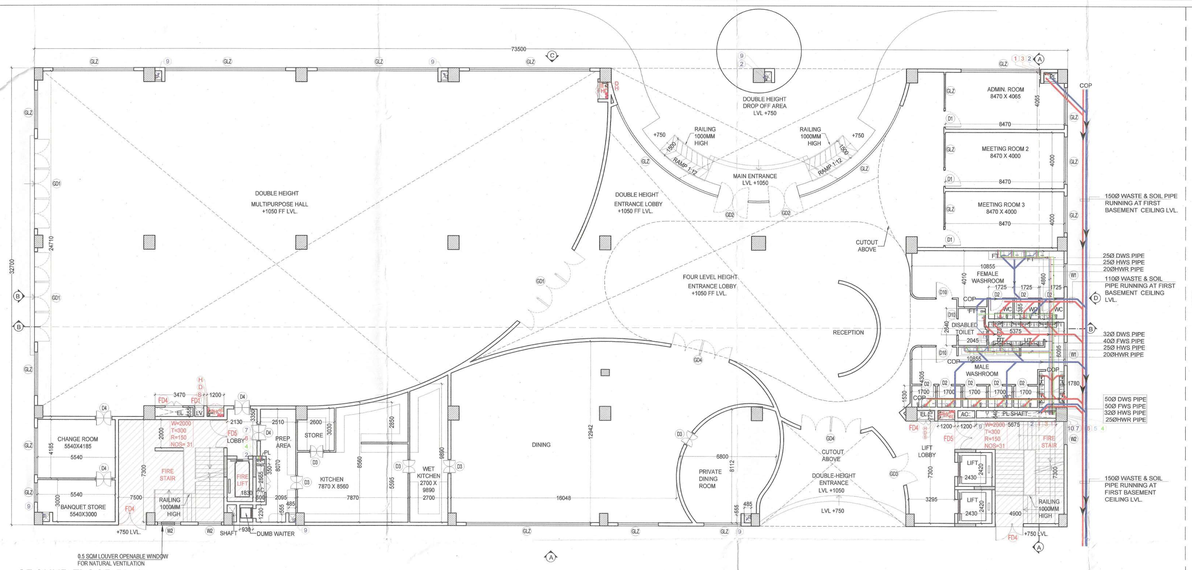
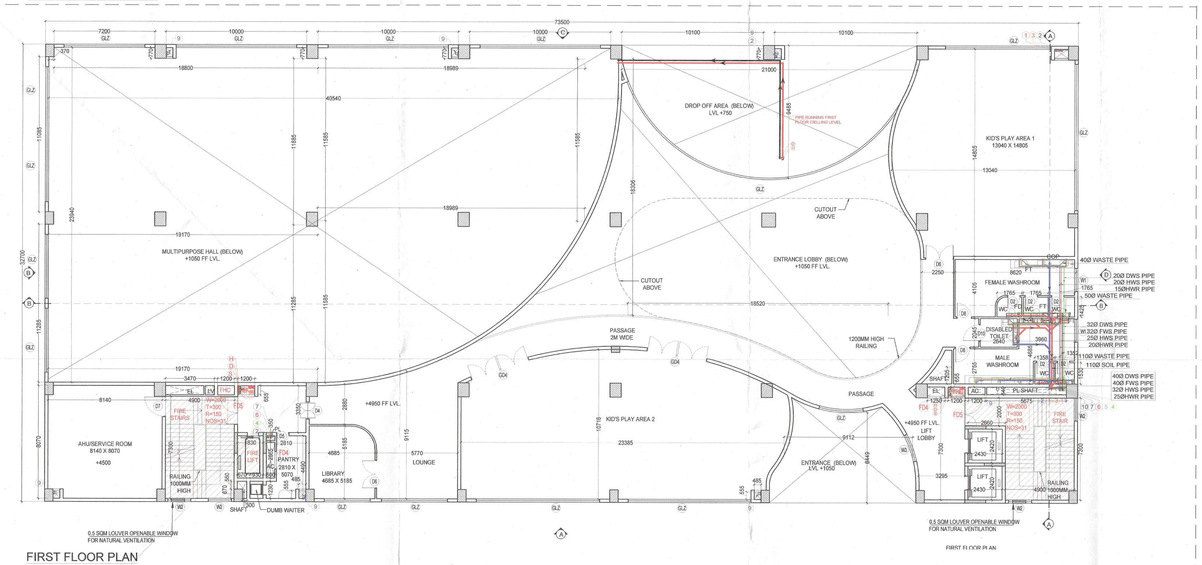
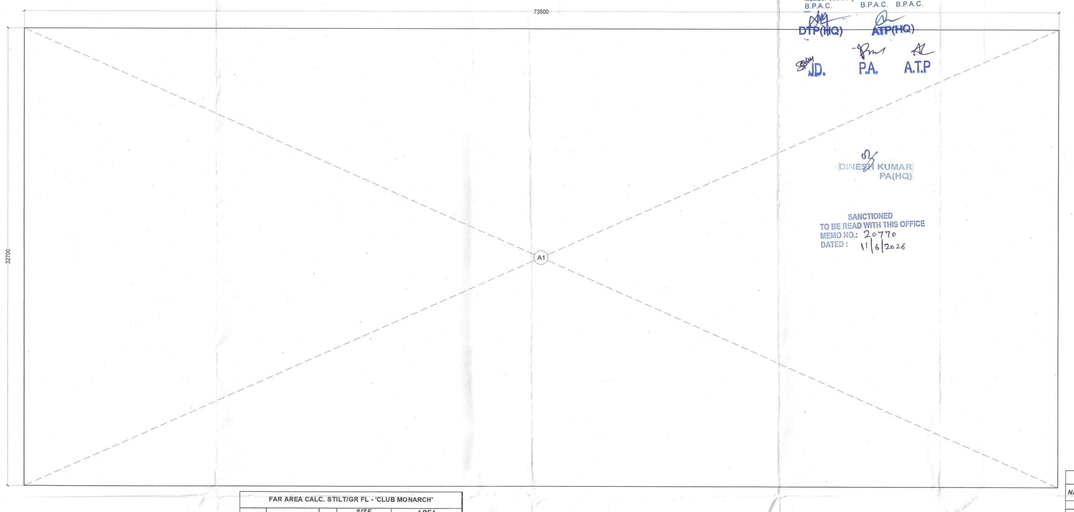


