

S.T.P. (H) 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)

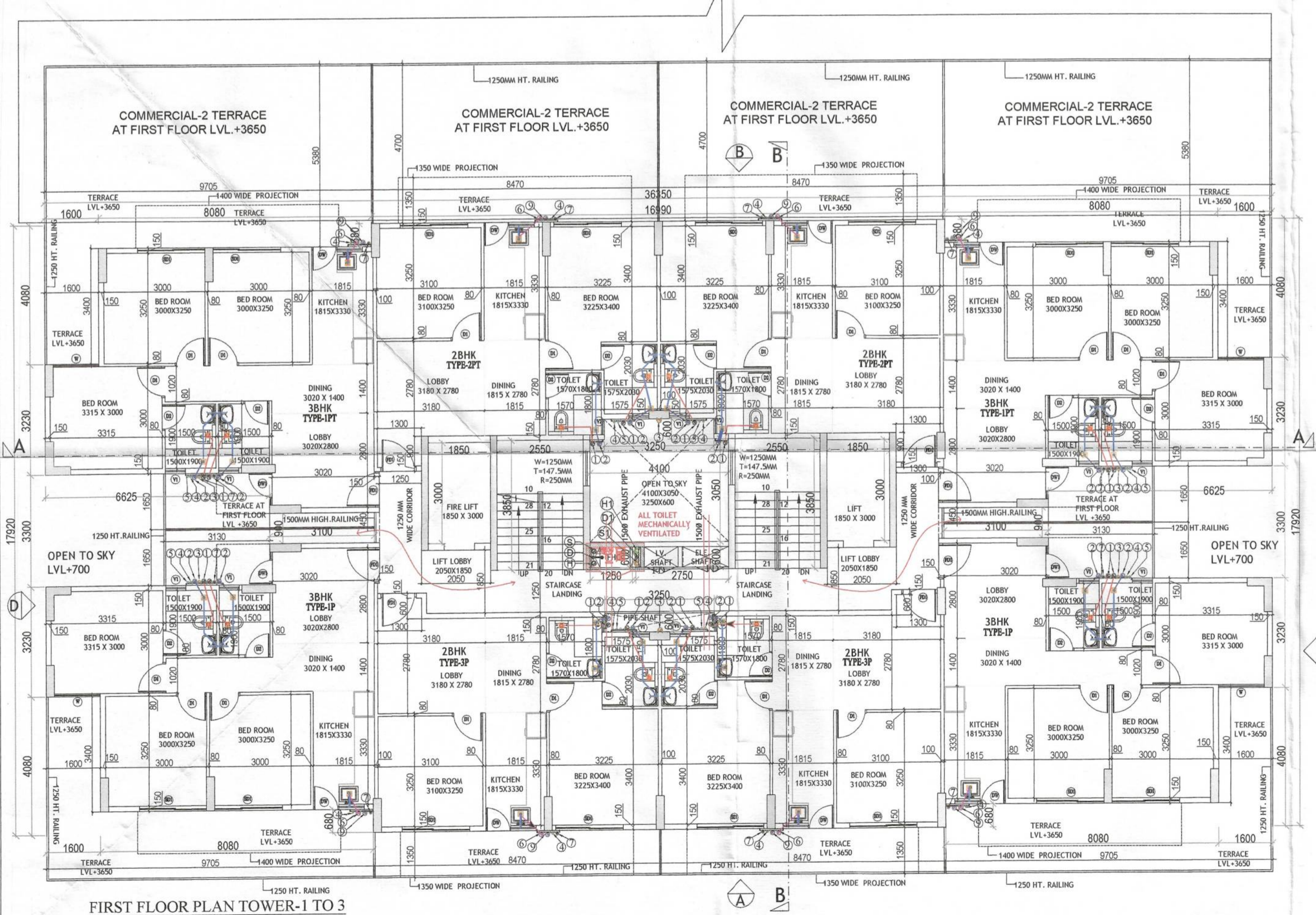
AD  
 PA  
 ATP

JD(HQ) Member BPAC  
 Parveen Kumar SD(HQ)

