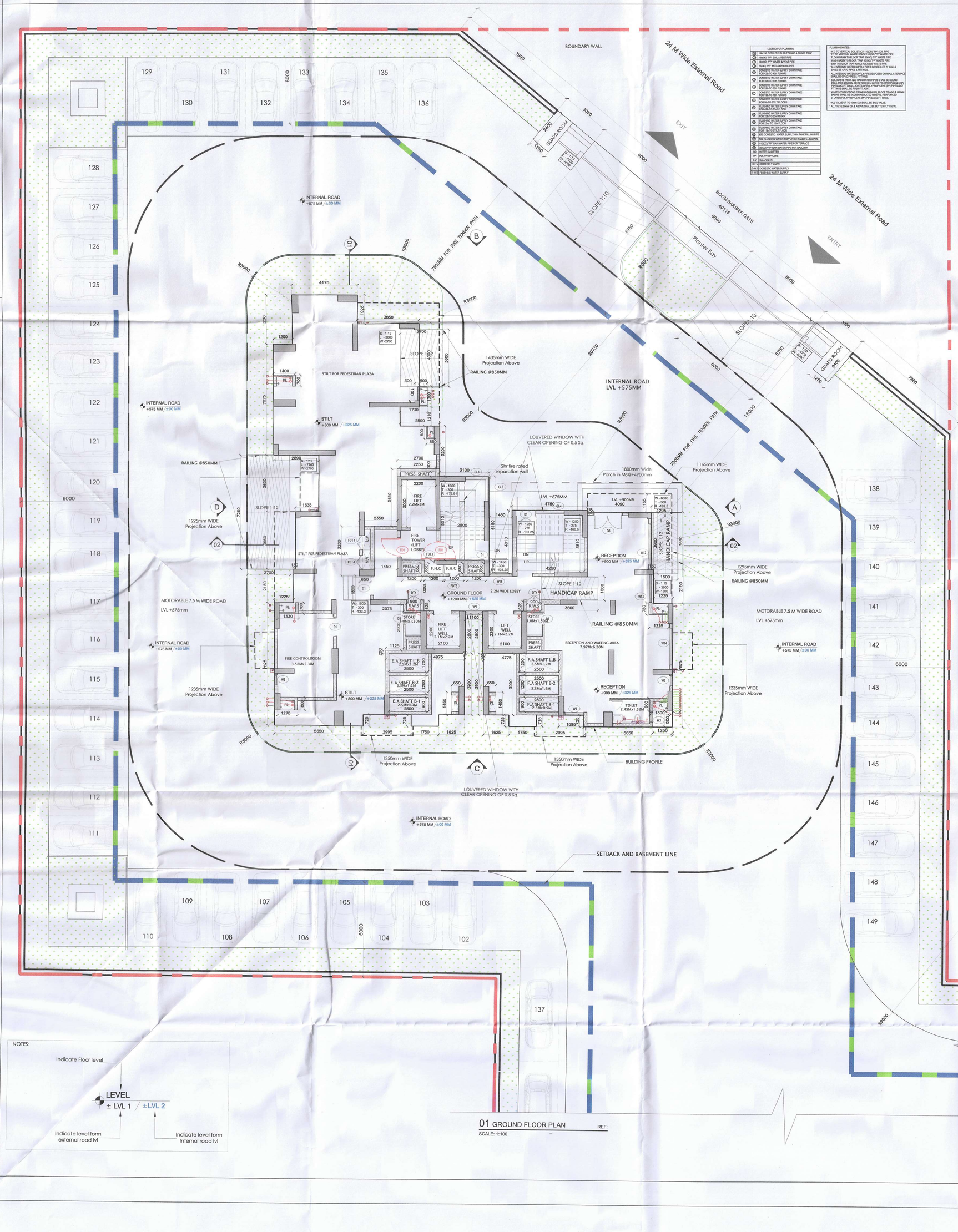
Checked and found ok for Public Health (Internal) Service only subject to commenting in forwarding letter No. 114461 DV 9/04/25

