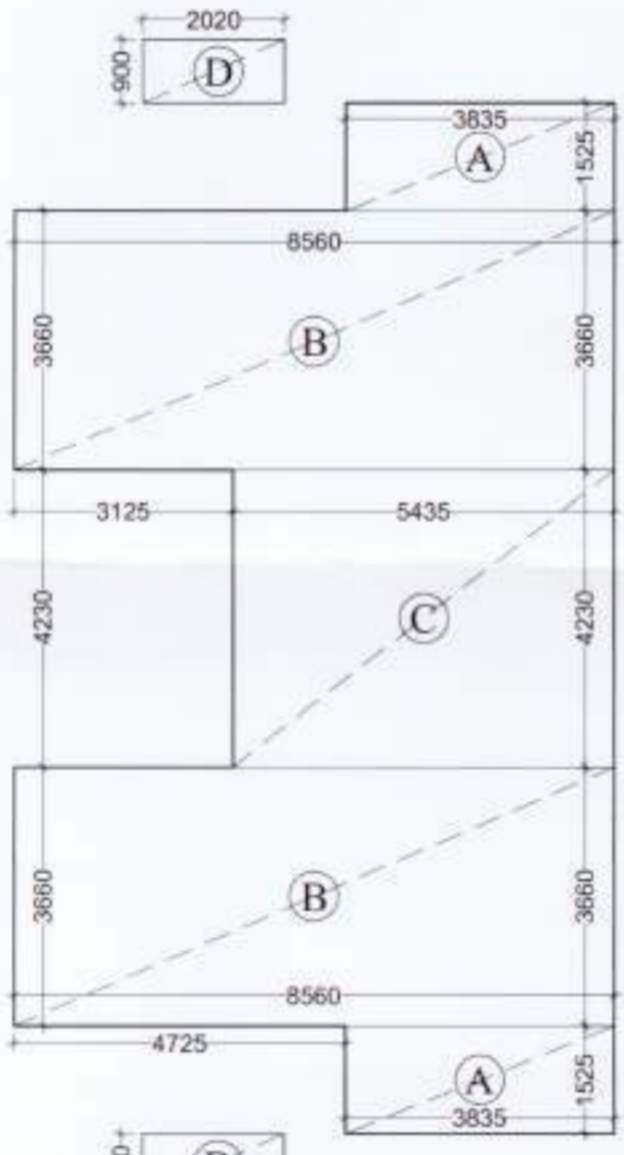
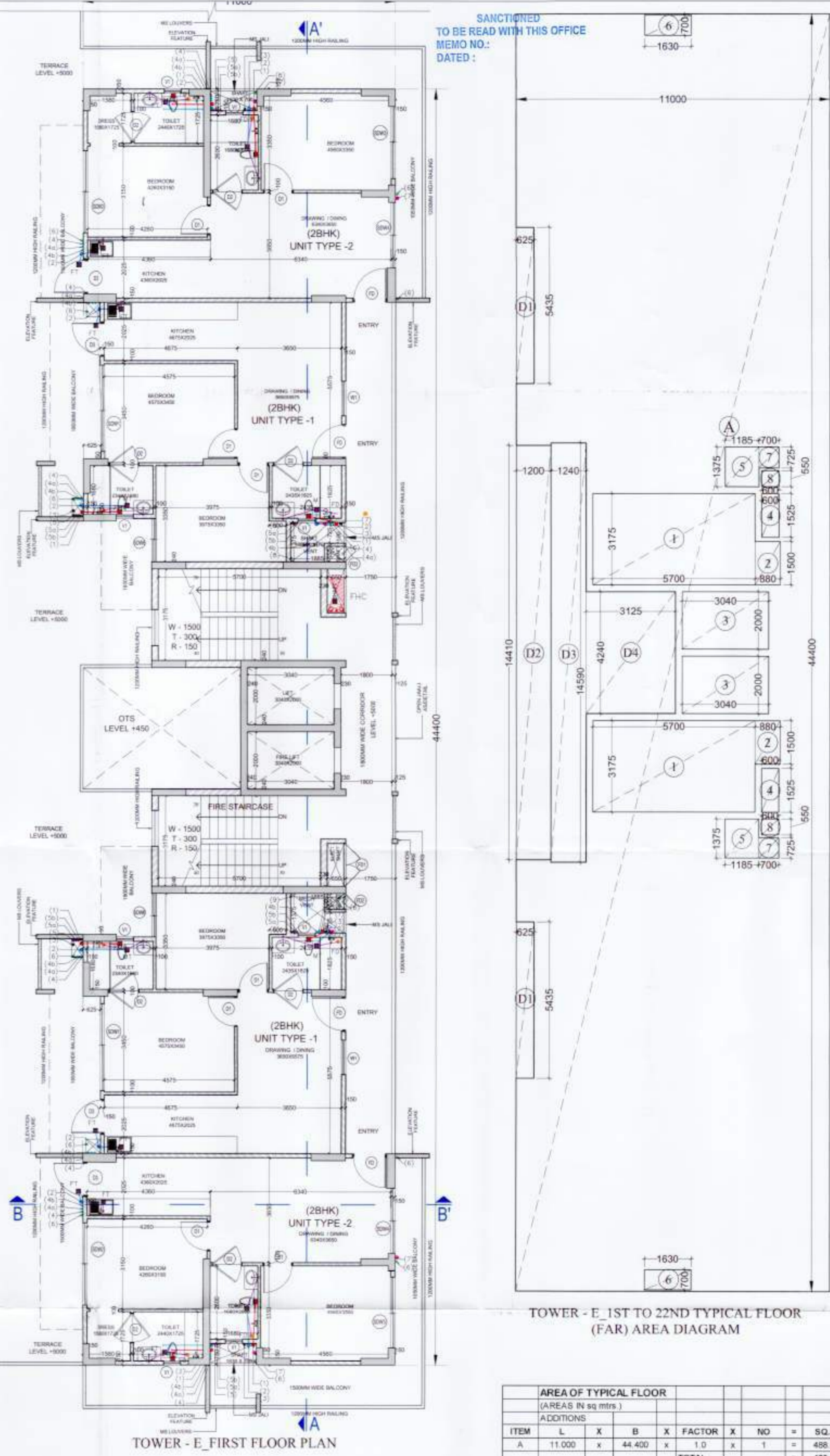


MESS / COMMON DINING-2 AREA AT GROUND FLOOR									
(AREAS IN sq mtrs)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
A	11.000	x	7.400	x	1.0	x	1	=	81.400
TOTAL									81.400
DEDUCTIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
D1	2.020	x	0.900	x	1.0	x	1	=	1.818
D2	2.460	x	2.690	x	1.0	x	1	=	6.617
TOTAL									8.435
MESS/COMMON DINING-2 AREA (ADDITIONS-DEDUCTIONS)									72.965
TOTAL MESS / COMMON DINING AREA (1 + 2)									133.780
Total MESS / COMMON DINING Area 133.78 Sq.mt. Against 100 Sq.mt. Required Area									



TOWER E AREA OF STILT FLOOR									
(AREAS IN sq mtrs)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
A	3.835	x	1.525	x	1.0	x	2	=	11.697
B	8.560	x	3.660	x	1.0	x	2	=	62.059
C	5.435	x	4.230	x	1.0	x	1	=	22.990
D	2.020	x	0.900	x	1.0	x	2	=	3.636
TOTAL									100.382
TOTAL STILT FLOOR FAR AREA									100.982



TOWER - E 1ST TO 22ND TYPICAL FLOOR (FAR) AREA DIAGRAM

AREA OF TYPICAL FLOOR									
(AREAS IN sq mtrs)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
A	11.000	x	44.400	x	1.0	x	1	=	488.400
TOTAL									488.400
DEDUCTIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
D1	0.825	x	5.435	x	1.0	x	2	=	8.994
D2	1.200	x	14.410	x	1.0	x	1	=	17.292
D3	1.240	x	14.590	x	1.0	x	1	=	18.092
D4	3.125	x	4.240	x	1.0	x	1	=	13.250
TOTAL									55.427
TOTAL GROUND COVERAGE (ADDITIONS-DEDUCTIONS)									432.973
STILT FLOOR NON FAR AREA (GC-STILT FAR-MESS 2 FAR)									259.026

INTERNAL DEDUCTIONS										
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT	
Staircase	1	5.700	x	3.175	x	1.0	x	2	=	36.195
Staircase	2	0.880	x	1.500	x	1.0	x	2	=	2.640
Lift Well	3	3.040	x	2.000	x	1.0	x	2	=	12.160
Shaft	4	0.600	x	1.525	x	1.0	x	2	=	1.830
Shaft	5	1.195	x	1.375	x	1.0	x	2	=	3.259
Shaft	6	1.630	x	0.700	x	1.0	x	2	=	2.282
Shaft	7	0.700	x	0.725	x	1.0	x	2	=	1.015
Shaft	8	0.600	x	0.550	x	1.0	x	2	=	0.660
TOTAL									60.041	
TOTAL TYPICAL FLOOR FAR AREA (GC-INT. DEDUCTIONS)									372.932	
TOTAL TYPICAL FLOOR NON FAR AREA (Staircase)									38.835	

SANCTIONED  
MEMO NO.:  
DATED:

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.

Ram Arassi (HQ)

FLOOR	LOWER E AREA DETAIL		DU
	FAR AREA	NON FAR AREA	
1st FLOOR	372.932	38.835	4
2nd FLOOR	372.932	38.835	4
3rd FLOOR	372.932	38.835	4
4th FLOOR	372.932	38.835	4
5th FLOOR	372.932	38.835	4
6th FLOOR	372.932	38.835	4
7th FLOOR	372.932	38.835	4
8th FLOOR	372.932	38.835	4
9th FLOOR	372.932	38.835	4
10th FLOOR	372.932	38.835	4
11th FLOOR	372.932	38.835	4
12th FLOOR	372.932	38.835	4
13th FLOOR	372.932	38.835	4
14th FLOOR	372.932	38.835	4
15th FLOOR	372.932	38.835	4
16th FLOOR	372.932	38.835	4
17th FLOOR	372.932	38.835	4
18th FLOOR	372.932	38.835	4
19th FLOOR	372.932	38.835	4
20th FLOOR	372.932	38.835	4
21st FLOOR	372.932	38.835	4
22nd FLOOR	372.932	38.835	2
MUMTY		85.649	
TOTAL	8204.50	940.02	86
TOTAL BUILTUP	9144.52		

S.NO.	TYPE	SIZE (MM)	COLL. HT (MM)	LINTEL HT (MM)
1	FD	1200 X 2300	00	2400
2	FD	1800 X 2300	00	2300
3	FD	900 X 2300	00	2300
4	FD	1800 X 2300	00	2300
5a	FD	1800 X 2300	00	2400
6	D	2000 X 2300	00	2300
7	D	1000 X 2300	00	2300
8	SD	1000 X 2300	00	2300
9	SD	1000 X 2300	00	2300
10	SD	800 X 2400	00	2400
11	SD	2000 X 2400	00	2400
12	SD	2500 X 2400	00	2400
13	SD	2300 X 2400	00	2400
14	SD	1000 X 2400	00	2400
15	SD	1500 X 2400	00	2400
16	SD	1200 X 2400	00	2400
17	SD	1200 X 1400	1000	2400
18	SD	800 X 1200	1000	2400

LEGEND
1. 110W SOIL & VENT PIPE
2. 110W WASTE & VENT PIPE
3. 75W ANTI SIPHON PIPE
4. COLD WATER SUPPLY (21TH TO 20TH FLOOR)
4a. COLD WATER SUPPLY (19TH TO 17TH FLOOR FLOOR)
4b. COLD WATER SUPPLY (16TH TO 15TH FLOOR FLOOR)
5. FLUSH WATER SUPPLY (21TH TO 20TH FLOOR)
5a. FLUSH WATER SUPPLY (19TH TO 17TH FLOOR FLOOR)
5b. FLUSH WATER SUPPLY (16TH TO 15TH FLOOR FLOOR)
6. 75W/PC RMP FOR BALCONY
7. 110W/PC RMP FOR TERRACE
8. 50W/COLD WATER RISER
9. 50W/FLUSH WATER RISER
10. FLOOR DRAIN
11. FLOOR TRAP
12. AIR RELEASE VALVE
13. 150W/PC PIPE
14. 100W/PC PIPE
15. 75W/PC PIPE
16. 50W/PC PIPE
17. 25W/PC PIPE
18. 110W/160W WASTE PIPE
19. 110W/100W WASTE PIPE
20. 110W/160W WASTE PIPE
21. 110W/100W WASTE PIPE

OWNER: ARTECH ELEGANT HOMES LLP.

