

Sanctioned & Valid for 05 years to be read with memo No. 592.DT.27/01/25

Head Draftsman
HSIIDC IMT Rohtak

Assistant Town Planner
HSIIDC IMT, Rohtak

Divisional Town Planner
HSIIDC IMT, Rohtak

AREA OF THE PLOT	=	4650.00	Sq.mt	OR	=	1.15	Acres
GROUND COVERAGE @ 35%	=	1627.50	Sq.mt	Permissible	=	1617.667	Sq.mt 34.79 %
FAR @ 1.75%	=	8137.50	Sq.mt	Proposed	=	8128.648	Sq.mt 174.81 %
Commercial Area @ 0.50%	=	23.25	Sq.mt		=	23.014	Sq.mt 0.49 %
Area under Green	=	697.5	Sq.mt		=	1015.667	Sq.mt 21.84 %
Density @ 100 to 300PPA	=	344.71	PPA		=	234.978	PPA
Car Parking @ 1.5 ECS/ D.U	=	81	No's	OPEN	=	25	No's
				COVERED	=	62	No's
				TOTAL PARKING FOR RESIDENTIAL AREA	=	87	No's
FOR COMMUNITY BUILDING/VISITERS	=	462.50 / 75	Sq.mt				
1 ECS / 75 Sq.Mt	=	6.00	Nos		=	6	No's
Parking For Handicap persons	=	2.00	Nos		=	2	No's

FAR AREA DETAIL			
FAR CALCULATION	Non FAR Area	Builtup Area	
Area under Stilt	= 414.764 Sq.mt	56.888 Sq.mt	471.652 Sq.mt
1st Floor	= 1003.422 Sq.mt	96.374 Sq.mt	1099.796 Sq.mt
2nd Floor	= 977.707 Sq.mt	96.374 Sq.mt	1074.081 Sq.mt
3rd Floor	= 977.707 Sq.mt	96.374 Sq.mt	1074.081 Sq.mt
4th Floor	= 977.707 Sq.mt	96.374 Sq.mt	1074.081 Sq.mt
5th Floor	= 977.707 Sq.mt	96.374 Sq.mt	1074.081 Sq.mt
6th Floor	= 977.707 Sq.mt	96.374 Sq.mt	1074.081 Sq.mt
7th Floor (Lower pent House)	= 935.804 Sq.mt	96.374 Sq.mt	1032.178 Sq.mt
8th Floor (Upper pent House)	= 845.613 Sq.mt	186.656 Sq.mt	1032.269 Sq.mt
Area under Commercial	= 23.014 Sq.mt	0 Sq.mt	23.014 Sq.mt
Guard Room	= 17.496 Sq.mt	0 Sq.mt	17.496 Sq.mt
Machine & Mumty Area	= 0	148.753 Sq.mt	148.753 Sq.mt
Stilt Area	= 0	1105.505 Sq.mt	1105.505 Sq.mt
Total Area	= 8128.6478	2172.42	10301.07

AREA UNDER GUARD ROOM			
A	= 4.025	X	2.815 = 11.330 Sq.Mt
Deductions			
a	= 2.33	X	0.525 = 1.223 Sq.Mt
b	= 1.58	X	0.86 = 1.359 Sq.Mt
Total Area			= 2.582 Sq.Mt
AREA UNDER GUARD ROOM= A-Deductions			
	= 11.330	-	2.582 = 8.748 Sq.Mt
Area for Two Numbers of Guard Rooms			
	= 8.748	x	2 = 17.496 Sq.Mt

DENSITY CALCULATION			
	TYPE - A	TYPE A1	Total Dwelling
1st Floor	= 4	2	6.00 DU
2nd Floor	= 6	2	8.00 DU
3rd Floor	= 6	2	8.00 DU
4th Floor	= 6	2	8.00 DU
5th Floor	= 6	2	8.00 DU
6th Floor	= 6	2	8.00 DU
7th Floor	= 6	2	8.00 DU
8th Floor	= 6	2	8.00 DU
Total			= 54.00 DU
Person's per D.U @ 5			= 270 Persons
OR			= 234.98 PPA

GREEN AREA CALCULATION			
G1	= 12.115	X	74.54 = 903.052 Sq.mt
G2	= 37.080	X	0.77 = 28.552 Sq.mt
G3	= 1.345	X	62.50 = 84.063 Sq.mt
TOTAL AREA UNDER GREEN = 1015.667 Sq.mt			

PARKING AREA DETAIL			
OPEN CAR PARKING FOR MAIN DWELLING UNITS			
P1	= 11.000	X	62.50 = 687.500 Sq.mt
AREA PER ECS FOR OPEN PARKING = 23.00 Sq.mt			
REQUIRED CAR PARKING AS PER AREA = 30 No's			
OPEN CAR PARKING PROVIDED = 25 No's			
OPEN CAR PARKING FOR COMMUNITY BUILDING/VISITERS			
P2	= 11.000	X	15.00 = 165.000 Sq.mt
AREA PER ECS FOR OPEN PARKING = 23.00 Sq.mt			
REQUIRED CAR PARKING AS PER AREA = 7 No's			
OPEN CAR PARKING PROVIDED = 6 No's			
OPEN CAR PARKING FOR DIFFERENTLY-ABLED PEOPLE			
P3	= 7.200	X	11.00 = 79.200 Sq.mt
OPEN CAR PARKING PROVIDED = 2 No's			

COVERED CAR PARKING AT STILT FLOOR IN MECHANICAL			
TOTAL STILT AREA	=		1583.916 Sq.mt
Deductions			
STILT FAR	=	414.764	Sq.mt
AREA UNDER SERVICES	=	56.888	Sq.mt
Area under Commercial	=	23.014	Sq.mt
Total		494.666	Sq.mt
Balance net Area for parking under Stilt	= 1089.250	Sq.mt	
AREA PER ECS FOR COVERED PARKING	=	28.00	Sq.mt
REQUIRED CAR PARKING AS PER AREA	=	38.90	No's
Say	=	40	No's
Required Mechanical car parking as per area	=	80	No's
Say	=	31 X 2	No's
PROPOSED MECHANICAL COVERED CAR PARKING	=	62	No's

Structure Note:-
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Fire Fighting Note:-
The owner shall provide fire fighting system before occupying the building. A certificate of compliance from the fire department at the time of seeking completion of the building shall be submitted.

Solar System Note:-
We shall be providing Solar water heating system as per HAREDA Norms

Treated Water Note:-
Treated waste water is to be used in All EWC's & recirculation of treated water is to be used in green Spaces.

Whole Building Has Provision of 100% Power Back up for 24 hours.

PROPOSED BUILDING PLAN FOR GROUP HOUSING- GH-4 OF AN MEASURING 4650.00 Sq.m. IN SECTOR 30-A, PHASE-II, INDUSTRIAL MODEL TOWNSHIP, ROHTAK, HARYANA, DEVELOPED BY FORTEASIA REALTY PVT. LTD.

Title:- **SITE PLAN**

DRG.NO: **01**

Architect Sign: *[Signature]*

Owner Sign: *[Signature]*

Scale: 1:100

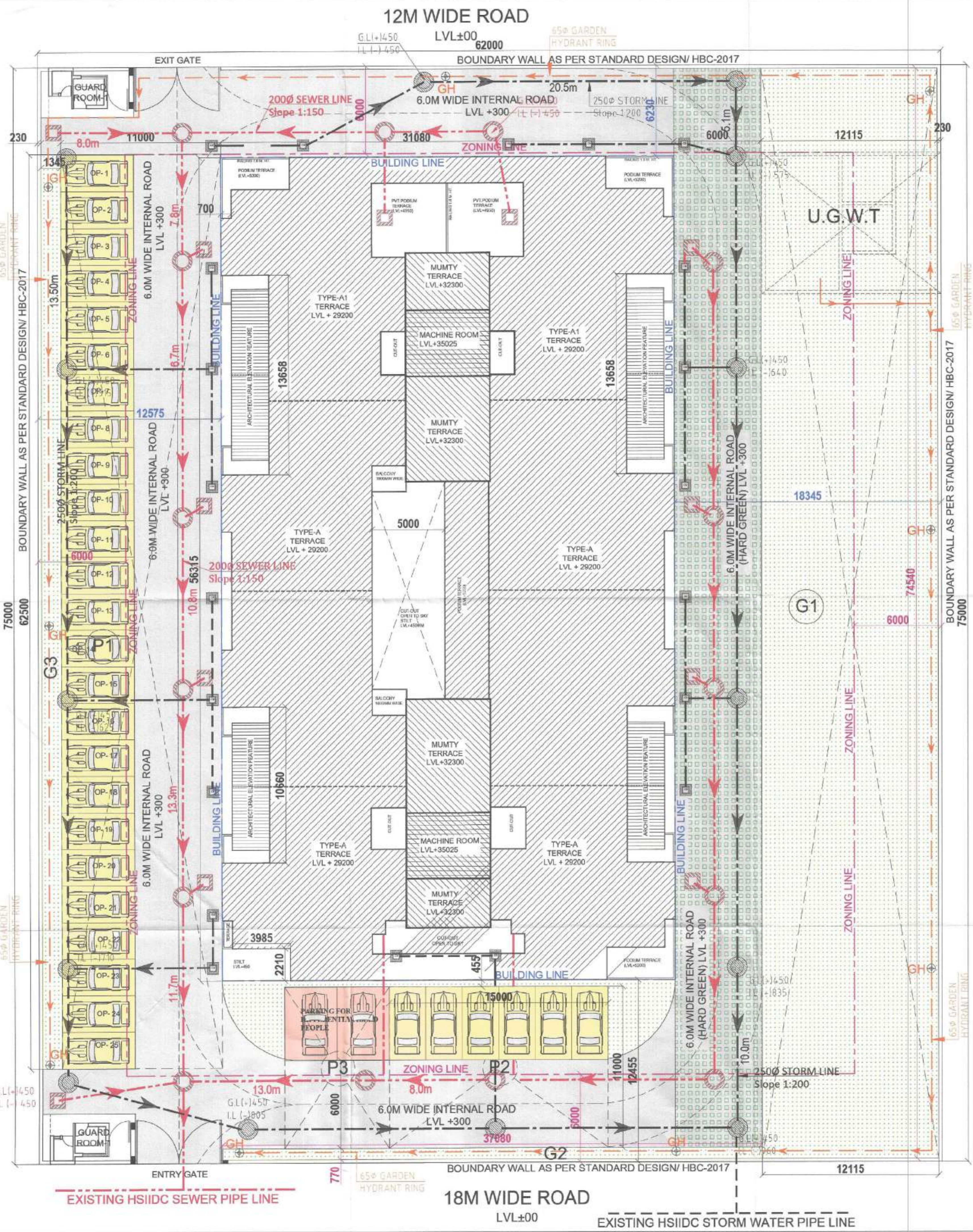
Date: January 2025

Architect: GARG & ASSOCIATES
46, REGAL BUILDING, CONNAUGHT PLACE, NEW DELHI-110001
GAGAN GARG, CA-NO-99/25499

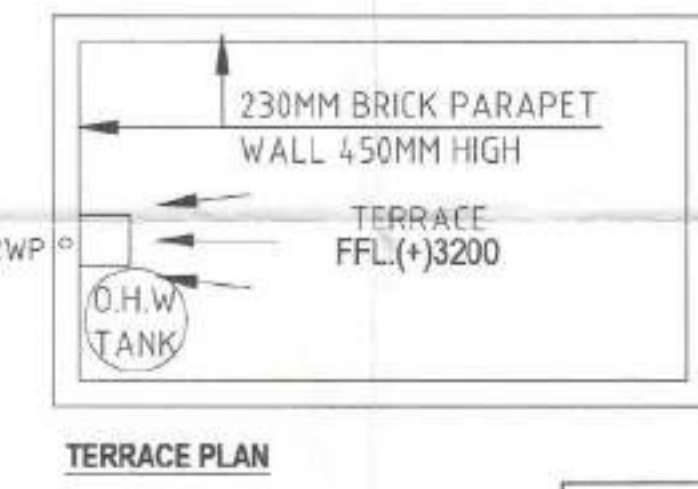
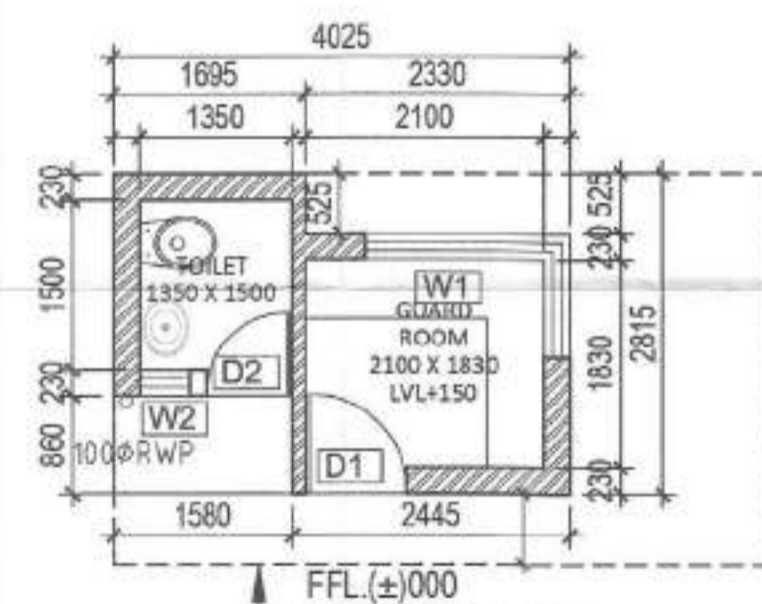
Checked by: Anil Kumar Singh (P.E.)