Regional Executive Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula



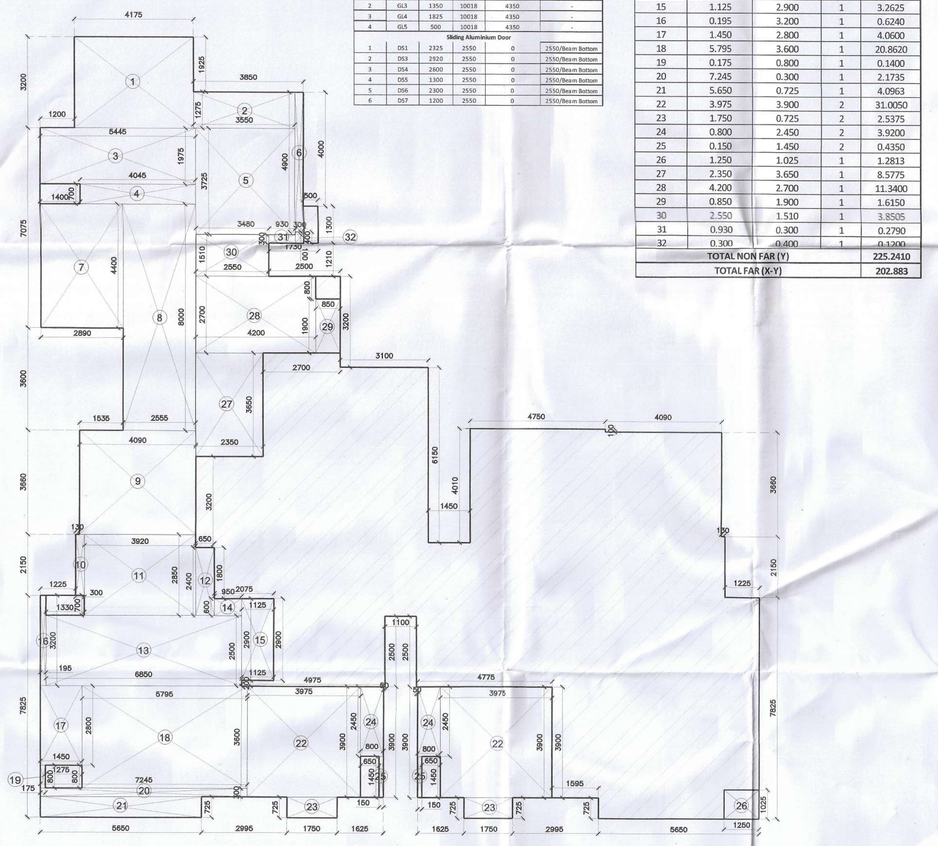
LEGEND FOR PLUMBING	
SV	110MM DIA VENT PIPE IN SLAB TOP WC & FLOOR TRAP
SW	160MM DIA SOIL & WASTE PIPE
W	160MM DIA WASTE & SOIL PIPE
WP	75MM DIA WASTE & SOIL PIPE
RWP	75MM DIA RAIN WATER PIPE
	ANTI-LEVIPIPE
	FOR HOT & COLD WATER SUPPLY (CONCEALED IN WALLS & SLAB)
	DOMESTIC WATER SUPPLY (DOWN TIME) FOR 1BK TO 2BK FLOORS
	DOMESTIC WATER SUPPLY (DOWN TIME) FOR 3BK FLOORS
	DOMESTIC WATER SUPPLY (DOWN TIME) FOR 4BK FLOORS
	DOMESTIC WATER SUPPLY (DOWN TIME) FOR 1BK TO 2BK FLOORS
	FLUSHING WATER SUPPLY (DOWN TIME) FOR 3BK FLOORS
	FLUSHING WATER SUPPLY (DOWN TIME) FOR 4BK FLOORS
	HOT & COLD WATER SUPPLY (CP/SS/GM PIPE)
	SOFT FLUSHING WATER SUPPLY (CP/ 15MM PIPE)
	110SS TYP WATER PIPE FOR TERRACE
	75(SS) TYP WATER PIPE FOR DRY DUCT
	75(SS) TYP WATER PIPE
	POLYPROPYLENE
	BALL VALVE
	BUTTERFLY VALVE
	DOMESTIC WATER SUPPLY
	FLUSHING WATER SUPPLY

