Building Plans Sanction and Plans will be valid for five year only
To be read with Memo No. 1206
Date: 20/10/2025 to 25/10/2030

Chairman Building Plans Committee cum
Senior Town Planner
HSIIDC, IMT Manesar

Recommended for Sanctioning
ATP
H-Dhiman

SCHEDULE OF OPENINGS
RESIDENTIAL TOWERS
(As Per NBC)

Door Tag	Location	Size	Type	Opening Lintel	Cill	Width	Fire rating	Description
D1	Typical-Unit-Main Entrance	1200x2400	Single leaf	2400		1200		Flush Door
D2	Typical-Utility	900x2400	Single leaf	2400		900		Flush Door
D3	Typical-Toilet	750x2400	Single leaf	2400		750		Flush Door
D4	Typical-Bedroom	900x2400	Single leaf	2400		900		Flush Door
D5	Typical-Kitchen	900x2400	Single leaf	2400		900		Flush Door
D6	Typical-FHC	900X2400	Single leaf	2400	100	900		Hdf Door
D7	Typical-Utility Toilet	750X2400	Single leaf	2400		750		Flush Door
D8	Staircase/LMR/Staircase	1100X2400	Single leaf	2400		1100		Flush Door
FD1	Staircase/Lift Basement	1200x2400	Single leaf	2400		1200	2	Proprietary Door
FD2	Typical-Electrical Shaft	1100X2300	Double Leaf	2400	100	2200	2	Proprietary Door
FD3	Typical-LIT Shaft	800X2300	Single leaf	2400	100	900	2	Proprietary Door
FD4	Basement-Passenger Lift Lobby/ Ground Floor-Inner lobby Entrance	1500X2400	Double Leaf	2400		1500	2	Proprietary Door
FD5	Basement-Service Lift Lobby/ Ground Floor-Main entrance	1800X2400	Double Leaf	2400		1800	2	Proprietary Door
FD6	Refuge Area	1200X2400	Single leaf	2400		1200	2	Proprietary Door
FD7	Typical-Plumbing Shaft/Toilet	750x1800	Single leaf	2400	600	750	30 min	Proprietary Door
FD8	Typical-Plumbing Shaft/Toilet	750x1200	Single leaf	2400	1200	750	30 min	Proprietary Door
FD9	Typical-Plumbing Shaft/Toilet	900x1800	Single leaf	2400	600	900	30 min	Proprietary Door
FD10	Basement-DG Room	1000X3000	Double Leaf	3000	100	2000	2	Proprietary Door
FD12	Utility entrance - Refuge Door	800X2400	Single leaf	2400		800	2	Proprietary Door
AP1	Typical-Balcony	1070X1800	Single leaf	2400	600	970		Aluminium Access panel
AP2	Typical-Balcony	820X1800	Double Leaf	2400	600	750		Aluminium Access panel
V1	Typical-Toilet	750X1200	Top hung Single leaf	2400	1200	750		Aluminium ventilator
V2	Typical-Toilet	600X1200	Top hung Single leaf	2400	1200	600		Aluminium ventilator
RD1	Transformer Room	3000x2900	Tray roll	2900	100	3000	2	Proprietary Door
RD2	STP plant room	2000x2900	Tray roll	2900	100	2000	1	Proprietary Door

RESIDENTIAL TOWERS (EXT. GLAZING SCHEDULE)

