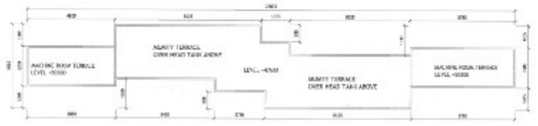
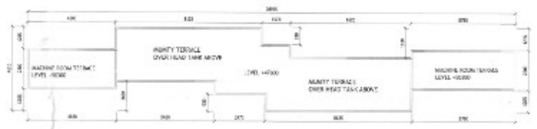
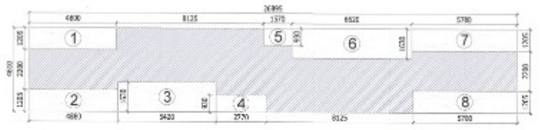


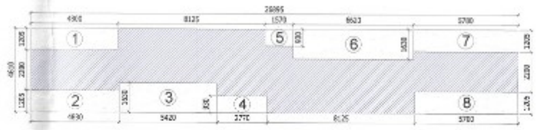
MUMTY AND MACHINE ROOM FLOOR PLAN
TOWER 05&06, 07&08

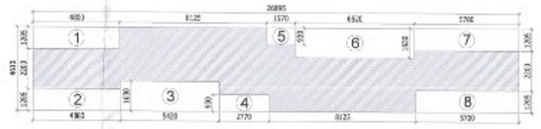


MUMTY AND MACHINE ROOM TERRACE FLOOR PLAN
TOWER 05&06,07&08

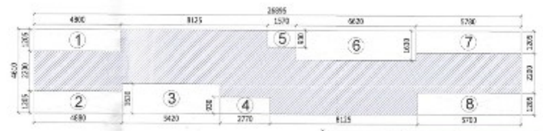


AREA DIAGRAM MUMTY AND MACHINE ROOM FLOOR PLAN
TOWER 05&06,07&08 NON-FAR

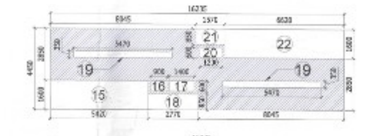


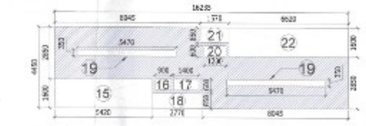


AREA DIAGRAM STILT/GROUND FLOOR PLAN
TOWER 05&06,07&08 FAR AREA



TYPICAL PART SECTION-D
FOR TOILET DUCT





AREA DIAGRAM TYPICAL FLOOR PLAN (1st. to 14th.)
TOWER 05&06,07&08 NON-FAR AREA

- MT MULT TRAP 10 FT
- FT FLOOR TRAP TRAP 10 FT
- FD FLOOR DRAIN
- BD BALCONY DRAIN
  40Ø WASHBASIN TO FLOOR TRAP
  50 SINK TO FLOOR TRAP
  110 OD FLOOR TRAP TO VERTICAL

EXTERNAL FIRE HYDRANT

MANHOLE SEWER

CATCH BASIN

RCC PIPE STORM WATER

DWC SEWER PIPE

LEGEND

1 110 OD SOIL PIPE
2 110 OD WASTE PIPE
3 90 OD VENTS PIPE
4 COLD WATER SUPPLY
5 FLUSH RING WATER SUPPLY
6 COLD WATER SUPPLY RISER
7 FLUSHING WATER SUPPLY RISER
8 RAIN WATER PIPE FOR BALCONY & TERRACE

DOOR & WINDOWS SCHEDULE

RMK.	WIDTH	HEIGHT	CILL LVL.	LINTEL LVL.
D1	900	2250	--	2250
D2	1000	2250	--	2250
D3	750	2250	--	2250
FD	1200	2250	--	2250
W1	1200	1500	750	2250
W2	750	2100	150	2250
W3	900	1500	1000	2250
W4	600	750	1500	2250
DW1	1350	2250	--	2250
DW2	2000	2250	--	2250
DW3	2350	2250	--	2250
FD1	900	2250	--	2250
FD2	1500	2250	--	2250

