services. The firm should also ensure that effluent of treated sewerage water is disposed off as per standard norms of disposal of Industrial effluents to domestic sewer/ natural drain as decided by B.I.S.

E-Strom Water drainage

- (i) All rain water stack pipe shall be 100/150 m.m. dia pipes as shown on the plans.
- (ii) It is made clear to you that the roof top rain harvesting shall be provided by you as per HSVP/ State Government norms and the same shall be maintained and be kept operational all the time.
- (iii) The proposed rain water harvesting system is to be provided at site as per Haryana Govt. Gazette Notification no. 2001/29449. The responsibility regarding quality/ quantity of UGT/ Tubewells, pipelines lies with you. You shall obtain the permission for boring of tubewell from C.G.W.B. at your own level.
- (iv) There will be no responsibility of HSVP authority for providing any type of external services.

F-Environment

- (i) That you shall strictly comply with the directions of MOEF Guidelines, 2010 and compliance of order dated 10-04-2015 of Hon'ble National Green Tribunal in OA NO. 21 of 2014- Vardhaman Kaushik Vs.UOI & others. While raising construction.

- (ii) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/road.
- (iii) The construction material of any kind that is stored in the site will be fully covered in all respects, so that it does not disperse in the Air in any form.
- (iv) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (v) The dust emissions from the construction site should be completely controlled and all precautions should be taken in this behalf.
- (vi) You have to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.
- (vii) Compulsory use of wet jet in grinding and stone cutting.
- (viii) Wind breaking walls around construction site.
- (ix) That you shall ensure that least dust is emitted into air/atmosphere and all steps should be taken to prevent the same.
- (x) That you shall increase the 'tree cover' area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.
- (xi) That you shall provide green belt around the building that you construct and you shall ensure that such green belts are in existence prior to issuance of occupancy certificate.
- (xii) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of Rs. 50,000/- per default in relation to construction activity at its site and Rs. 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
- (xiii) All the owners/builders shall ensure that C&D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders and transporters.
- (xiv) It is made clear that even if construction have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environment steps as stated in this order and MOEF guidelines, 2010, the state Government, SPCB and any officer of any department as aforestated shall be entitled to direct stoppage of work.

G-Other.

- (i) You shall provide alternative source of electricity for functioning of water supply. Sewerage & storm water drainage scheme by providing Genset of required capacity.
- (ii) All pipe fixture fitting pumps, Gensets and motor etc. shall be confirming to the relevant I.S. specification and I.S.I mark.
- (iii) You shall have to pay the proportionate cost of external development charges for water supply sewerage storm water drainage, road bridge, community buildings street, lighting horticultural

etc. on gross average basis and when determined by HSVP/State Government or any other agency will be binding upon you.

- (iv) It is made clear to you that you will be sole responsible making connection with the master services. It will be provided by the HSVP/State Government and any other agency at your cost with the prior approval of the competent authority.
- (v) You shall comply with the provision of the notification no. SO 802/(E) dated 07/07/2004 issued by Ministry of Environment and Forest Government of India and will obtain the clearance from the Ministry of Environment and Forest before execution / starting any type of non forestry activity.
- (vi) Provision to provide facilities for installation of solar assisted water heating system to be made as per model by laws.
- (vii) If any infringement of bye laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
- (viii) The owner shall give one week advance notice in this office before starting the construction.
- (ix) Plinth level will be kept minimum 0.45 mts. above the adjoining level as measured from the center of the metalled portion and in case of basement, it shall be 1.50 meter.
- (x) In case of adjoining building is constructed at site, the basement shall be constructed leaving 2.44 meter set back from the constructed adjoining building.
- (xi) That you shall comply with all the conditions imposed by the environment and forest department Government of India vide letter dated 30.12.2005 and latest, if any.
- (xii) That you shall obtain DPC Certificate at plinth level from D.T.P, Palwal.
- (xiii) The owner shall construct the gate and boundary wall as per approved standard design.
- (xiv) That this permission will not provide any immunity from any other Act/Rules /Regulations applicable to the land in question of any Central/ State Government department.
- (xv) Any violation of zoning plan and building bye laws will not be compounded.
- (xvi) The internal services shall be arranged by the owner.
- (xvii) The sanction will be void abinitio, if any of the condition mentioned above are not complied with.
- (xviii) You will have to provide the Solar Photo Voltaic Power Plant and LED as per Government instruction issued regarding Renewable Energy Department of Haryana.
- (xix) Communication tower on the site shall not be constructed.
- (xx) In compliance of the order of Hon'ble High Court in the CWP no. 9111 of 2012 Vikram Singh vs. UOI etc. you are hereby directed to ensure that dual two button or lever flush system in toilets shall be provided to save drinking water.

- (xxi) In compliance of the order of Hon'ble High Court in the CWP No. 17296 of 2011 Krishan Lal Gera vs. State of Haryana & others, you have to ensure that proper parking arrangements of vehicle will be made by you within the premises and no vehicle will be allowed to park outside the premise.

This sanction will be void abnatio, if any of the conditions mentioned above are not complied with.

DA/One set of building Plan.



Senior Town Planner
Cum-Chairman Building Plan Committee,
Faridabad.

Endst no.:

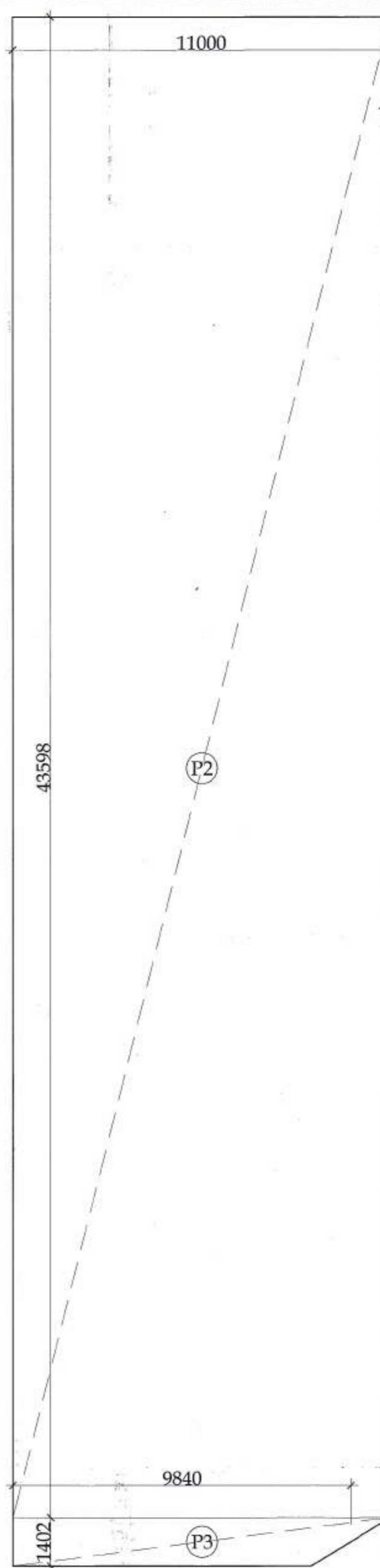
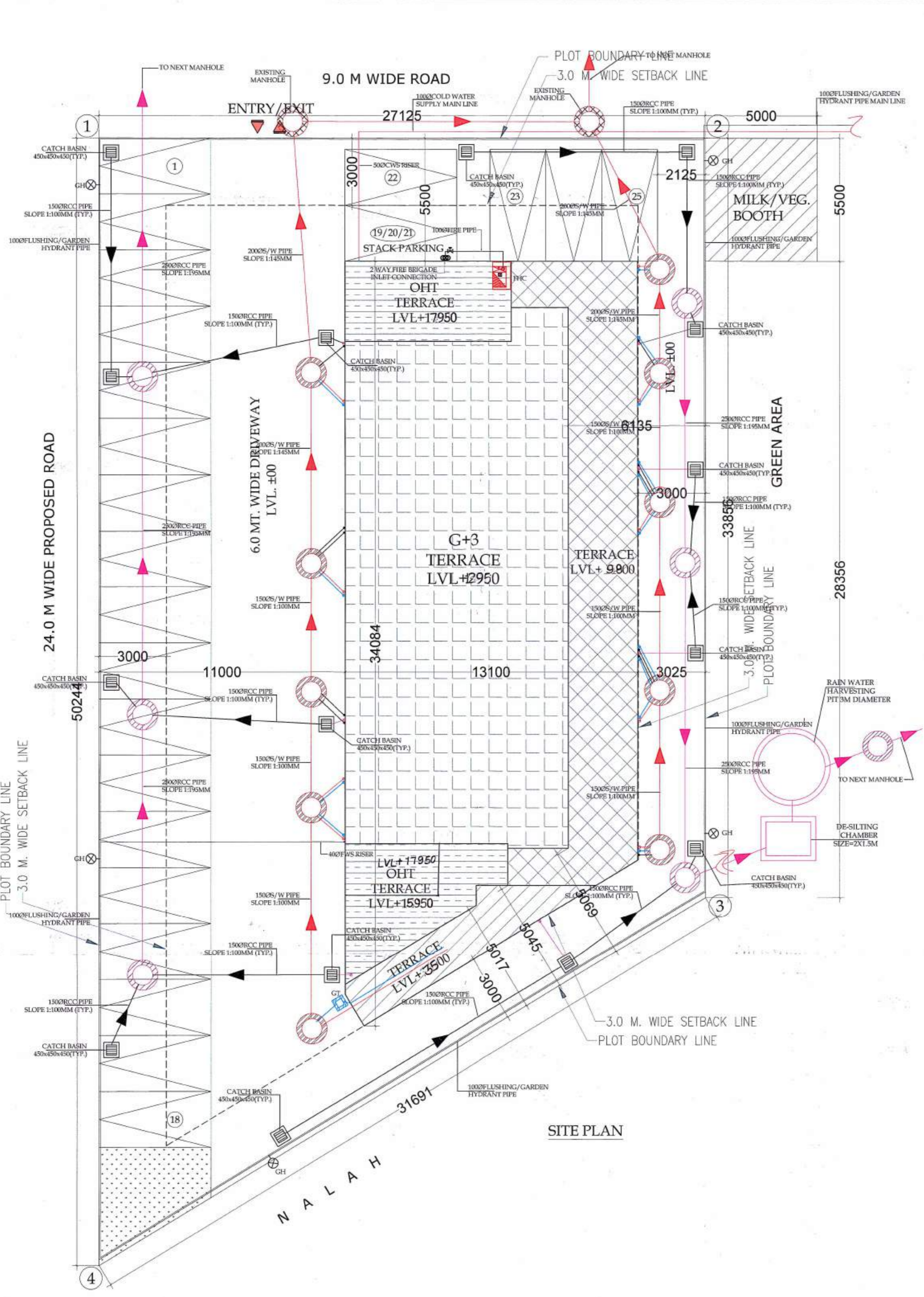
Dated:

A copy is forwarded to following for information and necessary action please.