PROJECT: PROPOSED BUILDING PLAN OF RETIREMENT HOUSING COLONY OVER AN AREA MEASURING 4.525 ACRES (LICENSE NO- 16 OF 2025 DATED 30-01-2025) IN SECTOR -89A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ARTECH ELEGANT HOMES LLP.

ARCHITECTURAL CONSULTANT: NIRMAN ARCHITECTS & INTERIOR DESIGNERS

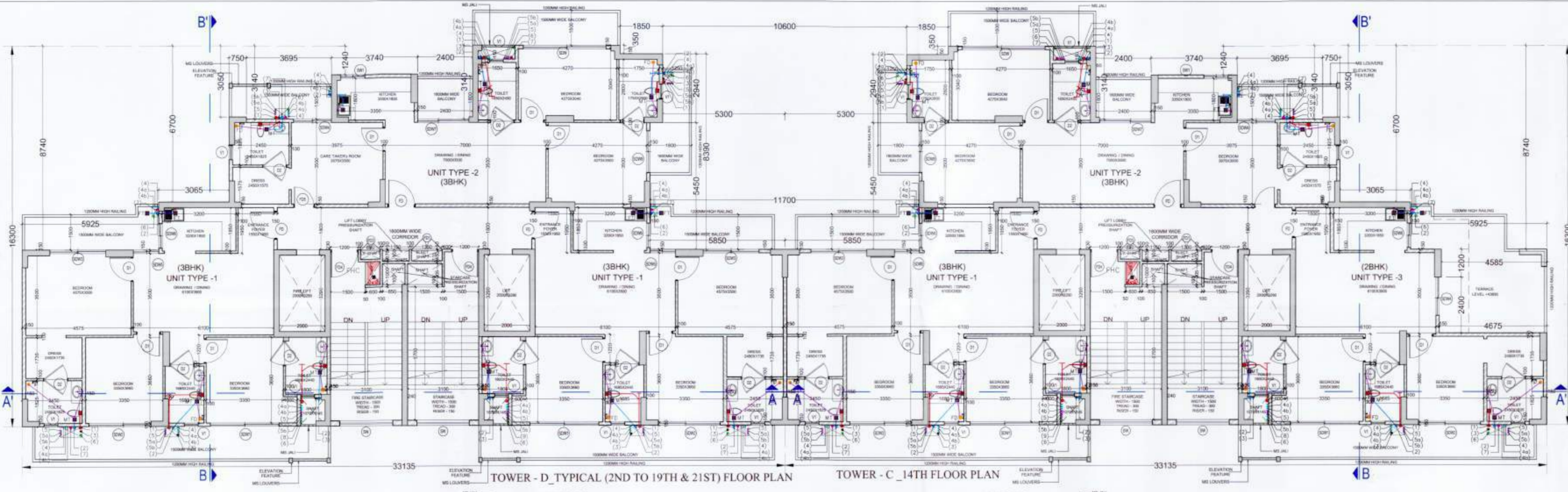
ARCHITECT'S SIGN: KAPIL MANGLA B.ARCH CA/2001/27088

TITLE: TOWER-E: FLOOR PLANS AND AREA DETAIL

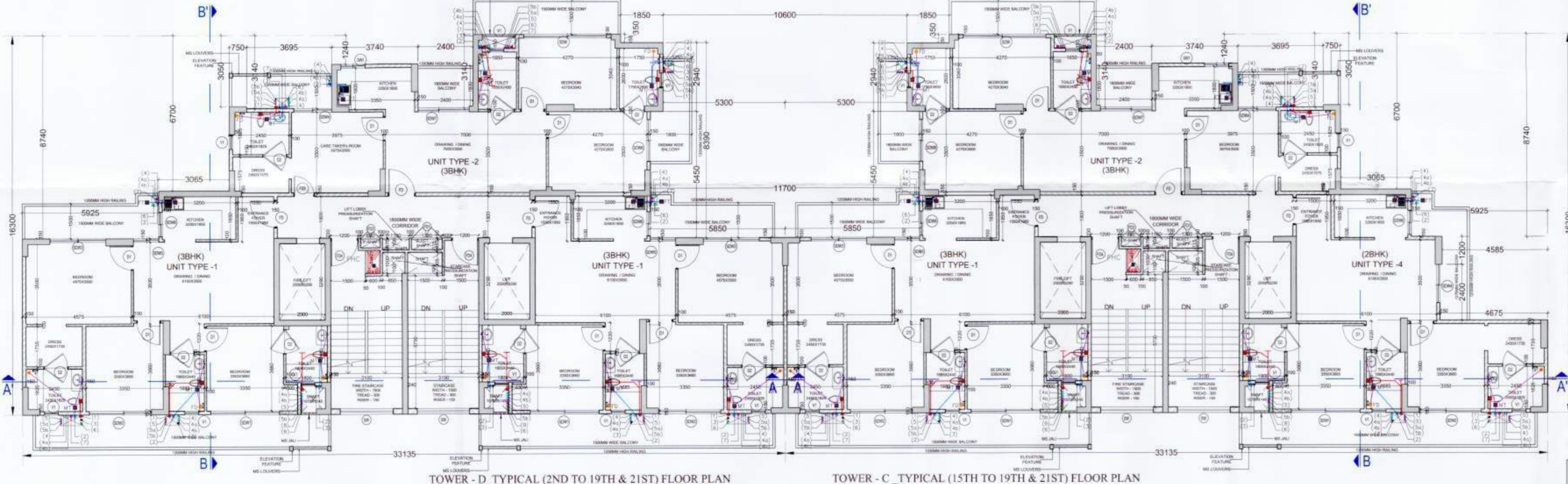
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DRG.NO.- 22

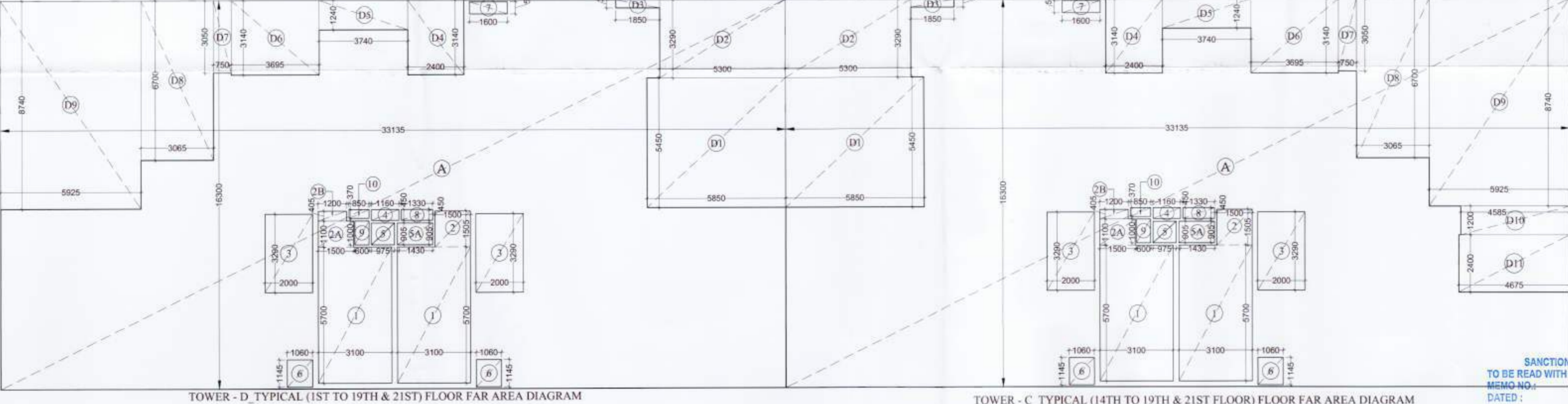
OWNER'S SIGN: For ARTECH ELEGANT HOMES LLP



TOWER - D\_TYPICAL (2ND TO 19TH & 21ST) FLOOR PLAN TOWER - C\_14TH FLOOR PLAN



TOWER - D\_TYPICAL (2ND TO 19TH & 21ST) FLOOR PLAN TOWER - C\_TYPICAL (15TH TO 19TH & 21ST) FLOOR PLAN



TOWER - D\_TYPICAL (1ST TO 19TH & 21ST) FLOOR FAR AREA DIAGRAM

TOWER - C\_TYPICAL (14TH TO 19TH & 21ST FLOOR) FLOOR FAR AREA DIAGRAM

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)  
 JP PA  
 ATE (HQ)  
 Ram Avtar Bassi JG (HQ)  
 Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter no. 184042 D.O. 6/6/25

AREA OF TYPICAL (14TH TO 19TH & 21ST) FLOOR, TOWER-C (AREAS IN SQ METRS.)

ITEM	A	B	NO	FACTOR	NO	SQ.MT
<b>ADDITIONS</b>						
A	33.135	18.300	1	1.0	1	540.101
<b>DEDUCTIONS</b>						
D1	5.950	3.450	1	1.0	1	31.883
D2	5.300	3.290	1	1.0	1	17.437
D3	1.850	0.350	1	1.0	1	0.648
D4	2.400	3.140	1	1.0	1	7.536
D5	3.740	1.240	1	1.0	1	4.628
D6	3.895	3.140	1	1.0	1	11.802
D7	0.750	3.050	1	1.0	1	2.288
D8	3.955	6.700	1	1.0	1	20.536
D9	5.925	8.740	1	1.0	1	51.785
D10	4.585	1.200	1	1.0	1	5.502
D11	4.675	2.400	1	1.0	1	11.220
Staircase	1	3.100	5	1.0	2	35.340
Staircase	2	1.500	1	1.0	1	2.258
Staircase	2A	1.500	1	1.0	1	1.650
Staircase	2B	1.200	1	1.0	1	0.486
Lift Well	3	2.000	3	2.0	2	13.160
Shaft	4	1.160	1	1.0	1	0.522
Shaft	5	0.975	1	1.0	1	0.882
Shaft	5A	1.420	1	1.0	1	1.294
Shaft	6	1.965	1	1.0	2	2.427
Shaft	7	1.600	1	1.0	1	0.824
Shaft	8	1.330	1	1.0	1	0.596
Shaft	9	0.800	1	1.0	1	0.600
Shaft	10	0.850	1	1.0	1	0.315
<b>TOTAL</b>						<b>225.429</b>
<b>TOTAL TYPICAL FLOOR FAR AREA (ADDITIONS-DEDUCTIONS)</b>						
						<b>314.872</b>
<b>TOTAL TYPICAL FLOOR NON-FAR AREA (Staircase)</b>						
						<b>39.734</b>