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

GROUND FLOOR PLAN TOWER-1 TO 4

GROUND FLOOR AREA DIAGRAM TOWER-1 TO 4



GROUND FLOOR BUILTUP AREA CHART							
A	1	X	36.350	X	17.920	=	651.39
GROUND BUILTUP / GROSS PLATE AREA							<b>651.39</b>
DEDUCTIONS							
1	2	X	8.080	X	0.680	=	10.99
2	2	X	1.600	X	4.080	=	13.06
3	2	X	6.625	X	3.300	=	43.73
TOTAL							<b>67.77</b>
NET BUILTUP							<b>651.39 - 67.77 = 583.62</b>
GROUND FLOOR FAR AREA CHART							
A	2	X	5.000	X	5.250	=	52.50
B	2	X	3.250	X	1.200	=	7.80
C	2	X	1.600	X	3.230	=	10.34
D	2	X	8.275	X	6.630	=	109.73
TOTAL NET FAR AREA							<b>180.36</b>
STILT PARKING AREA							
NET FAR AREA							<b>583.62 - 180.36 = 403.26</b>
STILT PARKING AREA							
NET STILT PARKING AREA							<b>403.26</b>
ECS PERMISSIBLE @/28							<b>14.40</b>
SAY							<b>14</b>
TWO WHEELERS PROVIDED							<b>91</b>

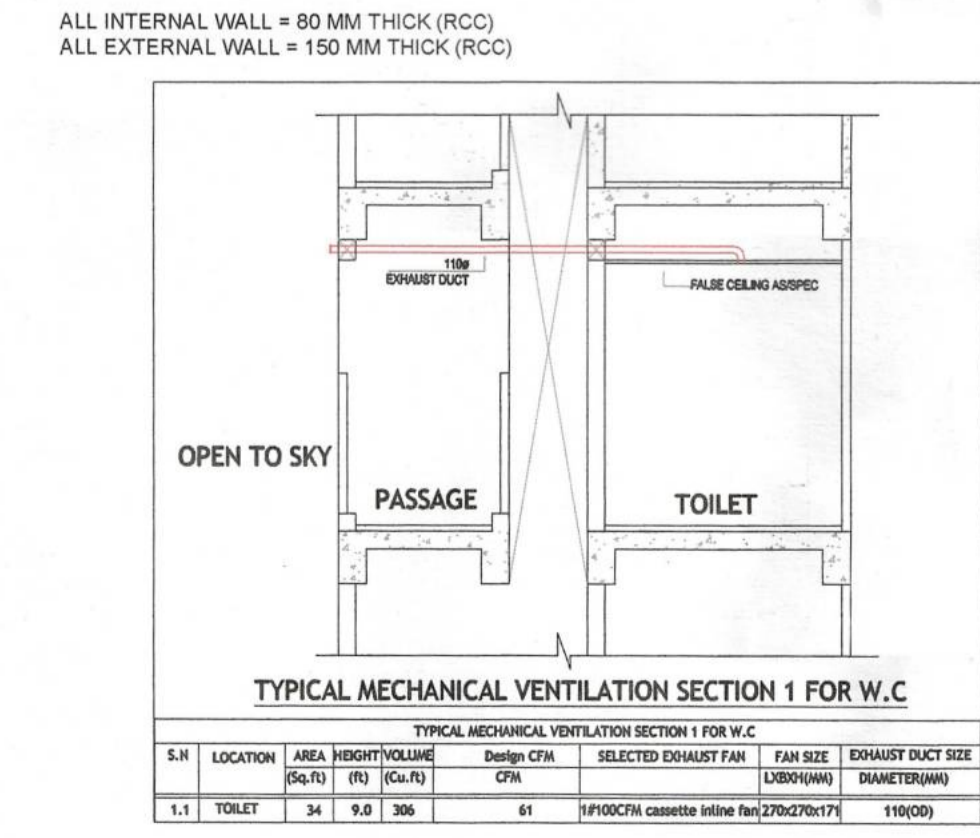
FIRE LEGEND				
FDI	1050	2450	1050 X 2450	2450
D1	900	2450	900 X 2450	2450
D2	750	2450	750 X 2450	2450
SD1	2000	2450	2000 X 2450	2450
SD1	1550	2450	1550 X 2450	2450
DW	1500	2450	1500 X 2450	900 2450
DW1	960	2450	960 X 2450	2450
W1	1360	1850	1360 X 1850	600 2450
V1	600	900	600 X 900	1550 2450
V2	450	900	450 X 900	1550 2450