1. Director, Town & Country Planning, Haryana, Chandigarh.
2. Regional Officer, Haryana State Pollution Control Board, Faridabad with the request that the compliance of the instruction issued by NGT shall be monitored and strict compliance to be ensured.
3. Superintending Engineer, HSVP, Faridabad w.r.t. their office memo no. 35040 dated 06.11.2025.
4. District Town Planner, Palwal w.r.t. their office memo no. 6279 dated 04.11.2025.



Senior Town Planner
Cum-Chairman Building Plan Committee,
Faridabad.



AREA CALCULATION		Area(Sq.mt.)
Description		
Total Plot Area (Including Milk Booth)		1168.1063
Maximum Permissible Coverage on Ground Floor @ 60%		700.864
Proposed Coverage on Ground Floor	37.71%	440.523
Permissible FAR @ 150 %		1752.159
Proposed FAR (Including Milk Booth)	110.17%	1286.897
Required Min. 50% OF FAR for Neighbourhood Shopping		876.080
Proposed FAR at First & Second Floor		918.136
Parking Calculation on Commercial Block		
Total FAR Area		1259.397
No. Of ECS Required = Total FAR/50		25.19 ECS
No. Of ECS Provided	Say	25 ECS

GROUND COVERAGE AREA DETAIL (AREAS IN sq mtrs.)	
GROUND FLOOR	400.523
STACK PARKING	12.500
MILK BOOTH	27.500
TOTAL	440.523

SHOPPING AREA DETAIL (AREAS IN sq mtrs.)		FAR AREA
MILK BOOTH		27.500
GROUND FLOOR		400.523
1st FLOOR		334.050
2nd FLOOR		158.053
TOTAL		918.136

COMMERCIAL AREA DETAIL (AREAS IN sq mtrs.)			
	FAR AREA	MILK BOOTH	NON FAR AREA
STACK PARKING			12.500
GROUND FLOOR	400.523	27.500	
1st FLOOR	334.050		40.470
2nd FLOOR	334.050		40.470
3rd FLOOR	190.774		40.470
MUMTY			55.704
OHT			35.034
TOTAL	1259.396	27.500	224.648
TOTAL BUILTUP	1511.544		

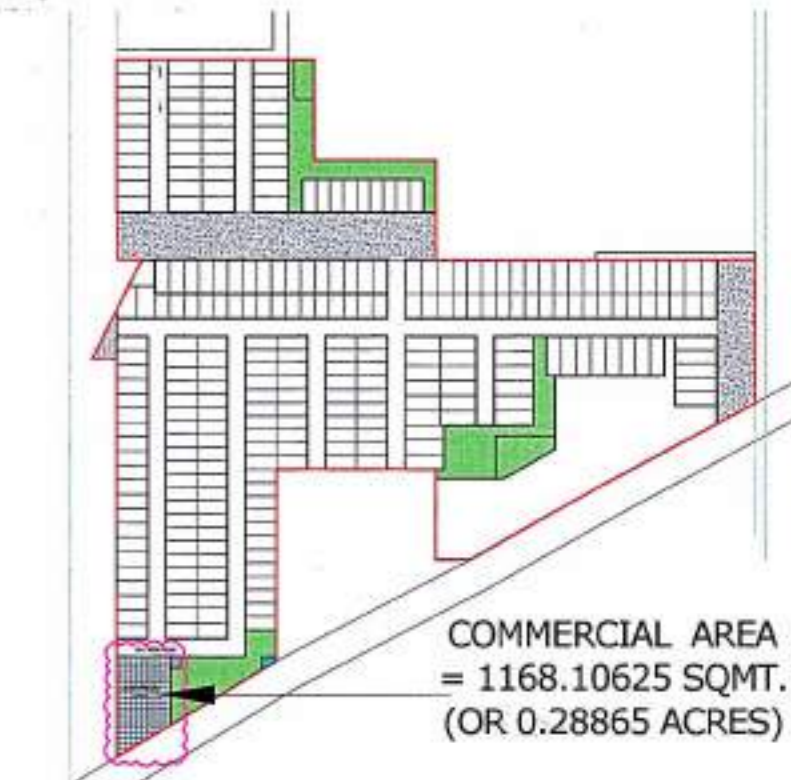
OPEN PARKING AREA CALCULATION (AREAS IN sq mtrs.)							
ITEM	L	X	B	X	FACTOR	NO	SQ.MT
P1	16.125	x	5.500	x	1.0	x	1 = 88.688
P2	11.000	x	43.568	x	1.0	x	1 = 479.578
P3	9.840	x	1.402	x	0.5	x	1 = 6.898
TOTAL							575.163

TOTAL OPEN PARKING AREA	=	575.163
CAR PARKING (1ECS @ 23 SQM)	=	25.007
NORMAL CAR PARKING PROVIDED	=	22
TRIPLE STACK CAR PARKING PROVIDED (1'3)	=	3
TOTAL CAR PARKING PROVIDED	=	25

STACK PARKING AREA CALCULATION FOR GROUND COVERAGE (AREAS IN sq mtrs.)							
ITEM	L	X	B	X	FACTOR	NO	SQ.MT
SP	5.000	x	2.500	x	1.0	x	1 = 12.500
TOTAL							12.500

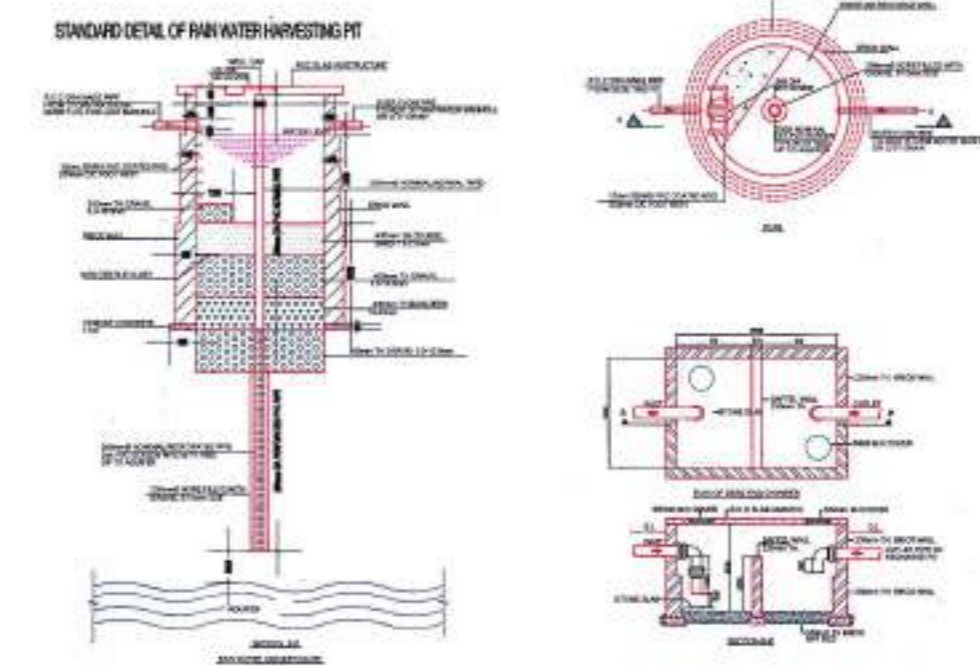
MILK BOOTH AREA CALCULATION FOR GROUND COVERAGE (AREAS IN sq mtrs.)							
ITEM	L	X	B	X	FACTOR	NO	SQ.MT
MB	5.000	x	5.500	x	1.0	x	1 = 27.500
TOTAL							27.500

LEGEND FOR PLUMBING	
	(R.W.M.H) WATER MANHOLE
	(M.H) SEWER MANHOLE
	(C.B) CATCH BASIN (450x450MM)
	(RCC PIPE)
	SOIL PIPE
	COLD WATER SUPPLY
	FLUSH WATER SUPPLY
	GARDEN HYDRANT
	GULLY TRAP
	FIRE PIPE



OPEN PARKING AREA DIAGRAM

GENERAL NOTES:
 1. WATER HARVESTING
 CERTIFIED THAT THE BUILDING SHALL SATISFY THE WATER HARVESTING REQUIREMENTS AS PER NORMS
 IF MINIMUM ANTICIPATED DISCHARGE OF WATER WILL BE MORE THAN 10,000 LTR OR ABOVE PER DAY THEN IT SHOULD BE INCORPORATED THROUGH WASTE WATER RECYCLING SYSTEM AS PER NORMS.
 RECYCLED WATER SHOULD BE USED FOR HORTICULTURE PURPOSE.
 2. STRUCTURAL STABILITY
 THE STRUCTURAL PARTS OF THE BUILDING HAVE BEEN DESIGNED BY QUALIFIED STRUCTURAL ENGINEER ON THE BASIS OF CALCULATIONS AND ARE CONSIDERED SAFE IN ACCORDANCE WITH THE LATEST STRUCTURAL CODES.
 THE BUILDING WILL BE DESIGNED AS EARTHQUAKE RESISTANCE.
 3. SOLAR PHOTOVOLTAIC POWER SYSTEM
 THAT WE WILL PROVIDE THE SOLAR PHOTOVOLTAIC POWER SYSTEM AS PER THE LATEST NOTIFICATION ISSUED BY THE GOVERNMENT OF HARYANA.