- NOTES**
- 1) FDI, FDI, FDI & FDI DOORS ARE TWO HOUR FIRE RATED DOOR.
  - 2) FDI & FDI DOORS ARE ONE HOUR FIRE RATED DOOR.
  - 3) ALL TOILETS ARE MECHANICALLY EXHAUSTED.
  - 4) SPRINKLERS WILL BE INSTALLED AS PER REQUIREMENT.
  - 5) ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.
- LEGEND**
- WASH BASIN TO FT 40R00 UPVC PIPE
  - SINK TO FT 20R00 UPVC PIPE
  - URINAL TO LIT 50R00 UPVC PIPE
  - FD TO FT OR HT 80R00 UPVC PIPE
  - FT OR HT TO VERTICAL HORIZONTAL PIPE 110R00 UPVC PIPE
  - WC TO VERTICAL HORIZONTAL PIPE 110R00 UPVC PIPE
  - 110R00 WASTE PIPE
  - 110R00 WASTE PIPE
  - 110R/60R00 UPVC WASTE PIPE
- LEGEND**
1. 110R SOIL & VENT PIPE
  2. 110R WASTE & VENT PIPE
  3. 75R ANTI-SIPHON PIPE
  4. COLD WATER SUPPLY (20TH TO 20TH FLOOR)
  5. COLD WATER SUPPLY (19TH TO 11TH FLOOR FLOOR)
  6. COLD WATER SUPPLY (18TH TO 11TH FLOOR FLOOR)
  7. FLUSH WATER SUPPLY (21TH TO 20TH FLOOR)
  8. FLUSH WATER SUPPLY (19TH TO 11TH FLOOR FLOOR)
  9. FLUSH WATER SUPPLY (18TH TO 11TH FLOOR FLOOR)
  10. 75R/UPVC PWP FOR BALCONY
  11. 110R/UPVC PWP FOR TERRACE
  12. 50R/UPVC WATER RISER
  13. 50R/UPVC WATER RISER
  14. FDI FLOOR DRAIN
  15. FDI FLOOR TRAP
  16. ARV AIR RELEASE VALVE
  17. 150R/UPVC PIPE
  18. 150R/UPVC PIPE
  19. 150R/UPVC PIPE
  20. 150R/UPVC PIPE
  21. 150R/UPVC PIPE
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  97. 150R/UPVC PIPE
  98. 150R/UPVC PIPE
  99. 150R/UPVC PIPE
  100. 150R/UPVC PIPE

**OWNER:**  
ARTECH ELEGANT HOMES LLP.

**PROJECT:**  
PROPOSED BUILDING PLAN OF RETIREMENT HOUSING COLONY OVER AN AREA MEASURING 4.525 ACRES (LICENSE No- 16 OF 2025 DATED 30-01-2025) IN SECTOR -89A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ARTECH ELEGANT HOMES LLP.

**ARCHITECTURAL CONSULTANT:**  
NIRMAN ARCHITECTS & INTERIOR DESIGNERS  
e-mail: nirmanarchitects@yahoo.com  
I-8, 1st FLOOR, SECTOR-10, D.F.F.  
PHONE: 9811204088, 9810081088

**TITLE:** TOWER-C&D : FLOOR PLAN AND AREA DETAIL

**SCALE:** 1:100

**ARCHITECT'S SIGN:** KAPIL MANGLA BARCH CA/2001/27088

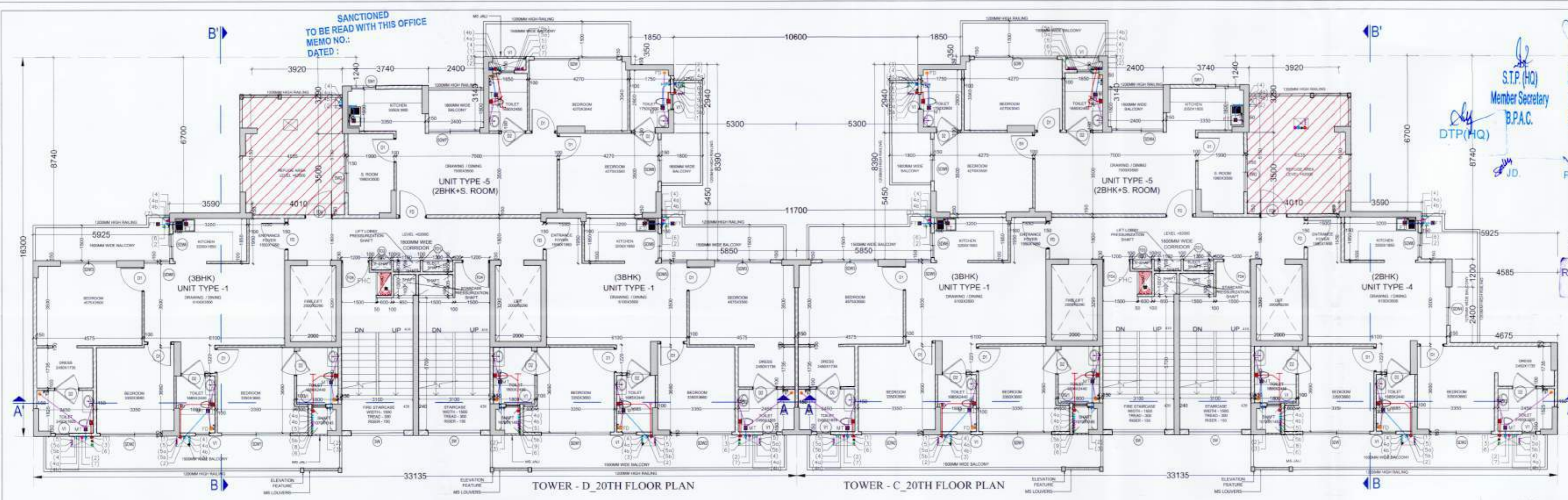
**OWNER'S SIGN:** For ARTECH ELEGANT HOMES LLP

**DRG. NO.:** 16

**DATE:**

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

TO BE READ WITH THIS OFFICE MEMO NO. DATED :



TOWER - D\_20TH FLOOR PLAN

TOWER - C\_20TH FLOOR PLAN

**TOWER C AREA OF 20TH FLOOR**  
(AREAS IN sq. mtrs.)

ITEM	L	B	X	FACTOR	X	NO	=	SQ. MT
<b>ADDITIONS</b>								
A	33.135	x	16.300	x	1.0	x	1	= 540.101
<b>TOTAL</b>								
<b>DEDUCTIONS</b>								
D1	5.850	x	5.450	x	1.0	x	1	= 31.883
D2	5.300	x	3.200	x	1.0	x	1	= 17.437
D3	1.860	x	0.360	x	1.0	x	1	= 0.688
D4	2.400	x	3.140	x	1.0	x	1	= 7.536
D5	3.740	x	1.240	x	1.0	x	1	= 4.638
D6	3.920	x	3.290	x	1.0	x	1	= 12.887
D7	4.010	x	3.550	x	1.0	x	1	= 14.238
D8	3.590	x	6.700	x	1.0	x	1	= 24.053
D9	5.925	x	8.740	x	1.0	x	1	= 51.785
D10	4.985	x	1.200	x	1.0	x	1	= 5.982
D11	4.675	x	3.400	x	1.0	x	1	= 15.920
Staircase	1	3.100	x	5.700	x	1.0	x	= 30.340
Staircase	2	1.500	x	1.500	x	1.0	x	= 2.250
Staircase	3A	1.500	x	1.100	x	1.0	x	= 1.650
Staircase	20	1.200	x	0.425	x	1.0	x	= 0.488
Lift Well	3	2.000	x	3.200	x	1.0	x	= 13.160
Shaft	4	1.190	x	0.400	x	1.0	x	= 0.522
Shaft	5	0.975	x	0.900	x	1.0	x	= 0.882
Shaft	5A	1.430	x	0.925	x	1.0	x	= 1.294
Shaft	8	1.060	x	1.145	x	1.0	x	= 2.427
Shaft	7	1.000	x	0.515	x	1.0	x	= 0.524
Shaft	8	1.330	x	0.480	x	1.0	x	= 0.589
Shaft	9	0.800	x	1.000	x	1.0	x	= 0.800
Shaft	10	0.850	x	0.370	x	1.0	x	= 0.315
<b>TOTAL</b>								
<b>TOTAL 20TH FLOOR FAR AREA (ADDITIONS-DEDUCTIONS)</b>								
<b>= 354.405 SQM</b>								
<b>BUILT-UP AREA AT 18TH FLOOR</b>								
<b>= 354.405 SQM</b>								
<b>TOTAL BUILT-UP AREA FOR 18TH &amp; 19TH FLOOR</b>								
<b>= 708.810 SQM</b>								
<b>OCCUPANT LOAD = 12.5 SQM OF GROSS FLOOR AREA</b>								
<b>= 56.7048 SQM</b>								
<b>AREA REQUIRED FOR PER PERSON</b>								
<b>= 0.3</b>								
<b>TOTAL AREA REQUIRED = 56.7048 X 0.3 = 17.01</b>								
<b>0.9 SQM FOR WHEEL CHAIR=17.01+0.9 = 17.91</b>								
<b>REFUSE AREA PROVIDED = 22.533 SQM</b>								

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.

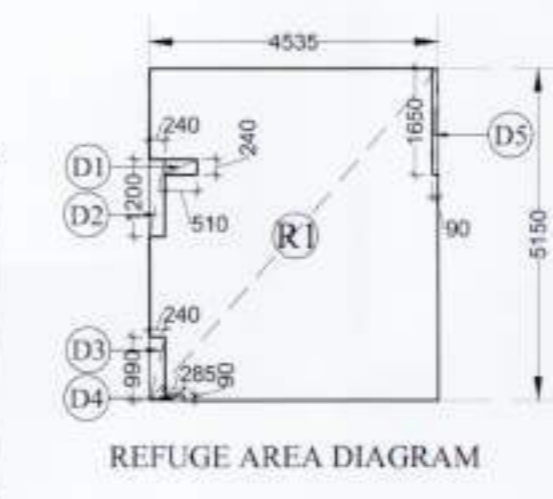
J.D.  
DTP(HQ)

PA

Ram Avtar Bansi  
JD(HQ)

**REFUGUE AREA**

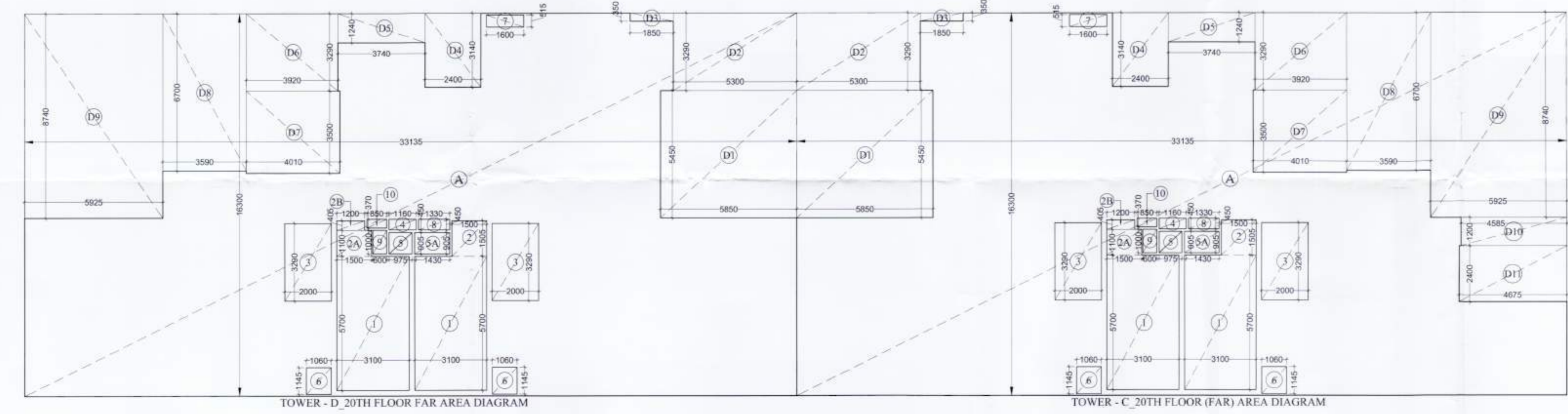
ITEM	L	B	X	FACTOR	X	NO	=	SQ. MT
<b>ADDITIONS</b>								
R1	4.535	x	5.150	x	1.0	x	1	= 23.355
<b>TOTAL</b>								
<b>= 23.355</b>								
<b>DEDUCTIONS</b>								
D1	0.240	x	1.200	x	1.0	x	1	= 0.288
D2	0.510	x	0.240	x	1.0	x	1	= 0.122
D3	0.240	x	0.890	x	1.0	x	1	= 0.218
D4	0.285	x	0.860	x	1.0	x	1	= 0.256
D5	0.090	x	1.850	x	1.0	x	1	= 0.149
<b>TOTAL</b>								
<b>= 0.822</b>								
<b>TOTAL REFUGUE FAR AREA (ADDITIONS-DEDUCTIONS)</b>								
<b>= 22.533</b>								
<b>TOTAL 20TH FLOOR NON FAR AREA (Staircase+Refuge Area)</b>								
<b>= 82.287</b>								