PLUMBING NOTES:
* W.C TO VERTICAL SOIL STACK 110(SS) TYP SOIL PIPE
* F.T TO VERTICAL WASTE STACK 110(SS) TYP WASTE PIPE
* FLOOR DRAIN TO FLOOR TRAP 50(SS) WASTE PIPE
* WASH BASIN TO FLOOR TRAP 32(SS) TYP WASTE PIPE
* SINK TO FLOOR TRAP 40(SS) WASTE PIPE
* ALL INTERNAL WATER SUPPLY PIPES CONCEALED IN WALLS & SLAB AS PER NBC
* ALL INTERNAL WATER SUPPLY PIPES EXPOSED ON WALL & TERRACE SHALL BE CPVC PIPES & FITTINGS.
* ALL HOT & COLD WATER SUPPLY PIPES SHALL BE ECONO INSULATED BRIDAL FOAM DUCED 2 LAYER FILLY POLY PLUG AND PIPES AND FITTINGS. JOINTS OF PLY PROPYLENE (PP) PIPES AND FITTINGS SHALL BE BY FUSION.
* WASTE CONNECTIONS FROM MAIN DOOR, TOILETS OR DRAINS & SPRAY SHALL BE PROVIDED WITH P TRAP OF SUITABLE DEPTH.
* 3 LAYER POLYPROPYLENE (PP) PIPES AND FITTINGS.
* ALL VALVE UP TO 65mm DIA SHALL BE BALL VALVE.
* ALL VALVE 80mm DIA & ABOVE SHALL BE BUTTERFLY VALVE.

OPENING SCHEDULE					
Door Window Schedule					
S. NO.	TAG	Rough Opening		From Fin. Floor	
		Width	Height	Cill	Lintel
		External Door Schedule-Wooden Doors			
1	D1	1200	2450	0	3450
		Internal Door Schedule-Wooden Doors			
1	D2	1000	2150	0	2150
2	D3	900	2150	0	2150
3	D4	1000	2150	0	2150
		Fire Door Schedule			
1	FD1	1200	2450	0	2450
		Door Trap Schedule			
1	FDT3	750	2450	100	2450
2	DT4	900	2450	0	2450
3	FDT4	900	2415	100	2450
		Window Schedule-Aluminium Windows			
1	W3	650	2075	450	2530/Beam Bottom
2	W8	1050	2100	450	2530/Beam Bottom
3	W9	1100	2100	475	2550/Beam Bottom
4	W10	2050	2550	475	2550/Beam Bottom
5	W11	3900	2550	475	2550/Beam Bottom
6	W12	2900	3500	475	3500
7	W13	1800	3500	475	3500
8	W14	2350	3500	475	3500
9	W15	3450	2100	450	2530/Beam Bottom
		Door-Window			
1	DW2	1300	2550	0	2550/Beam Bottom
2	G13	1350	10018	4550	-
3	G14	1825	10018	4550	-
4	G15	500	10018	4550	-
		Sliding Aluminium Door			
1	D51	2325	2550	0	2550/Beam Bottom
2	D53	2920	2550	0	2550/Beam Bottom
3	D54	2900	2550	0	2550/Beam Bottom
4	D55	1300	2550	0	2550/Beam Bottom
5	D56	2300	2550	0	2550/Beam Bottom
6	D57	1200	2550	0	2550/Beam Bottom