OWNER:
ARTTECH RESIDENCY LLP.

PROJECT:
PROPOSED BUILDING PLAN OF COMMERCIAL POCKET AREA MEASURING 0.28865 ACRES (FALLING IN RESIDENTIAL PLOTTED COLONY 14.41875 ACRES) LICENSE No- 56 OF 2019 DATED 08-03-2019 IN REVENUE ESTATE OF VILLAGE PALWAL AND PATLU KHURD, SECTOR -06, DISTRICT PALWAL BEING DEVELOPED BY ARTTECH RESIDENCY LLP.

ARCHITECTURAL CONSULTANT:
NIRMAN ARCHITECTS & INTERIOR DESIGNERS
e-mail : nirmanarchitects@yahoo.com
I-8, 1st FLOOR, SECTOR-10, D.L.F.

TITLE: SITE PLAN & AREA DEAL

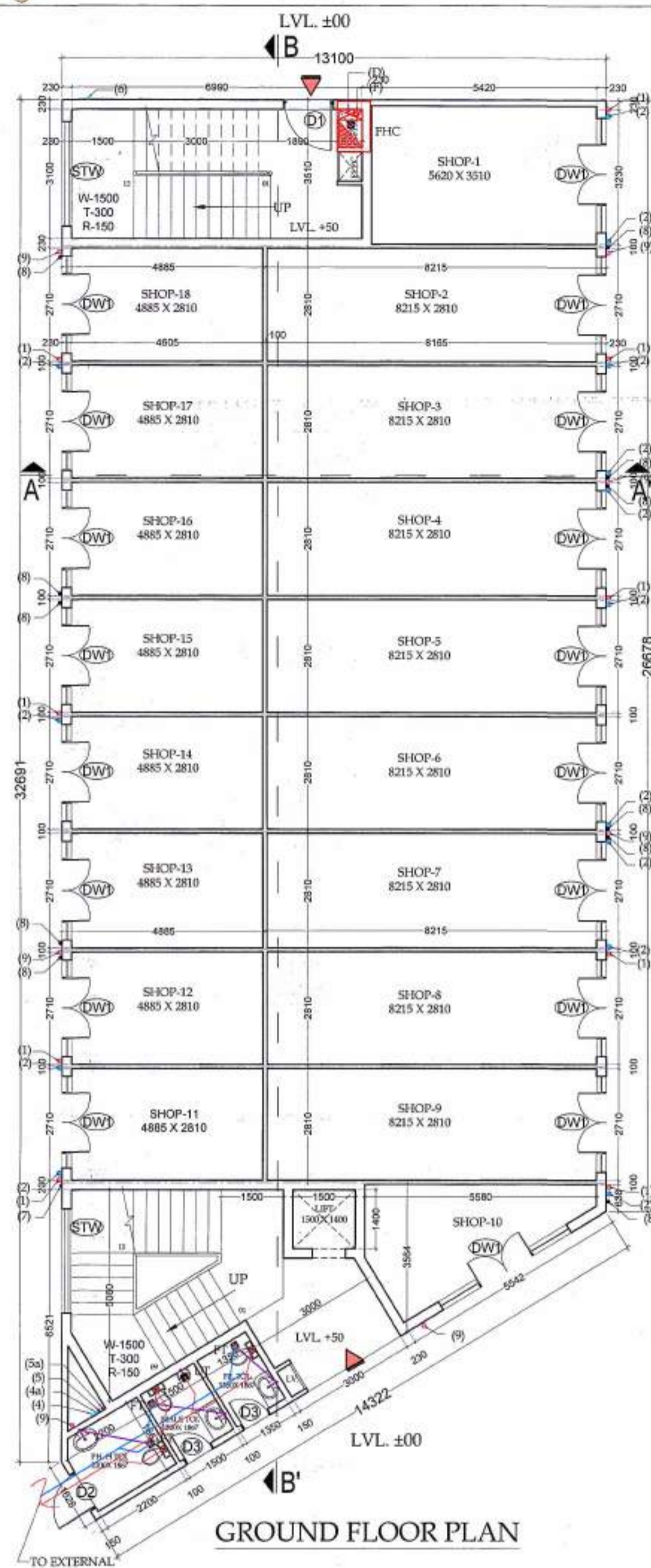
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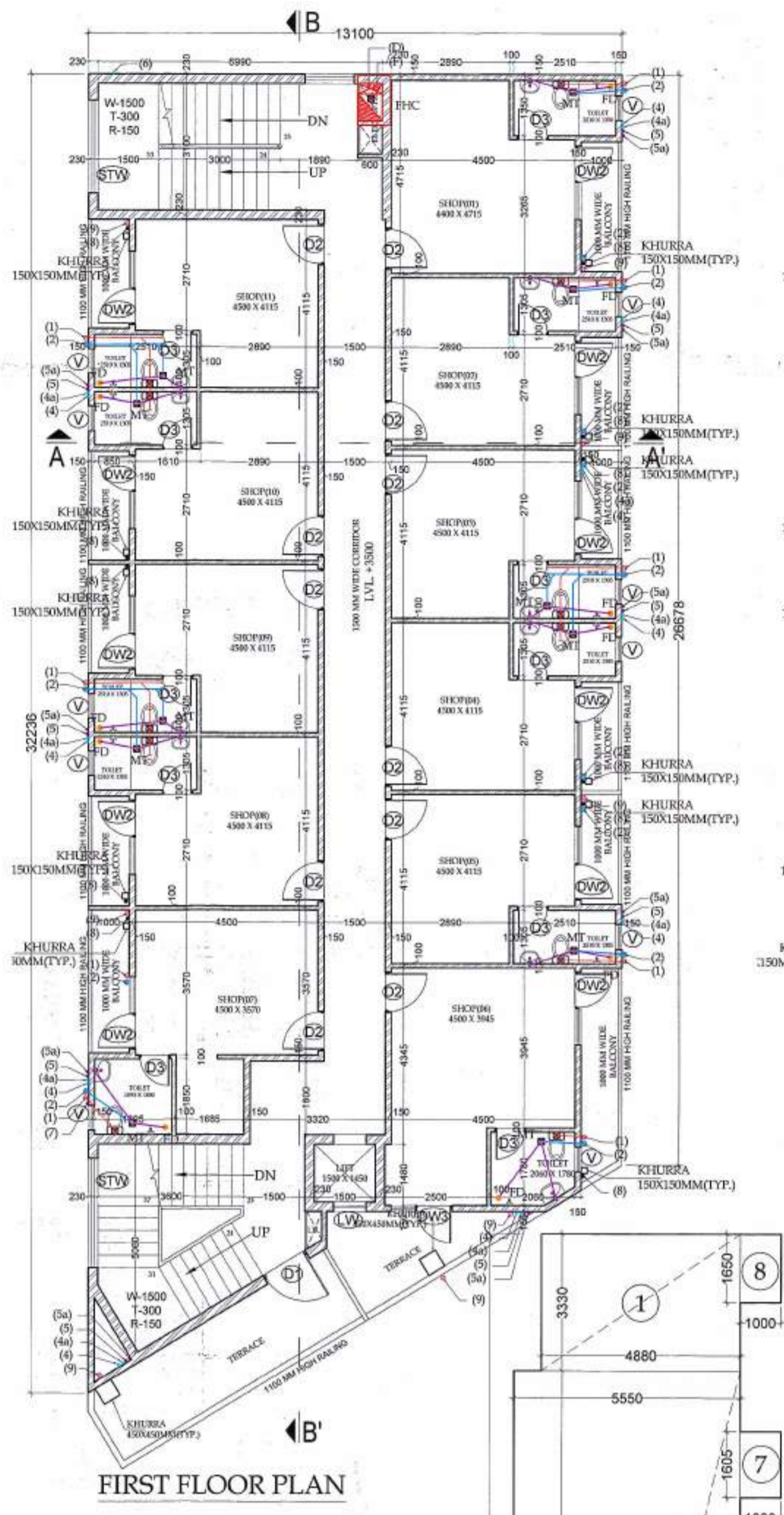
ARCHITECT'S SIGN: [Signature]

OWNER'S SIGN: [Signature]

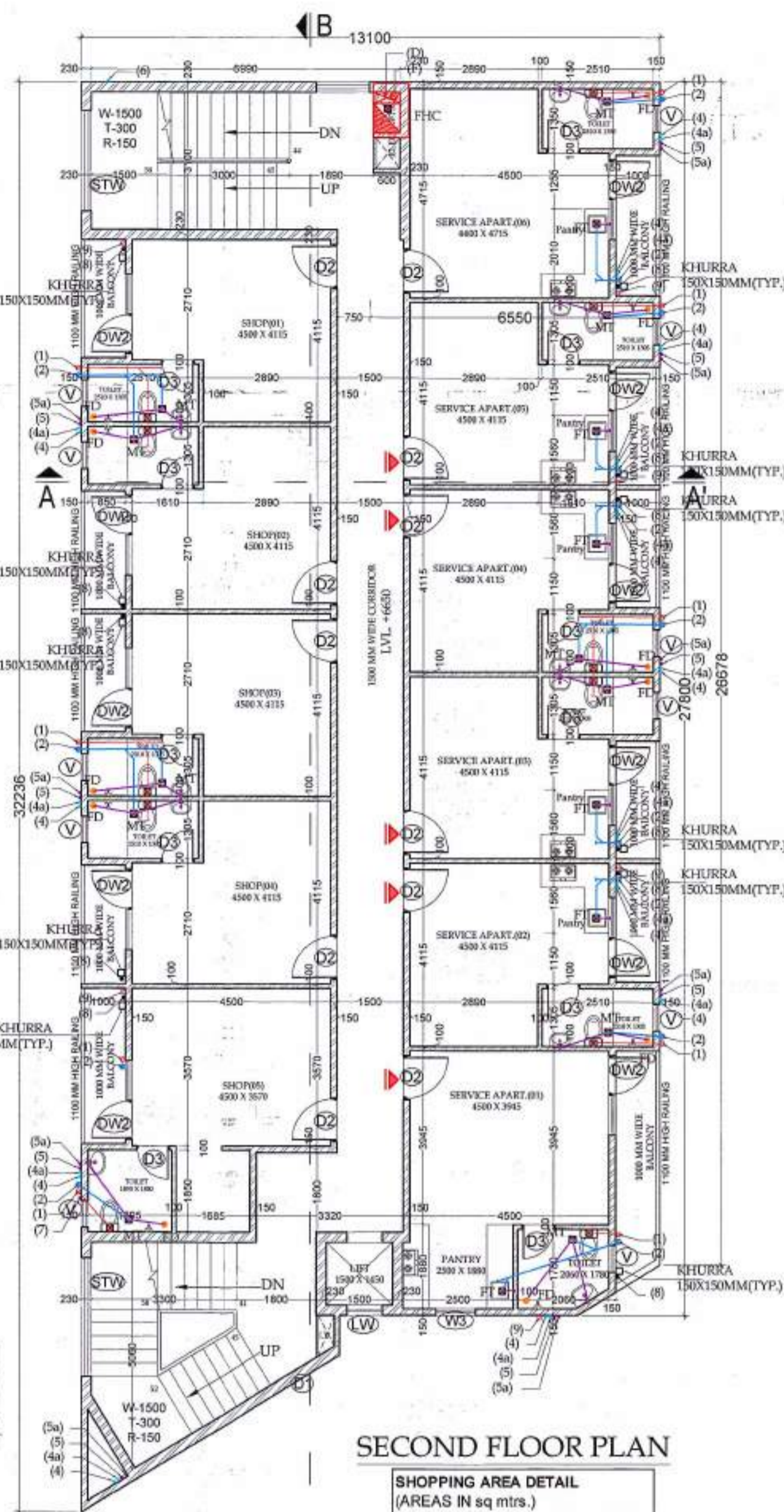
FOR ARTTECH RESIDENCY LLP
KAPIL MANGLA B.Arch
CA/2001/27088



