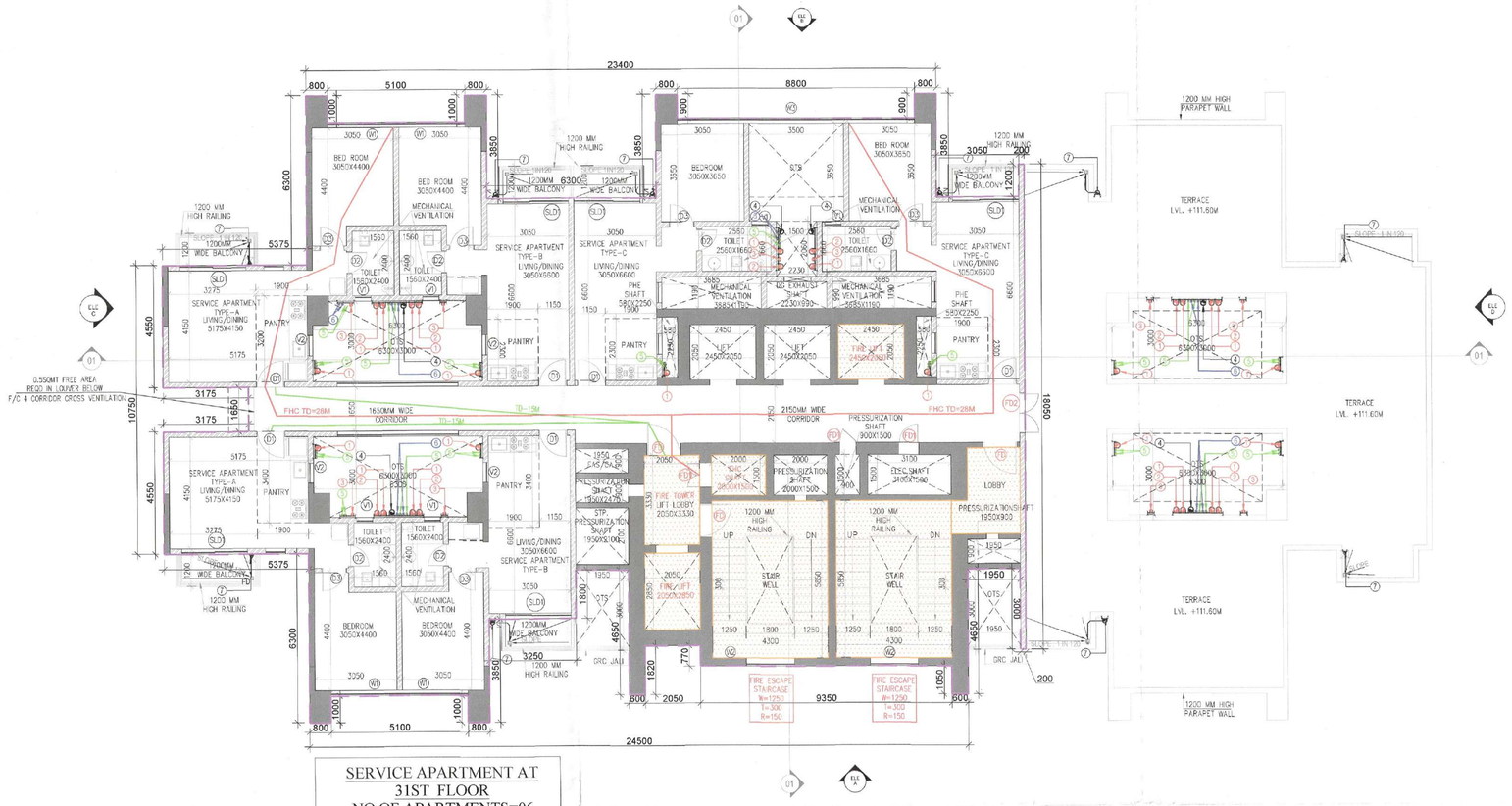


SERVICE APARTMENT AT
31ST FLOOR
NO OF APARTMENTS=06
LEVEL +111.60M

DOOR WINDOW SCHEDULE					
NO.	SIZE (mm)	SILL LEVEL (mm)	LINTEL LEVEL (mm)	LOCATION	
FD	1100 X 2400	00	2400	STAIRCASE/ FIRE TOWER	2HR
FD1	750 X 2300	100	2400	FHC SHAFT/FAS CA SHAFT/ELEC.SHAFT	2HR
FD2	1500 X 2400	00	2400	CORRIDOR/TERRACE	2HR
FD3	1050 X 2400	00	2400	CORRIDOR	2HR
D1	1050 X 2400	00	2400	LIVING/DINING/PANTRY STUDIO	
D2	800 X 2400	00	2400	TOILETS	
D3	900 X 2400	00	2400	BEDROOMS	
WINDOW SCHEDULE					
SLD1	2450 X 2400	00	2400	LIVING/DINING/PANTRY STUDIO	
W1	2800 X 1450	950	2400	BEDROOMS	
W2	1825 X1950	450	2400	STAIRCASE	
W3	7800 X1450	950	2400	BEDROOMS AC LEDGE/PHE	
W4	1650 X 1450	950	2400	CORRIDOR	
VENTILATOR SCHEDULE					
V1	600X1950	450	2400	TOILETS & POWDER ROOM	
V2	750X1950	450	2400	OTS	

LEGEND:- PLUMBING