NOTE : MAIN UNIT ENTRY (FDI) 1 HR FIRE RATING

TOTAL BUILTUP AREA					
GROUND BUILTUP AREA					<b>651.39</b>
TYPICAL BUILTUP AREA(1ST. TO 19TH.)					<b>10311.16</b>
20TH.FLOOR BUILTUP AREA					<b>535.19</b>
21TH.&22TH.FLOOR BUILTUP AREA					<b>1070.38</b>
MUMTY MACHINE ROOM BUILTUP AREA					<b>44.89</b>
TOTAL BUILTUP AREA					<b>12545.24</b>
TOTAL FAR AREA					
GROUND FAR AREA					<b>180.36</b>
TYPICAL FLOOR FAR AREA(1ST. TO 19TH.)					<b>9584.74</b>
20TH. FLOOR FAR AREA					<b>454.09</b>
TYPICAL FLOOR FAR AREA(21th. TO 22TH.)					<b>1008.92</b>
TOTAL FAR AREA					<b>11228.11</b>

DOOR WINDOW SCHEDULE						
Sr. No.	TYPE	WIDTH	HEIGHT	SIZE	CILL	LINTEL
1	FDI	1050	2450	1050 X 2450	2450	2450
2	D1	900	2450	900 X 2450	2450	2450
3	D2	750	2450	750 X 2450	2450	2450
4	SD1	2000	2450	2000 X 2450	2450	2450
5	SD1	1550	2450	1550 X 2450	2450	2450
6	DW	1500	2450	1500 X 2450	900	2450
7	DW1	960	2450	960 X 2450	2450	2450
8	W1	1360	1850	1360 X 1850	600	2450
9	V1	600	900	600 X 900	1550	2450
10	V2	450	900	450 X 900	1550	2450

NOTE : MAIN UNIT ENTRY (FDI) 1 HR FIRE RATING



PLUMBING LEGEND-	
S.NO	SYMBOLS
1	110 OD SOIL VERTICAL PIPE
2	110 OD WASTE VERTICAL PIPE
3	750 VENT PIPE VERTICAL PIPE
4	DOMESTIC WATER VERTICAL PIPE
5	FLUSHING WATER VERTICAL PIPE
6	110 OD KITCHEN WASTE VERTICAL PIPE
7	110 OD RAIN WATER VERTICAL PIPE
8	FLOOR TRAP
9	BALCONY DRAIN
10	CLEAN OUT PLUG
11	FLOOR TRAP
12	BALCONY DRAIN
13	CLEAN OUT PLUG
14	CUT OFF SIZE 150mm X 150mm
15	REQ. PLUMBING SHAFT
16	110 OD SOIL PIPE
17	110 OD WASTE PIPE
18	110 OD E.T.P. WASTE PIPE
19	110 OD RAIN WATER PIPE
20	110 OD KITCHEN WASTE PIPE
21	40 OD WASTE PIPE
22	75 OD BALCONY PIPE
23	750 VENT PIPE
24	DOMESTIC WATER SUPPLY PIPE (DWS)
25	FLUSHING WATER SUPPLY PIPE (FWS)
26	DOMESTIC WATER RISER PIPE (DWR)
27	FLUSHING WATER RISER PIPE (FWR)
28	BALL VALVE / BUTTER FLY VALVE
29	NON RETURN VALVE
30	FLOW DIRECTION

NOTE : ALL (FDI) 1 HR FIRE RATING

CLIENT: M/S NOWARA REALTY LLP

PROJECT : - PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 8 & 8475 ACRES IN VILLAGE FARUKHINAGAR, SECTOR-14, GURGAON (LICENCE NO.73 DATED 22.05.2025) IN THE REVENUE SHARATE OF VILLAGE FARUKHINAGAR, SECTOR-14, GURGAON BEING DEVELOPED BY SH. ANIL KUMAR JAIN/SO SH. MAHENDRA KUMAR JAIN SMT. SUDESH W/O SH. RAJENDER IN COLLABORATION WITH NOWARA REALTY LLP

ARCHITECTS: Pinnacle Architects Pvt.Ltd., 03B, SECTOR 14, GURGAON, HARYANA

SCALE: 1:100

DRAWING NAME: TOWER-1 TO 4 GROUND FLOOR, FIRST FLOOR PLAN & AREA DIAGRAM

DRAWING NO.: SUB-03

For NOWARA REALTY LLP

VIMAL BAJAJ Architect CA/96/197/1 9/8, Sector-14, Gurgaon

Authorised Signatory

APPLICANT'S SIGN. ARCHITECT'S SIGN