Door Tag	Location	Size	Type	Lintel	Cill	Width	Fire rating	Description
GL1	Ground floor-Ground lower lobby	3375x5000		5000		3375		Jwit. Glazing
GL2	Ground floor-lobby	1795x5000		5000		1795		Jwit. Glazing
GL3	Ground floor-lobby	3285x5000		5000		3285		Jwit. Glazing
GL4	Ground floor-lobby	9650x5000		5000		9650		Jwit. Glazing
GL5	Ground floor-lobby	5440x5000		5000		5440		Jwit. Glazing
GL6	Ground floor-lobby	9650x5000		5000		9650		Jwit. Glazing
GL7	Ground floor-lobby	3285x5000		5000		3285		Jwit. Glazing
GL8	Ground floor-lobby	1795x5000		5000		1795		Jwit. Glazing
GL9	Ground floor-lobby	3375x5000		5000		3375		Jwit. Glazing
GL10	Ground floor-lobby	5150x5000		5000		5150		Jwit. Glazing
GL11	Ground floor-lobby	3260x5000		5000		3260		Jwit. Glazing
GL12	Ground floor-lobby	3150x5000		5000		3150		Jwit. Glazing
GL13	Ground floor-lobby	9810x5000		5000		9810		Jwit. Glazing
GL14	Ground floor-lobby	1630x5000		5000		1630		Jwit. Glazing
GL15	Ground floor-lobby	3260x5000		5000		3260		Jwit. Glazing
GL16	Ground floor-lobby	1930x5000		5000		1930		Jwit. Glazing
GL17	Ground floor-lobby	3260x5000		5000		3260		Jwit. Glazing
GL18	Ground floor-lobby	1930x5000		5000		1930		Jwit. Glazing
GD1	Ground floor-lobby	2000x5000		5000		2000		Jwit. Glazing door

BA-3BHK (Large)+LIT TYPE C

GD1	Master Bedroom	1845X2600	2600	750	1845		Siteing
GD2	Bedroom-1	2000X2600	2600		2000		Siteing
GD3	Bedroom-2	2000X2600	2600		2000		Siteing
GD4	Living & Dining	4100X2600	2600		4100		Siteing
GD5	Kitchen	1430X2600	2600	1050	1430		Siteing
GD6	Utility balcony	750x2600	2600		750		Siteing

B3-3BHK (Large)+ROOF TYPE B2

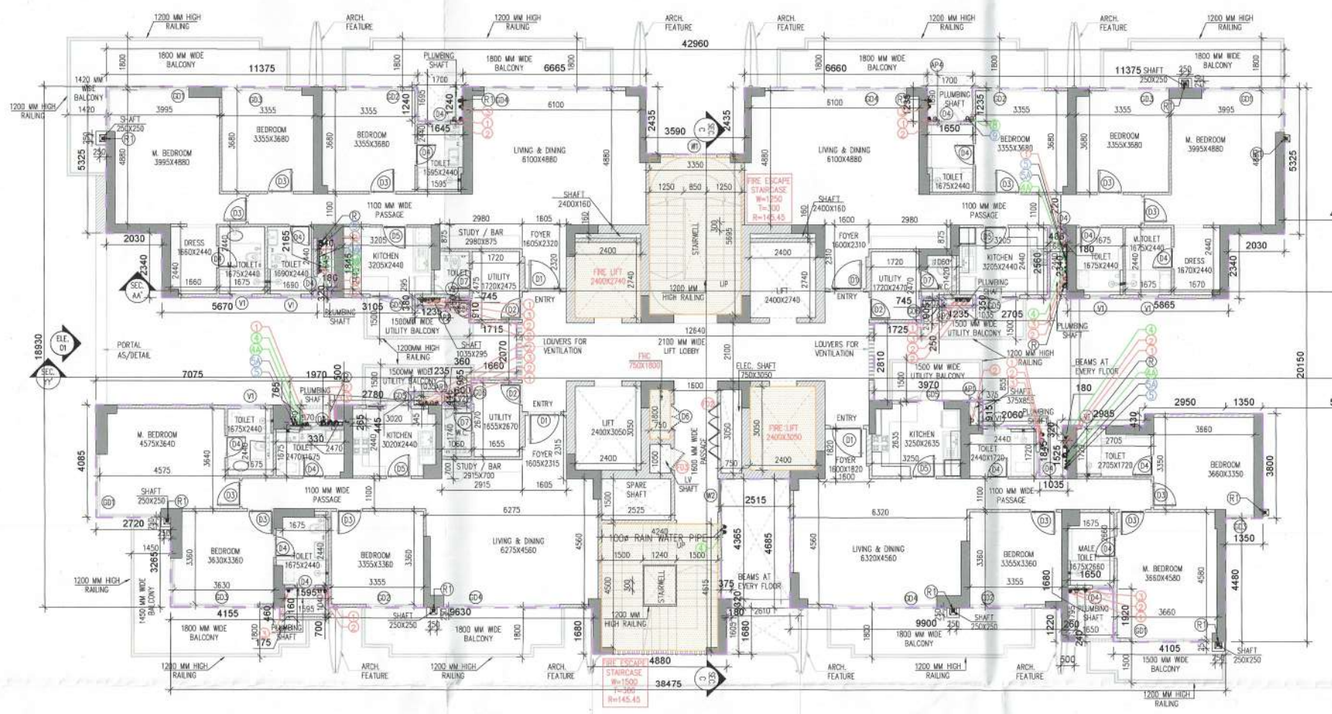
GD1	Master Bedroom	1845X2600	2600	750	1845	Siteing
GD2	Bedroom-1	2000X2600	2600		2000	Siteing
GD3	Bedroom-2	2000X2600	2600		2000	Siteing
GD4	Living & Dining	4100X2600	2600		4100	Siteing
GD5	Kitchen	1430X2600	2600	1050	1430	Siteing
GD6	Utility balcony	750x2600	2600		750	Siteing