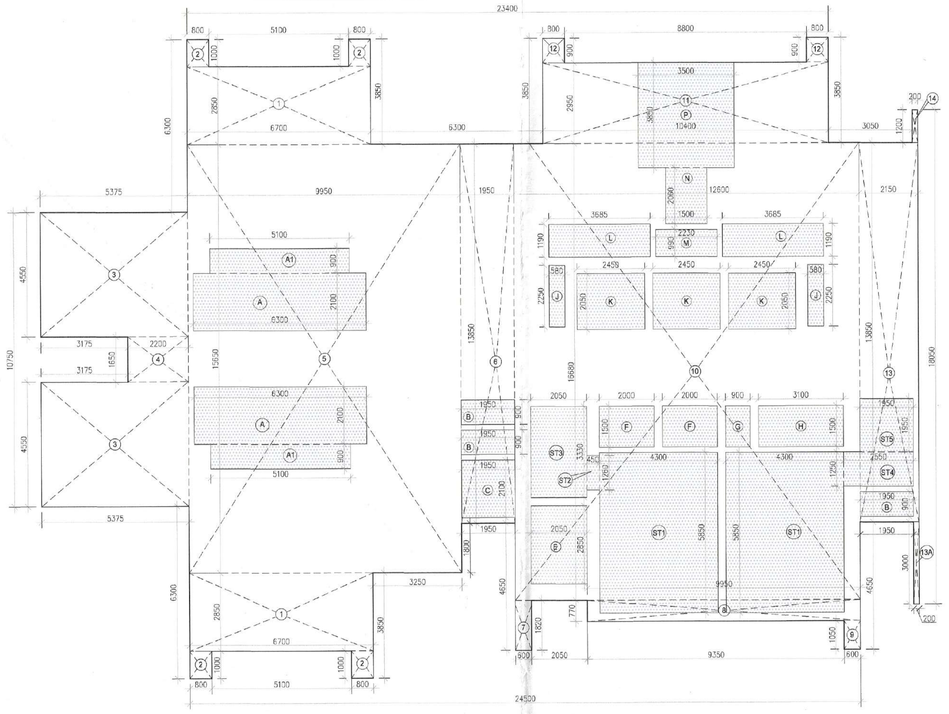
1	110Ø WASTE PIPE	
1'	160Ø WASTE PIPE	
2	110Ø SOIL PIPE	
2'	160Ø SOIL PIPE	
3	63Ø VENT PIPE	
4	160Ø RAIN WATER PIPE FROM TERRACE	
4'	100Ø TERRACE RAIN WATER TANK TO U.G SUMP	
5	DOMESTIC WATER PIPE	
6	FLUSHING WATER PIPE	
7	110Ø BALCONY RAIN WATER PIPE	
8	100Ø KITCHEN WASTE PIPE	
9	160Ø LANDSCAPE DRAIN PIPE/ TERRACE	
9'	160Ø TERRACE RAIN WATER TANK OVERFLOW PIPE	

LEGEND	
SYMBOL	DESCRIPTION
	SOIL PIPE
	WASTE PIPE
	KITCHEN WASTE PIPE
	SULLAGE DRAIN PIPE
	COLD WATER SUPPLY
	HOT WATER SUPPLY
	FLUSH WATER SUPPLY
	DRINKING WATER SUPPLY
	GEYSER
	WASH BASIN
	EUROPEAN WATER CLOSET WITH CONCEALED CISTERN
	SHOWER CHANNEL
	HEALTH FAUCET
	ANGLE COCK
	SINK COCK
	SINK MIXER
	SHOWER
	BALL VALVE
	SMART WATER METER
	FLOOR DRAIN
	GAS METER
	GAS PIPE
W/M	WASHING MACHINE
D/W	DISHWASHER
	FLOW DIRECTION
	HAND SHOWER
	BIB TAP

