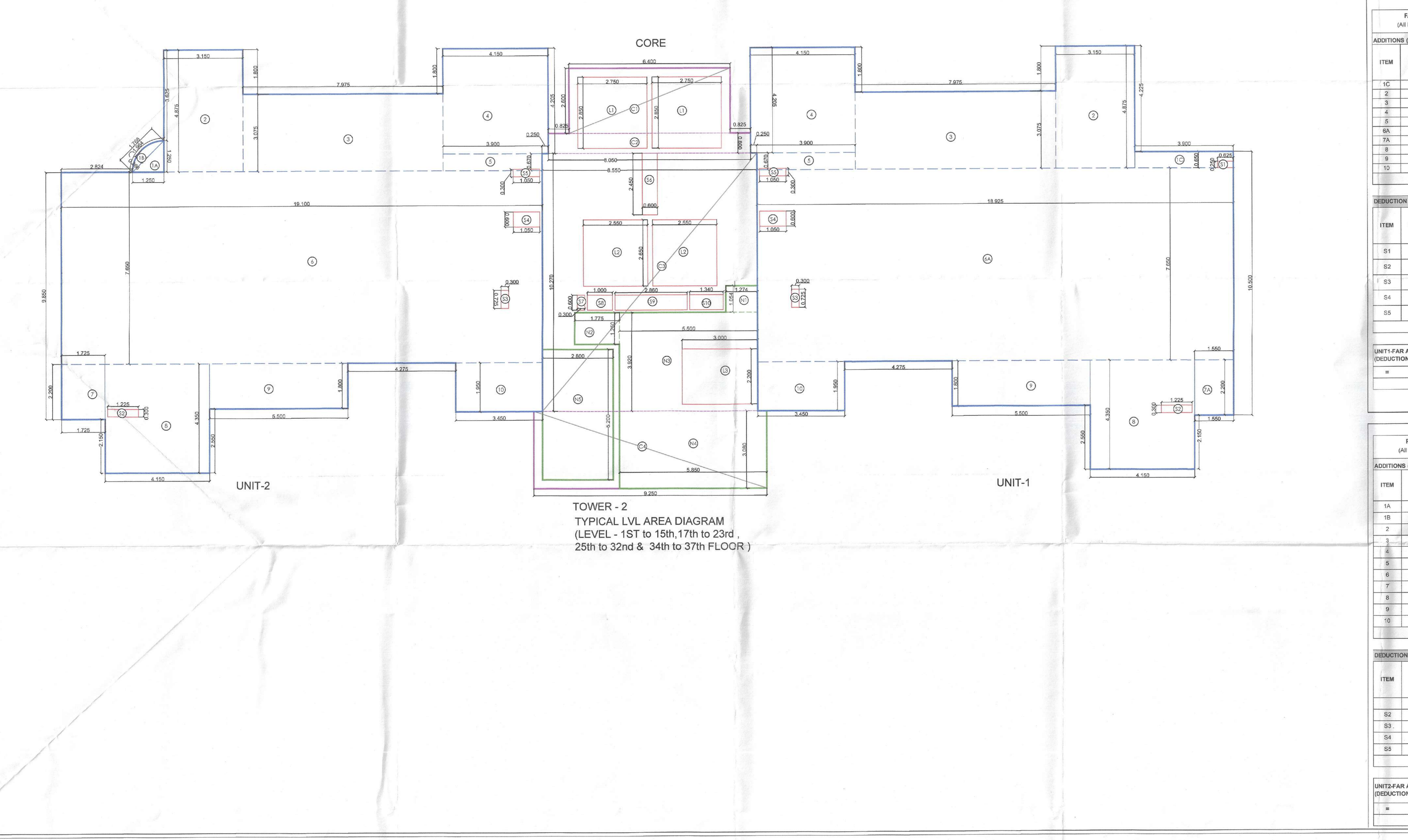


S.T.P. (HQ) Member Secretary B.P.A.C.  
 S.T.P. (G) Member B.P.A.C.  
 C.T.P. (HQ) Chairman B.P.A.C.  
 D.T.P. (HQ) Member B.P.A.C.  
 J.D. Member B.P.A.C.  
 P.A. Member B.P.A.C.  
 A.T.P. Member B.P.A.C.  
 J.D. (HQ) Member B.P.A.C.

SANCTIONED BY THE OFFICE OF THE CHIEF ENGINEER (M&E) DATED: \_\_\_\_\_  
 TOWER 2 1ST LVL LAYOUT & AREA DETAIL



**TOWER-2, 28.3 FAR AREA AT UNIT 1 PER FLOOR**  
(All Distances are in Meter & Areas in Sqm)

ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	AREA(SQ.M T.) = NO.X LENGTH X WIDTH
1C	1	3.900	0.950	2.535
2	1	3.150	4.875	15.368
3	1	7.975	3.275	26.033
4	1	4.150	4.205	17.451
5	1	3.900	0.870	2.613
6A	1	18.925	7.850	144.776
7A	1	1.950	2.200	3.415
8	1	4.150	4.350	18.053
9	1	5.600	1.800	9.900
10	1	3.450	1.950	6.728
TOTAL(A) =				248.344