B1-3BHK (Small) TYPE A

GD1	Master Bedroom	1800X2600	2600		1800	Siteing
GD2	Bedroom-1	2000X2600	2600		2000	Siteing
GD3	Bedroom-2	2000X2600	2600		2000	Siteing
GD4	Living & Dining	3600X2600	2600		3600	Siteing
GD5	Kitchen	1430x2600	2600	1050	1430	Siteing

A3-3BHK (Large) LIT TYPE C

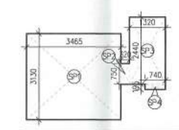
GD1	Master Bedroom	1845X2600	2600	750	1845	Siteing
GD2	Bedroom-1	2000X2600	2600		2000	Siteing
GD3	Bedroom-2	2000X2600	2600		2000	Siteing
GD4	Living & Dining	4400X2600	2600		4400	Siteing
GD5	Kitchen	1430x2600	2600	1050	1430	Siteing
GD6	Utility balcony	750x2600	2600		750	Siteing



TYPICAL FLOOR PLAN
4TH TO 7TH FLOOR ,
9TH TO 17TH FLOOR,
19TH TO 26TH & 28TH TO 35TH
TOWER-D

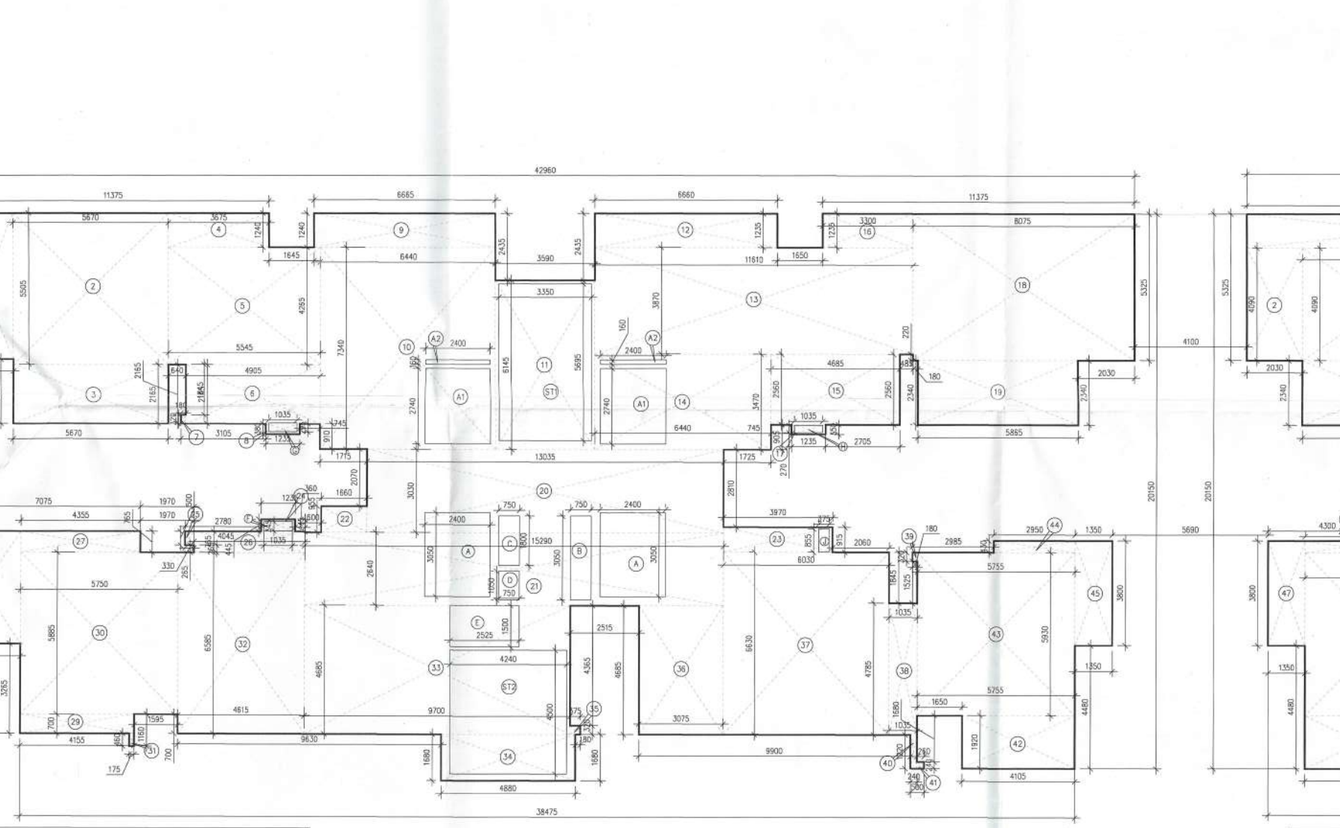
TYPICAL FLOOR	FLOOR LEVEL	UNITS
4th FLOOR	LVL+17.00	4
5th FLOOR	LVL+20.20	4
6th FLOOR	LVL+23.40	4
7th FLOOR	LVL+26.60	4
9th FLOOR	LVL+33.00	4
10th FLOOR	LVL+36.20	4
11th FLOOR	LVL+39.40	4
12th FLOOR	LVL+42.60	4
13th FLOOR	LVL+45.80	4
14th FLOOR	LVL+49.00	4
15th FLOOR	LVL+52.20	4