ALL UNITS MAIN DOOR 1 HOUR FIRE RATING.
TYPE B - TOILETS 01 NO FULLY MECHANICALLY VENTILLATED

TYPICAL MECHANICAL VENTILATION CALCULATION FOR WC

NFC	location	area	height	volume	air change	volume/ hr	minimum required air flow	fan size	cell size & air flow
	TYPICAL MECHANICAL VENTILATION WC								
1	Toilet 1	3.1	10.2	28.9	5T	144 cu.m/hr	200cfm/hr	200cfm	
2	Toilet 2	3.1	10.2	28.9	5T	144 cu.m/hr	200cfm/hr	200cfm	

FLOOR AREA ON MUMTY AND MACHINE ROOM

ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	26.895	8.828	237.372 SQ.M
TOTAL (A)				237.372 SQ.M

DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	2	4.800	1.200	11.520
2	2	4.800	1.200	11.520
3	2	5.420	1.200	13.008
4	2	2.220	0.900	3.996
5	2	3.970	0.900	7.146
6	2	6.020	1.200	14.448
7	2	5.700	1.200	13.680
8	2	5.120	1.200	12.288
TOTAL (B)				98.610 SQ.M
TOTAL AREA (Total 1 - 2)=B				138.762

STILT/GROUND FLOOR NON FAR (GROUND COVERAGE)

ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	26.895	27.500	2074.875
TOTAL (A)				2074.875 SQ.M

DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	2	0.230	6.125	14.079
2	4	0.230	4.230	3.894
3	2	2.270	2.230	10.464
4	4	2.230	2.980	26.608
4A	4	2.230	2.980	26.608
5	4	2.230	3.125	27.875
5A	4	2.230	3.125	27.875
6	2	2.230	1.830	8.150
7	2	2.230	1.830	8.150
8	2	2.230	2.230	9.928
9	4	3.420	1.830	25.065
10	4	4.480	1.375	24.640
11	4	4.430	1.375	24.365
12	4	5.620	1.830	41.184
13	4	1.530	0.830	5.080
14	4	4.430	1.375	24.365
15	2	5.620	1.830	20.592
16	2	1.530	0.830	2.540
17	2	5.620	0.830	9.332
18	2	2.700	0.830	4.482
19	2	2.570	0.830	4.266
20	2	6.020	1.830	22.044
21	2	1.530	0.830	2.540
TOTAL (B)				351.972 SQ.M
TOTAL GROUND COVERAGE (Total 1-2)=A				1722.903

F.A.R CALCULATION ON GROUND FLOOR

ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	26.895	8.828	237.372 SQ.M
TOTAL (A)			TOTAL	237.372 SQ.M

DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	2	4.800	1.200	11.520 SQ.M
2	2	4.800	1.200	11.520 SQ.M
3	2	5.420	1.200	13.008 SQ.M
4	2	2.220	0.900	3.996 SQ.M
5	2	3.970	0.900	7.146 SQ.M
6	2	6.020	1.200	14.448 SQ.M
7	2	5.700	1.200	13.680 SQ.M
8	2	5.120	1.200	12.288 SQ.M
			TOTAL	98.610 SQ.M
TOTAL F.A.R AREA (A)				138.762
TOTAL NON F.A.R AREA (B-A)				1722.903

FIRST FLOOR NON F.A.R AREA (1-2)=B 1884.123 -2 -28.5 SQM 1828

SAYAJI HOTEL

ECS PROVISION (1000 X 1000 X 1000 MM)	40 NOS
TWO WHEELER PARKING AREA	224 NOS.
TWO WHEELER PARKING ECS (1000 X 1000 X 1000 MM)	224 NOS.