**DEDUCTION (B)**

ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	AREA(SQ.M T.) = NO.X LENGTH X WIDTH
B1	1	0.825	0.250	0.156
B2	1	1.225	0.300	0.368
B3	1	0.300	0.725	0.218
B4	1	1.050	0.600	0.630
B5	1	1.050	0.300	0.315
TOTAL				1.686

**UNIT1-FAR AREA CALCULATION = ADDITION(A) - (DEDUCTION (B))**  
= 248.344 - 1.686 = **246.658 SQMT**

**FAR AREA AT UNIT 2 PER FLOOR**  
(All Distances are in Meter & Areas in Sqm)

ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	AREA(SQ.M T.) = NO.X LENGTH X WIDTH
1A	0.5	1.250	1.250	0.781
1B	0.667	0.368	1.768	0.432
2	1	3.150	4.875	15.368
3	1	7.975	3.275	26.033
4	1	4.150	4.205	17.451
5	1	3.900	0.870	2.613
6	1	19.100	7.690	146.115
7	1	1.725	2.200	3.795
8	1	4.150	4.350	18.053
9	1	5.600	1.800	9.900
10	1	3.450	1.950	6.728
TOTAL(A) =				245.746

**DEDUCTION (B)**

ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	AREA(SQ.M T.) = NO.X LENGTH X WIDTH
B2	1	1.225	0.300	0.368
B3	1	0.300	0.725	0.218
B4	1	1.050	0.600	0.630
B5	1	1.050	0.300	0.315
TOTAL				1.530

**UNIT2-FAR AREA CALCULATION = ADDITION(A) - (DEDUCTION (B))**  
= 245.746 - 1.530 = **244.216 SQMT**

**CORE FAR AREA AT TYPICAL FLOOR**  
(All Distances are in Meter & Areas in Sqm)

ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	AREA(SQ.M T.) = NO.X LENGTH
C1	1	6.400	2.800	18.640
C2	1	8.000	0.800	6.400
C3	1	8.550	10.270	87.809
C4	1	6.250	3.080	19.450
TOTAL(A) =				139.379

**SERVICE SHAFT (C)**

ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	AREA(SQ.M T.) = NO.X LENGTH
L1	2	2.750	2.850	15.675
L2	2	2.550	2.850	13.515
S6	1	0.600	2.450	1.470
S7	1	0.300	0.950	0.180
S8	1	1.500	0.950	0.600
S9	1	2.850	0.800	1.710
S10	1	1.340	0.800	0.800
TOTAL				33.960

**NON FAR AREA (STAIRCASE) (D)**

ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	AREA(SQ.M T.) = NO.X LENGTH
N1	1	1.274	1.054	1.343
N2	1	1.775	1.250	2.219
N3	1	5.900	3.920	21.960
N4	1	5.850	3.080	18.018
N5	1	2.800	5.200	14.560
TOTAL NON FAR AREA (D)				67.700

**NON FAR AREA (DUCTION) (E)**

ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	AREA(SQ.M T.) = NO.X LENGTH X WIDTH
L3	1	3.000	2.200	6.600
NON FAR AREA (E)				6.600

**TOTAL NON FAR AREA CALCULATION (D+E) = 74.300**

**TOTAL CORE FAR AREA CALCULATION = ADDITION(A) - (SERVICE SHAFT (C) + NON FAR AREA (D) + NON FAR AREA (E))**  
= 139.379 - 33.960 - 74.300 = **31.119 SQMT**

**TOTAL TYPICAL FLOOR FAR AREA CALCULATION = (TOTAL TYPICAL FLOOR UNIT 1 FAR AREA + TOTAL TYPICAL FLOOR UNIT 2 FAR AREA + TOTAL TYPICAL FLOOR CORE FAR AREA)**  
= 246.658 + 244.216 + 31.119 = **531.993 SQMT**

**UNIT2-FAR AREA CALCULATION = ADDITION(A) - (DEDUCTION (B))**  
= 245.746 - 1.530 = **244.216 SQMT**

Note:-

- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
- MECHANICAL VENTILATION WITH 100% POWER BACK-UP FOR SERVICE AREAS.

**PROJECT:**

PROPOSED GROUP HOUSING COLONY MEASURING 5.875 ACRES UNDER TOD POLICY DATED 09.02.2016 (LICENSE NO. 50 OF 2019 DATED 07.03.2019) IN SECTOR -49, GURUGRAM BEING DEVELOPED BY ELAN ENCLAVE PRIVATE LIMITED UNDER COLLABORATION WITH V.A. AGRICULTURE PVT LTD

ARCHITECT'S SEAL & SIGNATURE: **GIAN P. MATHUR ARCHITECT**  
B. Arch., M.C.A. I.I.A. CA No: 90/5769

OWNER'S SEAL & SIGNATURE: **For ELAN ENCLAVE PRIVATE LIMITED**

Checked and found ok for Public Health (Internal) Service only subject to compliance in following manner: **05/09/2024**

JULY-2025 Scale: 1:75 Drawing Title: TOWER 2 1ST LVL LAYOUT & AREA DETAIL Drawing No: A-T2-03