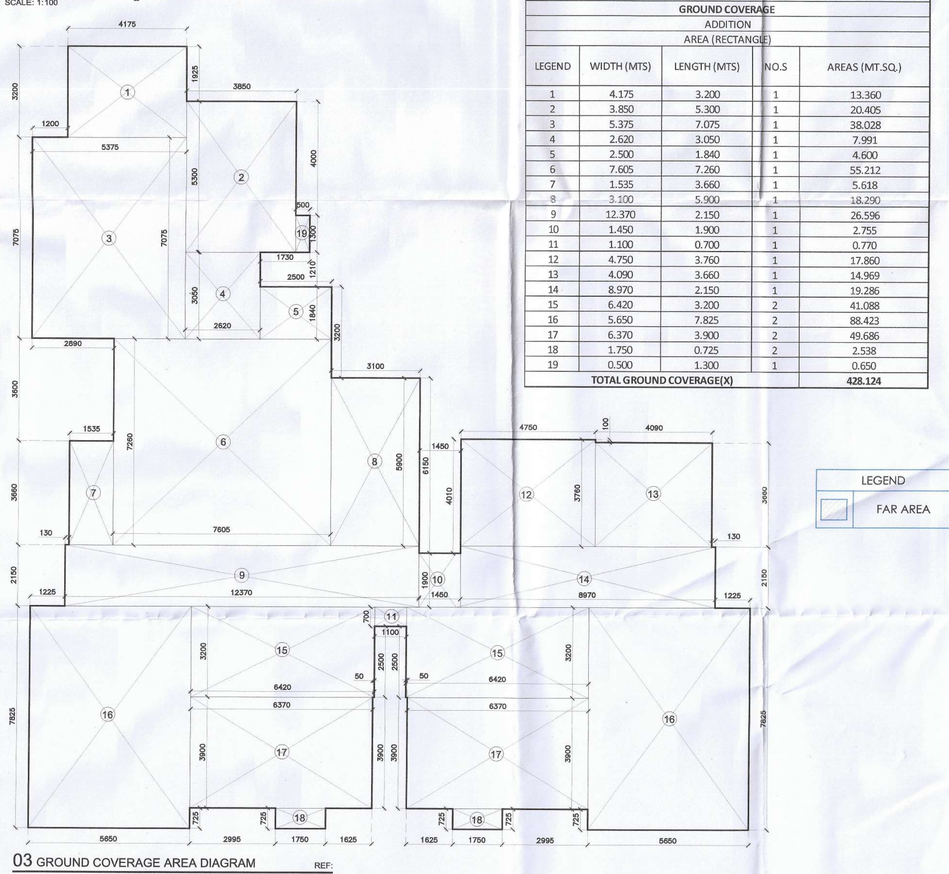
GROUND FLOOR (FAR AREA CALCULATIONS)	
ADDITION	
TOTAL GROUND COVERAGE(X)	428.124
SUBTRACTION	
AREA (RECTANGLE)	

LEGEND	WIDTH (MTS)	LENGTH (MTS)	NO.S	AREAS (MT.SQ.)
1	4.175	3.200	1	13.3600
2	3.550	1.275	1	4.5263
3	5.445	1.975	1	10.7539
4	4.045	0.700	1	2.8315
5	3.480	3.725	1	12.9630
6	0.300	4.900	1	1.4700
7	2.890	4.400	1	12.7160
8	2.550	8.000	1	20.4000
9	4.090	3.660	1	14.9694
10	0.300	2.150	1	0.6450
11	3.920	2.850	1	11.1720
12	0.650	2.400	1	1.5600
13	6.850	2.500	1	17.1250
14	0.950	0.600	1	0.5700
15	1.125	2.900	1	3.2625
16	0.195	3.200	1	0.6240
17	1.450	2.800	1	4.0600
18	5.795	3.600	1	20.8620
19	0.175	0.800	1	0.1400
20	7.245	0.300	1	2.1735
21	5.650	0.725	1	4.0963
22	3.975	3.900	2	31.0050
23	1.750	0.725	2	2.5375
24	0.800	2.450	2	3.9200
25	0.150	1.450	2	0.4350
26	1.250	1.025	1	1.2813
27	2.350	3.650	1	8.5775
28	4.200	2.700	1	11.3400
29	0.850	1.900	1	1.6150
30	2.550	1.510	1	3.8505
31	0.930	0.300	1	0.2790
32	0.300	0.400	1	0.1200
TOTAL NON FAR (Y)				225.2410
TOTAL FAR (X-Y)				202.883