16th FLOOR	LVL+55.40	4
17th FLOOR	LVL+58.60	4
19th FLOOR	LVL+65.00	4
20th FLOOR	LVL+68.20	4
21st FLOOR	LVL+71.40	4
22nd FLOOR	LVL+74.60	4
23rd FLOOR	LVL+77.80	4
24th FLOOR	LVL+81.00	4
25th FLOOR	LVL+84.20	4
26th FLOOR	LVL+87.40	4
28th FLOOR	LVL+93.80	4
29th FLOOR	LVL+97.00	4
30th FLOOR	LVL+100.20	4
31st FLOOR	LVL+103.40	4
32nd FLOOR	LVL+106.60	4
33rd FLOOR	LVL+109.80	4
34th FLOOR	LVL+113.00	4
35th FLOOR	LVL+116.20	4
	TOTAL UNITS =	116

PLUMBING LEGEND:-		
S.NO	SYMBOL	DISCRIPTION
1		100Ø SOIL PIPE
2		150Ø WASTE PIPE
1a		150Ø SOIL PIPE
2a		150Ø WASTE PIPE
3		ANTI VENT PIPE
4		DOMESTIC WATER SUPPLY PIPE
4A		DOMESTIC WATER SUPPLY BRANCH PIPE
4B		DOMESTIC WATER SUPPLY PIPE FOR TOP THREE FLOOR
5		FLUSHING WATER SUPPLY PIPE
5A		FLUSHING WATER SUPPLY BRANCH PIPE
6		DOMESTIC WATER SUPPLY RISER
7		FLUSHING WATER SUPPLY RISER
10		DOMESTIC WATER NYG. FOR CLUB
11		FLUSHING WATER NYG. FOR CLUB
R		150Ø RAIN WATER PIPE
R1		100Ø BALCONY DRAIN PIPE
R2		150Ø RAIN WATER PIPE
AVV		AIR RELEASE VALVE
BV		BALL VALVE