GROUND FLOOR PLAN



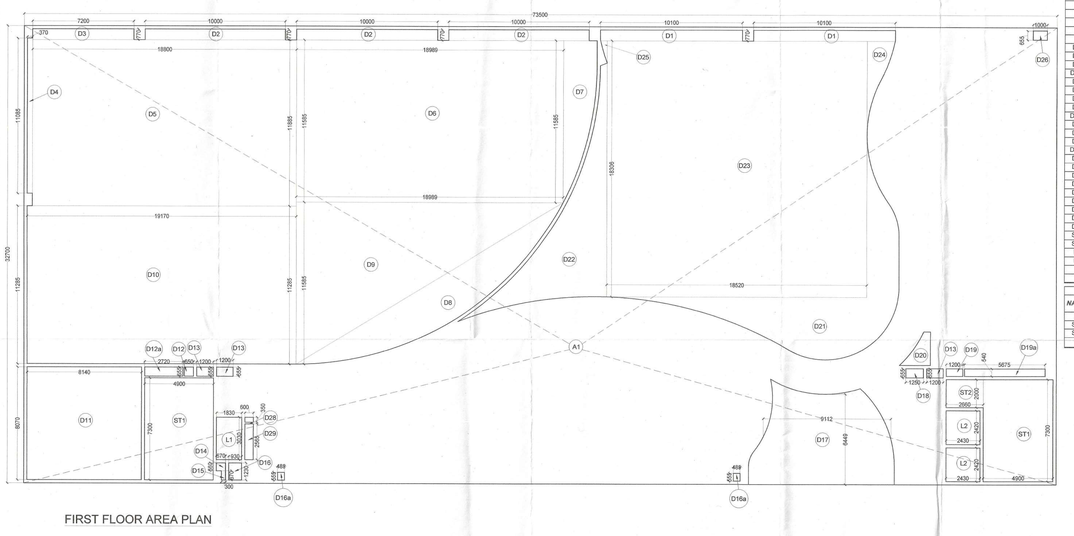
FIRST FLOOR PLAN

SECOND FLOOR PLAN



GROUND FLOOR AREA PLAN

FAR AREA CALC. STILT/GR FL - 'CLUB MONARCH'					
NAME	SHAPE	NO.	SIZE MM	SIZE MM	AREA (SQ.MT)
A					
A1	RECTANGLE	1	73500	32700	2403.45
				TOTAL	2403.45