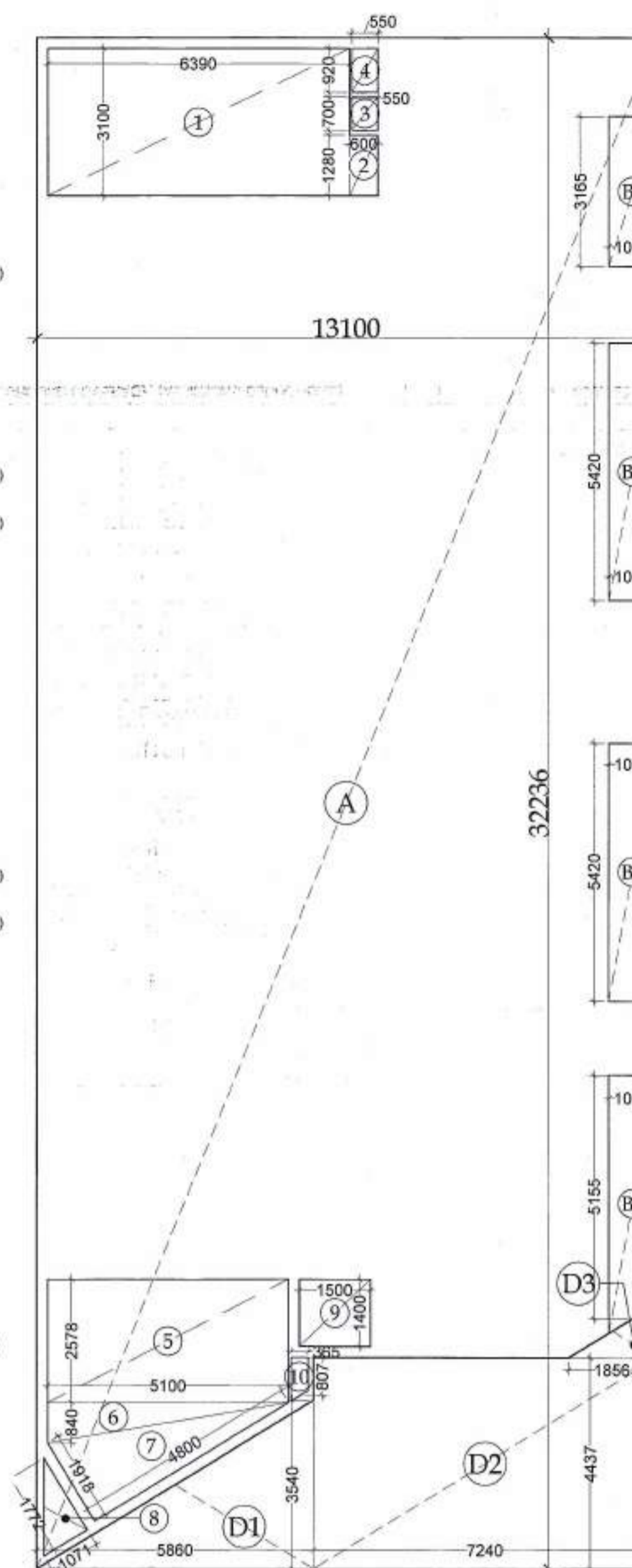
GROUND FLOOR PLAN



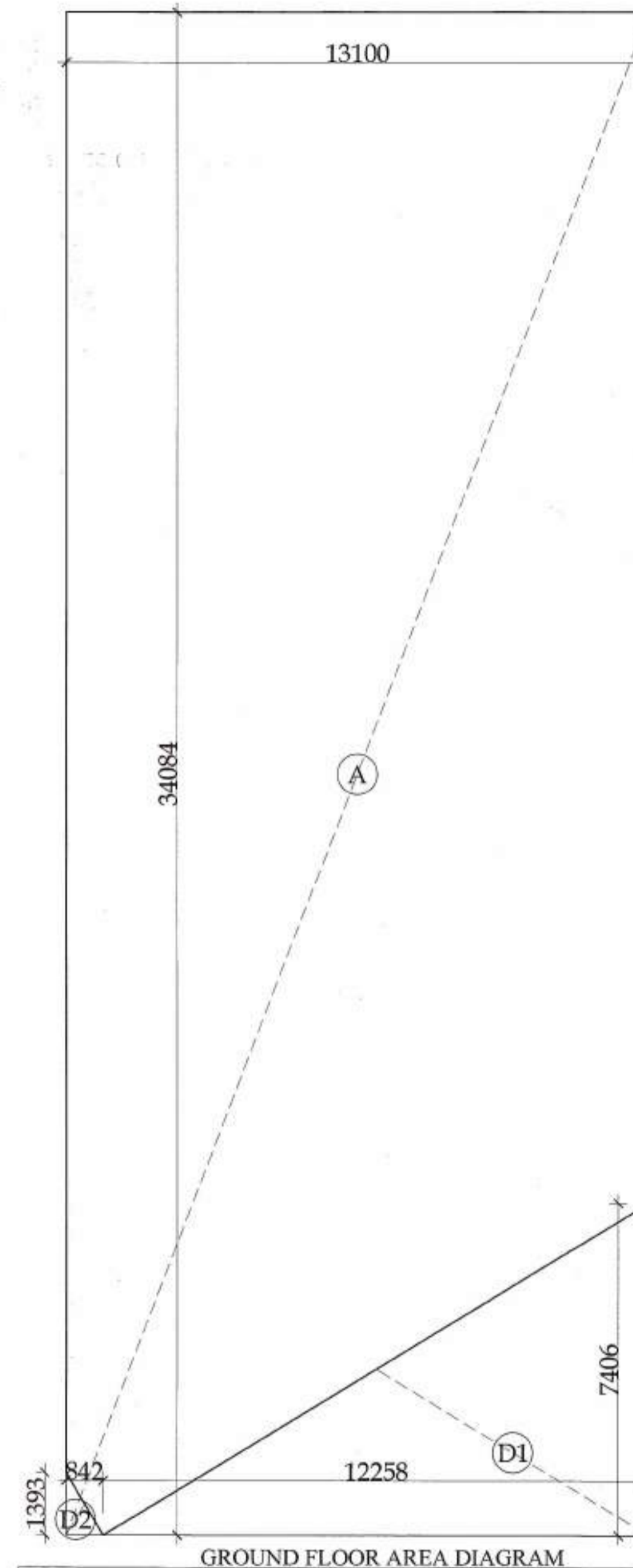
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST & SECOND FLOOR AREA DIAGRAM



GROUND FLOOR AREA DIAGRAM

DOOR WINDOW SCHEDULE

S. NO.	TYPE	SIZE (MM)	CLL. HT. (MM)	LINTEL HT. (MM)
1	DW1	2025 X 2800	90	2600
2	DW2	1800 X 2800	90	2600
3	DW3	1500 X 2800	90	2600
4	DW4	1200 X 2800	90	2600
5	D1	1200 X 2100	90	2600
6	D2	1000 X 2100	90	2100
7	D3	750 X 2100	90	2100
8	D4	450 X 2100	90	2100
9	D5	2100 X 2500	90	2500
10	WT	2000 X 1800	1000	3000
11	WT	2000 X 1500	1000	3000
12	WT	1000 X 1500	1000	3000
13	WT	1200 X 1500	1000	3000
14	WT	750 X 1500	1200	2500
15	V	900 X 700	1800	2500

LEGEND

- 1000SOIL & VENT PIPE
- 1000WASTE & VENT PIPE
- 750ANTISYPHON PIPE
- COLD WATER SUPPLY (3rd to 2nd FLOOR)
- COLD WATER SUPPLY (1st to GROUND FLOOR)
- FLUSH WATER SUPPLY (3rd to 2nd FLOOR)
- FLUSH WATER SUPPLY (1st to GROUND FLOOR)
- 500COLD WATER RISER
- 400FLUSH WATER RISER
- 750uPVC RAIN WATER PIPE (BALCONY)
- 1100uPVC RAIN WATER PIPE
- 1600uPVC RAIN WATER PIPE

FT FLOOR TRAP
FD FLOOR DRAIN
UT URINAL TRAP
COP CLEAN OUT PLUG
CWS COLD WATER SUPPLY
FWS FLUSH WATER SUPPLY
FHC FIRE HOSE CABINET
(F) 1000FIRE PIPE
(D) 650DRAIN PIPE
FHR FIRE HOSE REEL
V VALVE
FCO FLOOR CLEAN OUTPLUG
FHR FIRE HOSE REEL
N NON RETURN VALVE (NRV)
R RUBER BELOW

LEGEND

WASIN BASIN TO FT 400OD uPVC PIPE
SINK TO FT 500OD uPVC PIPE
URINAL TO UT 500OD uPVC PIPE
FD TO FT OR MT 630OD uPVC PIPE
FT OR MT TO VERTICAL/HORIZONTAL PIPE 1100OD uPVC PIPE
WC TO VERTICAL/HORIZONTAL PIPE 1100OD uPVC PIPE
1100OD uPVC SOIL PIPE
1100OD uPVC WASTE PIPE
1100OD uPVC RWP PIPE

SHOPPING AREA DETAIL
(AREAS IN sq. mtrs.)