FIRST/TYPICAL FLOOR FAR AREA

ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	73.30	21.500	1618.950
TOTAL (A)				1618.950 SQ.M

DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	2	0.830	8.125	13.554
2	4	1.840	4.150	32.042
3	2	3.170	3.200	19.840
4	4	3.300	2.280	30.096
4A	4	3.300	2.980	40.392
5	4	2.230	3.125	27.875
5A	4	2.230	3.125	27.875
6	2	2.180	1.800	7.848
7	2	3.000	1.800	10.800
8	2	2.230	1.800	8.028
9	4	1.540	1.125	6.930
10	8	3.080	1.280	31.539
11	4	4.014	1.280	20.519
12	4	3.465	1.655	22.928
13	4	1.480	1.375	8.140
14	4	4.014	1.375	22.077
15	2	3.420	1.200	8.208
16	2	0.930	0.500	0.930
17	2	1.420	0.600	1.704
18	2	2.770	0.850	4.709
19	4	3.470	0.550	7.634
20	2	1.200	0.600	1.440
21	2	1.370	0.550	1.507
22	2	6.620	1.200	15.888
23	1	1.540	6.165	9.493
24	2	3.040	3.235	19.653
TOTAL (B)				448.926 SQ.M
TOTAL AREA (Total 1 - 2)=B				1169.047

NON-F.A.R AREA

ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	2	10.230	6.450	164.492 SQ.M
TOTAL (A)			TOTAL	164.492 SQ.M

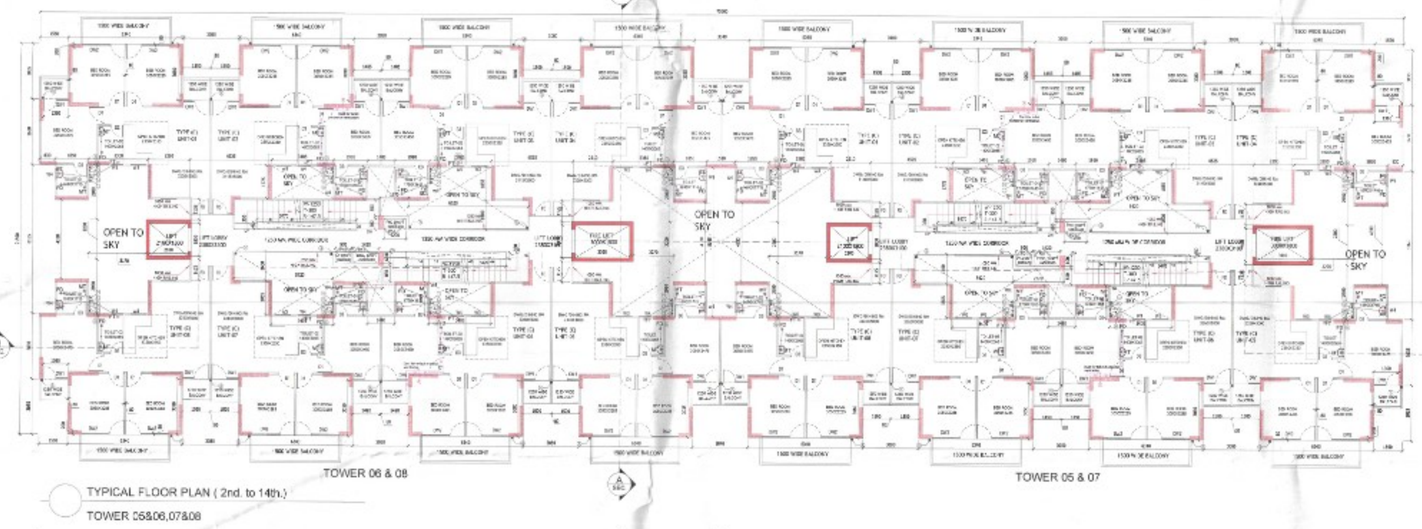
DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
13	2	3.620	3.500	17.344 SQ.M
14	2	0.900	0.500	0.900 SQ.M
17	2	1.480	0.500	1.480 SQ.M
18	2	2.770	0.850	4.709 SQ.M
19	4	3.470	0.550	7.634 SQ.M
20	2	1.200	0.500	1.440 SQ.M
21	2	1.370	0.500	1.507 SQ.M
22	2	6.620	1.200	21.184 SQ.M
			TOTAL	57.798 SQ.M
TOTAL NON-F.A.R AREA (4)				86.728
TOTAL F.A.R AREA (3-4)				1082.324