FORTEASIA REALTY PRIVATE LIMITED

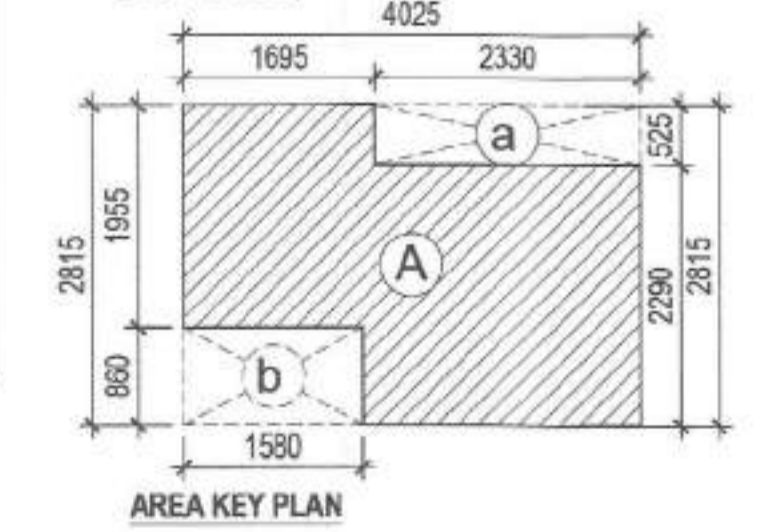
FORTEASIA



60M WIDE ROAD
LVL±00



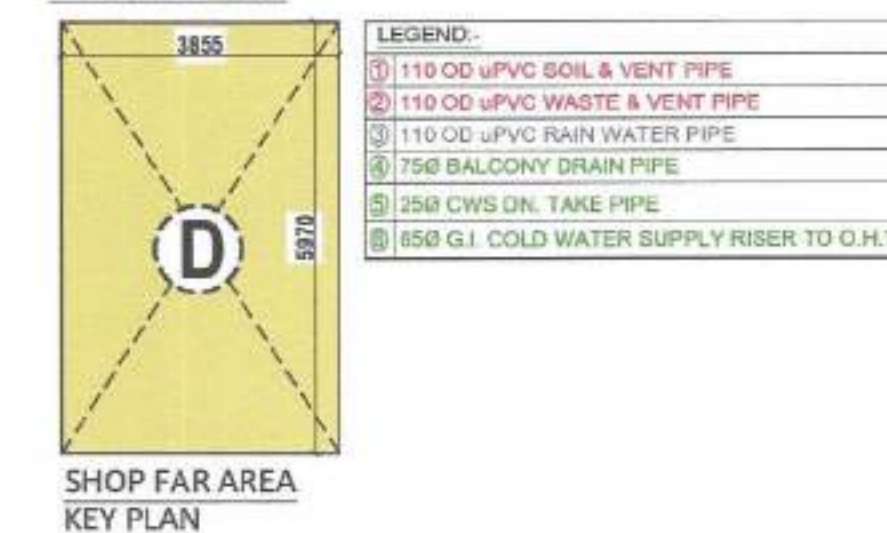
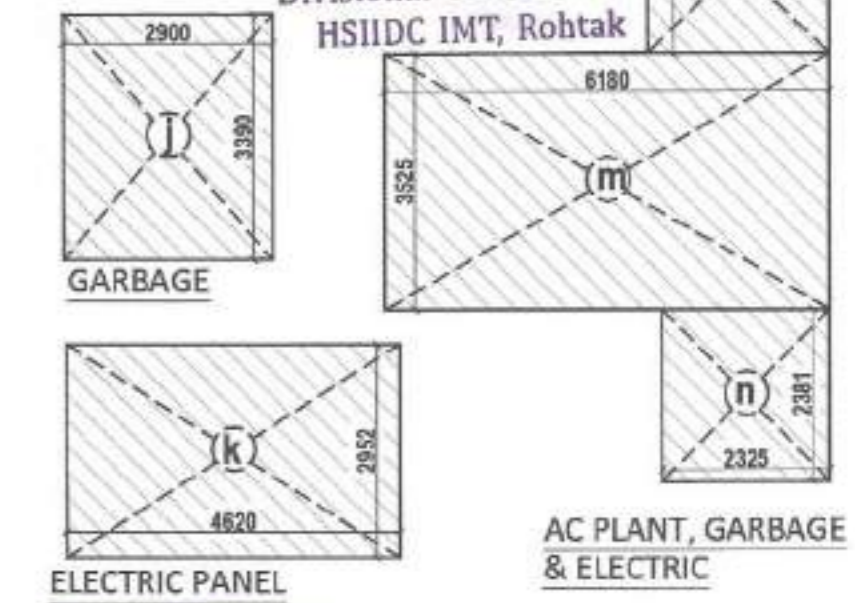
S.NO.	TYPE	SIZE	CILL LEVEL	LINTEL LEVEL
1	W1	2890 X 2450	(+1)050	(+2)450
2	W2	450 X 2450	(+1)500	(+2)450
3	D1	900 X 2450	-	2450
4	D2	750 X 2100	-	2100



As Approved by
Supervision Committee (HSIC) On 22/01/2025
Assistant Town Planner
HSIIDC IMT, Rohtak

Sanctioned & Valid for 05 years
to be read with memo No. 595 dt. 27/01/2025

Divisional Town Planner
HSIIDC IMT, Rohtak



FAR AREA FOR COMMERCIAL

D	=	3.855	x	5.970	x	1	=	23.014	Sq.mt
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AREA UNDER SERVICES

j	=	2.900	x	3.390	x	1	=	9.831	Sq.mt
k	=	4.620	x	2.952	x	1	=	13.638	Sq.mt
l	=	2.525	x	2.415	x	1	=	6.098	Sq.mt
m	=	6.180	x	3.525	x	1	=	21.785	Sq.mt
n	=	2.325	x	2.381	x	1	=	5.536	Sq.mt
Total service area under Stilt = 56.888 Sq.mt									

GROUND COVERAGE

A	=	31.080	x	56.315	x	1	=	1750.270	Sq.mt
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Deductions

a	=	0.700	x	9.695	x	1	=	6.787	Sq.mt
b	=	0.700	x	6.160	x	2	=	8.624	Sq.mt
c	=	0.700	x	6.700	x	1	=	4.690	Sq.mt
d	=	6.485	x	2.210	x	1	=	14.332	Sq.mt
e	=	10.400	x	1.789	x	1	=	18.606	Sq.mt
f	=	2.325	x	1.100	x	2	=	5.115	Sq.mt
g	=	5.000	x	14.890	x	1	=	74.450	Sq.mt
Total deduction = 132.603 Sq.mt									
GROUND COVERAGE = (A - Deductions) = 1750.270 - 132.603 = 1617.667 Sq.mt									

AREA FOR STILT FAR

B	=	5.750	x	15.635	x	1	=	89.901	Sq.mt
C	=	18.415	x	19.215	x	1	=	353.844	Sq.mt
Total area = 443.745 Sq.mt									

Deductions

h	=	8.075	x	3.589	x	1	=	28.981	Sq.mt
Total deduction = 28.981 Sq.mt									
STILT FAR = [(B+C) - Deductions] = 443.745 - 28.981 = 414.764 Sq.mt									

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Fire Fighting Note:
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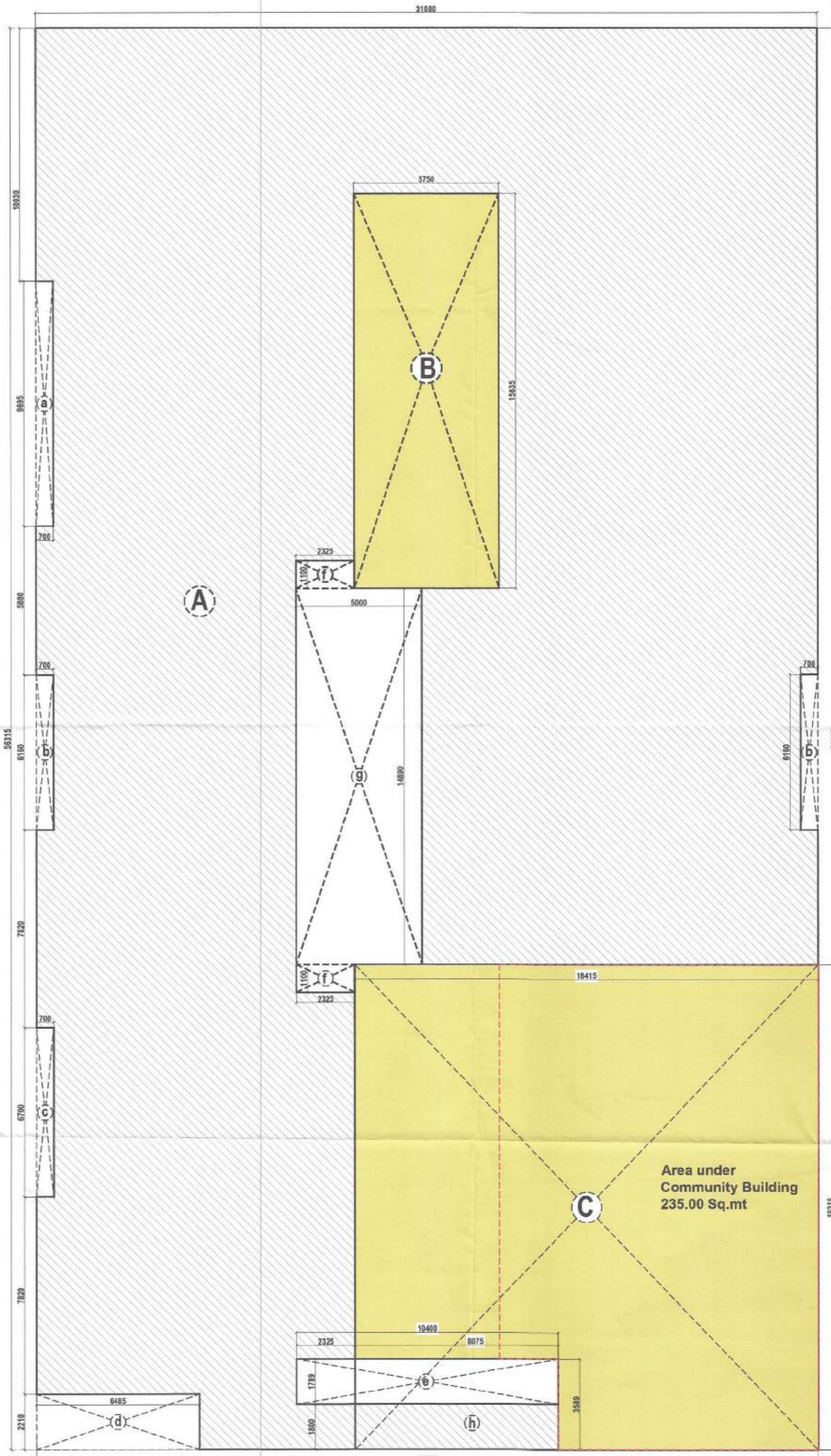
Solar System Note:
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Treated Water Note:
Treated waste water is to be used in All EWC's & recirculation of treated water is to be used in green Spaces.
Whole Building Has Provision of 100% Power Back up for 24 hours.