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
MILK BOOTH									27.500
GROUND FLOOR									400.523
1st FLOOR									334.050
2nd FLOOR									156.063
TOTAL									918.136

UNITS AREA AT SECOND FLOOR
(AREAS IN sq. mtrs.)

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	5.880	x	3.330	x	1.0	x	1	=	19.580
2	6.550	x	22.840	x	1.0	x	1	=	149.602
3	4.184	x	1.630	x	1.0	x	1	=	6.820
4	1.856	x	1.059	x	1.0	x	1	=	1.984
TOTAL									177.986

SECOND FLOOR SHOPPING AREA (TOTAL FAR - UNITS AREA) = 156.063

BALCONY DEDUCTIONS

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
B1	1.000	x	3.165	x	1.0	x	1	=	3.165
B2	1.000	x	5.420	x	1.0	x	2	=	10.840
B3	1.000	x	5.155	x	1.0	x	1	=	5.155
TOTAL									19.160

TOTAL SECOND FLOOR FAR AREA (F.F. FAR-BALCONY DEDUCTIONS) = 314.890

AREA OF GROUND FLOOR
(AREAS IN sq. mtrs.)

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
A	13.100	x	34.084	x	1.0	x	1	=	446.500
TOTAL									446.500

DEDUCTIONS

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
D1	12.258	x	7.406	x	0.5	x	1	=	45.391
D2	0.842	x	1.393	x	0.5	x	1	=	0.586
TOTAL									45.978

TOTAL GROUND FLOOR FAR AREA (ADDITIONS-DEDUCTIONS) = 400.523

AREA OF FIRST & SECOND FLOOR
(AREAS IN sq. mtrs.)

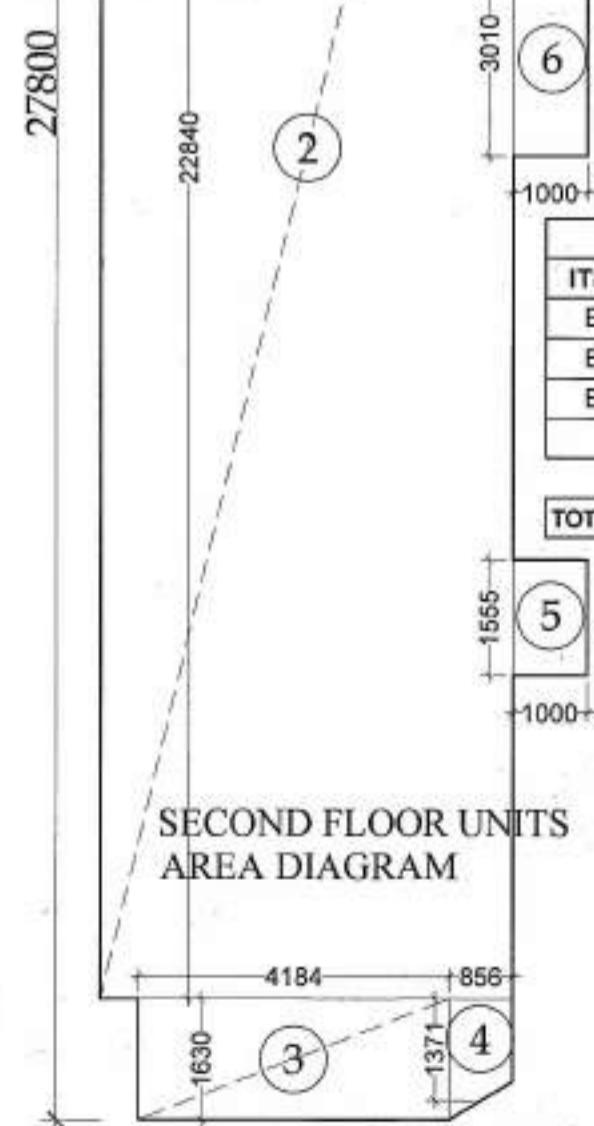
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
A	13.100	x	32.236	x	1.0	x	1	=	422.292
TOTAL									422.292

DEDUCTIONS

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
D1	5.880	x	3.540	x	0.5	x	1	=	10.372
D2	7.240	x	4.437	x	1.0	x	1	=	32.124
D3	1.856	x	1.122	x	0.5	x	1	=	1.041
1	6.390	x	3.100	x	1.0	x	1	=	19.809
2	0.600	x	1.280	x	1.0	x	1	=	0.768
3	0.550	x	0.700	x	1.0	x	1	=	0.385
4	0.550	x	0.920	x	1.0	x	1	=	0.506
5	5.100	x	2.578	x	1.0	x	1	=	13.148
6	5.100	x	0.840	x	0.5	x	1	=	2.142
7	4.800	x	1.918	x	0.5	x	1	=	4.603
8	1.071	x	1.772	x	0.5	x	1	=	0.949
9	1.500	x	1.400	x	1.0	x	1	=	2.100
10	0.365	x	0.807	x	1.0	x	1	=	0.295
TOTAL									88.242

TOTAL FAR AREA (ADDITIONS-DEDUCTIONS) = 334.050

TOTAL NON FAR AREA (Staircase) = 40.470



SECOND FLOOR UNITS AREA DIAGRAM

OWNER:
ARTECH RESIDENCY LLP.

PROJECT:
PROPOSED BUILDING PLAN OF COMMERCIAL POCKET AREA MEASURING 0.28865 ACRES (FALLING IN RESIDENTIAL PLOTTED COLONY 14.41875 ACRES) LICENSE No- 56 OF 2019 DATED 08-03-2019) IN REVENUE ESTATE OF VILLAGE PALWAL AND PATLI KHURD, SECTOR -06, DISTRICT PALWAL BEING DEVELOPED BY ARTECH RESIDENCY LLP.

ARCHITECTURAL CONSULTANT:
NIRMAN
ARCHITECTS & INTERIOR DESIGNERS
e-mail : nirmanarchitects@yahoo.com
I-8, 1st FLOOR, SECTOR-10, D.L.F.