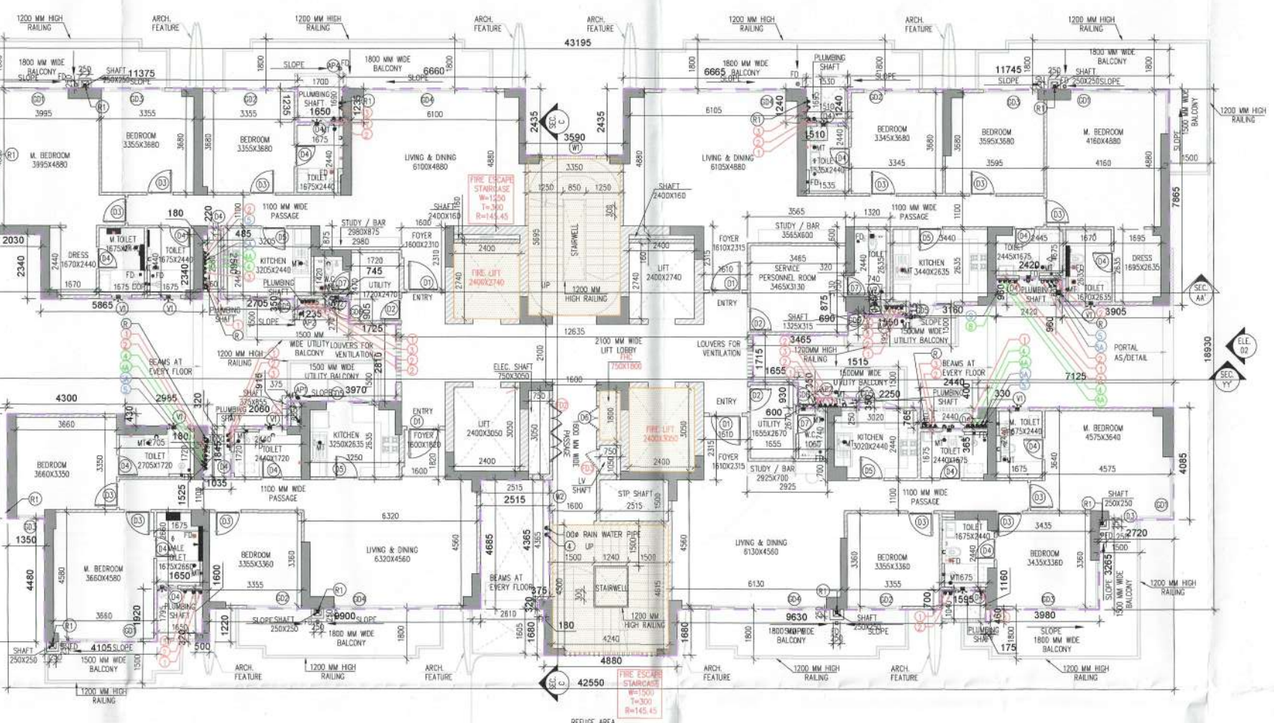
SERVICE PERSONNEL AREA

SERVICE PERSONNEL TOWER-C								
GROSS -+				ADDITION				
SP1	1	X	3.465	X	3.130	=	10.845	SQM
SP2	1	X	0.320	X	0.790	=	0.240	SQM
SP3	1	X	1.300	X	2.440	=	3.223	SQM
SP4	1	X	0.740	X	0.195	=	0.144	SQM
				TOTAL		=	14.451	SQM