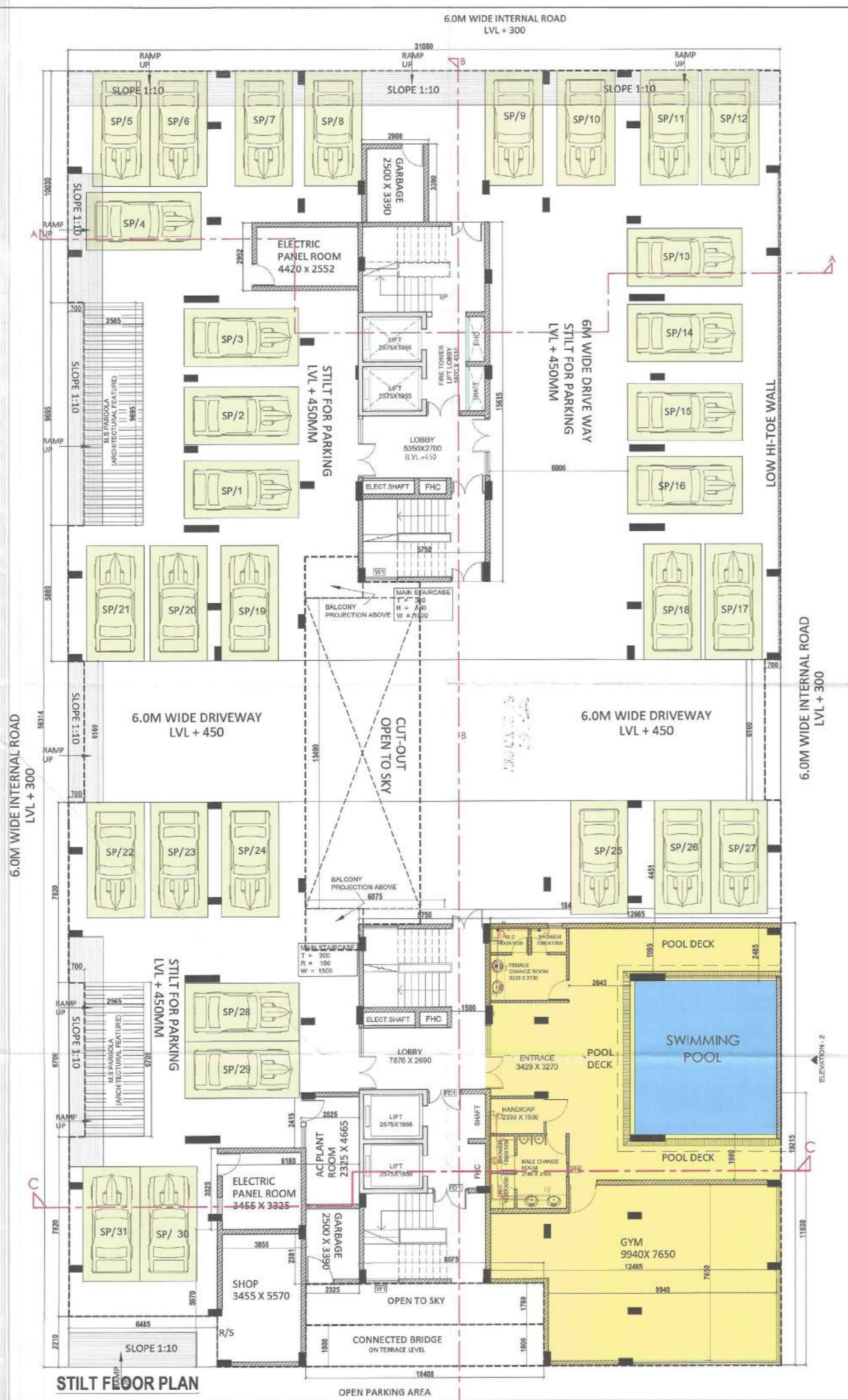
PROPOSED BUILDING PLAN FOR GROUP HOUSING- GH-4 OF AN MEASURING 4650.00 Sqm. IN SECTOR 30-A, PHASE-II, INDUSTRIAL MODEL TOWNSHIP, ROHTAK, HARYANA, DEVELOPED BY FORTEASIA REALTY PVT. LTD.

STILT /GROUND / PARKING PLAN

<p>GARG & ASSOCIATES ARCHITECTS, ENGINEERS, PLANNERS 46, REGAL BUILDING, CONNAUGHT PLACE, NEW DELHI - 110001 (PHONE: 26060070) EMAIL: info@gargandassociates.com</p>	<p>SCALE: 1:100 Date: January 2025 Drawn by: GARG ASSOCIATES New Delhi (PHONE: 26060070) Checked by: Ar. Pooja Parul</p>	<p>DRG. NO: 02</p>
	<p>Architect Sign: </p>	<p>Owner Sign: </p> <p>FORTEASIA REALTY PRIVATE LIMITED Signature (ies) FORTEASIA</p>



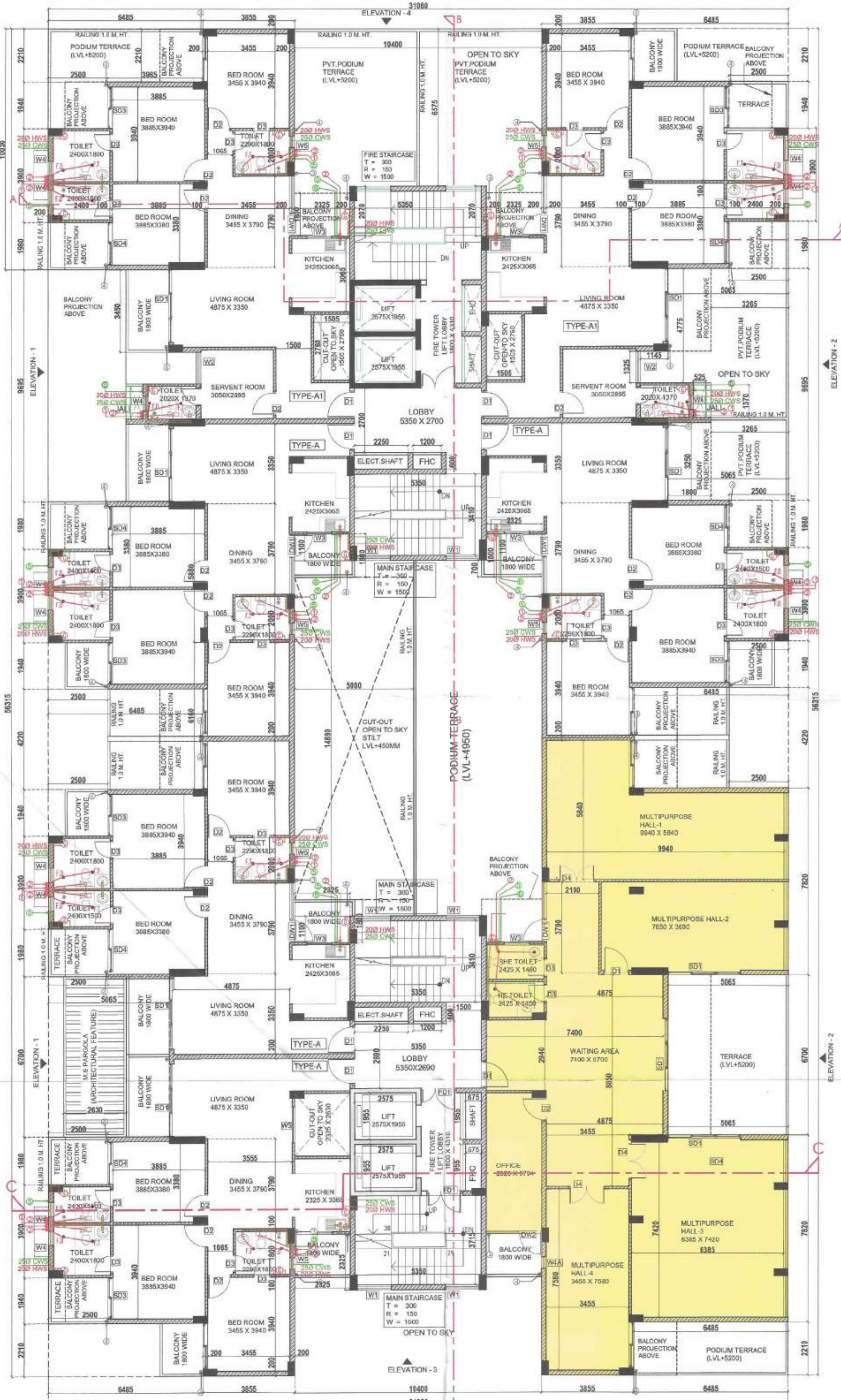
AREA KEY PLAN FOR STILT FLOOR PLAN



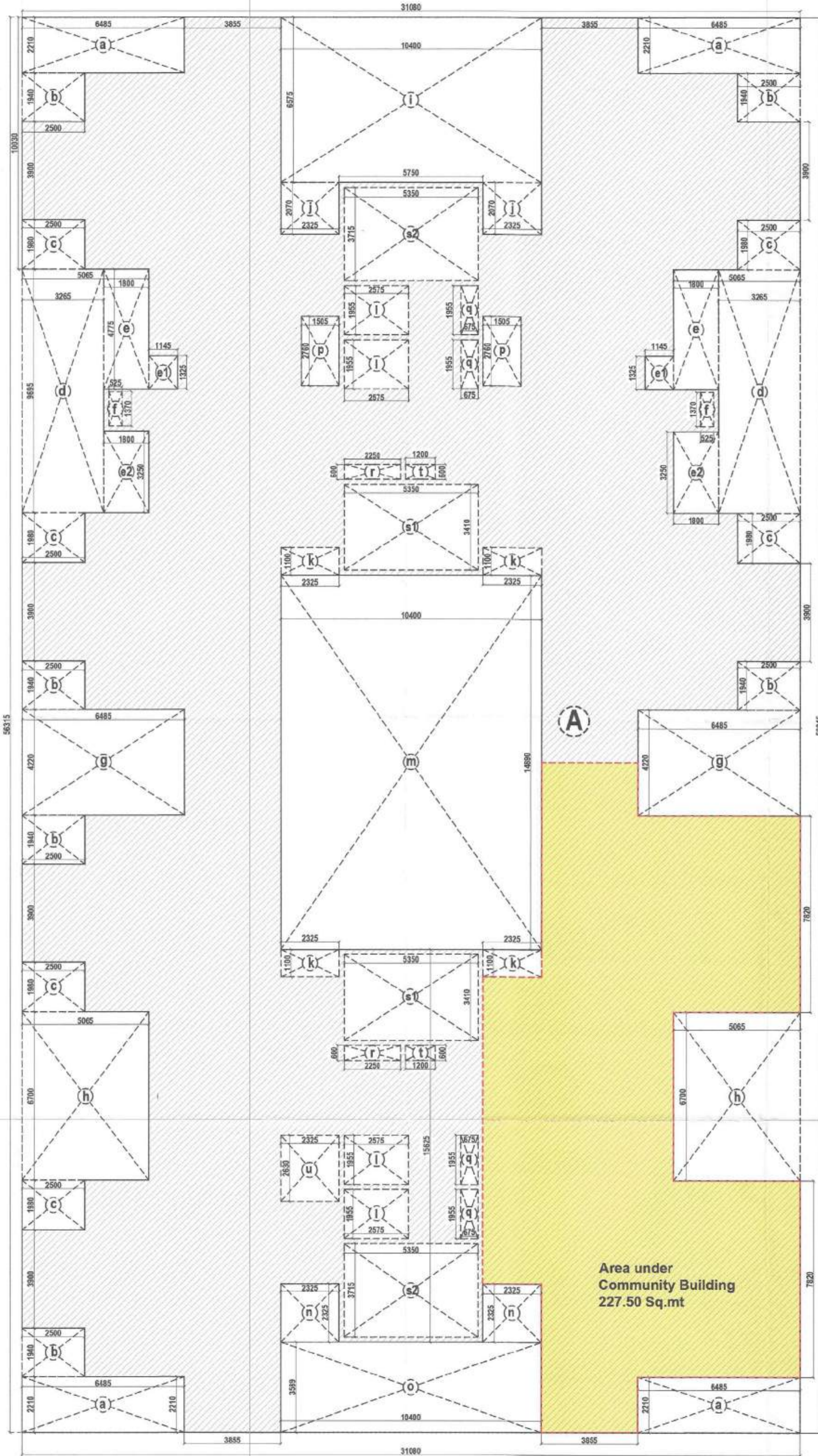
STILT FLOOR PLAN

Sanctioned & Valid for 05 years to be read with memo No. 595.DT.27/01/2025 Assistant Town Planner HSIIDC IMT, Rohtak

Divisional Town Planner HSIIDC IMT, Rohtak



FIRST FLOOR PLAN (LVL +5200)



AREA KEY PLAN FOR FIRST FLOOR

AREA OF THE FIRST FLOOR

A = 31.080 x 56.315 x 1 = 1750.270 Sq.mt

Deductions

a	=	6.485	x	2.210	x	4	=	57.327	Sq.mt
b	=	2.500	x	1.940	x	6	=	29.100	Sq.mt
c	=	2.500	x	1.980	x	6	=	29.700	Sq.mt
d	=	3.265	x	9.695	x	2	=	63.308	Sq.mt
e	=	1.800	x	4.775	x	2	=	17.190	Sq.mt
e1	=	1.145	x	1.326	x	2	=	3.037	Sq.mt
e2	=	1.800	x	3.250	x	2	=	11.700	Sq.mt
f	=	0.525	x	1.370	x	2	=	1.439	Sq.mt
g	=	6.485	x	4.220	x	2	=	54.733	Sq.mt
h	=	5.065	x	6.700	x	2	=	67.871	Sq.mt
i	=	10.400	x	6.575	x	1	=	68.380	Sq.mt
j	=	2.325	x	2.070	x	2	=	9.626	Sq.mt
k	=	2.325	x	1.100	x	4	=	10.230	Sq.mt
l	=	2.575	x	1.955	x	4	=	20.137	Sq.mt
m	=	10.400	x	14.890	x	1	=	154.856	Sq.mt
n	=	2.325	x	2.325	x	2	=	10.811	Sq.mt
o	=	10.400	x	3.589	x	1	=	37.326	Sq.mt
p	=	1.505	x	2.760	x	2	=	8.308	Sq.mt
q	=	0.675	x	1.955	x	4	=	5.279	Sq.mt
r	=	2.250	x	0.600	x	2	=	2.700	Sq.mt
s1	=	5.350	x	3.410	x	2	=	36.487	Sq.mt
s2	=	5.350	x	3.715	x	2	=	39.751	Sq.mt
t	=	1.200	x	0.600	x	2	=	1.440	Sq.mt
u	=	2.325	x	2.630	x	1	=	6.115	Sq.mt