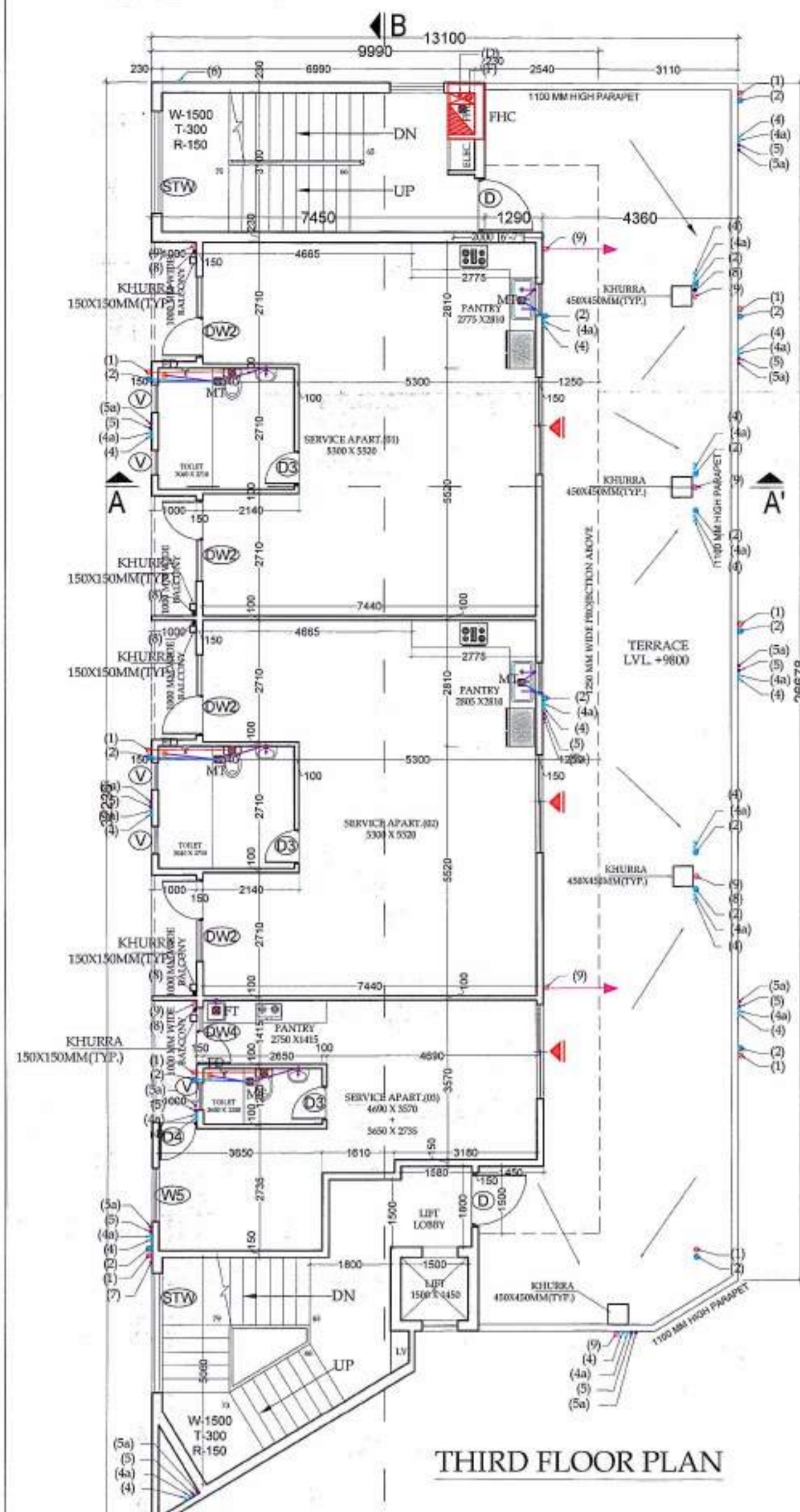


TITLE: FLOOR PLANS & AREA DEAL

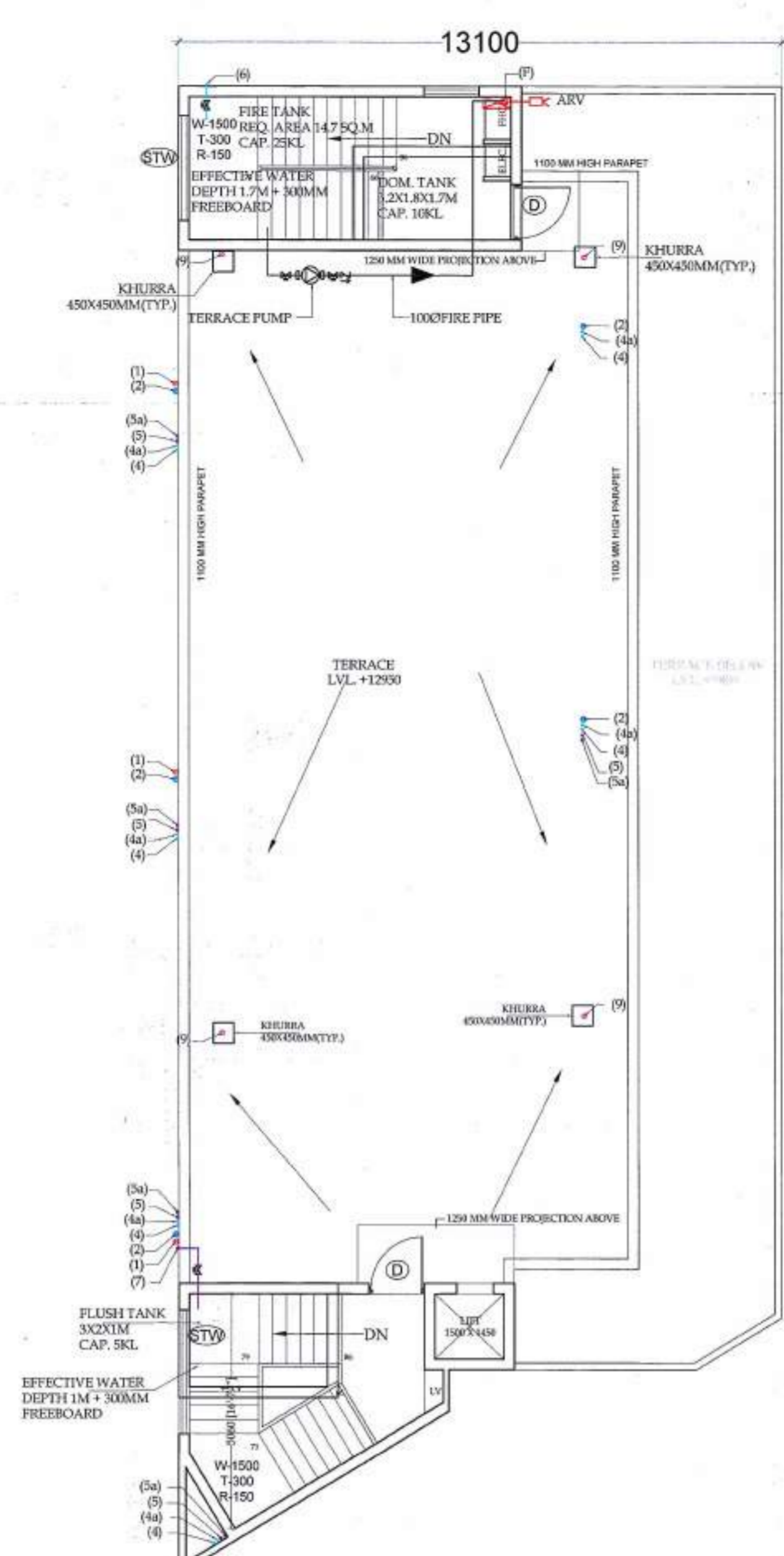
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ARCHITECT'S SIGN OWNER'S SIGN

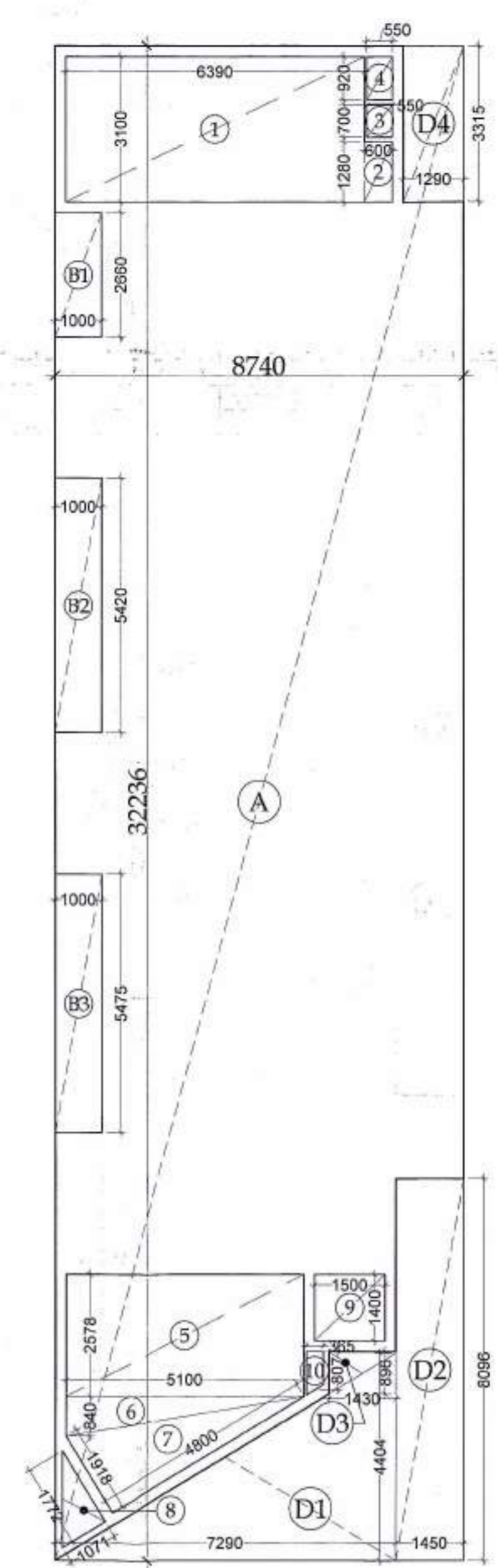
Kapil Mangla
Kapil Mangla
B.ARCH
CA/2001/27088
Naveed Boda
For ARTECH RESIDENCY LLP



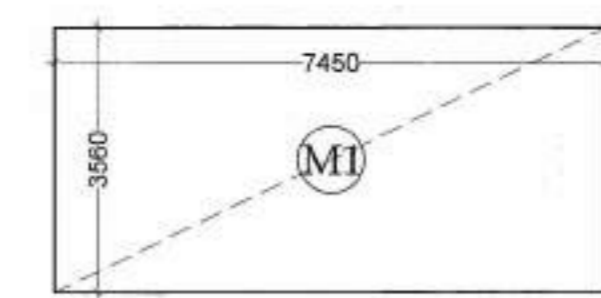
THIRD FLOOR PLAN



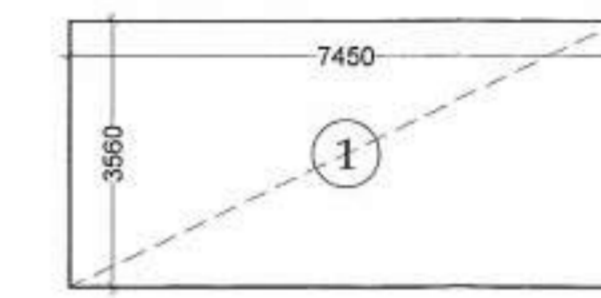
TERRACE PLAN



THIRD FLOOR AREA DIAGRAM



MUMTY AREA DIAGRAM



OHT AREA DIAGRAM

S.NO	TYPE	SIZE (MM)	COLL.HT (MM)	LINTEL HT. (MM)
1	D01	2315 X 2000	00	2000
2	D02	1900 X 2000	00	2000
3	D03	1500 X 2000	00	2000
4	D04	1200 X 2000	00	2000
5	D1	1200 X 2000	00	2000
6	D2	1000 X 2100	00	2100
7	D3	750 X 2100	00	2100
8	D4	800 X 2100	00	2100
9	D22	2100 X 2200	00	2500
10	W1	2000 X 1900	1000	2000
11	W2	2100 X 1900	1000	2000
12	W3	900 X 1900	1000	2000
13	W5	1200 X 1900	1000	2000
14	W4	750 X 1300	1200	2500
15	V	800 X 700	1800	2500