REFUGUE AREA DIAGRAM

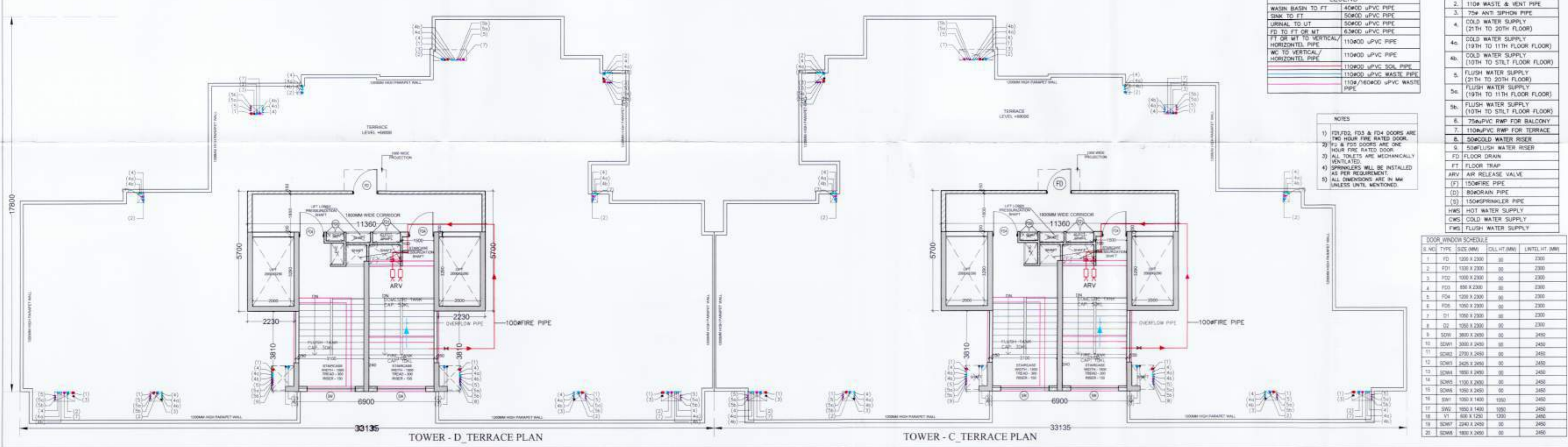
**TOWER D AREA OF 20TH FLOOR**  
(AREAS IN sq. mtrs.)

ITEM	L	B	X	FACTOR	X	NO	=	SQ. MT
<b>ADDITIONS</b>								
A	33.135	x	16.300	x	1.0	x	1	= 540.101
<b>TOTAL</b>								
<b>= 540.101</b>								
<b>DEDUCTIONS</b>								
D1	5.850	x	5.450	x	1.0	x	1	= 31.883
D2	5.300	x	3.200	x	1.0	x	1	= 17.437
D3	1.860	x	0.360	x	1.0	x	1	= 0.688
D4	2.400	x	3.140	x	1.0	x	1	= 7.536
D5	3.740	x	1.240	x	1.0	x	1	= 4.638
D6	3.920	x	3.290	x	1.0	x	1	= 12.887
D7	4.010	x	3.550	x	1.0	x	1	= 14.238
D8	3.590	x	6.700	x	1.0	x	1	= 24.053
D9	5.925	x	8.740	x	1.0	x	1	= 51.785
D10	4.985	x	1.200	x	1.0	x	1	= 5.982
D11	4.675	x	3.400	x	1.0	x	1	= 15.920
Staircase	1	3.100	x	5.700	x	1.0	x	= 30.340
Staircase	2	1.500	x	1.500	x	1.0	x	= 2.250
Staircase	3A	1.500	x	1.100	x	1.0	x	= 1.650
Staircase	20	1.200	x	0.425	x	1.0	x	= 0.488
Lift Well	3	2.000	x	3.200	x	1.0	x	= 13.160
Shaft	4	1.190	x	0.400	x	1.0	x	= 0.522
Shaft	5	0.975	x	0.900	x	1.0	x	= 0.882
Shaft	5A	1.430	x	0.925	x	1.0	x	= 1.294
Shaft	8	1.060	x	1.145	x	1.0	x	= 2.427
Shaft	7	1.000	x	0.515	x	1.0	x	= 0.524
Shaft	8	1.330	x	0.480	x	1.0	x	= 0.589
Shaft	9	0.800	x	1.000	x	1.0	x	= 0.800
Shaft	10	0.850	x	0.370	x	1.0	x	= 0.315
<b>TOTAL</b>								
<b>= 371.127</b>								
<b>TOTAL 20TH FLOOR FAR AREA (ADDITIONS-DEDUCTIONS)</b>								
<b>= 371.127 SQM</b>								
<b>BUILT-UP AREA AT 18TH FLOOR</b>								
<b>= 371.127 SQM</b>								
<b>TOTAL BUILT-UP AREA FOR 18TH &amp; 19TH FLOOR</b>								
<b>= 742.254 SQM</b>								
<b>OCCUPANT LOAD = 12.5 SQM OF GROSS FLOOR AREA</b>								
<b>= 59.3803 SQM</b>								
<b>AREA REQUIRED FOR PER PERSON</b>								
<b>= 0.3</b>								
<b>TOTAL AREA REQUIRED 59.3803 X 0.3 = 17.81</b>								
<b>0.9 SQM FOR WHEEL CHAIR=17.81+0.9 = 18.71</b>								
<b>REFUSE AREA PROVIDED = 22.533 SQM</b>								



TOWER - D\_20TH FLOOR FAR AREA DIAGRAM

TOWER - C\_20TH FLOOR (FAR) AREA DIAGRAM



TOWER - D\_TERRACE PLAN

TOWER - C\_TERRACE PLAN

**LEGEND**

- 1. 110M SOL & VENT PIPE
- 2. 110M WASTE & VENT PIPE
- 3. 75M ANTI-SIPHON PIPE
- 4. COLD WATER SUPPLY (21TH TO 20TH FLOOR)
- 4a. COLD WATER SUPPLY (19TH TO 20TH FLOOR)
- 4b. COLD WATER SUPPLY (18TH TO 20TH FLOOR)
- 5. FLUSH WATER SUPPLY (21TH TO 20TH FLOOR)
- 5a. FLUSH WATER SUPPLY (19TH TO 20TH FLOOR)
- 5b. FLUSH WATER SUPPLY (18TH TO 20TH FLOOR)
- 6. 75M PVC RWP FOR BALCONY
- 7. 110M PVC RWP FOR TERRACE
- 8. SINK/COLD WATER RISER
- 9. SINK/FLUSH WATER RISER
- FD FLOOR DRAIN
- FT FLOOR TRAP
- ARV AIR RELEASE VALVE
- (F) 150MM FIRE PIPE
- (D) DOWNPIPE
- (S) SINK
- (W) WASH BASIN
- (H) HOT WATER SUPPLY
- (C) COLD WATER SUPPLY
- (FWS) FLUSH WATER SUPPLY

- NOTES**
- 1) FDS, FWS & FWA DOORS ARE FMS HINGE FIRE RATED DOOR.
  - 2) FDS & FWS DOORS ARE ONE HOUR FIRE RATED DOOR.
  - 3) ALL TOILETS ARE MECHANICALLY VENTILATED.
  - 4) SPRINKLERS WILL BE INSTALLED AS PER REQUIREMENT.
  - 5) ALL DIMENSIONS ARE IN MM UNLESS UNTIL MENTIONED.

**LEGEND**

NO	PIPE	SIZE (MM)	COLL. HT (MM)	LIMIT HT (MM)
1	FD	100 X 200	50	2000
2	FT	100 X 200	50	2000
3	FD	100 X 200	50	2000
4	FD	80 X 200	50	2000
5	FD	100 X 200	50	2000
6	FD	100 X 200	50	2000
7	FD	100 X 200	50	2000
8	FD	100 X 200	50	2000
9	FD	100 X 200	50	2000
10	FD	100 X 200	50	2000
11	FD	100 X 200	50	2000
12	FD	100 X 200	50	2000
13	FD	100 X 200	50	2000
14	FD	100 X 200	50	2000
15	FD	100 X 200	50	2000
16	FD	100 X 200	50	2000
17	FD	100 X 200	50	2000
18	FD	100 X 200	50	2000
19	FD	100 X 200	50	2000
20	FD	100 X 200	50	2000

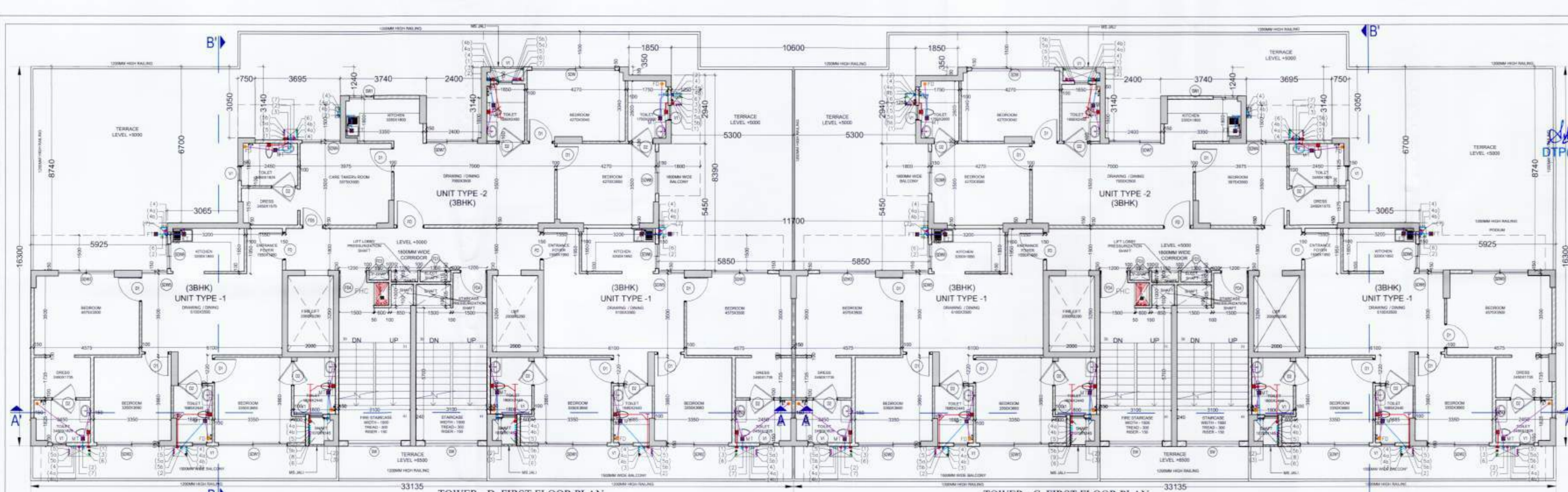
OWNER: ARTECH ELEGANT HOMES LLP.