Total deduction = 746.848 Sq.mt

FIRST FLOOR AREA = A - Deductions

= 1750.270 - 746.848 = 1003.422 Sq.mt

AREA UNDER STAIR CASE (For Built up Area)

s1	=	5.350	x	3.410	x	2	=	36.487	Sq.mt
s2	=	5.350	x	3.715	x	2	=	39.751	Sq.mt
l	=	2.575	x	1.955	x	4	=	20.137	Sq.mt

Total deduction = 96.374 Sq.mt

DOOR WINDOW SCHEDULE

S.NO.	TYPE	SIZE	CILL LEVEL	LINTEL LEVEL
1	D-01	1125 X 2450	-	2450
2	D-02	975 X 2450	-	2450
3	D-03	750 X 2450	-	2450
4	DW-01	2440 X 2450	-	2450
5	DW-02	4225 X 2450	-	2450
6	DW-03	2700 X 2450	-	2450
7	DW-04	1925 X 2450	-	2450
8	FD-01	1500 X 2450	-	2450
9	W-01	1525 X 1550	900	2450
10	W-02	1285 X 1550	900	2450
11	W-03	1050 X 1550	900	2450
12	W-04	800 X 1200	1250	2450
13	W-05	475 X 1200	1250	2450
14	W-06	675 X 1550	900	2450
15	W-07	1190 X 1550	900	2450
16	SD-01	3075 X 2450	-	2450
17	SD-02	2510 X 2450	-	2450
18	SD-03	1755 X 2450	-	2450

- LEGEND:-**
- 1 110 OD UPVC SOIL & VENT PIPE
 - 2 110 OD UPVC WASTE & VENT PIPE
 - 3 110 OD UPVC RAIN WATER PIPE
 - 4 750 BALCONY DRAIN PIPE
 - 5 250 CWS DN TAKE PIPE
 - 6 650 G.I. COLD WATER SUPPLY RISER TO O.H.T.

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Solar System Note:-
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Treated Water Note:-
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Title - **FIRST FLOOR PLAN**

Architect Sign:

SCALE: 1:100

DRG. NO: **03**

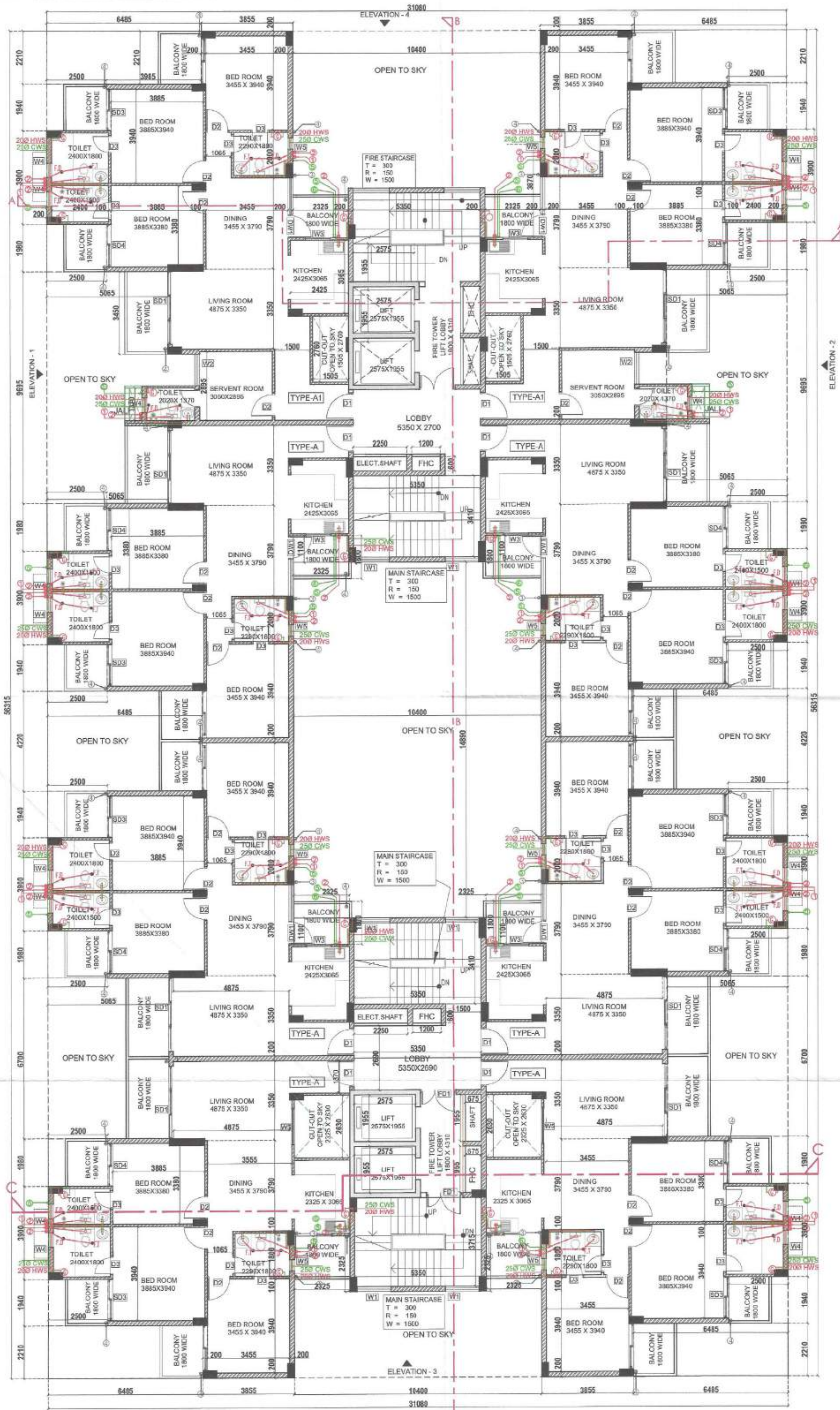
Owner Sign:

FORTEASIA REALTY PRIVATE LIMITED

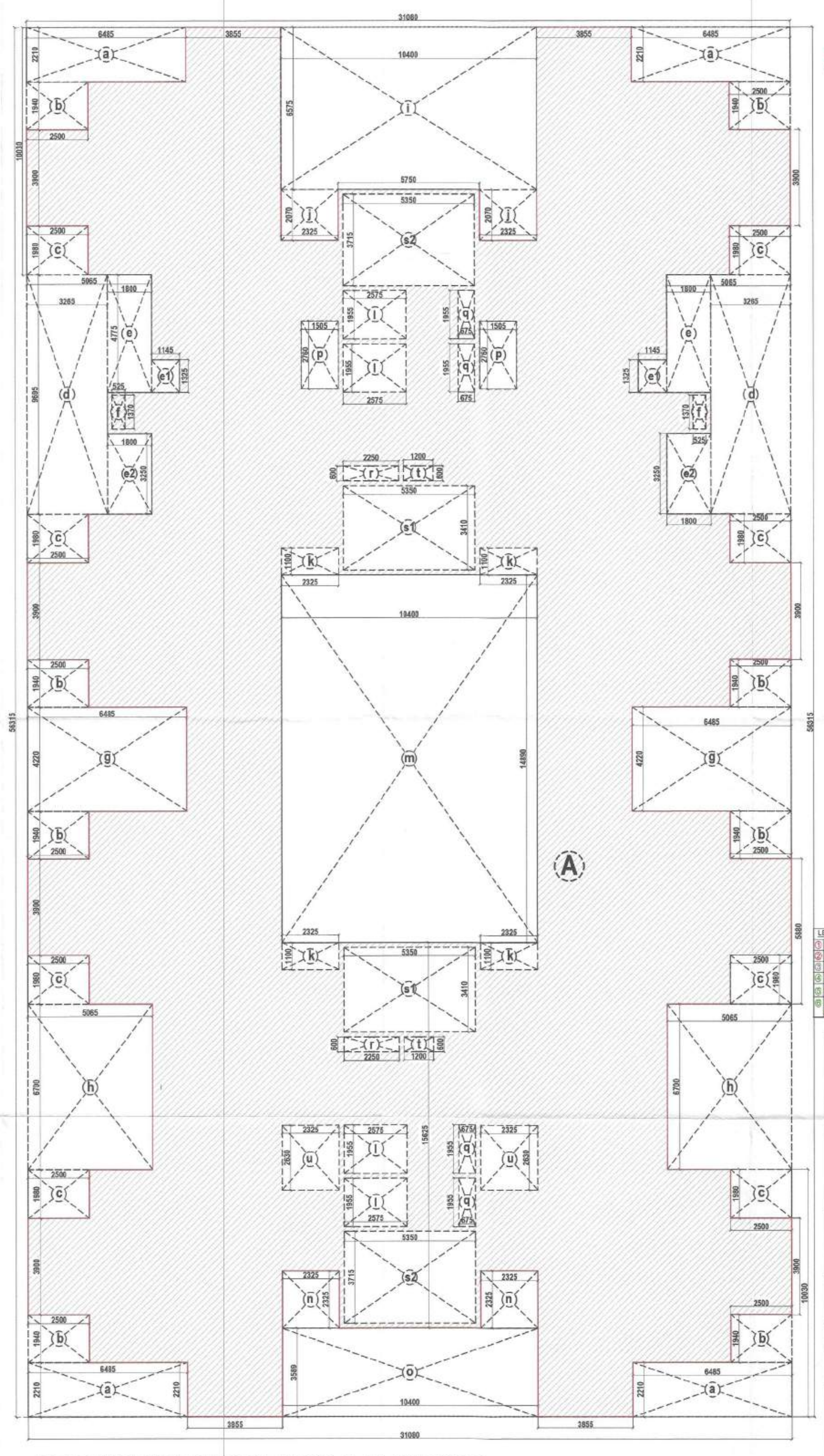
GARG & ASSOCIATES
46, REGAL BUILDING
CONNAUGHT PLACE
NEW DELHI - 110001
GARG GARG
CA-NO-93/25489

Sanctioned & Valid for 05 years Assistant Town Planner to be read with memo No. 595 Dt. 27/01/2025 HSHDC IMT, Rohtak

Divisional Town Planner



TYPICAL FLOOR PLAN (2nd to 6th FLOOR)



AREA KEY PLAN FOR TYPICAL FLOOR (2nd to 6th FLOOR)

AREA OF THE TYPICAL FLOOR (2nd to 6th FLOOR)			
A	=	31.080 x 56.315 x 1	= 1750.270 Sq.mt
Deductions			
a	=	6.485 x 2.210 x 4	= 57.327 Sq.mt
b	=	2.500 x 1.940 x 8	= 38.800 Sq.mt
c	=	2.500 x 1.980 x 8	= 39.600 Sq.mt
d	=	3.265 x 9.695 x 2	= 63.308 Sq.mt
e	=	1.800 x 4.775 x 2	= 17.190 Sq.mt
e1	=	1.145 x 1.326 x 2	= 3.037 Sq.mt
e2	=	1.800 x 3.250 x 2	= 11.700 Sq.mt
f	=	0.525 x 1.370 x 2	= 1.439 Sq.mt
g	=	6.485 x 4.220 x 2	= 54.733 Sq.mt
h	=	5.065 x 6.700 x 2	= 67.871 Sq.mt
i	=	10.400 x 6.575 x 1	= 68.380 Sq.mt
j	=	2.325 x 2.070 x 2	= 9.626 Sq.mt
k	=	2.325 x 1.100 x 4	= 10.230 Sq.mt
l	=	2.575 x 1.955 x 4	= 20.137 Sq.mt
m	=	10.400 x 14.890 x 1	= 154.856 Sq.mt
n	=	2.325 x 2.325 x 2	= 10.811 Sq.mt
o	=	10.400 x 3.589 x 1	= 37.326 Sq.mt
p	=	1.505 x 2.760 x 2	= 8.308 Sq.mt
q	=	0.675 x 1.955 x 4	= 5.279 Sq.mt
r	=	2.250 x 0.600 x 2	= 2.700 Sq.mt
s1	=	5.350 x 3.410 x 2	= 36.487 Sq.mt
s2	=	5.350 x 3.715 x 2	= 39.751 Sq.mt
t	=	1.200 x 0.600 x 2	= 1.440 Sq.mt
u	=	2.325 x 2.630 x 2	= 12.230 Sq.mt
Total deduction = 772.563 Sq.mt			
TYPICAL AREA DETAIL = A - Deductions			
= 1750.270 - 772.563 = 977.707 Sq.mt			
AREA UNDER STAIR CASE (For Built up Area)			
s1	=	5.350 x 3.410 x 2	= 36.487 Sq.mt
s2	=	5.350 x 3.715 x 2	= 39.751 Sq.mt
l	=	2.575 x 1.955 x 4	= 20.137 Sq.mt
Total deduction = 96.374 Sq.mt			