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)
Ram Avtar Bassi JD(HQ)
DD(NT) MEMBER BPAC

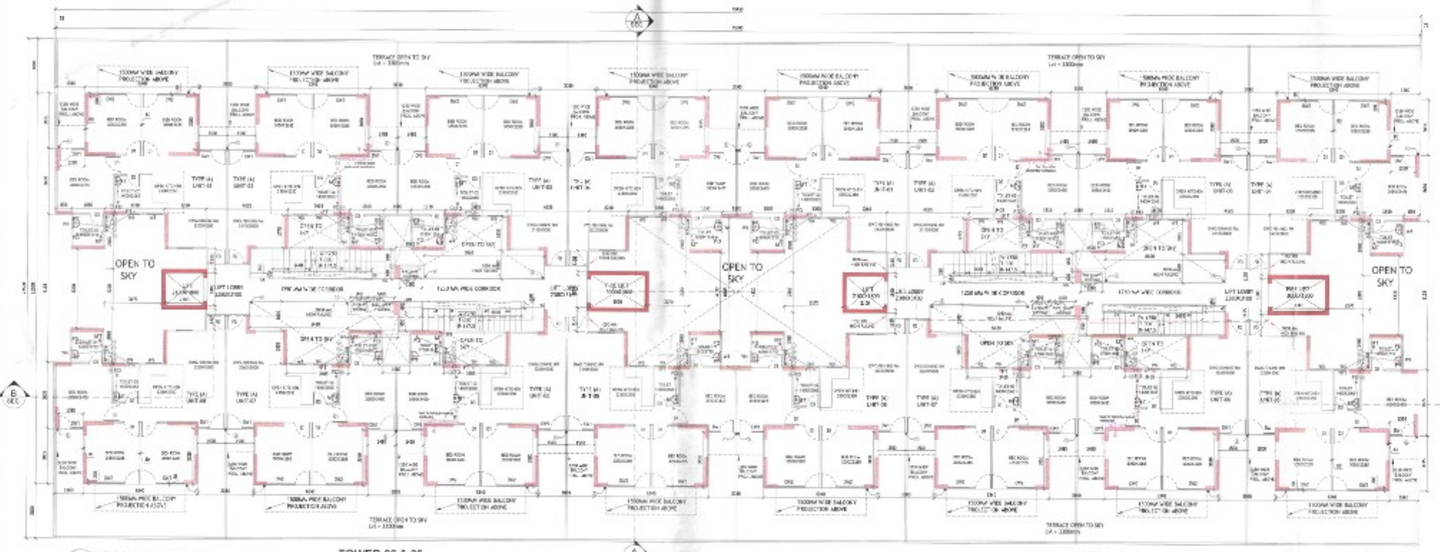
SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED :

N O T E S

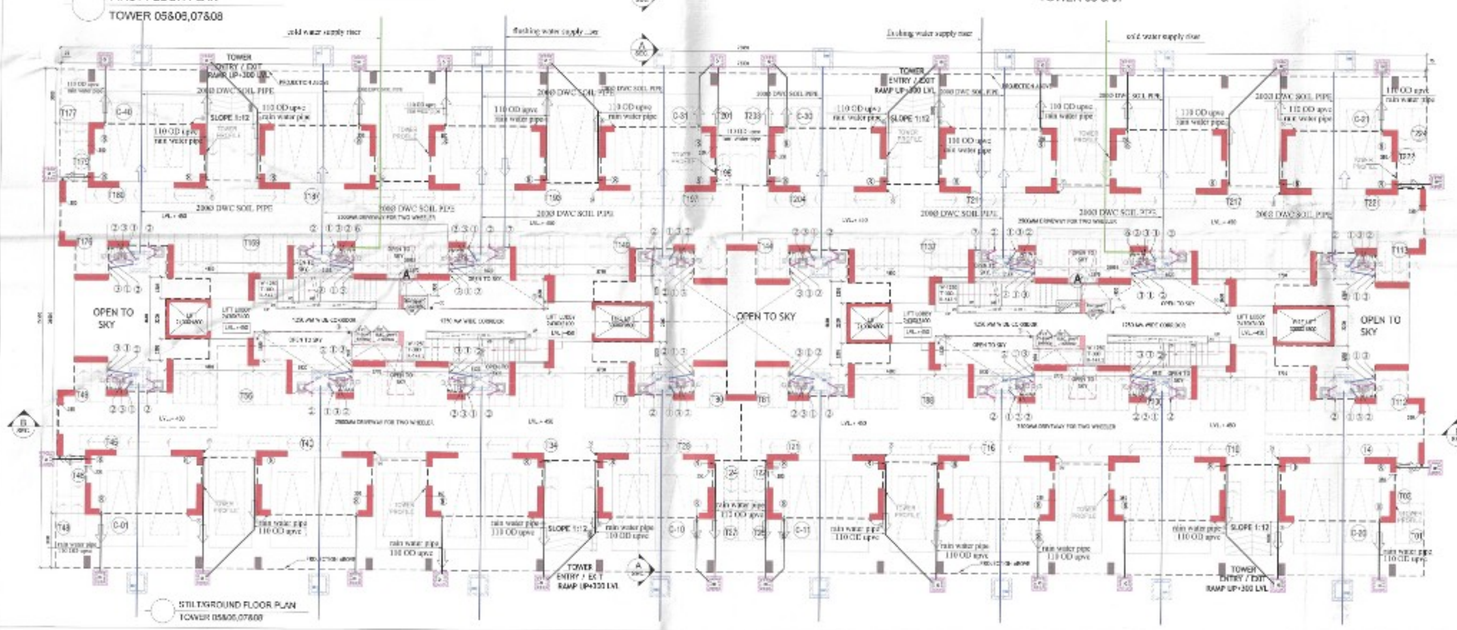
1. Dimensions are not to be scaled.
2. All dimensions are in mm.
3. All windows and ventilators are openable.
4. Lift well are mechanicaly Pressurized.
5. Fire services install as per NBC.
6. 100% power backup for emergency services.



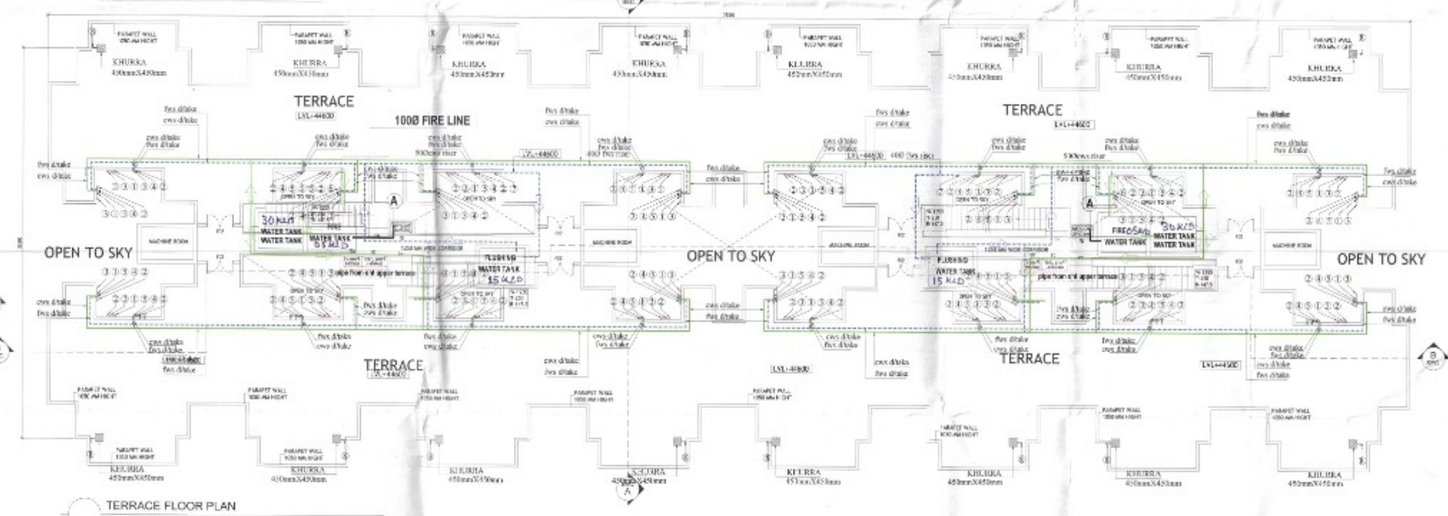
TYPICAL FLOOR PLAN (2nd. to 14th.)
TOWER 05&06,07&08