PROJECT: PROPOSED BUILDING PLAN OF RETIREMENT HOUSING COLONY OVER AN AREA MEASURING 4.525 ACRES (LICENSE No-16 OF 2025 DATED 30-01-2025) IN SECTOR -89A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ARTECH ELEGANT HOMES LLP.

ARCHITECTURAL CONSULTANT: NIRMAN ARCHITECTS & INTERIOR DESIGNERS. e-mail: nirmanarchitects@yahoo.com. I-R : 1st FLOOR, SECTOR-10, Gurgaon. TEL: 9811204088, 9810011111. Title: TOWER-C&D : FLOOR PLAN AND AREA DETAIL.

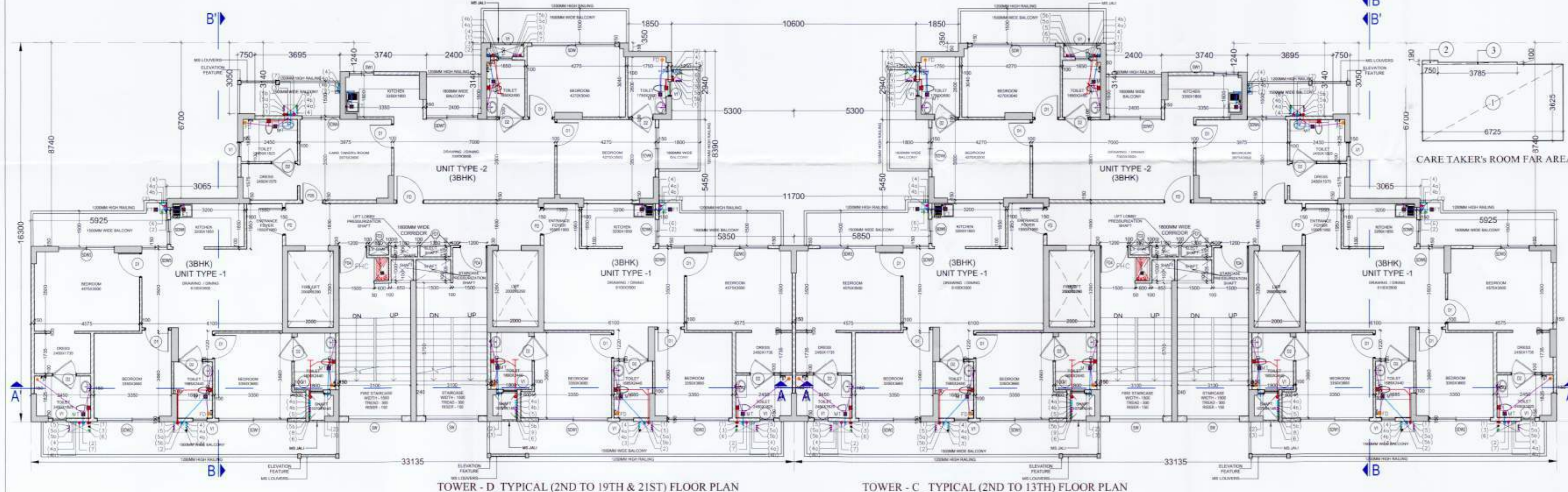
SCALE: 1:100 DRG.NO.- 17 ARCHITECT'S SIGN OWNER'S SIGN

For ARTECH ELEGANT HOMES LLP. KAPIL MANGLA B.A.R.C.H CA/2001/27088. Navil Gdn Partner.



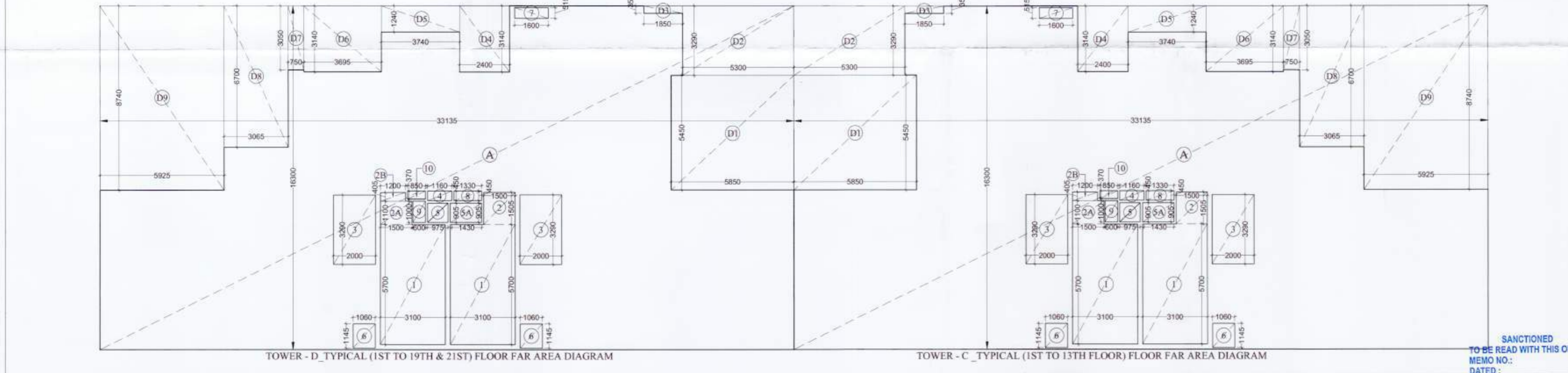
TOWER - D FIRST FLOOR PLAN

TOWER - C FIRST FLOOR PLAN



TOWER - D TYPICAL (2ND TO 19TH & 21ST) FLOOR PLAN

TOWER - C TYPICAL (2ND TO 13TH) FLOOR PLAN



TOWER - D TYPICAL (1ST TO 19TH & 21ST) FLOOR FAR AREA DIAGRAM

TOWER - C TYPICAL (1ST TO 13TH FLOOR) FLOOR FAR AREA DIAGRAM

AREA OF COMMON FLOOR AREAS IN ADDITION TO ADDITIONAL B.P.A.C.

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
3	35.135	X	15.300	X	1	X	1	=	540.151
TOTAL									540.151
4	5.850	X	2.250	X	1	X	1	=	13.163
5	5.300	X	2.250	X	1	X	1	=	11.938
6	1.850	X	2.250	X	1	X	1	=	4.163
7	2.400	X	3.140	X	1	X	1	=	7.536
8	3.740	X	1.240	X	1	X	1	=	4.638
9	3.695	X	3.140	X	1	X	1	=	11.602
10	0.750	X	3.550	X	1	X	1	=	2.688
11	3.595	X	0.700	X	1	X	1	=	2.517
12	5.925	X	0.740	X	1	X	1	=	4.388
TOTAL									148.340

INTERNAL DEDUCTIONS

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
1	3.100	X	3.700	X	1.0	X	2	=	23.340
2	1.500	X	1.500	X	1.0	X	1	=	2.250
3	1.500	X	1.100	X	1.0	X	1	=	1.650
4	1.200	X	0.400	X	1.0	X	1	=	0.480
5	2.000	X	3.200	X	1.0	X	2	=	13.120
6	1.180	X	0.450	X	1.0	X	1	=	0.531
7	0.975	X	0.900	X	1.0	X	1	=	0.882
8	1.430	X	0.900	X	1.0	X	1	=	1.287
9	1.300	X	1.145	X	1.0	X	1	=	1.489
10	1.600	X	0.515	X	1.0	X	1	=	0.824
11	1.330	X	0.450	X	1.0	X	1	=	0.599
12	0.800	X	1.000	X	1.0	X	1	=	0.800
13	0.850	X	0.370	X	1.0	X	1	=	0.314
TOTAL									60.556

TYP. FLOOR FAR AREA (ADDITIONS-DEDUCTIONS) = 331.394

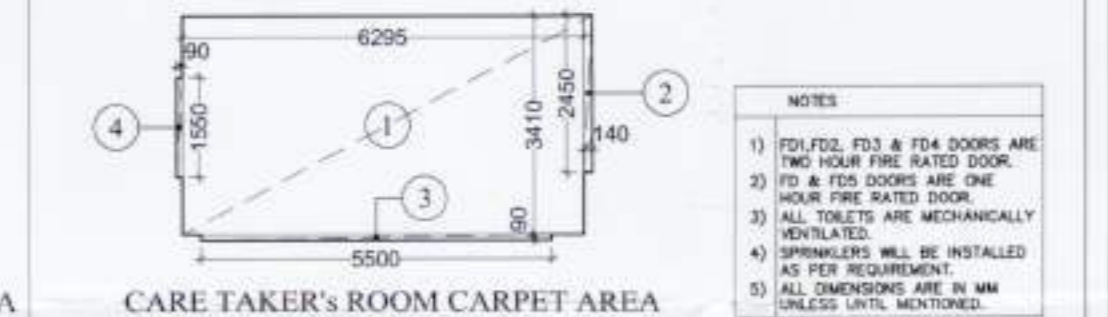
TOTAL TYPICAL FLOOR FAR AREA (B.P.A.C.) = 39.734

CARE TAKER ROOM FAR AREA

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
1	6.725	X	3.625	X	1.0	X	1	=	24.378
2	0.750	X	0.190	X	1.0	X	1	=	0.143
3	3.785	X	0.100	X	1.0	X	1	=	0.379
TOTAL									24.899

CARE TAKER ROOM CARPET AREA

ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
1	6.285	X	3.410	X	1.0	X	1	=	21.456
2	0.140	X	2.450	X	1.0	X	1	=	0.343
3	5.500	X	0.090	X	1.0	X	1	=	0.495
4	0.090	X	1.550	X	1.0	X	1	=	0.140
TOTAL									22.443



LEGEND

WASH BASIN TO FT	4000 UPVC PIPE
SNK TO FT	5000 UPVC PIPE
URINAL TO UT	5000 UPVC PIPE
LD TO FT OR MT	6300 UPVC PIPE
FT OR MT TO VERTICAL/HORIZONTAL PIPE	11000 UPVC PIPE
WC TO VERTICAL/HORIZONTAL PIPE	11000 UPVC PIPE
11000 UPVC SOIL PIPE	
11000 UPVC WASTE PIPE	
1100/16000 UPVC WASTE PIPE	

LEGEND

- 110M SOIL & VENT PIPE
- 110M WASTE & VENT PIPE
- 75M ANT SINKH PIPE
- COLD WATER SUPPLY (21TH TO 20TH FLOOR)
- COLD WATER SUPPLY (19TH TO 11TH FLOOR)
- COLD WATER SUPPLY (10TH TO 3RD FLOOR)
- FLUSH WATER SUPPLY (19TH TO 11TH FLOOR)
- FLUSH WATER SUPPLY (10TH TO 3RD FLOOR)
- 75M PVC RWP FOR BALCONY
- 110M PVC RWP FOR TERRACE
- 300COLD WATER RISER
- 300WARM WATER RISER
- FD FLOOR DRAIN
- FT FLOOR TRAP
- ARY AIR RELEASE VALVE
- 150WIRE PIPE
- 150DRAIN PIPE
- 150SPRINKLER PIPE
- HWS HOT WATER SUPPLY
- CWS COLD WATER SUPPLY
- FWS FLUSH WATER SUPPLY

DOOR WINDOW SCHEDULE

S NO	TYPE	SIZE (MM)	CELL HT (MM)	INTEL HT (MM)
1	FD	1050 X 2300	90	2300
2	FDH	1050 X 2300	90	2300
3	FDH	1050 X 2300	90	2300
4	FDH	800 X 2300	90	2300
5	FDH	1050 X 2300	90	2300
6	FDH	1050 X 2300	90	2300
7	FDH	1050 X 2300	90	2300
8	FDH	1050 X 2300	90	2300
9	FDH	3000 X 2300	90	2300
10	SDW	3000 X 2300	90	2300
11	SDW	2700 X 2300	90	2300
12	SDW	2400 X 2300	90	2300
13	SDW	3000 X 2300	90	2300
14	SDW	1100 X 2300	90	2300
15	SDW	1050 X 2300	90	2300
16	SDW	1050 X 2300	90	2300
17	SDW	1050 X 1400	100	2300
18	SDW	800 X 2300	100	2300
19	SDW	2400 X 2300	100	2300
20	SDW	1900 X 2300	100	2300

OWNER: ARTTECH ELEGANT HOMES LLP.