AREA CALCULATION OF
4TH TO 7TH , 9TH TO 17TH,
19TH TO 26TH & 28TH TO 35TH TYPICAL FLOOR
TOWER-D

FAR AREA CALCULATION OF TYPICAL FLOOR TOWER-D								
GROSS –A				ADDITION				
1	1	X	11.375	X	1.235	=	14.048	SQM
2	1	X	2.030	X	4.090	=	8.303	SQM
3	1	X	6.045	X	4.090	=	24.724	SQM
4	1	X	5.868	X	2.340	=	13.724	SQM
5	1	X	1.660	X	1.235	=	2.050	SQM
6	1	X	11.610	X	3.870	=	44.931	SQM
7	1	X	11.130	X	2.380	=	26.489	SQM
8	1	X	1.235	X	0.365	=	0.451	SQM
9	1	X	1.725	X	0.900	=	1.553	SQM
10	1	X	3.590	X	5.290	=	18.979	SQM
11	1	X	6.665	X	1.240	=	8.265	SQM
12	1	X	4.730	X	6.425	=	30.396	SQM
13	1	X	5.705	X	6.845	=	39.051	SQM
14	1	X	11.745	X	1.240	=	14.564	SQM
15	1	X	5.180	X	4.635	=	20.926	SQM
16	1	X	6.325	X	5.685	=	35.951	SQM
17	1	X	1.555	X	2.190	=	3.403	SQM
18	1	X	3.550	X	0.990	=	3.515	SQM
19	1	X	3.485	X	0.870	=	3.032	SQM
20	1	X	13.015	X	3.010	=	39.205	SQM
21	1	X	2.720	X	4.085	=	11.111	SQM
22	1	X	4.405	X	0.440	=	1.782	SQM
23	1	X	4.075	X	6.260	=	25.499	SQM
24	1	X	4.155	X	0.700	=	2.909	SQM
25	1	X	0.175	X	0.460	=	0.081	SQM
26	1	X	1.675	X	5.885	=	9.857	SQM
27	1	X	3.015	X	5.885	=	19.654	SQM
28	1	X	0.250	X	6.765	=	1.691	SQM
29	1	X	1.915	X	0.340	=	0.650	SQM
30	1	X	1.605	X	7.350	=	11.797	SQM
31	1	X	1.655	X	0.930	=	1.539	SQM
32	1	X	2.255	X	2.640	=	5.953	SQM
33	1	X	9.700	X	4.685	=	45.445	SQM
34	1	X	9.960	X	3.670	=	36.575	SQM
35	1	X	4.880	X	1.800	=	8.784	SQM
36	1	X	0.375	X	0.320	=	0.120	SQM
37	1	X	3.075	X	8.265	=	25.394	SQM
38	1	X	3.970	X	0.915	=	3.633	SQM
39	1	X	8.030	X	1.845	=	14.815	SQM
40	1	X	7.065	X	4.785	=	33.806	SQM
41	1	X	0.340	X	0.900	=	0.306	SQM
42	1	X	0.180	X	0.320	=	0.058	SQM
43	1	X	3.715	X	9.930	=	36.897	SQM
44	1	X	4.105	X	1.920	=	7.882	SQM
45	1	X	2.520	X	2.685	=	6.769	SQM
46	1	X	1.350	X	0.960	=	1.296	SQM
47	1	X		X	0.800	=	6.120	SQM
				TOTAL		=	663.208	SQM
GROSS – B			DEDUCTIONS(OUTDOUT)					
A	2	X	2.400	X	3.090	=	14.842	SQM
A1	2	X	2.400	X	2.740	=	13.152	SQM
A2	2	X	2.400	X	0.160	=	0.768	SQM
B	1	X	0.750	X	1.800	=	1.350	SQM
C	1	X	0.750	X	1.050	=	0.788	SQM
D	1	X	0.750	X	3.060	=	2.268	SQM
E	1	X	2.615	X	1.450	=	3.793	SQM
F	1	X	1.080	X	0.270	=	0.292	SQM
G	1	X	0.375	X	0.830	=	0.311	SQM
H	1	X	0.375	X	0.315	=	0.118	SQM
I	1	X	1.315	X	0.315	=	0.414	SQM
J	1	X		X	0.250	=	0.329	SQM
K	1	X	1.315	X	0.250	=	0.329	SQM
				TOTAL		=	38.161	SQM
GROSS – C			DEDUCTIONS(STAIRCASE)					SQM
ST1	1	X	3.350	X	5.695	=	19.078	SQM
ST2	1	X	4.240	X	4.550	=	19.080	SQM
				TOTAL		=	38.158	SQM
TOTAL FAR AREA OF TYPICAL FLOOR	=	GROSS –A	-	GROSS – B	-	GROSS – C		
	=	663.208	-	38.161	-	38.158		
	=	587.021	SQM					
TOTAL BUILTUP AREA OF TYPICAL FLOOR	=	FAR AREA	+	GROSS – C				
	=	587.021	+	38.158				
	=	625.179	SQM					
NON FAR AREA OF TYPICAL FLOOR	=	BUILTUP AREA	-	FAR AREA				
	=	625.179	-	587.021				
	=	38.158	SQM					