LEGEND	
1.	100Ø SOIL & VENT PIPE
2.	100Ø WASTE & VENT PIPE
3.	75Ø ANTISYPHON PIPE
4.	COLD WATER SUPPLY (3rd TO 2nd FLOOR)
4a.	COLD WATER SUPPLY (1st TO GROUND FLOOR)
5.	FLUSH WATER SUPPLY (3rd TO 2nd FLOOR)
5a.	FLUSH WATER SUPPLY (1st TO GROUND FLOOR)
6.	50Ø COLD WATER RISER
7.	40Ø FLUSH WATER RISER
8.	75Ø uPVC RAIN WATER PIPE (BALCONY)
9.	110Ø uPVC RAIN WATER PIPE
10.	160Ø uPVC RAIN WATER PIPE
FT	FLOOR TRAP
FD	FLOOR DRAIN
UT	URINAL TRAP
COP	CLEAN OUT PLUG
CWS	COLD WATER SUPPLY
FWS	FLUSH WATER SUPPLY
FHC	FIRE HOSE CABINET
(F)	100Ø FIRE PIPE
(D)	65Ø DRAIN PIPE
FHR	FIRE HOSE REEL
V	VALVE
PCO	FLOOR CLEAN OUTPLUG
FHR	FIRE HOSE REEL
NRV	NON RETURN VALVE (NRV)
□	RUBER BELOW

DEDUCTIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
D1	7.290	x	4.404	x	0.5	x	1	=	16.053
D2	1.450	x	8.098	x	1.0	x	1	=	11.739
D3	1.430	x	0.896	x	0.5	x	1	=	0.641
D4	1.290	x	3.315	x	1.0	x	1	=	4.276
1	6.390	x	3.100	x	1.0	x	1	=	19.809
2	0.600	x	1.280	x	1.0	x	1	=	0.768
3	0.550	x	0.700	x	1.0	x	1	=	0.385
4	0.550	x	0.920	x	1.0	x	1	=	0.506
5	5.100	x	2.578	x	1.0	x	1	=	13.148
6	5.100	x	0.840	x	0.5	x	1	=	2.142
7	4.800	x	1.918	x	0.5	x	1	=	4.603
8	1.071	x	1.772	x	0.5	x	1	=	0.949
9	1.500	x	1.400	x	1.0	x	1	=	2.100
10	0.365	x	0.807	x	1.0	x	1	=	0.295
B1	1.000	x	2.660	x	1.0	x	1	=	2.660
B2	1.000	x	5.420	x	1.0	x	1	=	5.420
B3	1.000	x	5.475	x	1.0	x	1	=	5.475
TOTAL								=	90.988

TOTAL FAR AREA (ADDITIONS-DEDUCTIONS) = 190.774

AREA OF MUMTY									
(AREAS IN sq mtrs.)									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
M1	7.450	x	3.560	x	1.0	x	1	=	26.522
M2	5.860	x	2.756	x	1.0	x	1	=	16.150
M3	1.430	x	1.890	x	1.0	x	1	=	2.660
M4	5.860	x	3.540	x	0.5	x	1	=	10.372
TOTAL								=	55.704

AREA OF OHT									
(AREAS IN sq mtrs.)									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
1	7.450	x	3.560	x	1.0	x	1	=	26.522
2	3.460	x	2.460	x	1.0	x	1	=	8.512
TOTAL								=	35.034

OWNER:
ARTTECH RESIDENCY LLP.

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ARCHITECTURAL CONSULTANT:
NIRMAN
ARCHITECTS & INTERIOR DESIGNERS
e-mail : nirmanarchitects@yahoo.com
I-8, 1st FLOOR, SECTOR-10, D.L.F.



TITLE: FLOOR PLANS & AREA DEAL

SCALE : 1:100 DRG.NO.- 03

ARCHITECT'S SIGN OWNER'S SIGN

Kapil Mangla
KAPIL MANGLA
B.ARCH
CA/2001/27088

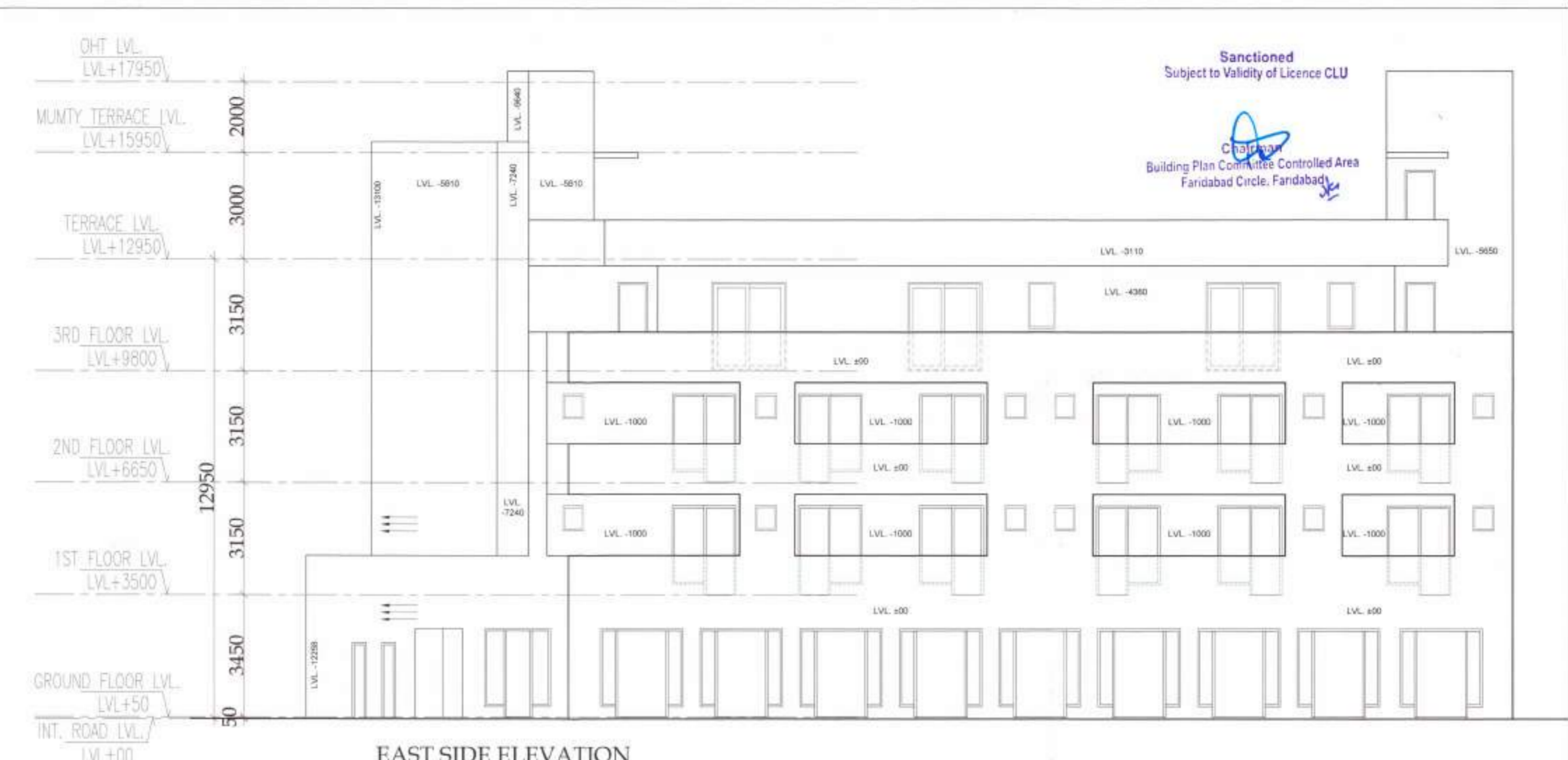
For ARTTECH RESIDENCY LLP
Nirman
Partner