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

DTP(HQ) | ATP(HQ) | AD | PA | ATP | Rajesh Dutt SD(HQ) | JDT(T) MEMBER BPAC

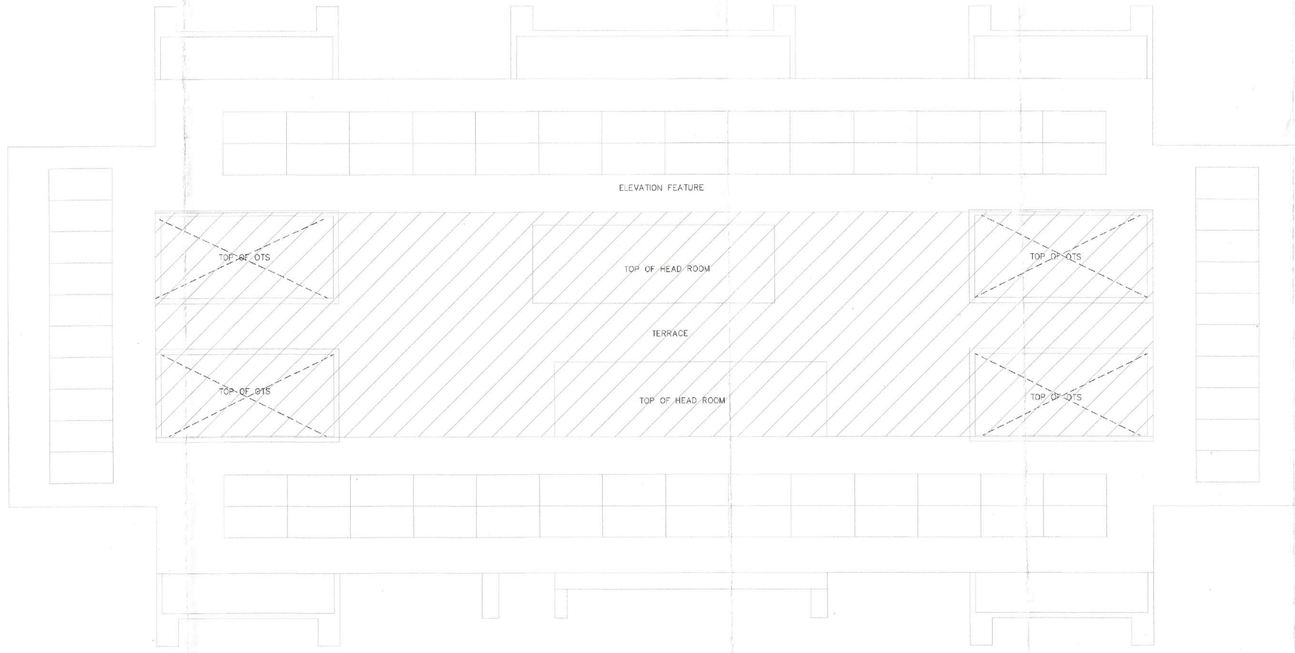
SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 2241146
DATED : 20/09/2025



AREA CALCULATION OF
31ST FLOOR

FAR AREA CALCULATION OF 31ST FLOOR PLAN									
GROSS – A									
1	=	2	X	6.700	X	2.850	=	38.190	SQM
2	=	4	X	0.800	X	1.000	=	3.200	SQM
3	=	2	X	5.375	X	4.550	=	48.913	SQM
4	=	1	X	2.200	X	1.650	=	3.630	SQM
5	=	1	X	9.950	X	15.650	=	155.718	SQM
6	=	1	X	1.950	X	13.850	=	27.008	SQM
7	=	1	X	0.600	X	1.820	=	1.092	SQM
8	=	1	X	9.950	X	0.770	=	7.662	SQM
9	=	1	X	0.600	X	1.050	=	0.630	SQM
10	=	1	X	12.600	X	16.680	=	210.168	SQM
11	=	1	X	10.400	X	2.950	=	30.680	SQM
12	=	2	X	0.800	X	0.900	=	1.440	SQM
13	=	1	X	2.150	X	13.850	=	29.778	SQM
13A	=	1	X	0.200	X	3.000	=	0.600	SQM
14	=	1	X	0.200	X	1.200	=	0.240	SQM
TOTAL AREA							=	558.947	SQM
GROSS -B DEDUCTION AREA									
A	=	2	X	6.300	X	2.100	=	26.460	SQM
A1	=	2	X	5.100	X	0.900	=	9.180	SQM
B	=	3	X	1.950	X	0.900	=	5.265	SQM
C	=	1	X	1.950	X	2.100	=	4.095	SQM
E	=	1	X	2.050	X	2.850	=	5.843	SQM
F	=	2	X	2.000	X	1.500	=	6.000	SQM
G	=	1	X	0.900	X	1.500	=	1.350	SQM
H	=	1	X	3.100	X	1.500	=	4.650	SQM
J	=	2	X	0.580	X	2.250	=	2.610	SQM
K	=	3	X	2.450	X	2.050	=	15.068	SQM
L	=	2	X	3.685	X	1.190	=	8.770	SQM
M	=	1	X	2.230	X	0.990	=	2.208	SQM
N	=	1	X	1.500	X	2.060	=	3.090	SQM
P	=	1	X	1.500	X	3.850	=	13.475	SQM
TOTAL AREA							=	108.063	SQM
GROSS -C (STAIRCASE DEDUCTION AREA)									
ST1	=	2	X	4.300	X	5.850	=	50.310	SQM
ST2	=	1	X	0.450	X	1.260	=	0.567	SQM
ST3	=	1	X	2.050	X	3.330	=	6.827	SQM
ST4	=	1	X	2.550	X	1.250	=	3.188	SQM
ST5	=	1	X	1.950	X	1.950	=	3.803	SQM
TOTAL AREA							=	64.694	SQM