TYPICAL FLOOR PLAN
4TH TO 7TH FLOOR ,
9TH TO 17TH FLOOR,
19TH TO 26TH & 28TH TO 34TH
TOWER-C

TYPICAL FLOOR	FLOOR LEVEL	UNITS	SERVICE	PERSONNEL
4th FLOOR	LVL+17.00	4		
5th FLOOR	LVL+20.20	4		
6th FLOOR	LVL+23.40	4		
7th FLOOR	LVL+26.60	4		
9th FLOOR	LVL+33.00	4		
10th FLOOR	LVL+36.20	4		
11th FLOOR	LVL+39.40	4		
12th FLOOR	LVL+42.60	4		
13th FLOOR	LVL+45.80	4		
14th FLOOR	LVL+49.00	4		
15th FLOOR	LVL+52.20	4		
16th FLOOR	LVL+55.40	4		
17th FLOOR	LVL+58.60	4		
19th FLOOR	LVL+65.00	4		
20th FLOOR	LVL+68.20	4		
21st FLOOR	LVL+71.40	4		
22nd FLOOR	LVL+74.60	4		
23rd FLOOR	LVL+77.80	4		
24th FLOOR	LVL+81.00	4		
25th FLOOR	LVL+84.20	4		
26th FLOOR	LVL+87.40	4		
28th FLOOR	LVL+93.80	4		
29th FLOOR	LVL+97.00	4		
30th FLOOR	LVL+100.20	4		
31st FLOOR	LVL+103.40	4		
32nd FLOOR	LVL+106.60	4		
33rd FLOOR	LVL+109.80	4		
34th FLOOR	LVL+113.00	4		
	TOTAL UNITS =	112		28