PROJECT: PROPOSED BUILDING PLAN OF RETIREMENT HOUSING COLONY OVER AN AREA MEASURING 4.525 ACRES (LICENSE No-16 OF 2025 DATED 30-01-2025) IN SECTOR -89A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ARTTECH ELEGANT HOMES LLP.

ARCHITECTURAL CONSULTANT: NIRMAN ARCHITECTS & INTERIOR DESIGNERS

DATE: 18.11.2024

TITLE: TOWER-C&D: FLOOR PLAN AND AREA DETAIL

SCALE: 1:100

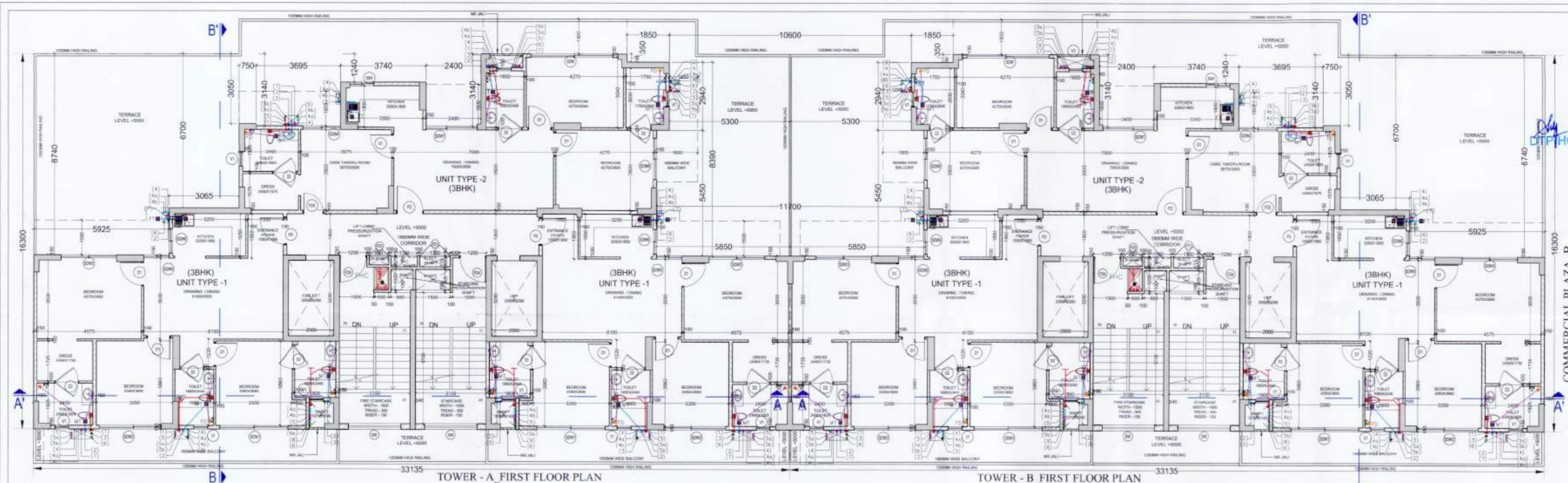
DRG. NO.: 15

ARCHITECT'S SIGN: KAPIL MANGLA B.A.RCH

OWNER'S SIGN: Navin Goyal Partner

Sanctioned by: CA/2001/27088





**AREA OF TYPICAL FLOOR AREAS IN SQUARE METERS**

ITEM	L	B	X	FACTOR	X	NO	=	SQ. MT
ADDITIONS								
A1	33.135	16.300	x	1.0	x	1	=	540.151
<b>TOTAL</b>								<b>540.151</b>
<b>DEDUCTIONS</b>								
D1	5.300	2.250	x	1.0	x	1	=	11.925
D2	5.300	2.250	x	1.0	x	1	=	11.925
D3	1.850	0.350	x	1.0	x	1	=	0.648
D4	2.450	1.140	x	1.0	x	1	=	2.790
D5	3.740	1.340	x	1.0	x	1	=	4.994
D6	3.895	1.340	x	1.0	x	1	=	5.229
D7	0.750	3.000	x	1.0	x	1	=	2.250
D8	3.365	0.700	x	1.0	x	1	=	2.356
D9	5.925	0.740	x	1.0	x	1	=	4.388
<b>TOTAL</b>								<b>148.338</b>
<b>TYP. FLOOR FAR AREA (ADDITIONS-DEDUCTIONS)</b>								<b>391.813</b>
<b>TOTAL TYPICAL FLOOR NON FAR AREA (Staircases)</b>								<b>28.734</b>

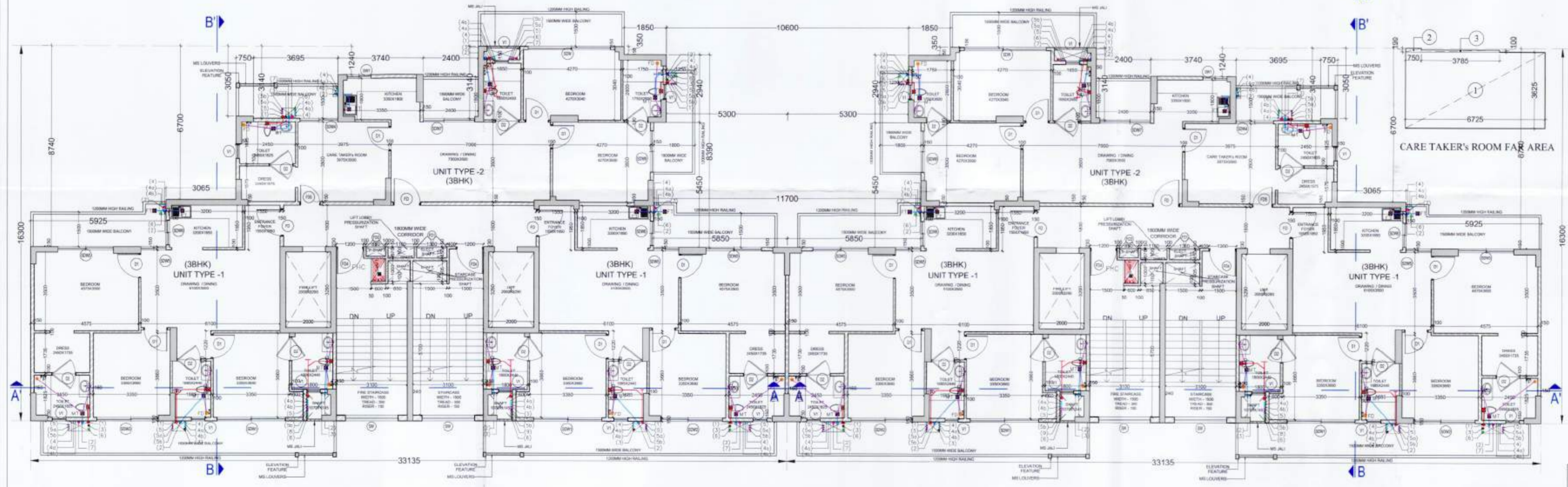
**CARE TAKER ROOM FAR AREA**

ITEM	L	B	X	FACTOR	X	NO	=	SQ. MT
1	6.725	3.825	x	1.0	x	1	=	25.738
2	0.750	0.190	x	1.0	x	1	=	0.143
3	3.785	0.100	x	1.0	x	1	=	0.379
<b>TOTAL</b>								<b>26.260</b>

**CARE TAKER ROOM CARPET AREA**

ITEM	L	B	X	FACTOR	X	NO	=	SQ. MT
1	5.295	3.410	x	1.0	x	1	=	18.166
2	0.140	2.450	x	1.0	x	1	=	0.343
3	5.500	0.090	x	1.0	x	1	=	0.495
4	0.090	1.550	x	1.0	x	1	=	0.140
<b>TOTAL</b>								<b>19.144</b>



**LEGEND**

WASH BASIN TO FT	40000 UPVC PIPE
SOIL TO FT	50000 UPVC PIPE
URINAL TO FT	50000 UPVC PIPE
FD TO FT OR WT	50000 UPVC PIPE
FT FOR WT TO VERTICAL	110000 UPVC PIPE
HORIZONTAL PIPE	110000 UPVC PIPE
WC TO VERTICAL	110000 UPVC PIPE
HORIZONTAL PIPE	110000 UPVC PIPE
COLD WATER SUPPLY	110000 UPVC PIPE
COLD WATER SUPPLY	110000 UPVC PIPE
1100/160000 UPVC WASTE PIPE	
1100/160000 UPVC WASTE PIPE	

**LEGEND**

1	1100 SOIL & VENT PIPE
2	1100 WASTE & VENT PIPE
3	700 ANTI SIPHON PIPE
4	COLD WATER SUPPLY (21TH TO 20TH FLOOR)
4a	COLD WATER SUPPLY (19TH TO 11TH FLOOR FLOOR)
4b	COLD WATER SUPPLY (10TH TO 21ST FLOOR FLOOR)
5	FLUSH WATER SUPPLY (21TH TO 20TH FLOOR)
5a	FLUSH WATER SUPPLY (19TH TO 11TH FLOOR FLOOR)
5b	FLUSH WATER SUPPLY (10TH TO 21ST FLOOR FLOOR)
6	70000 RWP FOR BALCONY
7	1100UPVC RWP FOR TERRACE
8	SOILWALL WATER RISER
9	SOILWALL WATER RISER
10	FD FLOOR DRAIN
11	FD FLOOR TRAP
12	ARY AIR RELEASE VALVE
13	150MM PIPE
14	SOILMAN PIPE
15	150MM SPRINKLER PIPE
16	RWD HOT WATER SUPPLY
17	CWD COLD WATER SUPPLY
18	FWD FLUSH WATER SUPPLY

**OWNER:**  
ARTECH ELEGANT HOMES LLP.

**PROJECT:**  
PROPOSED BUILDING PLAN OF RETIREMENT HOUSING COLONY OVER AN AREA MEASURING 4.525 ACRES (LICENSE No- 16 OF 2025 DATED 30-01-2025) IN SECTOR -89A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ARTECH ELEGANT HOMES LLP.