FIRST FLOOR AREA PLAN

FAR AREA CALC. FIRST FL - 'CLUB MONARCH'					
NAME	SHAPE	NO.	SIZE MM	SIZE MM	AREA (SQ.M T)
A1	RECTANGLE	1	73500	32700	2403.45
				TOTAL	2403.45
B	DEDUCTION				
D1	PLINE	-1	10100	770	-15.55
D2	RECTANGLE	-3	10000	770	-23.10
D3	RECTANGLE	-1	7200	770	-5.54
D4	RECTANGLE	-1	370	11085	-4.10
D5	RECTANGLE	-1	18800	11885	-223.44
D6	RECTANGLE	-1	18969	11585	-219.99
D7	PLINE	-1		19.98	-19.98
D8	PLINE	-1		46.96	-46.96
D9	TRIANGLE	-0.5	18969	11585	-109.99
D10	RECTANGLE	-1	19170	11285	-216.33
D11	RECTANGLE	-1	8140	8070	-65.69
D12	RECTANGLE	-1	650	655	-0.43
D12a	RECTANGLE	-1	2720	655	-1.78
D13	RECTANGLE	-3	1200	655	-2.36
D14	RECTANGLE	-1	670	560	-0.38
D15	RECTANGLE	-1	300	670	-0.20
D16	RECTANGLE	-1	930	1230	-1.14
D16a	RECTANGLE	-2	485	555	-0.54
D17	PLINE	-1		60.08	-60.08
D18	RECTANGLE	-1	1250	655	-0.82
D19	RECTANGLE	-1	1200	540	-0.65
D19a	RECTANGLE	-1	5675	540	-3.06
D20	PLINE	-1		4.28	-4.28
D26	RECTANGLE	-1	1000	655	-0.65
D26a	RECTANGLE	-3	485	655	-0.95
D27	RECTANGLE	-1	1200	600	-0.72
D28	RECTANGLE	-1	600	350	-0.21
D29	RECTANGLE	-1	600	2565	-1.54
ST1	RECTANGLE	-2	4900	7300	-71.54
ST2	RECTANGLE	-1	2660	2000	-5.32
L1	RECTANGLE	-1	1830	3030	-5.54
L2	RECTANGLE	-2	2430	2420	-11.76
				TOTAL DEDUCTION	-1579.52
				TOTAL FAR AREA (A+B)	823.93

NON FAR AREA CALC. FIRST FL - 'CLUB MONARCH'					
NAME	SHAPE	NO.	SIZE MM	SIZE MM	AREA (SQ.MT)
A	STAIRCASE				
ST1	RECTANGLE	2	4900	7300	71.54
ST2	RECTANGLE	1	2660	2000	5.32
	TOTAL NON FAR AREA				76.86

FAR AREA CALC. SECOND FL - "CLUB MONARCH"					
NAME	SHAPE	NO.	SIZE MM	SIZE MM	AREA (SQ.MT)
A1	RECTANGLE	1	65700	32700	2148.39
				TOTAL	2148.39
B	DEDUCTION				
D1	PLINE	-1		12.53	-12.53
D2	RECTANGLE	-1	3894	3361	-14.22
D3	PLINE	-1		43.99	-43.99
D4	RECTANGLE	-1	13406	8703	-116.67
D5	PLINE	-1		29.57	-29.57
D6	RECTANGLE	-1	670	1 6630	-3.78
D7	RECTANGLE	-1	200	900	-0.18
D12	RECTANGLE	-1	650	655	-0.43
D12a	RECTANGLE	-1	2720	655	-1.78
D13	RECTANGLE	-3	1200	655	-2.36
D14	RECTANGLE	-1	670	560	-0.38
D15	RECTANGLE	-1	300	670	-0.20
D16	RECTANGLE	-1	930	1230	-1.14
D16a	RECTANGLE	-2	485	555	-0.54
D17	PLINE	-1		60.08	-60.08
D18	RECTANGLE	-1	1250	655	-0.82
D19	RECTANGLE	-1	1200	540	-0.65
D19a	RECTANGLE	-1	5675	540	-3.06
D20	PLINE	-1		4.28	-4.28
D26	RECTANGLE	-1	1000	655	-0.65
D26a	RECTANGLE	-3	485	655	-0.95
D27	RECTANGLE	-1	1200	600	-0.72
D28	RECTANGLE	-1	600	350	-0.21
D29	RECTANGLE	-1	600	2565	-1.54
ST1	RECTANGLE	-2	4900	7300	-71.54
ST2	RECTANGLE	-1	2660	2000	-5.32
L1	RECTANGLE	-1	1830	3030	-5.54
L2	RECTANGLE	-2	2430	2420	-11.76
				TOTAL DEDUCTION	-394.90
				TOTAL FAR AREA (A+B)	1753.49

NON FAR AREA CALC. SECOND FL - "CLUB MONARCH"					
NAME	SHAPE	NO.	SIZE MM	SIZE MM	AREA (SQ.MT)
A	STAIRCASE				
ST1	RECTANGLE	2	4900	7300	71.54
ST2	RECTANGLE	1	2660	2000	5.32
	TOTAL NON FAR AREA				76.86