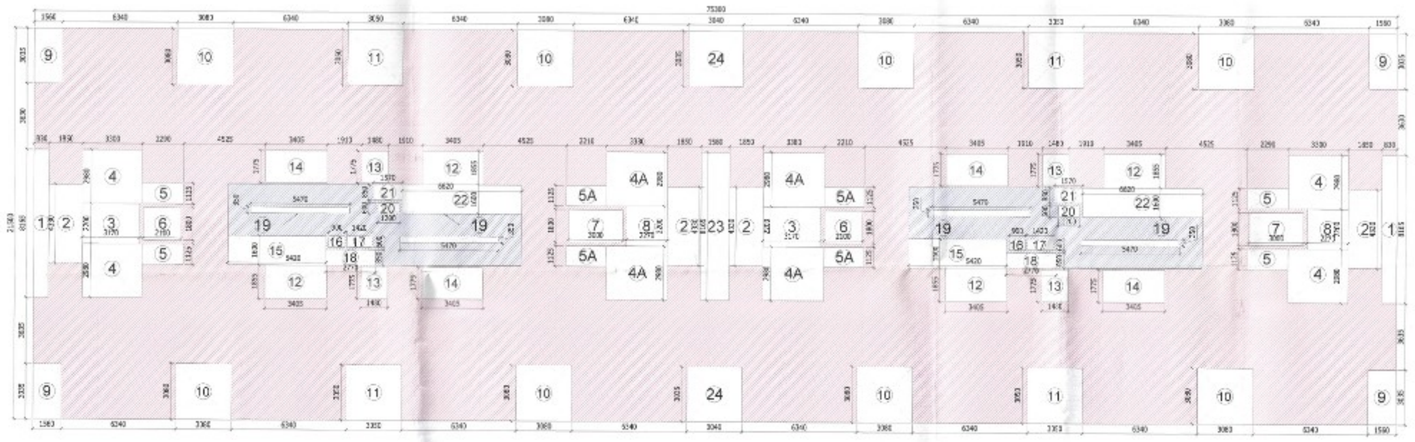
FIRST FLOOR PLAN
TOWER 05&06,07&08



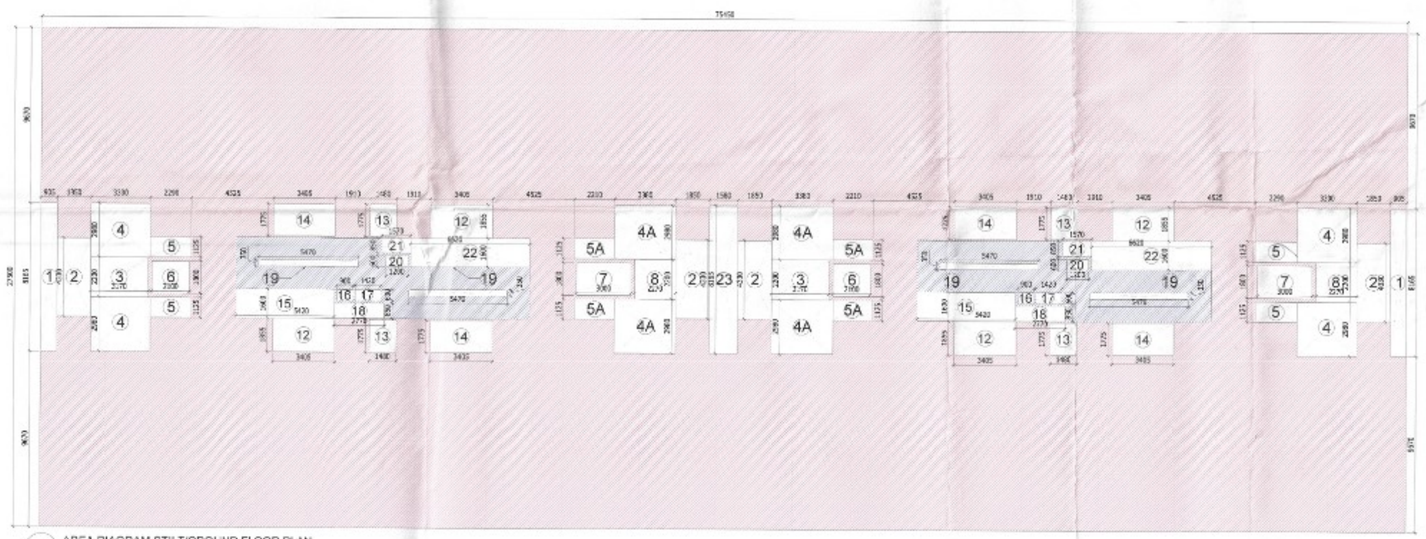
STILT/GROUND FLOOR PLAN
TOWER 05&06,07&08



TERRACE FLOOR PLAN
TOWER 05&06,07&08



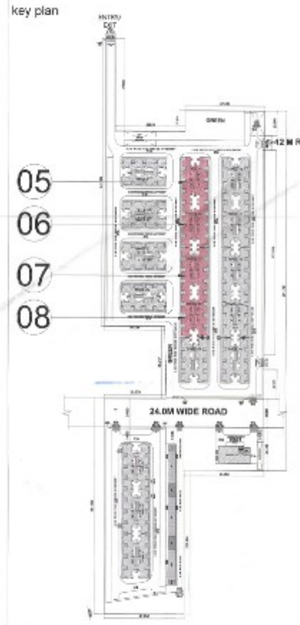
AREA DIAGRAM TYPICAL FLOOR PLAN (1st. to 14th.)
TOWER 05&06,07&08 FAR AREA



AREA DIAGRAM STILT/GROUND FLOOR PLAN
TOWER 05&06,07&08
NON-FAR AREA

NOTES
ALL RCC SHEAR WALL AT STILT LEVEL IS 250MM.
ALL RCC SHEAR WALL AT 1ST TO 14TH FLOOR LEVEL IS 200MM.
ALL EXTERNAL & INTERNAL PARTITION RCC WALL AT 1ST TO 14TH FLOOR LEVEL IS 20MM.

key plan



Owner's Sign&Stamp

Architect's Sign&Stamp

JYOTI PRAKASH SAMANTA
CA/2008/43131

Architects :

JPS DESIGN STUDIO

Electrical, Plumbing, HVAC & Fire Fighting

BEHERA ASSOCIATES PVT LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
EMAIL-behera.associates@gmail.com

Project Title :

Checked and found ok for Public Health Planned Service only subject to comments in its forwarding letter No. 12669 Dir 21-12-2025

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 11.11875 ACRE (LICENCE NO. 182 OF 2024 DATED 13/12/2024 IN SECTOR 97, SOHNA, BEING DEVELOPED BY ROF INFRATECH & HOUSING PVT LTD.

Drawing Title :

TOWER- 05&06, 07&08, FLOOR PLANS AND AREA DIAGRAM AND AREA CALCULATION

Scale :	1:125	Rev :	
Date :	27-12-2024	Drawing No :	SD/AH/06/01
Drawn By :	Piyush Sharma		
Checked By :	J P SHARMA		
Sheet Size :	A0:841x1189mm	Drawing Status :	Submission Drawing