**ARCHITECTURAL CONSULTANT:**  
NIRMAN ARCHITECTS & INTERIOR DESIGNERS  
e-mail: nirmanarchitects@yahoo.com  
I-R : 1st FLOOR, SECTOR-10, D.L.F. PH. : 9811204088, 9810081088

**TITLE:** TOWER-A&B : FLOOR PLAN AND AREA DETAIL

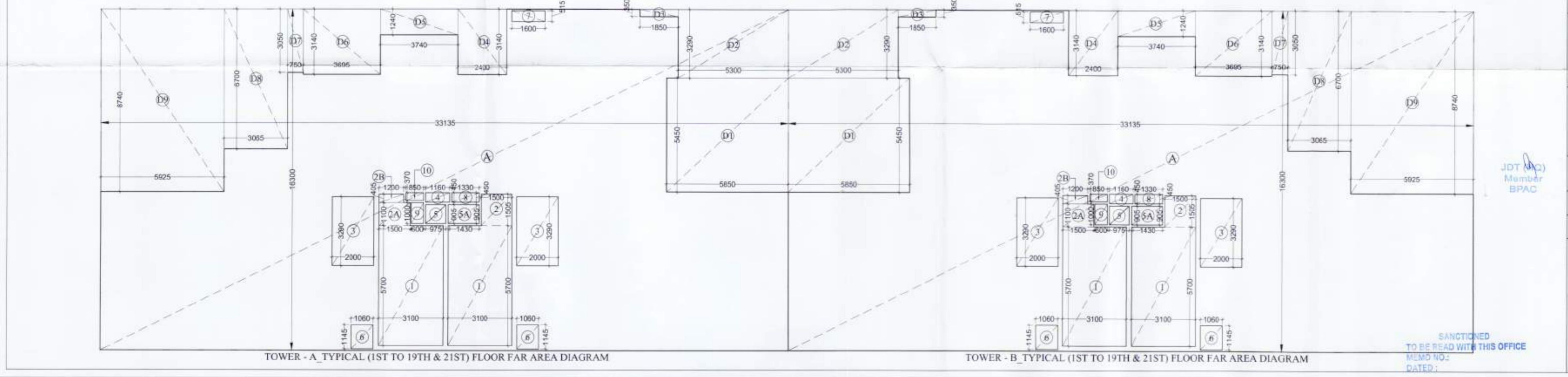
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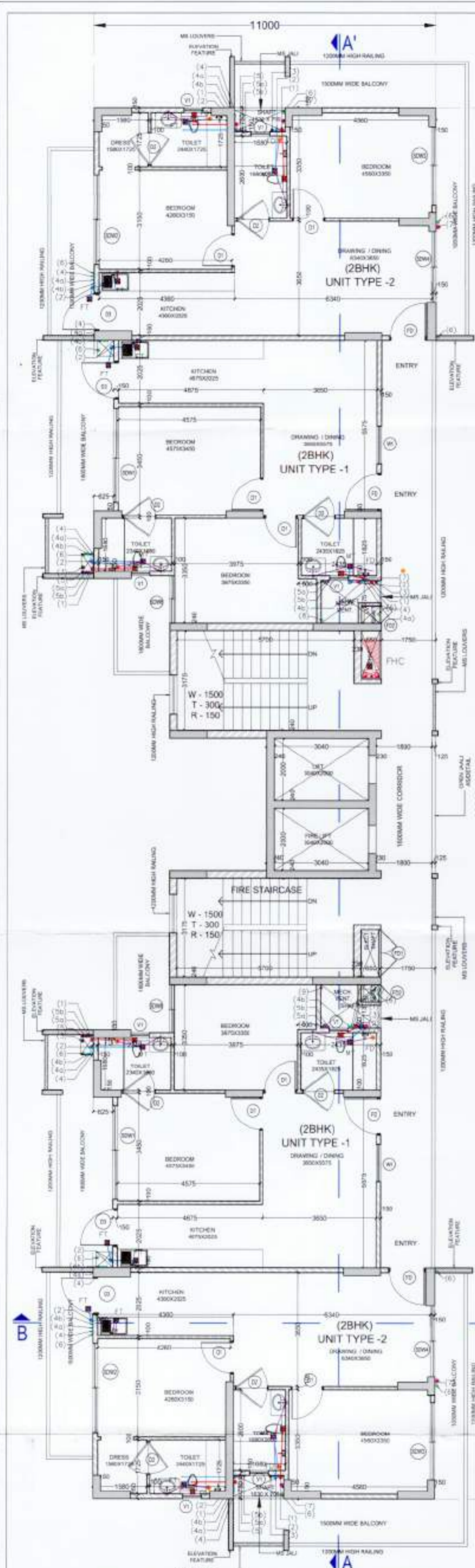
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**OWNER'S SIGN:** [Signature]

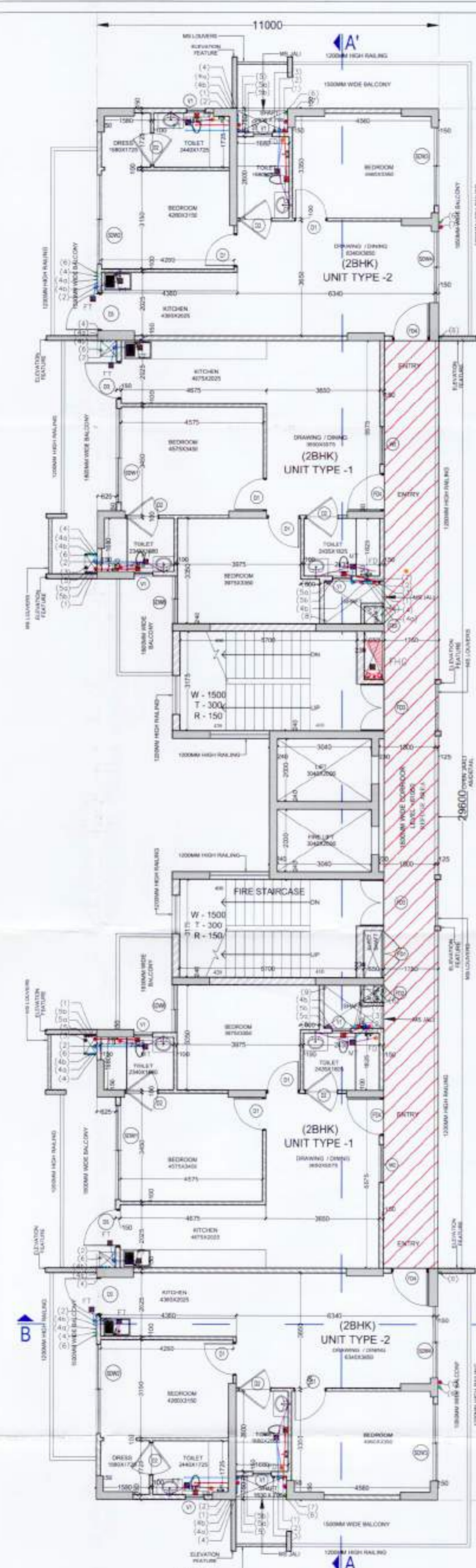
**FOR ARTECH ELEGANT HOMES LLP**  
CA/2001/27088



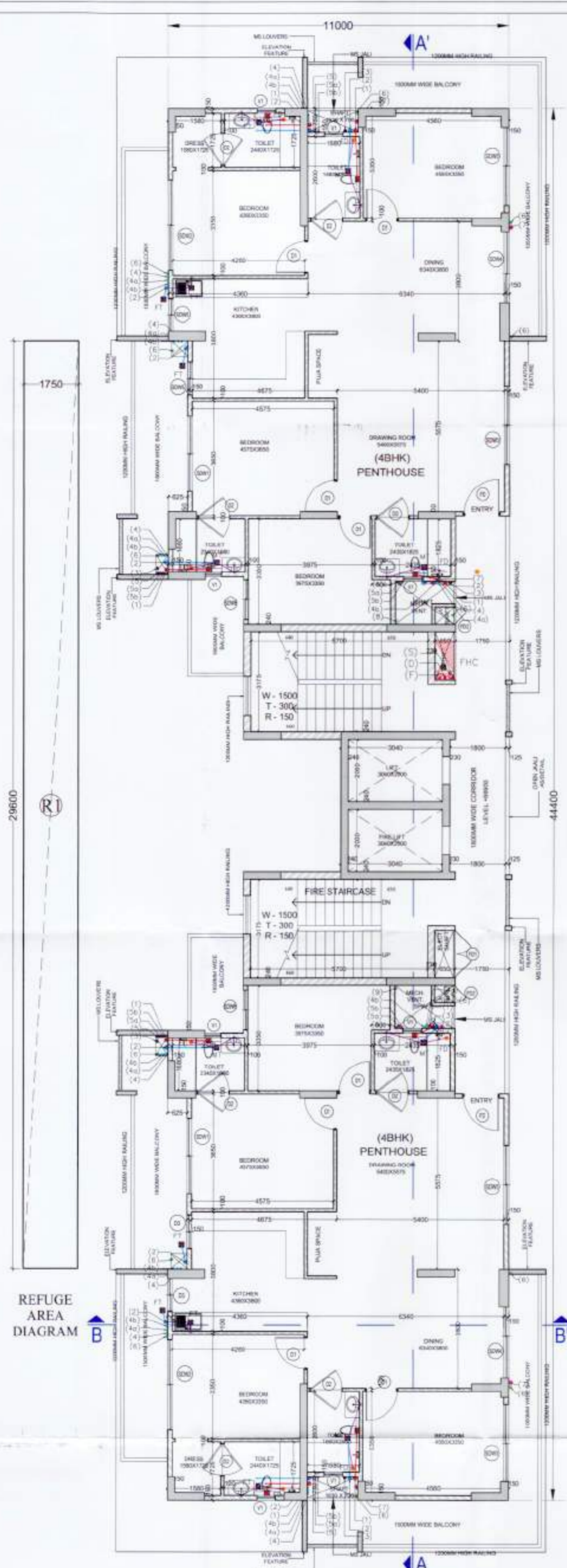
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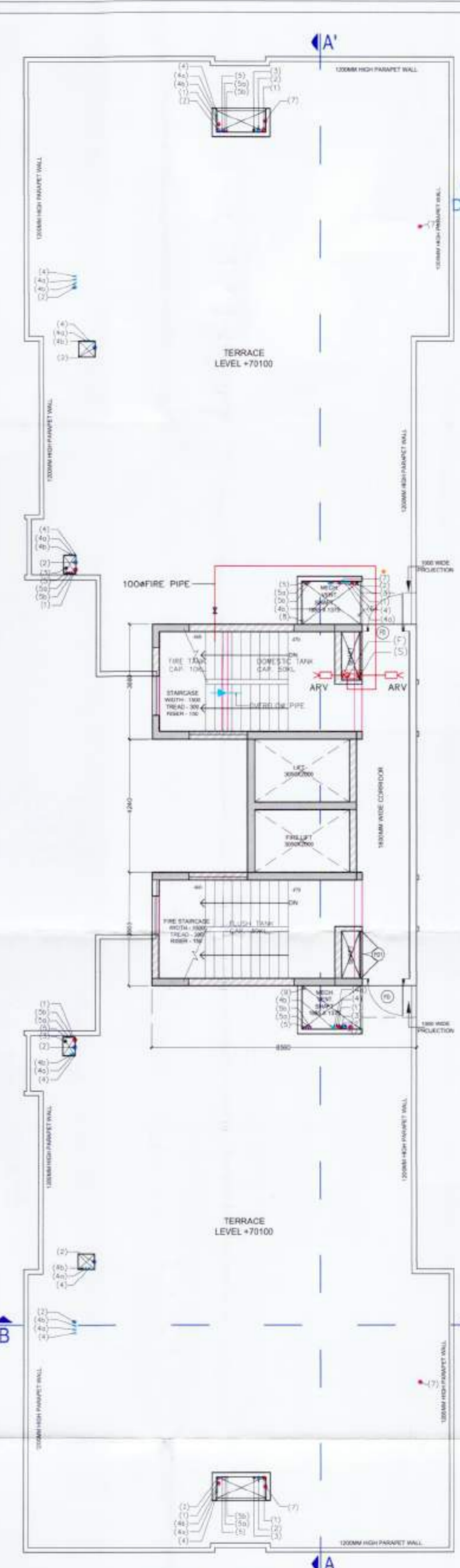
TOWER - E\_TYPICAL (2ND TO 19TH & 21ST) FLOOR PLAN