02 GROUND FLOOR FAR AREA DIAGRAM REF:
SCALE: 1:100

GROUND FLOOR (AREA CALCULATION)				
GROUND COVERAGE				
ADDITION				
AREA (RECTANGLE)				
LEGEND	WIDTH (MTS)	LENGTH (MTS)	NO.S	AREAS (MT.SQ.)
1	4.175	3.200	1	13.360
2	3.850	5.300	1	20.405
3	5.375	7.075	1	38.028
4	2.620	3.050	1	7.991
5	2.500	1.840	1	4.600
6	7.605	7.260	1	55.212
7	1.535	3.660	1	5.618
8	3.100	5.900	1	18.290
9	12.370	2.150	1	26.596
10	1.450	1.900	1	2.755
11	1.100	0.700	1	0.770
12	4.750	3.760	1	17.860
13	4.090	3.660	1	14.969
14	8.970	2.150	1	19.286
15	6.420	3.200	2	41.088
16	5.650	7.825	2	88.423
17	6.370	3.900	2	49.686
18	1.750	0.725	2	2.538
19	0.500	1.300	1	0.650
TOTAL GROUND COVERAGE(X)				428.124



03 GROUND COVERAGE AREA DIAGRAM REF:
SCALE: 1:100

LEGEND
FAR AREA

NOTES:
Indicate Floor level
LEVEL
± LVL 1 ±LVL 2
Indicate level form external road lvl
Indicate level form Internal road lvl

01 GROUND FLOOR PLAN REF:
SCALE: 1:100

Authority Signatory

This is a PROVISIONAL BUILDING PLAN approved only for the purpose of inviting objections from the general public.

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | CTP(HR) Chairman B.P.A.C.

DTP(HQ) | ATP(HQ) | JD (AT) MEMBER BPAC

AD | PA | ATP

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

DINESH KUMAR PA(HQ)

NOTES:

1.SPRINKLERS ARE INCORPORATED AS/NBC 2016 VOL.I_CLAUSE 5.1.3(PAGE NO. 57)

2.COMPARTMENTATION HAS BEEN DONE IN ACCORDANCE TO NBC 2016 VOL.I_PART 4 (FIRE&SAFETY)_4.5(PAGE 38)

3.STAIRCASE TRAVEL DISTANCE IS ACCORDING TO NBC 2016 VOL.I_PART 4 (FIRE&SAFETY)_Clause 4.4.2,4.3.1&2 page No 93 & 94&49

4. OPENABLE PANEL IN GLAZING AFTER EVERY 10M AS PER NBC CLAUSE NO 3.4.10.2

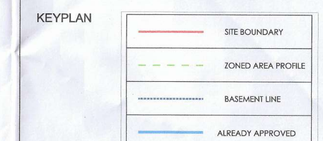
5. ALL BUILDINGS ARE MECHANICALLY VENTILATED AS/NORMS.

6. LIGHT AND VENTILLATION WILL BE PROVIDED MECHANICALLY 100% POWER BACKUP.

PLUMBING NOTES:

* W.C TO VERTICAL SOIL STACK 100Ø SOIL PIPE
* F.T TO VERTICAL WASTE STACK 100Ø WASTE PIPE * FLOOR DRAIN TO FLOOR TRAP 50Ø WASTE PIPE
* WASH BASIN TO FLOOR TRAP 32Ø WASTE PIPE
* SINK TO FLOOR TRAP 40Ø WASTE PIPE

KEYPLAN



AR. VINEMRA GOYAL
CA/2019/114662
Off. No. 313, KKD Tower, Sec.-14, Gurugram, Haryana

For A & D Estates Private Limited

OWNER SIGN	ARCHITECT SIGN
Authorized Signatory	

Clients:

M/S A&D Estates Pvt. Ltd.
Plot No. 77
Sector - 44
Gurugram, Haryana 122003

Project Title :

REVISED BUILDING PLAN OF GROUP HOUSING COLONY AREA MEASURING 12.61175
(LICENCE NO. 195 OF 2008 DATED 22.11.2008 GRANTED FOR 11.418 ACRES) AND LICENCE NO. 15 OF 2023 DATED 30.01.2023 GRANTED FOR 1.19375
ACRES (UNDER TOD ZONE) IN SECTOR-83, GURGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY A & D ESTATES PVT. LTD. AND OTHERS.

Drawing Title :

SUBMISSION DRAWINGS

TYPE A TOWER- 1
GROUND COVERAGE AND GROUND FLOOR FAR AREA DIAGRAM

Scale :	1:100	Drawing No :	TA-PL-01
Date :	APR-2025		
Drawn By :	M.J		
Checked By :	A.G		
Sheet Size :	A 0		