Sanctioned
Subject to Validity of Licence CLU

Building Plan Committee Controlled Area
Faridabad Circle, Faridabad



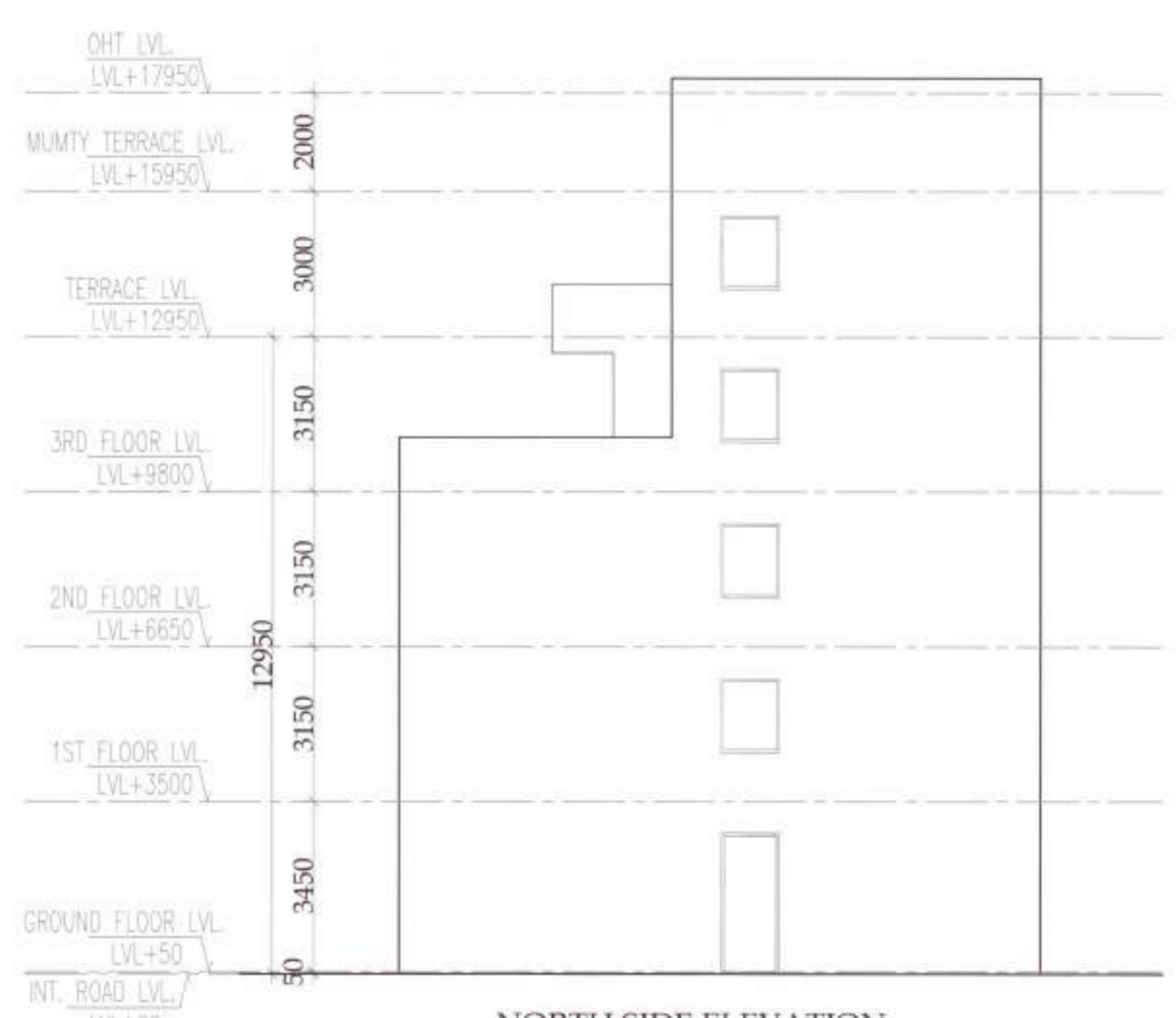
WEST SIDE ELEVATION



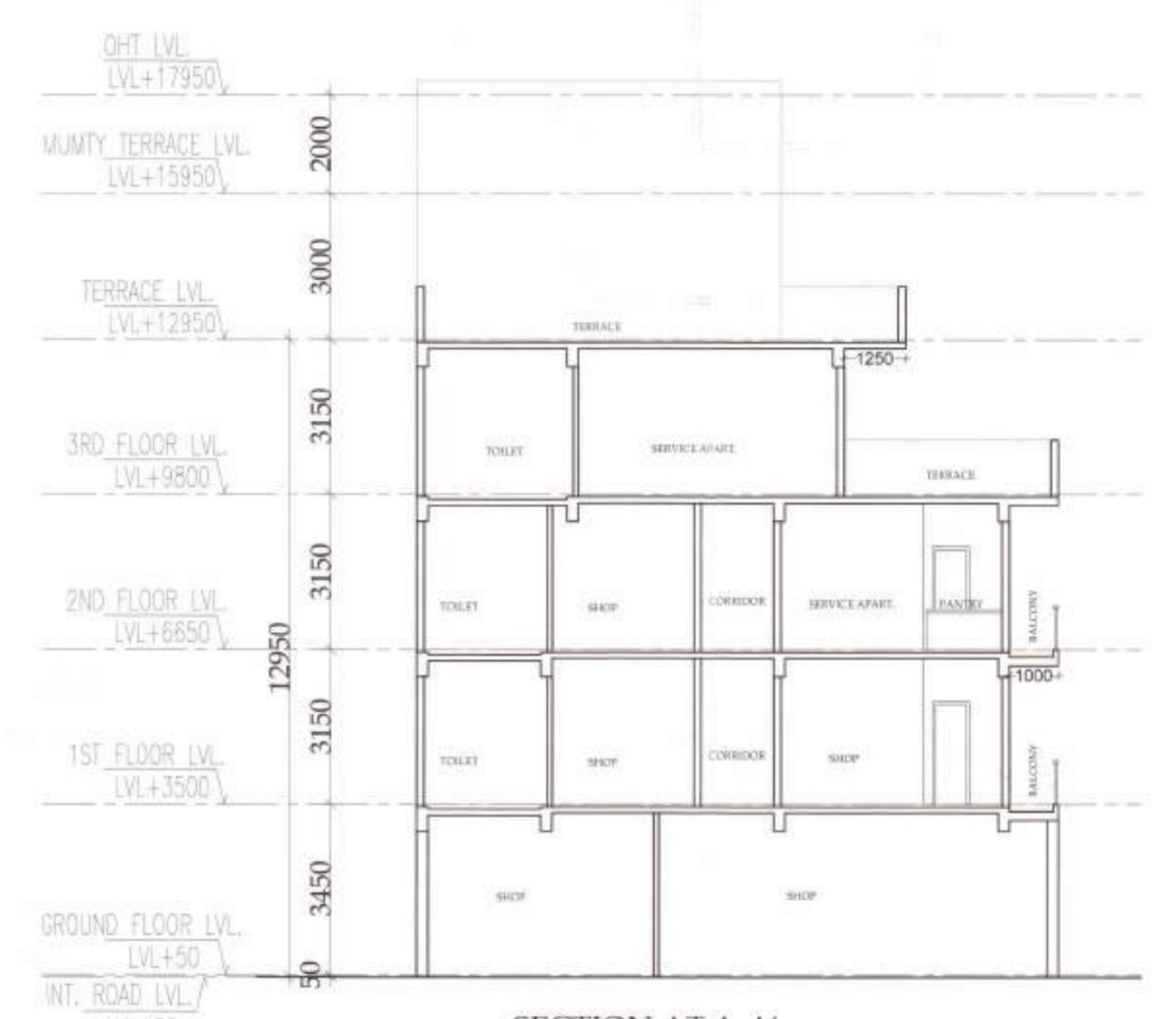
EAST SIDE ELEVATION



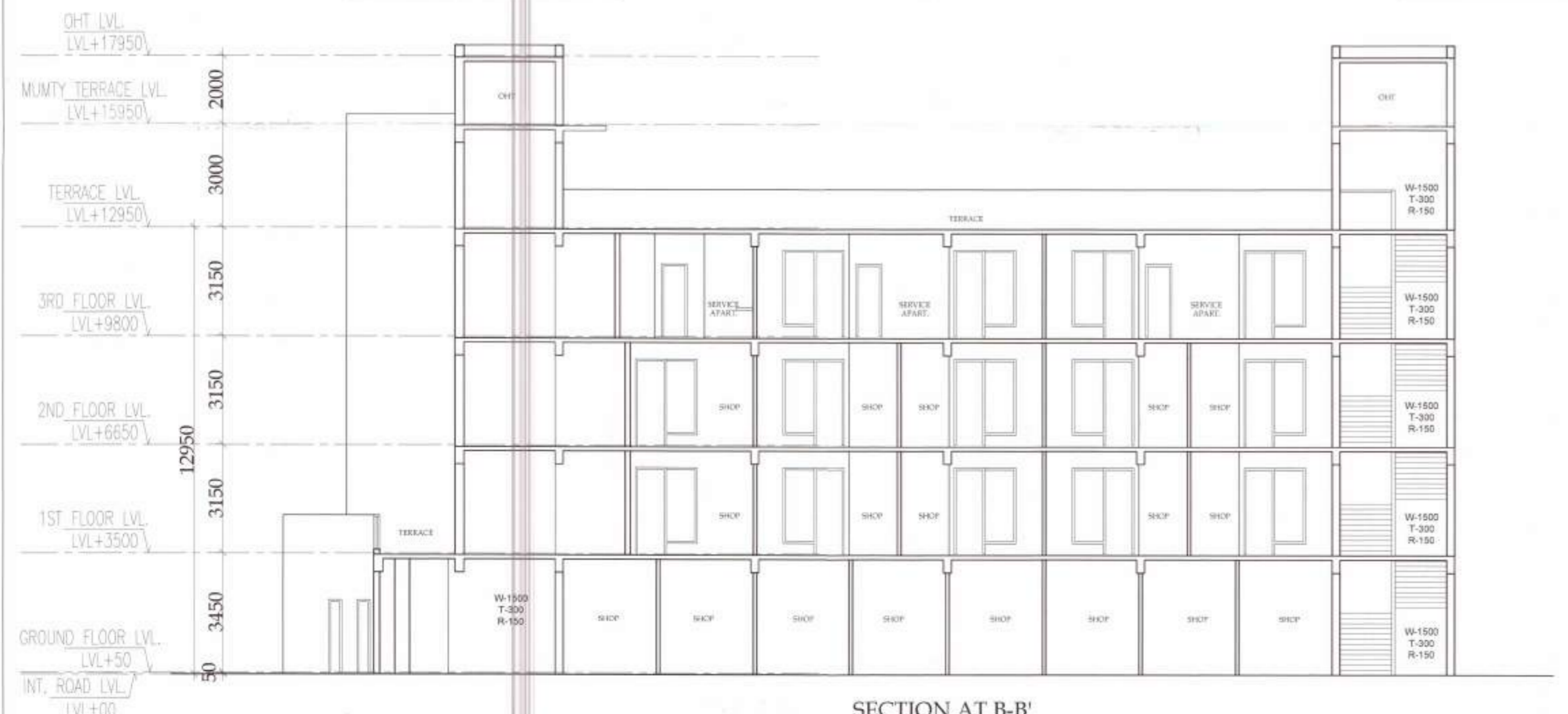
SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION



SECTION AT A-A'

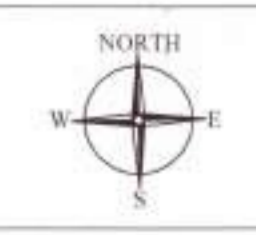


SECTION AT B-B'

OWNER :
ARTECH RESIDENCY LLP.

PROJECT:
PROPOSED BUILDING PLAN OF COMMERCIAL POCKET AREA MEASURING 0.28865 ACRES (FALLING IN RESIDENTIAL PLOTTED COLONY 14.41875 ACRES) LICENSE No- 58 OF 2019 DATED 08-03-2019) IN REVENUE ESTATE OF VILLAGE PALWAL AND PATLI KHURD, SECTOR -06, DISTRICT PALWAL BEING DEVELOPED BY ARTECH RESIDENCY LLP.

ARCHITECTURAL CONSULTANT :
NIRMAN
ARCHITECTS & INTERIOR DESIGNERS
e-mail : nirmanarchitects@yahoo.com
I-B , 1st FLOOR , SECTOR-10 , D.L.F.



TITLE : SECTIONS & ELEVATIONS

SCALE : 1:100 DRG.NO.- 04

ARCHITECT'S SIGN OWNER'S SIGN

(Signature)
MANGLA
B.ARCH
CA/2001/27088

(Signature)
ARTECH RESIDENCY LLP
Naveh Gola
Partner