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4	DW-01	2440 X 2450	-	2450
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6	DW-03	2700 X 2450	-	2450
7	DW-04	1825 X 2450	-	2450
8	FD-01	1500 X 2450	-	2450
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13	W-05	475 X 1200	1250	2450
14	W-06	675 X 1550	900	2450
15	W-07	1160 X 1550	900	2450
16	SD-01	3075 X 2450	-	2450
17	SD-02	2010 X 2450	-	2450
18	SD-03	1755 X 2450	-	2450

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Treated Water Note:
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Title: **TYPICAL FLOOR PLAN (2nd to 6th FLOOR)**

SCALE: 1:100

DRG.NO: **04**

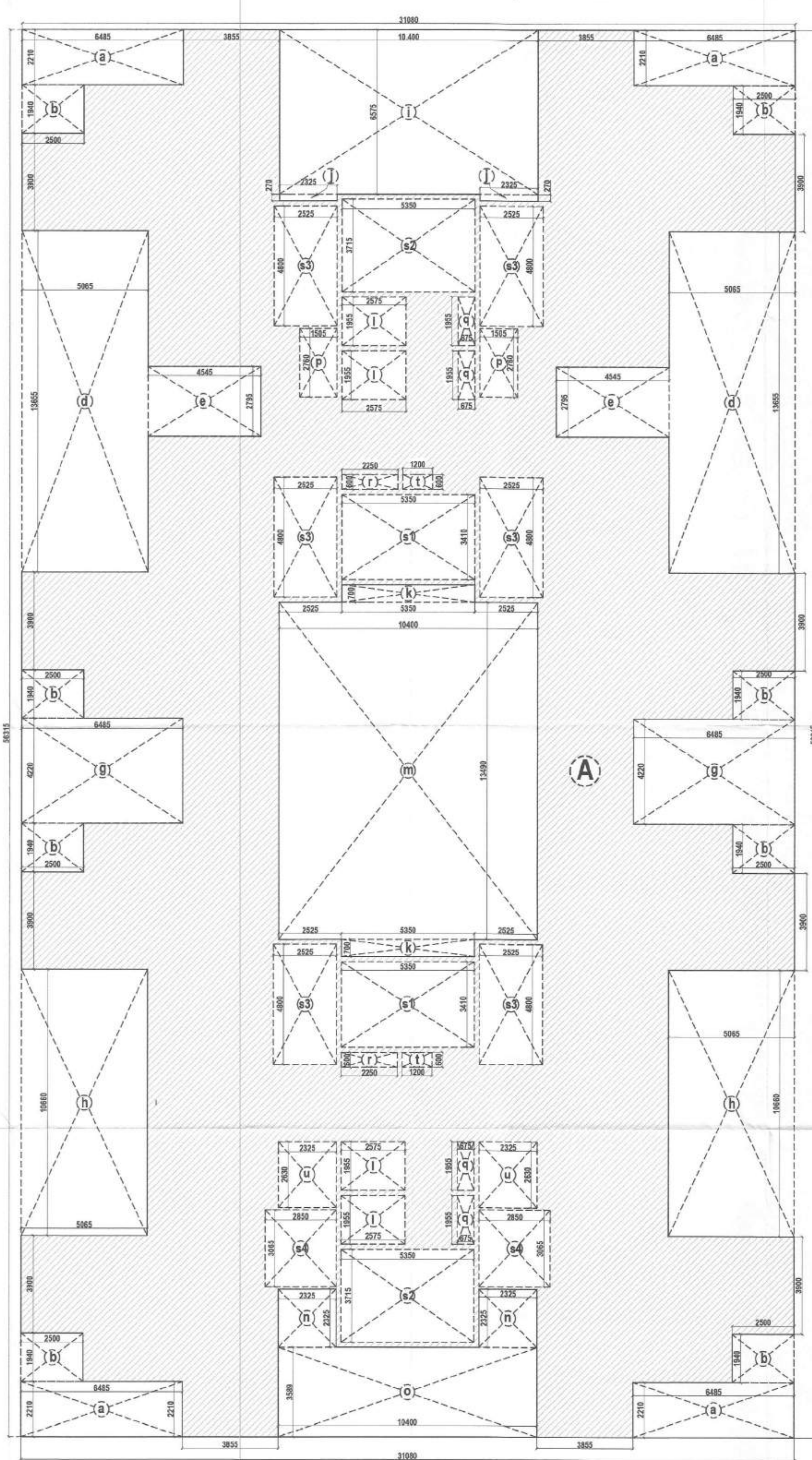
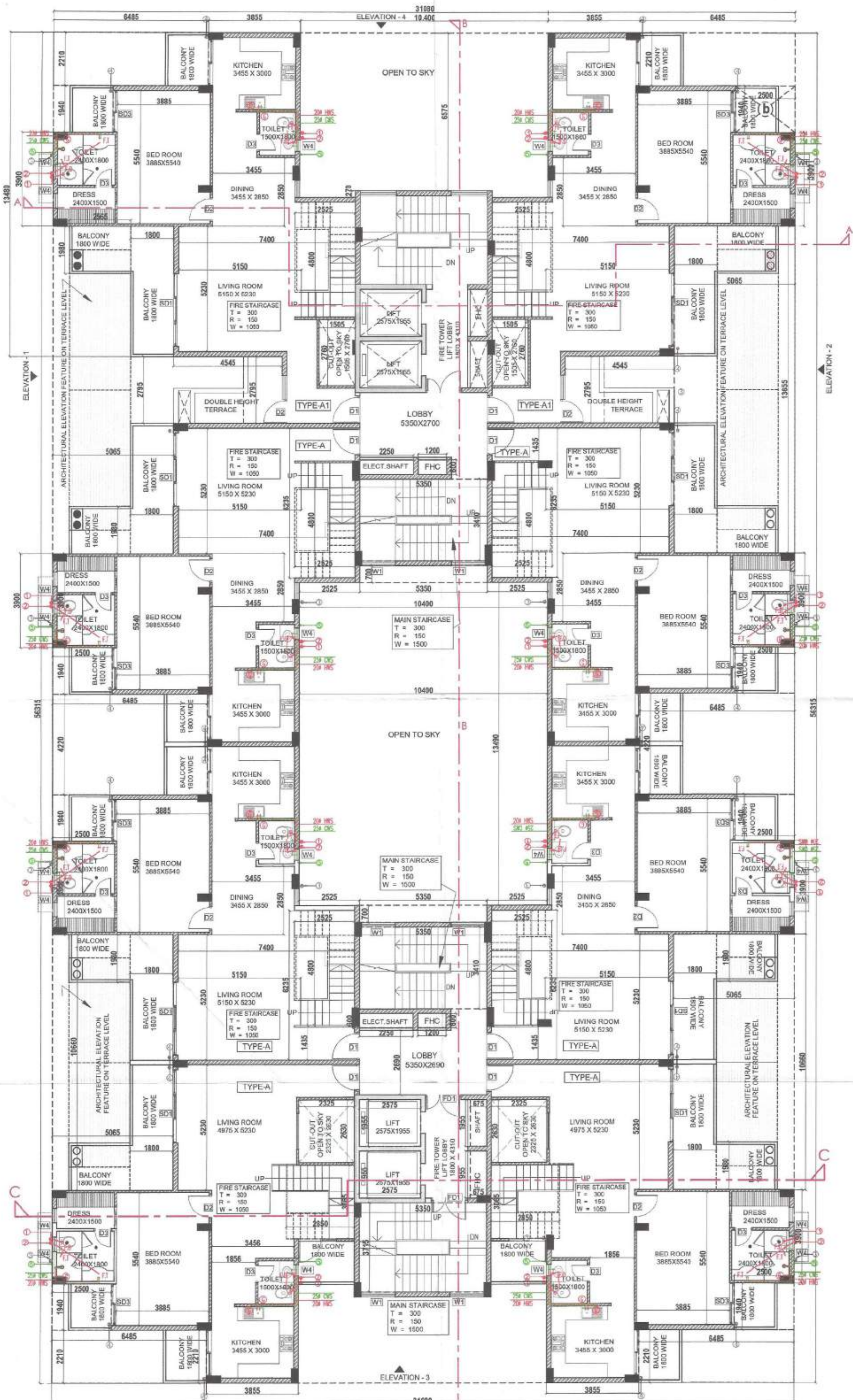
Architect Sign: *[Signature]*

Owner Sign: *[Signature]*

GARG & ASSOCIATES
ARCHITECTS, ENGINEERS, PLANNERS
C/NAUGHT PLACE
NEW DELHI-110021
GAGAN GARG
CA-NO-99/25499

FORTEASIA REALTY PRIVATE LIMITED
Director/Author Signatory (res)
FORTEASIA

Sanctioned & Valid for 05 years to be read with memo No. 295.Dt.27/01/2025
 Assistant Town Planner
 HSIIDC IMT, Rohtak



Divisional Town Planner
AREA OF THE LOWER PENT HOUSE (7th FLOOR)

A	=	31.080	x	56.315	x	1	=	1750.270	Sq.mt
Deductions									
a	=	6.485	x	2.210	x	4	=	57.327	Sq.mt
b	=	2.500	x	1.940	x	8	=	38.800	Sq.mt
d	=	5.065	x	13.655	x	2	=	138.325	Sq.mt
e	=	4.545	x	2.795	x	2	=	25.407	Sq.mt
g	=	6.485	x	4.220	x	2	=	54.733	Sq.mt
h	=	5.065	x	10.660	x	2	=	107.986	Sq.mt
i	=	10.400	x	6.575	x	1	=	68.380	Sq.mt
j	=	2.325	x	0.270	x	2	=	1.256	Sq.mt
k	=	5.350	x	0.700	x	2	=	7.490	Sq.mt
l	=	2.575	x	1.955	x	4	=	20.137	Sq.mt
m	=	10.400	x	13.490	x	1	=	140.296	Sq.mt
n	=	2.325	x	3.410	x	2	=	10.811	Sq.mt
o	=	10.400	x	3.589	x	1	=	37.326	Sq.mt
p	=	1.505	x	2.760	x	2	=	8.308	Sq.mt
q	=	0.675	x	1.955	x	4	=	5.279	Sq.mt
r	=	2.250	x	0.600	x	2	=	2.700	Sq.mt
s1	=	5.350	x	3.410	x	2	=	36.487	Sq.mt
s2	=	5.350	x	3.715	x	2	=	39.751	Sq.mt
t	=	1.200	x	0.600	x	2	=	1.440	Sq.mt
u	=	2.325	x	2.630	x	2	=	12.230	Sq.mt
Total deduction =									814.466
LOWER PENT HOUSE AREA = A - Deductions									935.804

AREA UNDER STAIR CASE (For Built up Area)

s1	=	5.350	x	3.410	x	2	=	36.487	Sq.mt
s2	=	5.350	x	3.715	x	2	=	39.751	Sq.mt
l	=	2.575	x	1.955	x	4	=	20.137	Sq.mt
Total deduction =									96.374

AREA OF THE UPPER PENT HOUSE (8th FLOOR)

LOWER PENT HOUSE AREA - Deductions = 935.804 Sq.mt									
Deductions									
s3	=	2.525	x	4.800	x	6	=	72.720	Sq.mt
s4	=	2.850	x	3.065	x	2	=	17.471	Sq.mt
Total deduction =									90.191
TYPICAL AREA DETAIL = A - Deductions									845.613

AREA UNDER STAIR CASE (For Built up Area)

s1	=	5.350	x	3.410	x	2	=	36.487	Sq.mt
s2	=	5.350	x	3.715	x	2	=	39.751	Sq.mt
s3	=	2.525	x	4.800	x	6	=	72.720	Sq.mt
s4	=	2.850	x	3.065	x	2	=	17.471	Sq.mt
l	=	2.575	x	1.955	x	4	=	20.137	Sq.mt
Total deduction =									186.565

DOOR WINDOW SCHEDULE

S. NO.	TYPE	SIZE	CLL LEVEL	LINTEL LEVEL
1	D-01	1125 X 2450	-	2400
2	D-02	975 X 2450	-	2400
3	D-03	750 X 2450	-	2400
4	DW-01	2400 X 2450	-	2400
4	DW-02	4225 X 2450	-	2400
5	DW-03	2700 X 2450	-	2400
6	DW-04	1925 X 2450	-	2400
7	FD-01	1500 X 2450	-	2400
8	W-01	1525 X 1550	900	2430
9	W-02	1205 X 1550	900	2430
10	W-03	1950 X 1550	900	2430
11	W-04	800 X 1200	1250	2400
12	W-05	475 X 1200	1250	2430
13	W-06	675 X 1050	900	2430
14	W-07	1100 X 1550	900	2430
15	BD-01	3075 X 2450	-	2430
16	BD-02	2010 X 2450	-	2450
17	BD-03	1750 X 2450	-	2450

- LEGEND:-**
- ① 110 OD UPVC SOIL & VENT PIPE
 - ② 110 OD UPVC WASTE & VENT PIPE
 - ③ 110 OD UPVC RAIN WATER PIPE
 - ④ 750 BALCONY DRAIN PIPE
 - ⑤ 250 CWS DN. TAKE PIPE
 - ⑥ 650 G.I. COLD WATER SUPPLY RISER TO O.H.T.