FAR AREA OF 31ST FLOOR	GROSS – A	-	GROSS –B	GROSS –C
	558.947	-	108.063	- 64.694
	386.190	SQM	GROSS –1	
BUILT-UP AREA OF 31ST FLOOR	FAR AREA	+	GROSS –C	
	386.190	+	64.694	
	450.884	SQM		
NON FAR AREA OF 31ST FLOOR	BUILT-UP AREA	-	GROSS –1	
	450.884	-	386.190	
	64.694	SQM		



LMR PLAN
LVL+117.90 M

NOTES:-ALL BUILDING MECHANICAL VENTILATED & 100% POWER BACKUP.
AIR CONDITIONING SYSTEM IS BEING PROVIDED. DG POWER BACKUP IS BEING PROVIDED. TOILET ARE MECHANICAL VENTILATED. ALL LIFTS SHALL HAVE POWER BACK-UP. ALL ELECTRICAL INSTALLATION SHELL BE AS PER PROVISION OF RELEVANT CODE. FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE PROVISIONS. BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE. ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017. BUILDINGS HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY RELEVANT CODE. BUILDING WILL BE DESIGNED(STRUCTURES)AS PER RELEVANT I.S.CODES FOR EARTHQUAKE RESISTANCE. SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED AS PER HARE DA/ZONING NORMS. ALL HANDICAP RAMPS WITH RALING. ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF RELEVANT CODE. THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.

PROJECT:

PROPOSED BUILDING PLAN OF COMMERCIAL COLONY AN AREA MEASURING 2.03 ACRES (LICENCE NO.162.OF 2022 DATED 6/10/2022) IN SECTOR-106,GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SOBHA COMMERCIAL PRIVATE LTD (FORMARLY KNOWN AS BNB BUILDERS PVT. LTD.) IN COLLABORATION WITH SH. AMIT YADAV & OTHERS

ASSOCIATE ARCHITECTS

GG ASSOCIATES
Checked and Verified for Public Health Act subject to comments in forwarding letter vide ... dt ...
PLOT NO-408 SEC-37C GURGAON (PH-9560794794)