SECOND FLOOR AREA PLAN

DOOR WINDOW SCHEDULE						
TYPE	WIDTH	HEIGHT	CILL	LINTEL	DESCRIPTION
D1	1000	2700	00	2700	
D2	900	2400	00	2400	
D3	1100	2700	00	2700	DOUBLE DOOR
D4	1200	2700	00	2700	DOUBLE DOOR
D5	900	2700	00	2700	
D6	2000	2700	00	2700	DOUBLE DOOR
D7	1500	2700	00	2700	
D8	1070	2400	00	2400	
D9	1500	2700	00	2700	DOUBLE DOOR
D10	1200	2400	00	2400	
SD1	4600	2700	00	2700	SLIDING DOOR
GD1	6450	2700	s00	2700	GLASS DOOR
GD2	6000	2700	s00	2700	GLASS DOOR
GD3	2150	2700	s00	2700	GLASS DOOR
GD4	4300	2700	s00	2700	GLASS DOOR
GD5	1200	2700	s00	2700	GLASS DOOR
W1	1650	1200	1200	2400	
W2	1650	1200	AS / STAIRCASE		
W3	2000	1200	1200	2400	
GLZ	6550	36502650	s100	37502700	GLAZING
FD1	650	2300	+100	2300	2HR FIRE RATED DOOR
FD2	1000	2700	00	2700	2HR FIRE RATED DOOR
FD3	1200	2700	00	2700	2HR FIRE RATED DOOR
FD4	1285	2300	+100	2300	2HR FIRE RATED DOOR
FD5	2000	2400	00	2400	2HR FIRE RATED DOOR

PLUMBING LEGEND:			
S.NO.	SYMBOLS		
1	1	R	110 OD SOIL VERTICAL PIPE
2	2	R	110 OD WASTE VERTICAL PIPE
3	3	R	75Ø VENT PIPE VERTICAL PIPE
4	4	R	DOMESTIC WATER VERTICAL PIPE
5	5	R	FLUSHING WATER VERTICAL PIPE
6	6	R	HOT WATER SUPPLY VERTICAL PIPE
7	7	R	HOT WATER RETURN VERTICAL PIPE
8	9	R	160 OD RAIN WATER VERTICAL PIPE
9	10	R	DOMESTIC WATER RAISER PIPE
10	11	R	FLUSHING WATER RAISER PIPE
11	12	R	SWIMMING POOL DRAIN PIPE
12	13	R	SWIMMING POOL FILLING RAISER PIPE
13	80	●	BALCONY DRAIN
14	FD	●	FLOOR DRAIN
15			CLEAN OUT PLUG
16			110 OD SOIL PIPE
17			110 OD WASTE PIPE
18			160 OD RAIN WATER PIPE
19			40 OD WASTE PIPE
20			50 OD WASTE PIPE
21			75 OD BALCONY PIPE
22			75Ø VENT PIPE
23			KHURRA 450X450MM
24			OUTLET SIZE 150mmX150mm
25			FLUSHING WATER RAISER PIPE
26			DOMESTIC WATER RAISER PIPE
27			SWIMMING POOL FILLING RAISER PIPE
28			FLUSHING WATER SUPPLY PIPE
29			HOT WATER SUPPLY PIPE
30			HOT WATER RETURN SUPPLY PIPE

1) BUILDING SHALL BE FULLY MECHANICALLY VENTILATED
2) SPRINKLERS ARE INCORPORATED AS/NOC 2016 VOL-1 - (CLAUSE 5.1.3 PAGE NO. 53)

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 12770 dt. 11/12/2026

S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P (G) Member B.P.A.C. — C.T.N.(HR) Chairman B.P.A.C.

DTP(HQ) — ATP(HQ)

J.D. — P.A. — A.T.P

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

ADFO, (HQ) Member BPAC

FSO, (HQ) Member BPAC

DINESH KUMAR PA(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 20770 DATED: 11/12/2026

AD — PA — ATP

PROJECT:

PROPOSED BUILDING PLANS (PHASE 2 & 3) FOR RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENSING POLICY-2022, AREA MEASURING 20.265 ACRES (LICENSE NO-121 OF 2025 DATED 17.07.2025) IN THE REVENUE ESTATE OF VILLAGE SHIKHOPUR IN SECTOR-78, DISTRICT - GURUGRAM

OWNER:

DVOK BUILDCON LLP
224, 2ND FLOOR, SUNCITY BUSINESS TOWER, GOLF COURSE ROAD GURUGRAM, HARYANA

ARCHITECTS:

VASTUKRITI
ARCHITECTURE | INTERIORS | MANAGEMENT
B-445, 2ND FLOOR, SAKET, GALLERIA ENCLAVE, NEW DELHI-110029
email: mail@vastukriti.com
license no. CA/2011/71424

OWNER'S SIGNATURE:

For DVOK BUILDCON LLP
Designated Partner/Auth. Signatory

ARCHITECT'S SIGNATURE:

ROHIT JAIN
Regn. No. CA/2011/71424

DRAWING TITLE:

CLUB MONARCH - FLOOR PLANS & AREAS
GROUND FLR, 1ST FLR & 2ND FLR

DATE:	20.02.2026	DRG. NO.:
SCALE:	1:150 @ A0	03
DEALT	NEHA	