Structure Note:-
 The structure of the building shall be designed and supervised by a qualified structural Engineer & a certificate to this effect be furnished at the time of seeking completion certificate of the building.

Fire Fighting Note:-
 The owner shall be provide fire fighting system before occupying the building. A certificate of compliance from the fire department at the time of seeking completion of the building shall be submitted

Solar System Note:-
 We shall be providing Solar water heating system as per HAREDA Norms

Treated Water Note:-
 Treated waste water is to be used in All EWC's & recirculation of treated water is to be used in green Spaces.
 Whole Building Has Provision of 100% Power Back up for 24 hours.

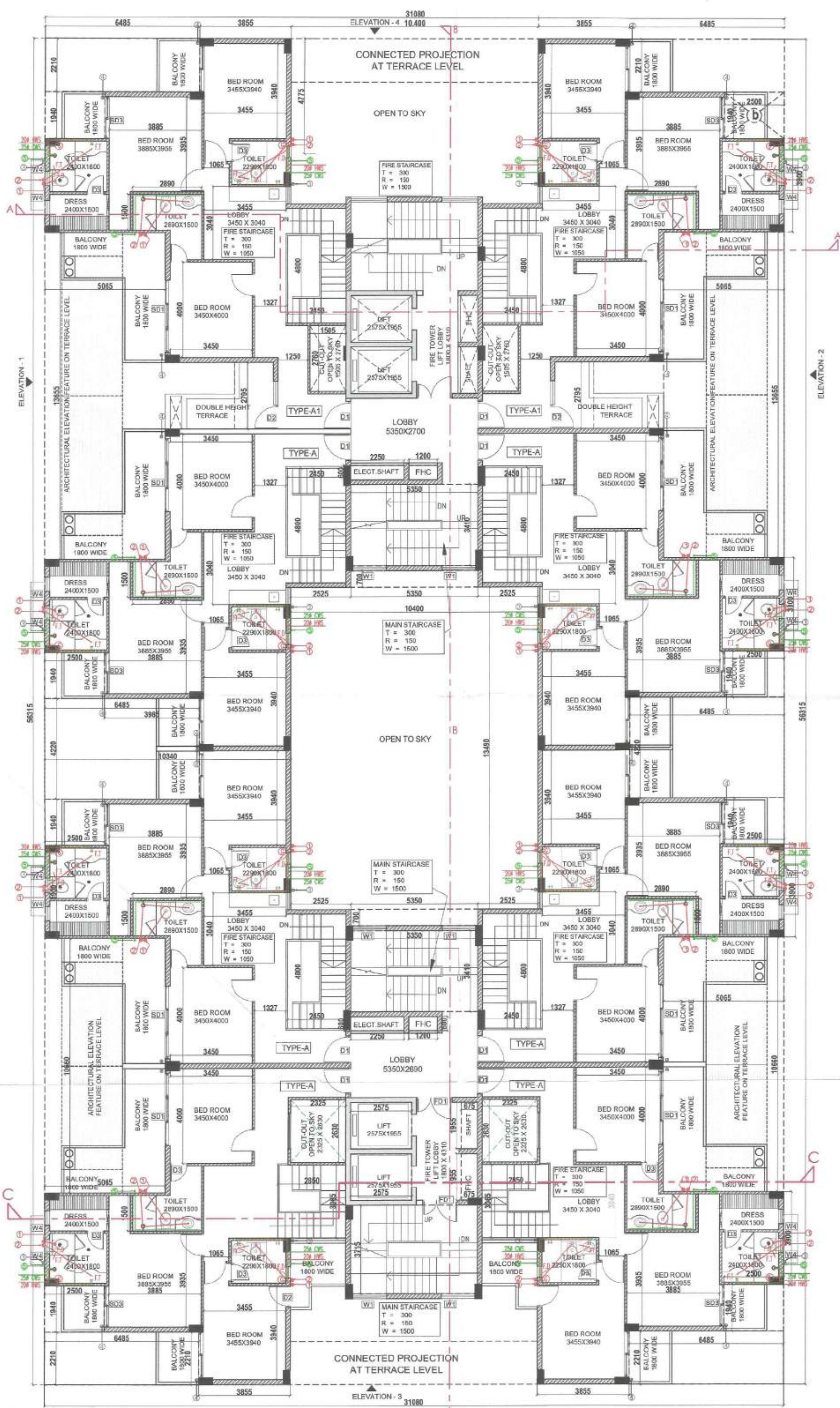
PROPOSED BUILDING PLAN FOR GROUP HOUSING- GH-4 OF AN MEASURING 4650.00 Sqm. IN SECTOR 30-A, PHASE-II, INDUSTRIAL MODEL TOWNSHIP, ROHTAK, HARYANA, DEVELOPED BY FORTEASIA REALTY PVT. LTD.

Title:- LOWER PENT HOUSE FLOOR PLAN (7th FLOOR)

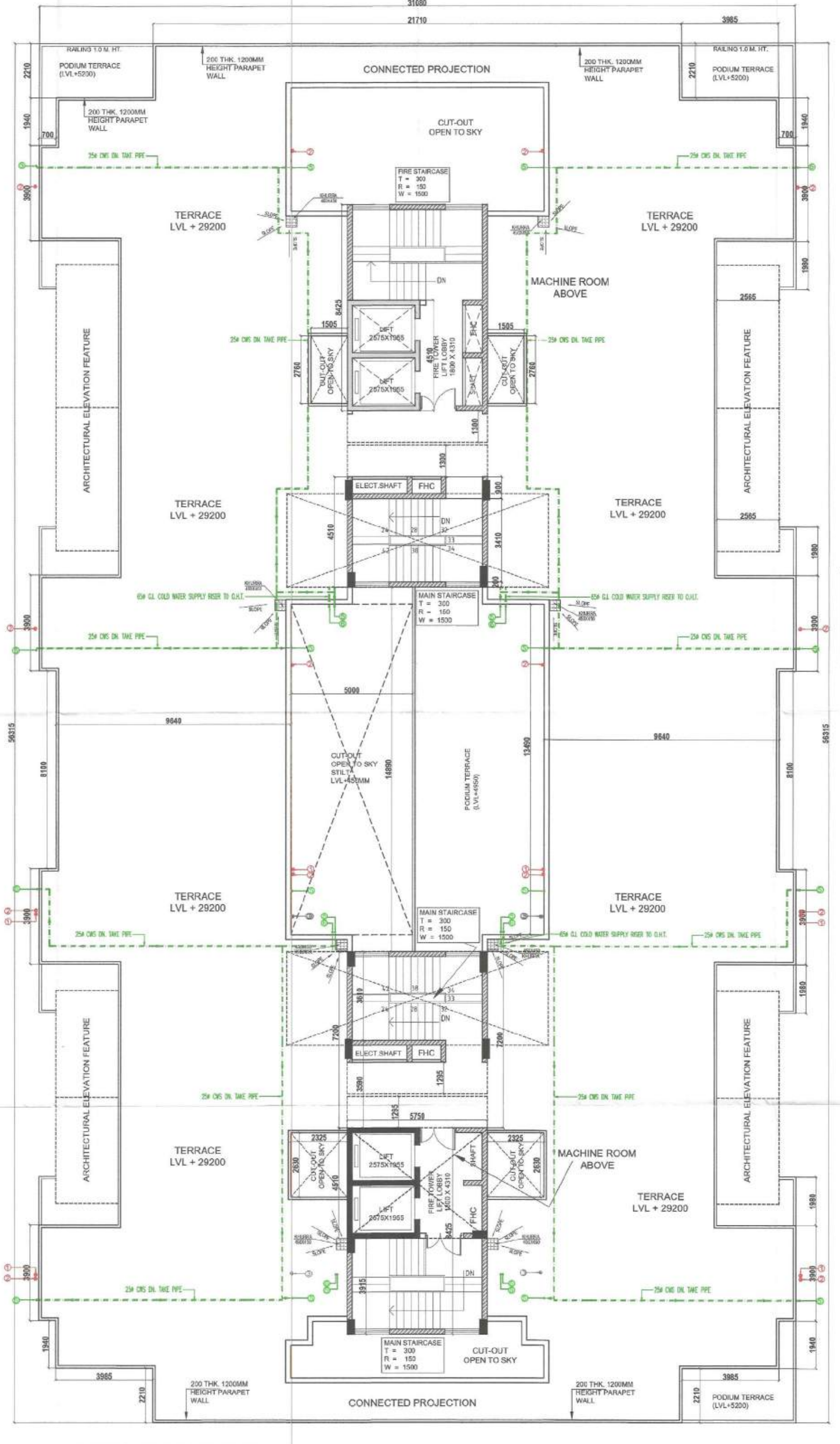
 GARG & ASSOCIATES ARCHITECTS, ENGINEERS, PLANNERS MEDICAL BUILDING, CONNAUGHT PLACE, NEW DELHI-110001 PHONE: 8860051211 EMAIL: info@gargandassociates.in	SCALE: 1:100 Date: January 2025 Drawn by: GARG ASSOCIATES Checked by: A./Suresh Parjati	DRG.NO: 05
	Architect Sign: Owner Sign: FORTEASIA REALTY PRIVATE LIMITED Signatory (ies)	GARG & ASSOCIATES 46, REGAL BUILDING CONNAUGHT PLACE NEW DELHI-110001 GAGAN GARG CA-NO-99/25499

LOWER PENT HOUSE FLOOR PLAN (7th FLOOR)
 LVL + 2320MM

AREA KEY PLAN FOR LOWER PENT HOUSE (7th FLOOR)



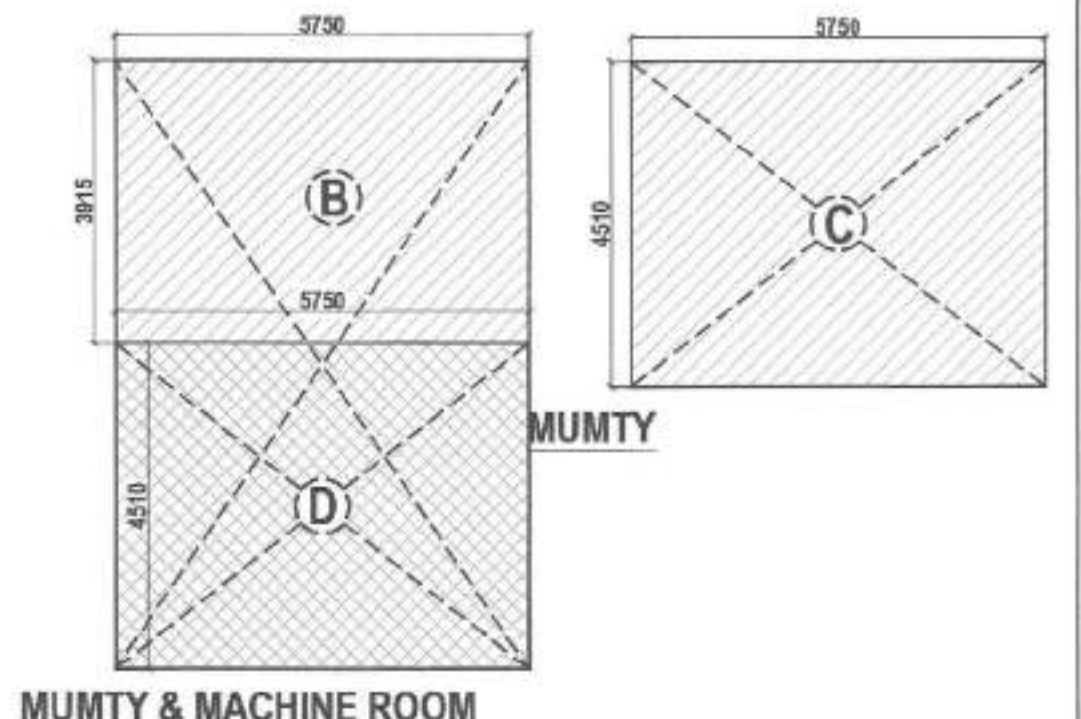
UPPER PENT HOUSE FLOOR PLAN (8th FLOOR) LVL+26200MM



TERRACE FLOOR PLAN

As Approved by
Supervision Committee (HQ) On 22/01/2025
Sanctioned & Valid for 05 years
to be read with memo No. 595.DL.27/01/2025

Head Draftsman
HSIIDC IMT Rohtak
Assistant Town Planner
HSIIDC IMT, Rohtak
Divisional Town Planner
HSIIDC IMT, Rohtak



MUMTY & MACHINE AREA

B	=	5.750	x	3.915	x	2	=	45.023	Sq.mt
C	=	5.750	x	4.510	x	2	=	51.865	Sq.mt
D	=	5.750	x	4.510	x	2	=	51.865	Sq.mt
Total deduction =								148.753	Sq.mt

DOOR WINDOW SCHEDULE

S.NO.	TYPE	SIZE	CLL LEVEL	LVL LEVEL
1	D-01	1125 X 2450	-	2450
2	D-02	675 X 2450	-	2450
3	D-03	750 X 2450	-	2450
4	DW-01	2440 X 2450	-	2450
4	DW-02	4225 X 2450	-	2450
5	DW-03	2700 X 2450	-	2450
8	DW-04	1925 X 2450	-	2450
7	FD-01	1500 X 2450	-	2450
8	W-01	1525 X 1500	900	2450
9	W-02	1265 X 1550	900	2450
10	W-03	1050 X 1550	900	2450
11	W-04	600 X 1200	1250	2450
12	W-05	475 X 1200	1250	2450
13	W-06	675 X 1500	900	2450
14	W-07	1160 X 1550	900	2450
15	SD-01	2075 X 2450	-	2450
16	SD-02	2010 X 2450	-	2450
17	SD-03	1755 X 2450	-	2450

- LEGEND:-**
- ① 110 OD UPVC SOIL & VENT PIPE
 - ② 110 OD UPVC WASTE & VENT PIPE
 - ③ 110 OD UPVC RAIN WATER PIPE
 - ④ 750 BALCONY DRAIN PIPE
 - ⑤ 250 CWS DN TAKE PIPE
 - ⑥ 650 G.I. COLD WATER SUPPLY RISER TO O.H.T.