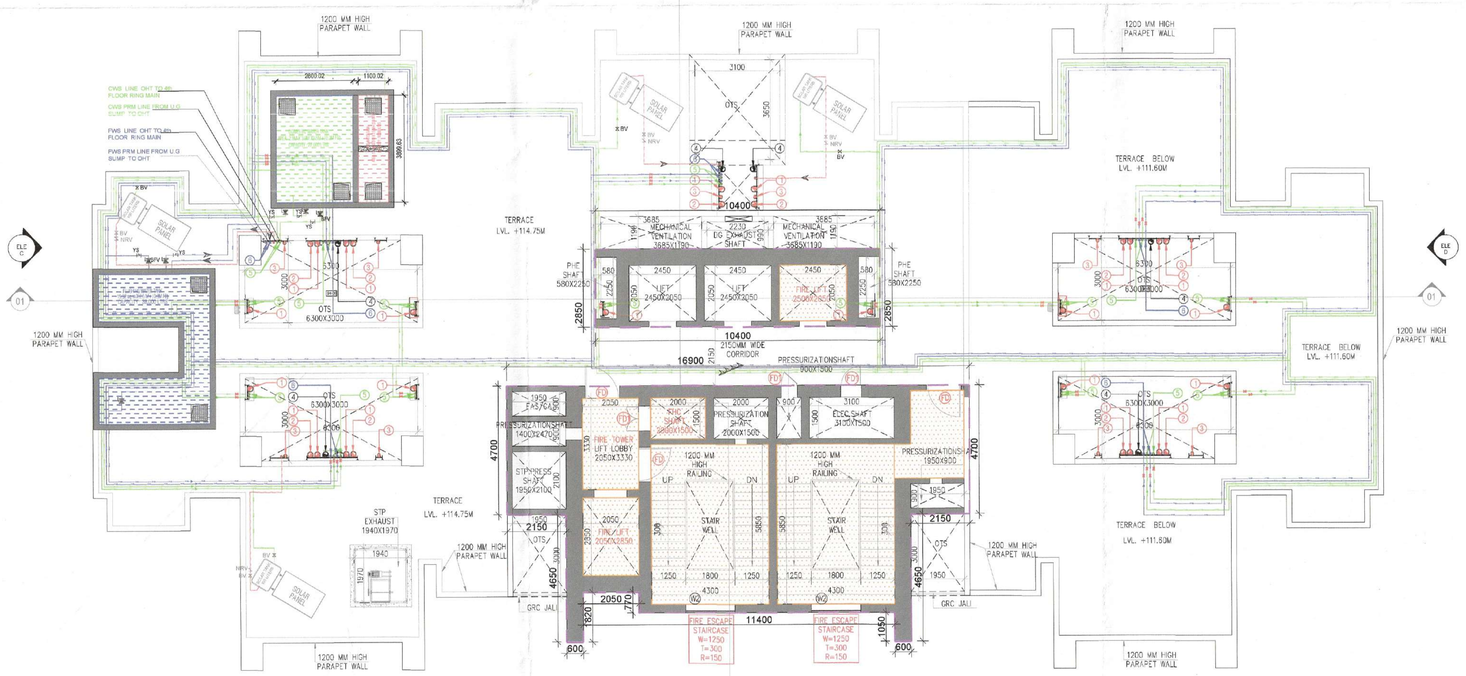
OWNER'S SEAL & SIGNATURE

Superintending Engineer(HQ)
Dy. Chief Engineer-I,
HSVP, Panchkula.

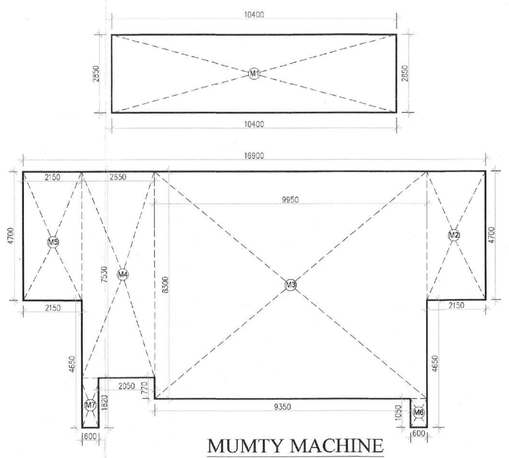
SOBHA COMMERCIAL PVT. LTD. (Formerly Known as BNB Buildwell Pvt. Ltd.)

ARCHITECT'S SEAL & SIGNATURE

Ar. AJAY KUMAR BAWA
COA REGD. NO. CA/2005/26951
SOBHA LIMITED
5th Floor Rider House, Plot No. 136 P, Sector-44, Gurugram-122 Haryana
Phone :- 0124-4...



TERRACE FLOOR PLAN
LVL+114.75 M



MUMTY MACHINE
ROOM AREA

MUMTY MACHINE ROOM AREA								
GROSS – A								
M1	1	X	10.400	X	2.850	=	29.640	SQM
M2	1	X	2.150	X	4.700	=	10.105	SQM
M3	1	X	9.950	X	8.300	=	82.585	SQM
M4	1	X	2.650	X	7.530	=	19.955	SQM
M5	1	X	2.150	X	4.700	=	10.105	SQM
M6	1	X	0.600	X	1.050	=	0.630	SQM
M7	1	X	0.600	X	1.820	=	1.092	SQM
				TOTAL		=	154.112	SQM

MARCH-2025 | Scale : 1:.100

Drawing Title:-

SERVICE APARTMENTS AT
31ST FLOOR PLAN,
TERRACE FLOOR PLAN ,
LMR PLAN & AREA CALCULATION

Drawing No:-
T1-09