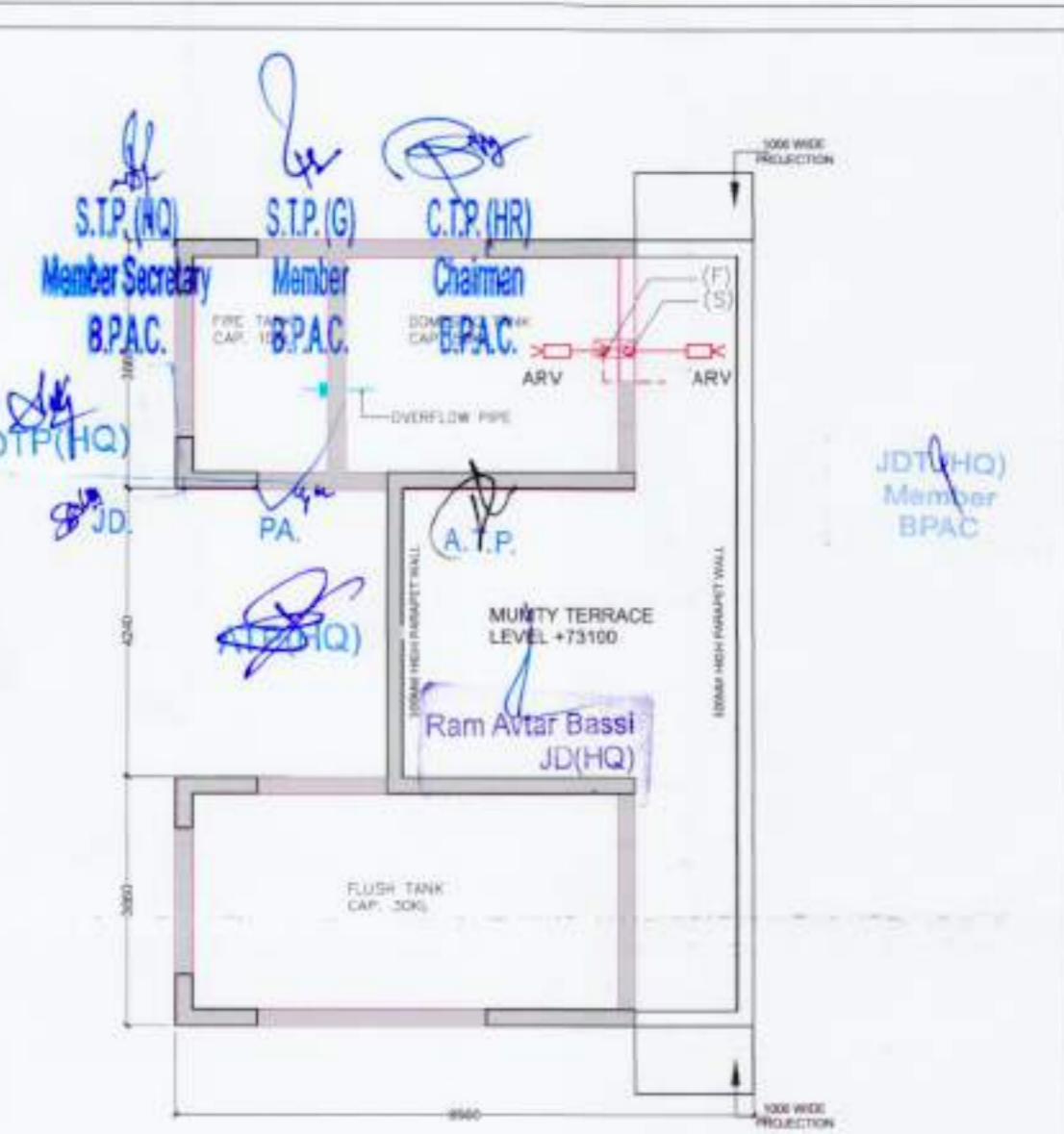
TOWER - E\_20TH FLOOR PLAN



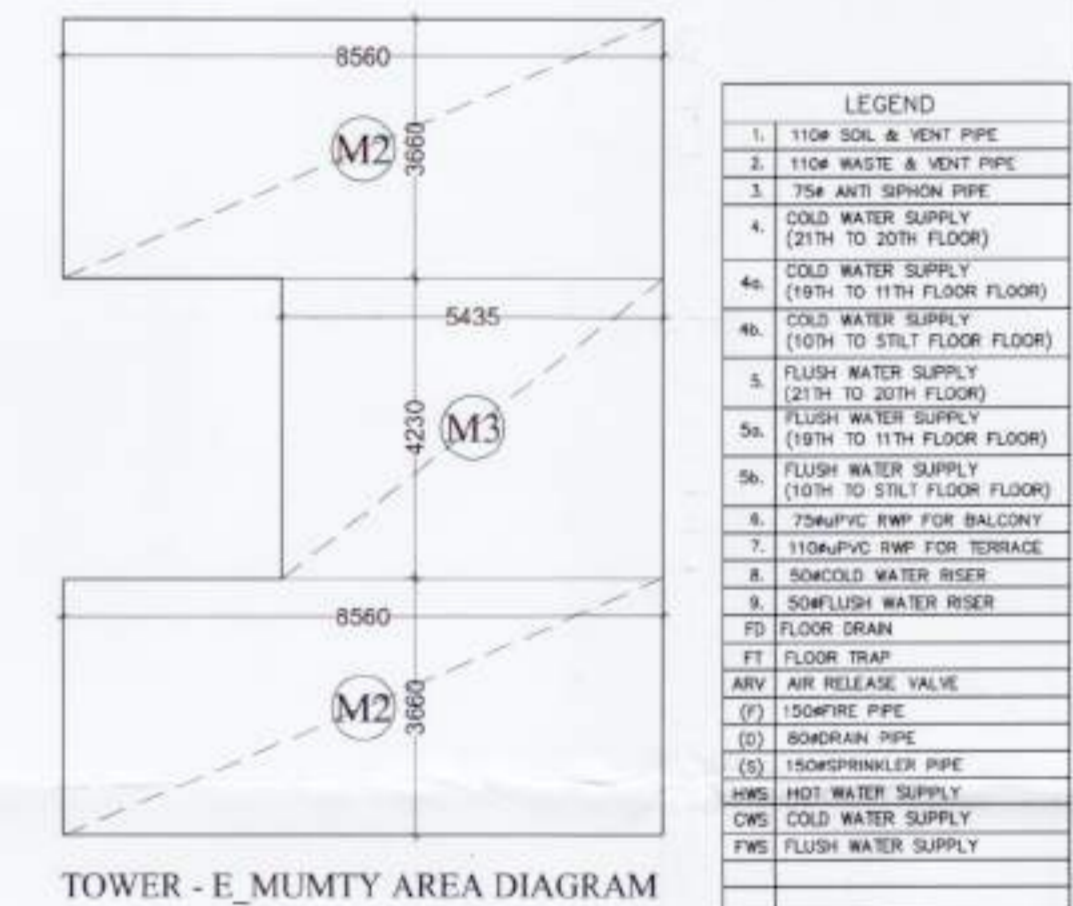
TOWER - E\_22ND FLOOR PLAN



TOWER - E\_TERRACE PLAN



TOWER - E\_MUMTY TERRACE PLAN



TOWER - E\_MUMTY AREA DIAGRAM

AREA OF MUMTY (AREAS IN sq.meters.)						
ITEM	L	X	B	X	NO	= SQ.MT
M1	5.435	x	4.230	x	1.0	x 1 = 22.990
M2	8.560	x	3.660	x	1.0	x 2 = 62.659
<b>TOTAL</b>						<b>= 85.649</b>

LEGEND	
1	1100 SOL & VENT PIPE
2	1100 WASTE & VENT PIPE
3	1100 ANTISENSE PIPE
4	COLD WATER SUPPLY (21TH TO 20TH FLOOR)
4a	COLD WATER SUPPLY (19TH TO 11TH FLOOR FLOOR)
5	COLD WATER SUPPLY (10TH TO 20TH FLOOR)
5a	FLUSH WATER SUPPLY (19TH TO 11TH FLOOR FLOOR)
5b	FLUSH WATER SUPPLY (10TH TO 20TH FLOOR)
6	25000 PWP FOR BALCONY
7	1100 PWP FOR TERRACE
8	50000 WATER RISER
9	50000 WATER RISER
FD	FLOOR DRAIN
FT	FLOOR TRAP
ARV	AIR RELEASE VALVE
(7)	1500 PWP
(C)	SHOWMAN PIPE
(C)	1100 PWP
HMS	HOT WATER SUPPLY
CWS	COLD WATER SUPPLY
FWS	FLUSH WATER SUPPLY

- NOTES
- FD/FD/FD & FD4 DOORS ARE TWO HOUR FIRE RATED DOOR
  - FD DOORS ARE ONE HOUR FIRE RATED DOOR
  - W/D IS ONE HOUR FIRE RATED & W/D IS TWO HOUR FIRE RATED
  - ALL TOILETS ARE MECHANICALLY VENTILATED
  - SPRINKLERS WILL BE INSTALLED AS PER REQUIREMENT
  - ALL DIMENSIONS ARE IN MM UNLESS UNITS MENTIONED.

LEGEND	
1	40000 UPVC PIPE
2	50000 UPVC PIPE
3	60000 UPVC PIPE
4	75000 UPVC PIPE
5	110000 UPVC PIPE
6	110000 UPVC PIPE
7	110000 UPVC PIPE
8	110000 UPVC PIPE
9	110000 UPVC PIPE
10	110000 UPVC PIPE
11	110000 UPVC PIPE
12	110000 UPVC PIPE
13	110000 UPVC PIPE
14	110000 UPVC PIPE
15	110000 UPVC PIPE
16	110000 UPVC PIPE
17	110000 UPVC PIPE

OWNER :  
ARTECH ELEGENT HOMES LLP.

PROJECT :  
PROPOSED BUILDING PLAN OF RETIREMENT HOUSING COLONY OVER AN AREA MEASURING 4.525 ACRES (LICENSE No- 16 OF 2025 DATED 30-01-2025) IN SECTOR -89A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ARTECH ELEGENT HOMES LLP

ARCHITECTURAL CONSULTANT :  
NIRMAN ARCHITECTS & INTERIOR DESIGNERS  
e-mail : nirmanarchitects@yahoo.com  
I.R. - 1st FLOOR, SECTOR-10, D.L.F. PH. : 9811204088, 9810081088

TITLE : TOWER-E: FLOOR PLANS AND AREA DETAIL

SCALE : 1:100 DRG.NO.- 23

ARCHITECT'S SIGN OWNER'S SIGN

KAPIL MANGLA  
B.Arch  
CA/2001/27088

For ARTECH ELEGANT HOMES LLP  
Partner

REFUGE AREA						
R1	L	X	B	X	NO	= SQ.MT
R1	1.750	x	29.600	x	1.0	x 1 = 51.800
<b>TOTAL</b>						<b>= 51.800</b>

BUILT-UP AREA AT 18TH FLOOR = 372.932 SQM  
 BUILT-UP AREA AT 19TH FLOOR = 372.932 SQM  
 TOTAL BUILT-UP AREA FOR 18TH & 19TH FLOOR = 745.864  
 OCCUPANT LOAD = 12.5 SQM OF GROSS FLOOR AREA = 59.98912 SQM  
 AREA REQUIRED FOR PER PERSON = 0.3 SQM  
 TOTAL AREA REQUIRED 59.98912 X 0.3 = 17.90 SQM  
 0.9 SQM FOR WHEEL CHAIR=17.9+0.9 = 18.8 SQM  
 REFUGES AREA PROVIDED = 51.800 SQM

S. NO.	TYPE	SIZE	AMG	CLL HT	AMG	LINTEL HT	AMG
1	FD	1500	3.2300	00		1600	
2	FH	1500	3.2300	00		1600	
3	FH	1500	3.2300	00		1600	
4	FH	1500	3.2300	00		1600	
5	FD	1500	3.2300	00		1600	
6	D	2000	3.2300	00		1600	
7	D1	1500	3.2300	00		1600	
8	D2	1500	3.2300	00		1600	
9	D3	1500	3.2300	00		1600	
10	SDW1	3000	3.2400	00		1600	
11	SDW2	3000	3.2400	00		1600	
12	SDW3	3000	3.2400	00		1600	
13	SDW4	3000	3.2400	00		1600	
14	SDW5	3000	3.2400	00		1600	
15	SDW6	3000	3.2400	00		1600	
16	W1	1500	3.1400	1000		1600	
17	W2	800	3.1200	1200		1600	

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