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Solar System Note:-
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Treated Water Note:-
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Whole Building Has Provision of 100% Power Back up for 24 hours.

PROPOSED BUILDING PLAN FOR GROUP HOUSING- GH-4 OF AN MEASURING 4650.00 Sqm. IN SECTOR 30-A, PHASE-II, INDUSTRIAL MODEL TOWNSHIP, ROHTAK, HARYANA, DEVELOPED BY FORTIASIA REALTY PVT. LTD.

Title:- **UPPER PENT HOUSE FLOOR PLAN (8th FLOOR) & TERRACE PLAN**

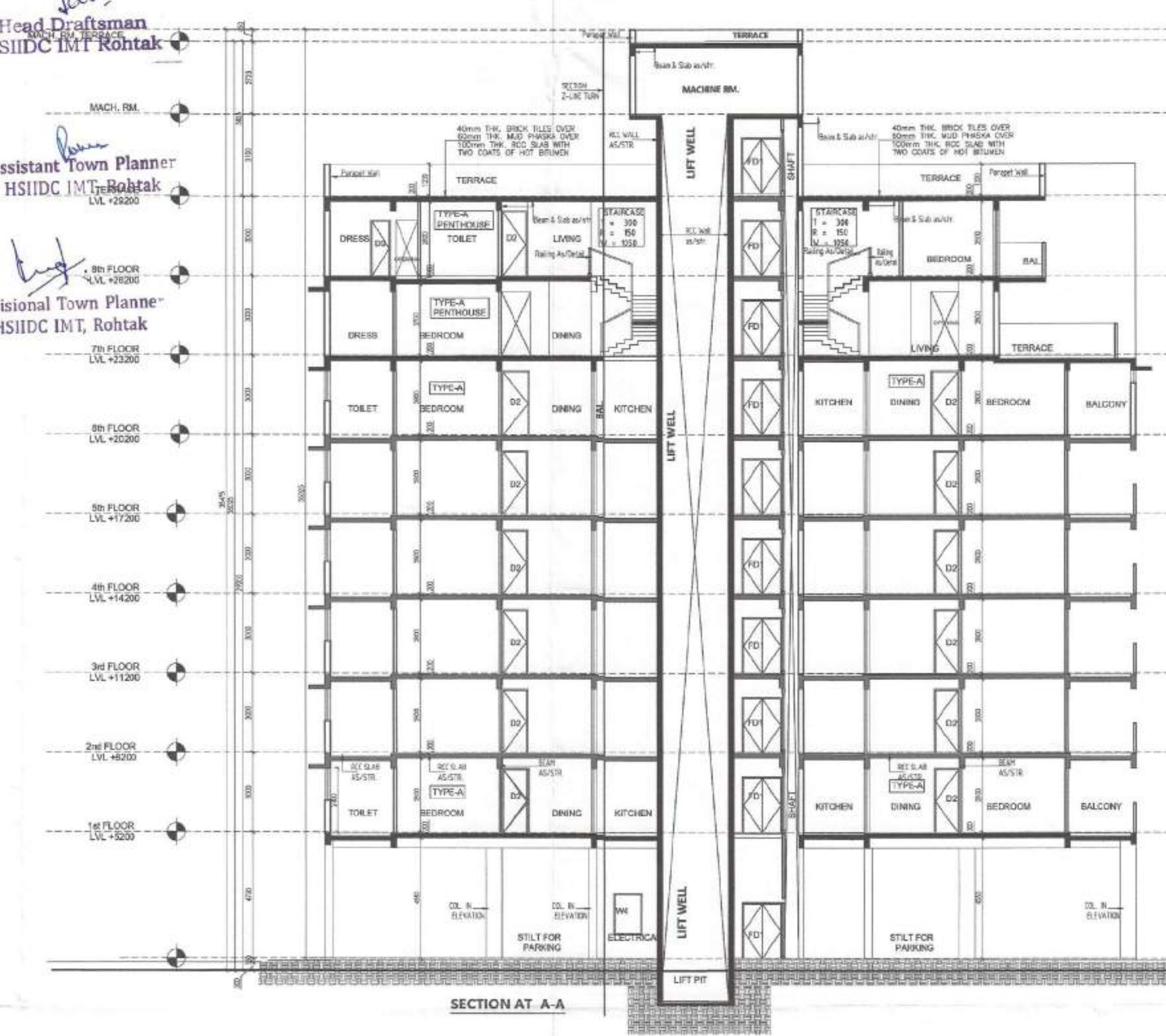
<p>GARG & ASSOCIATES ARCHITECTS, ENGINEERS, PLANNERS 46, REGAL BUILDING, CONNAUGHT PLACE, NEW DELHI-110001 PHONE: 88603037 F.M.A. - office@gargandassociates.in</p>	<p>SCALE: 1:100 Date: January 2025</p>	<p>DRG. NO: 06</p>
	<p>Architect Sign: </p>	<p>Owner Sign: </p> <p>FORTIASIA REALTY PRIVATE LIMITED Director: </p>



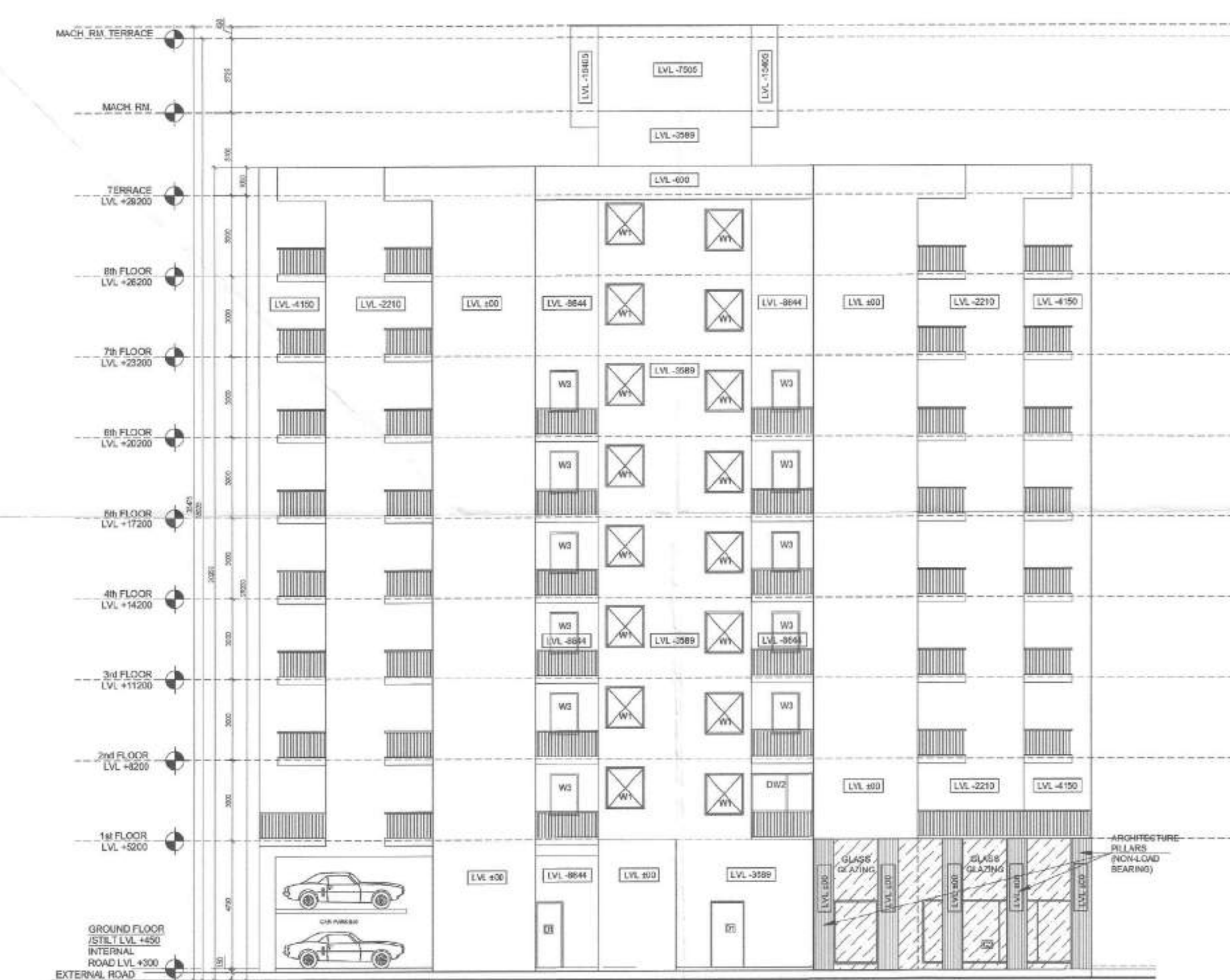
ELEVATION-1

As Approved by
Supervision Committee (HC) On 22/01/2025
Sanctioned & Valid for 05 years
to be read with memo No. S.S.D. 27/01/2025

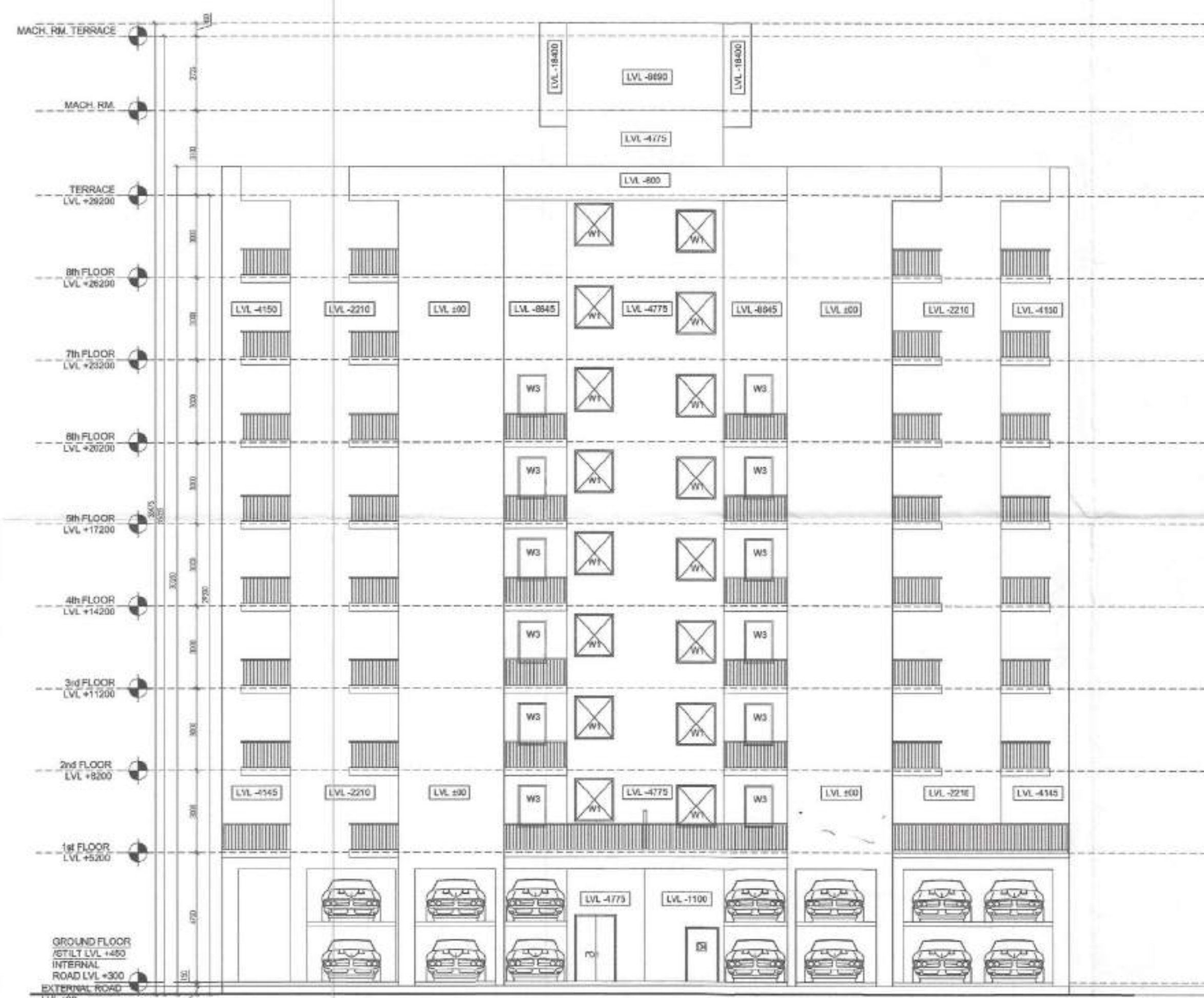
Head Draftsman
HSIIDC IMT, Rohtak
Assistant Town Planner
HSIIDC IMT, Rohtak
Divisional Town Planner
HSIIDC IMT, Rohtak