AREA CALCULATION OF
4TH TO 7TH , 9TH TO 17TH,
19TH TO 26TH & 28TH TO 34TH TYPICAL FLOOR
TOWER-C

FAR AREA CALCULATION OF TYPICAL FLOOR TOWER-C								
GROSS –A				ADDITION				
1	1	X	11.375	X	1.235	=	14.048	SQM
2	1	X	2.030	X	4.090	=	8.303	SQM
3	1	X	6.045	X	4.090	=	24.724	SQM
4	1	X	5.868	X	2.340	=	13.724	SQM
5	1	X	0.660	X	1.235	=	0.815	SQM
6	1	X	11.610	X	3.870	=	44.931	SQM
7	1	X	11.130	X	2.380	=	26.489	SQM
8	1	X	1.235	X	0.365	=	0.451	SQM
9	1	X	1.725	X	0.900	=	1.553	SQM
10	1	X	3.590	X	5.290	=	18.979	SQM
11	1	X	6.665	X	1.240	=	8.265	SQM
12	1	X	4.730	X	6.425	=	30.396	SQM
13	1	X	5.705	X	6.845	=	39.051	SQM
14	1	X	11.745	X	1.240	=	14.564	SQM
15	1	X	5.180	X	4.635	=	20.926	SQM
16	1	X	6.325	X	5.685	=	35.951	SQM
17	1	X	1.555	X	2.190	=	3.403	SQM
18	1	X	3.550	X	0.990	=	3.515	SQM
19	1	X	3.485	X	0.870	=	3.032	SQM
20	1	X	13.015	X	3.010	=	39.205	SQM
21	1	X	2.720	X	4.085	=	11.111	SQM
22	1	X	4.405	X	0.440	=	1.782	SQM
23	1	X	4.075	X	6.260	=	25.499	SQM
24	1	X	4.155	X	0.700	=	2.909	SQM
25	1	X	0.175	X	0.460	=	0.081	SQM
26	1	X	1.675	X	5.885	=	9.857	SQM
27	1	X	3.015	X	5.885	=	19.654	SQM
28	1	X	0.250	X	6.765	=	1.691	SQM
29	1	X	1.915	X	0.340	=	0.650	SQM
30	1	X	1.605	X	7.350	=	11.797	SQM
31	1	X	1.655	X	0.930	=	1.539	SQM
32	1	X	2.255	X	2.640	=	5.953	SQM
33	1	X	9.700	X	4.685	=	45.445	SQM
34	1	X	9.960	X	3.670	=	36.575	SQM
35	1	X	4.880	X	1.800	=	8.784	SQM
36	1	X	0.375	X	0.320	=	0.120	SQM
37	1	X	3.075	X	8.265	=	25.394	SQM
38	1	X	3.970	X	0.915	=	3.633	SQM
39	1	X	8.030	X	1.845	=	14.815	SQM
40	1	X	7.065	X	4.785	=	33.806	SQM
41	1	X	0.340	X	0.900	=	0.306	SQM
42	1	X	0.530	X	0.320	=	0.169	SQM
43	1	X	1.860	X	0.320	=	0.595	SQM
44	1	X	4.105	X	1.920	=	7.882	SQM
45	1	X	2.520	X	2.685	=	6.769	SQM
46	1	X	1.350	X	0.960	=	1.296	SQM
47	1	X	1.350	X	0.800	=	6.120	SQM
				TOTAL		=	663.208	SQM
GROSS – B			DEDUCTIONS(OUTDOUT)					
A	2	X	2.400	X	3.090	=	14.842	SQM
A1	2	X	2.400	X	2.740	=	13.152	SQM
A2	2	X	2.400	X	0.160	=	0.768	SQM
B	1	X	0.750	X	1.800	=	1.350	SQM
C	1	X	0.750	X	1.050	=	0.788	SQM
D	1	X	0.750	X	3.060	=	2.268	SQM
E	1	X	2.615	X	1.450	=	3.793	SQM
F	1	X	1.080	X	0.270	=	0.292	SQM
G	1	X	0.375	X	0.830	=	0.311	SQM
H	1	X	0.375	X	0.315	=	0.118	SQM
I	1	X	1.315	X	0.315	=	0.414	SQM
J	1	X		X	0.250	=	0.329	SQM
K	1	X	1.315	X	0.250	=	0.329	SQM
				TOTAL		=	38.161	SQM
GROSS – C			DEDUCTIONS(STAIRCASE)					
ST1	1	X	3.350	X	5.695	=	19.078	SQM
ST2	1	X	4.240	X	4.550	=	19.080	SQM
				TOTAL		=	38.158	SQM
TOTAL FAR AREA OF TYPICAL FLOOR	=	GROSS –A	-	GROSS – B	-	GROSS – C		
	=	663.208	-	38.161	-	38.158		
	=	587.021	SQM					
TOTAL BUILTUP AREA OF TYPICAL FLOOR	=	FAR AREA	+	GROSS – C				
	=	587.021	+	38.158				
	=	625.179	SQM					
NON FAR AREA OF TYPICAL FLOOR	=	BUILTUP AREA	-	FAR AREA				
	=	625.179	-	587.021				
	=	38.158	SQM					

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. POWER BACKUP/ MECHANICAL VENTILATED SHAFTS.

PROJECT:

PROPOSED BUILDING PLAN FOR PHASE-2 & 2A OF GROUP HOUSING SITE PLOT NO. GH-03 SITUATED AT SECTOR-80, MANESAR AREA ADMEASURING 22501 SQMTS BEING DEVELOPED BY CONSCIENT INFRASTRUCTURE PVT. LTD.

ASSOCIATE ARCHITECTS

GG ASSOCIATES

PLOT NO-408 SEC-37C GURGAON(PH-9560794794)

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2001/35571

SEP.-2025	Scale -1:100	
Drawing Title:- TOWER-C&D TYPICAL FLOOR PLAN & AREA DIAGRAM		Drawing No:- T-03