SECTION AT A-A



ELEVATION-3



ELEVATION-4

DOOR WINDOW SCHEDULE				
S.NO.	TYPE	SIZE	CELL LEVEL	LINTEL LEVEL
1	D-01	1125 X 2450	-	2450
2	D-02	875 X 2450	-	2450
3	D-03	750 X 2450	-	2450
4	DW-01	2440X 2450	-	2450
5	DW-02	4225X 2450	-	2450
6	DW-03	2705X 2450	-	2450
7	FD-01	1500X 2450	-	2450
8	W-01	1525X 1550	900	2450
9	W-02	1285X 1550	900	2450
10	W-03	1050X 1550	900	2450
11	W-04	600X 1200	1250	2450
12	W-05	475X 1200	1250	2450
13	W-06	675X 1550	900	2450
14	W-07	1160X 1550	900	2450
15	SD-01	3075X 2450	-	2450
16	SD-02	2015X 2450	-	2450
17	SD-03	1755X 2450	-	2450

Structure Note:
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PROPOSED BUILDING PLAN FOR GROUP HOUSING- GH-4 OF AN MEASURING 4650.00 Sqm. IN SECTOR 30-A, PHASE-II, INDUSTRIAL MODEL TOWNSHIP, ROHTAK, HARYANA, DEVELOPED BY FORTEASIA REALTY PVT. LTD.

Title: **ELEVATION & SECTIONS**

SCALE: 1:100

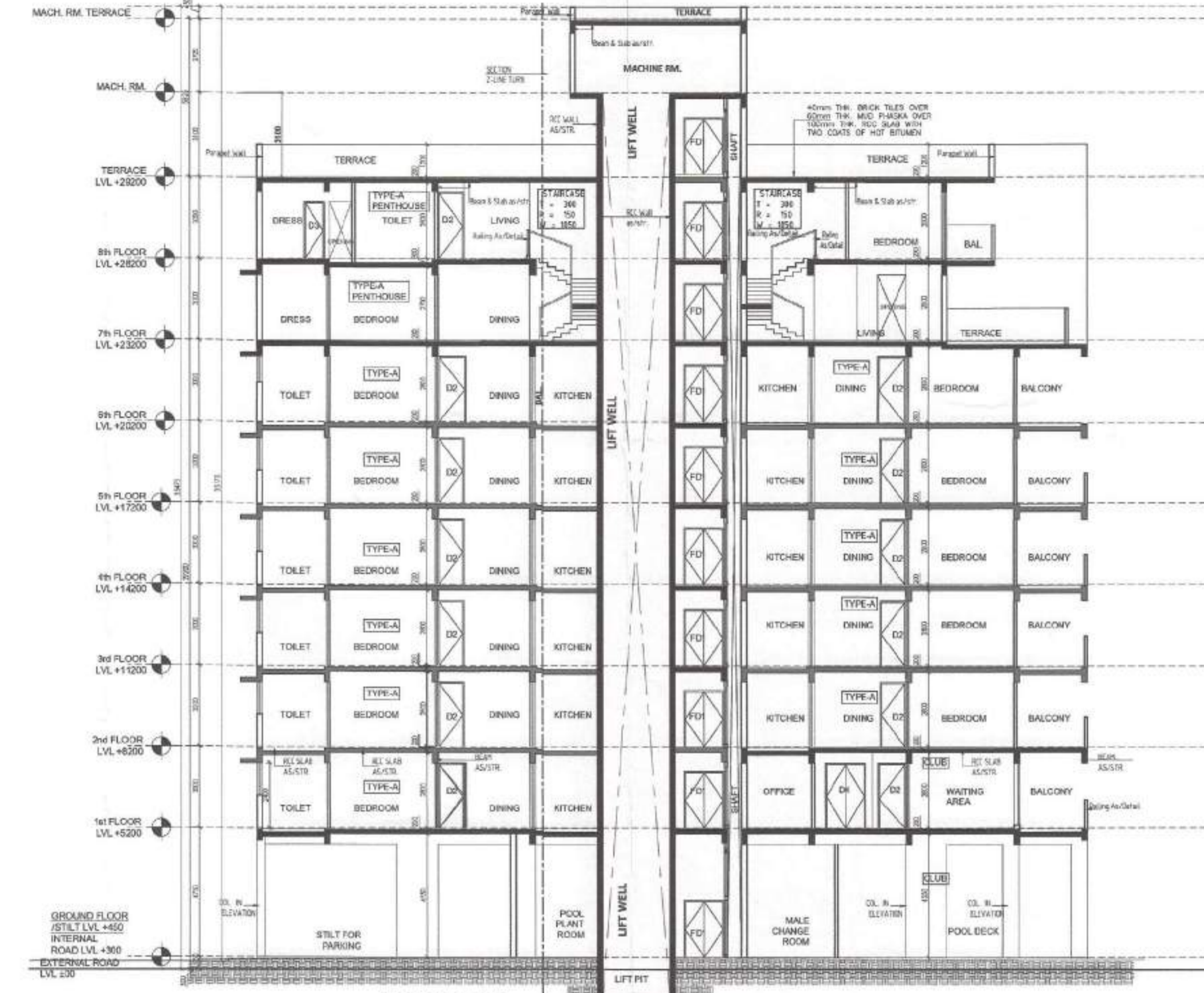
DRG.NO: **07**

GARG & ASSOCIATES ARCHITECTS, ENGINEERS, PLANNERS
46, REGAL BUILDING CONNAUGHT PLACE, NEW DELHI-110001
GAGAN GARG CA-ND-99/25499

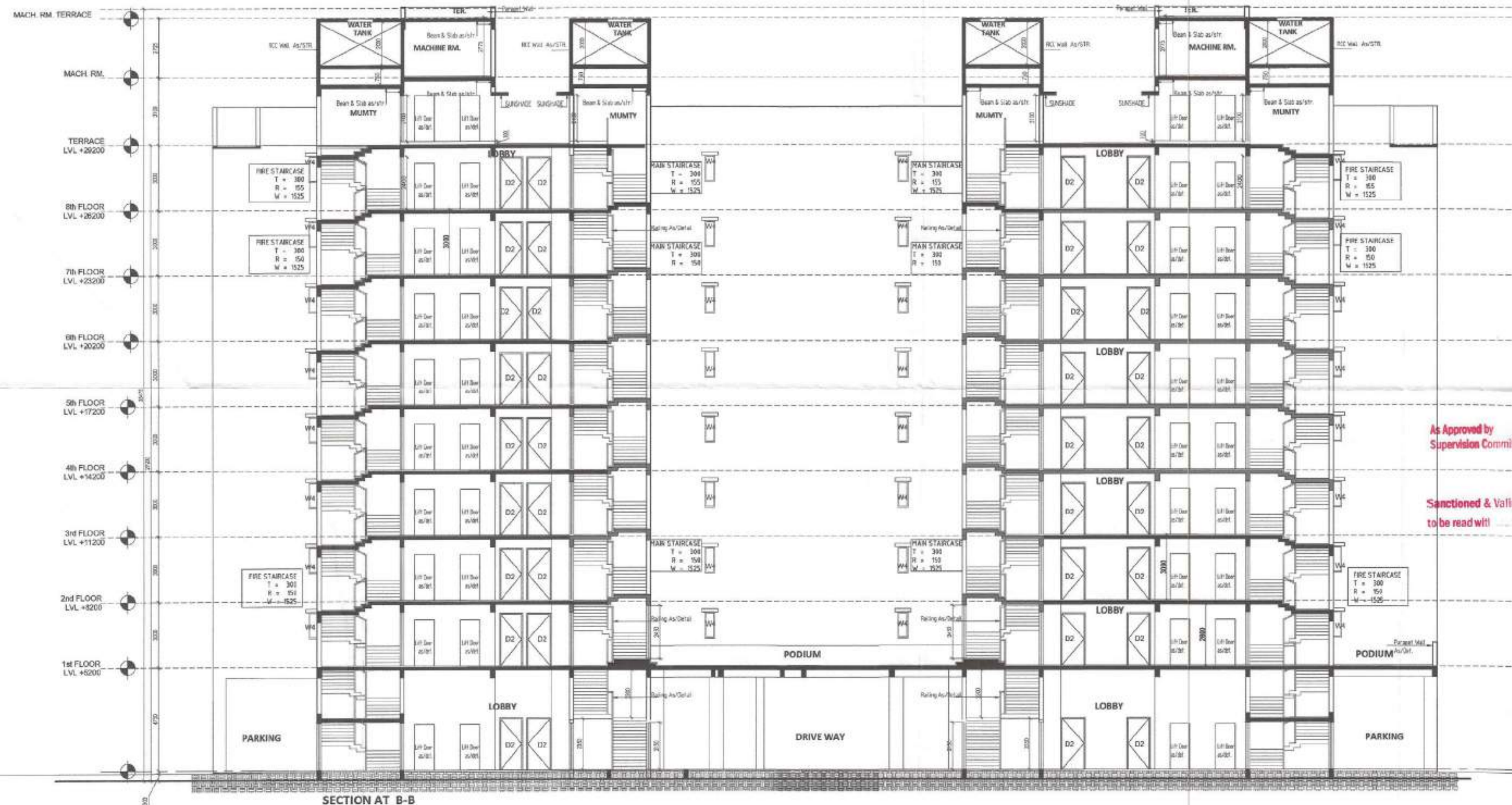
FORTEASIA REALTY PRIVATE LIMITED
Director/Auth. Signatory(ies)



ELEVATION-2



SECTION AT C-C



SECTION AT B-B

DOOR WINDOW SCHEDULE				
S.NO.	TYPE	SIZE	CLL LEVEL	LNTL LEVEL
1	D-01	1125 X 2450	-	2450
2	D-02	975 X 2450	-	2450
3	D-03	750 X 2450	-	2450
4	DW-01	3440 X 2450	-	2450
5	DW-02	4225 X 2450	-	2450
6	DW-03	2700 X 2450	-	2450
7	FD-01	1900 X 2450	-	2450
8	W-01	1525 X 1500	900	2450
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10	W-03	1050 X 1500	900	2450
11	W-04	800 X 1200	1250	2450
12	W-05	475 X 1200	1250	2450
13	W-06	875 X 1500	900	2450
14	W-07	1160 X 1500	900	2450
15	SD-01	3075 X 2450	-	2450
16	SD-02	2010 X 2450	-	2450
17	SD-03	1755 X 2450	-	2450

As Approved by Supervision Committee (HO) On 22/01/2023

Sanctioned & Valid for 05 years to be read with 23/01/2023

Head Draftsman HSIIDC IMT Rohtak

Assistant Town Planner HSIIDC IMT, Rohtak

Divisional Town Planner HSIIDC IMT, Rohtak

Structure Note:
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PROPOSED BUILDING PLAN FOR GROUP HOUSING- GH-4 OF AN MEASURING 4650.00 Sqm. IN SECTOR 30-A, PHASE-II, INDUSTRIAL MODEL TOWNSHIP, ROHTAK, HARYANA, DEVELOPED BY FORTEASIA REALTY PVT. LTD.

Title: **ELEVATION & SECTIONS**

SCALE: 1:100

DRG.NO: **08**

GARG & ASSOCIATES ARCHITECTS, ENGINEERS, PLANNERS
46, REGAL BUILDING CONNAUGHT PLACE, NEW DELHI-110001
GAGAN GARG CA-NO-99/25499

FORTEASIA REALTY PRIVATE LIMITED
New Delhi-110001
Signature: *[Signature]*