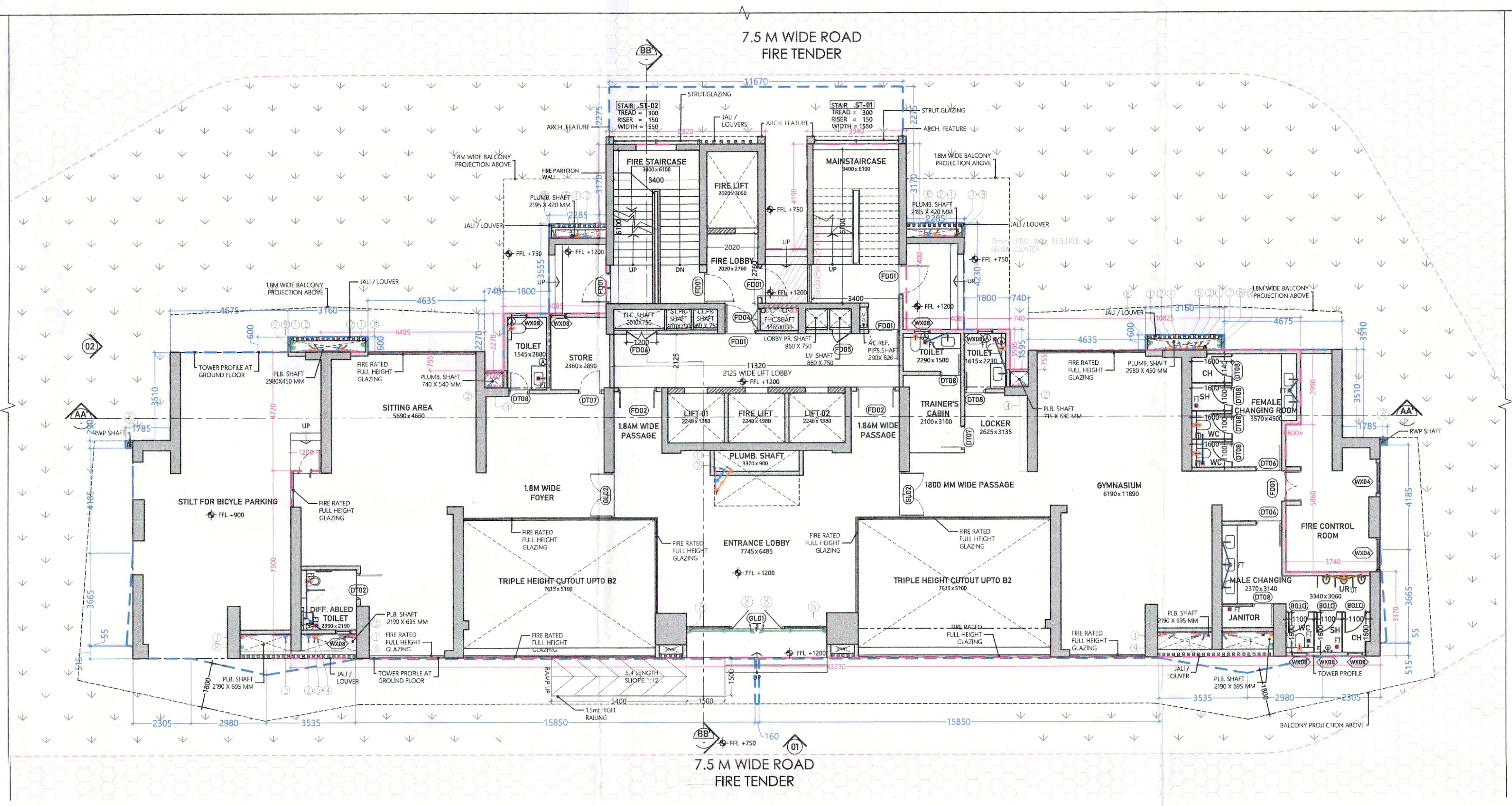
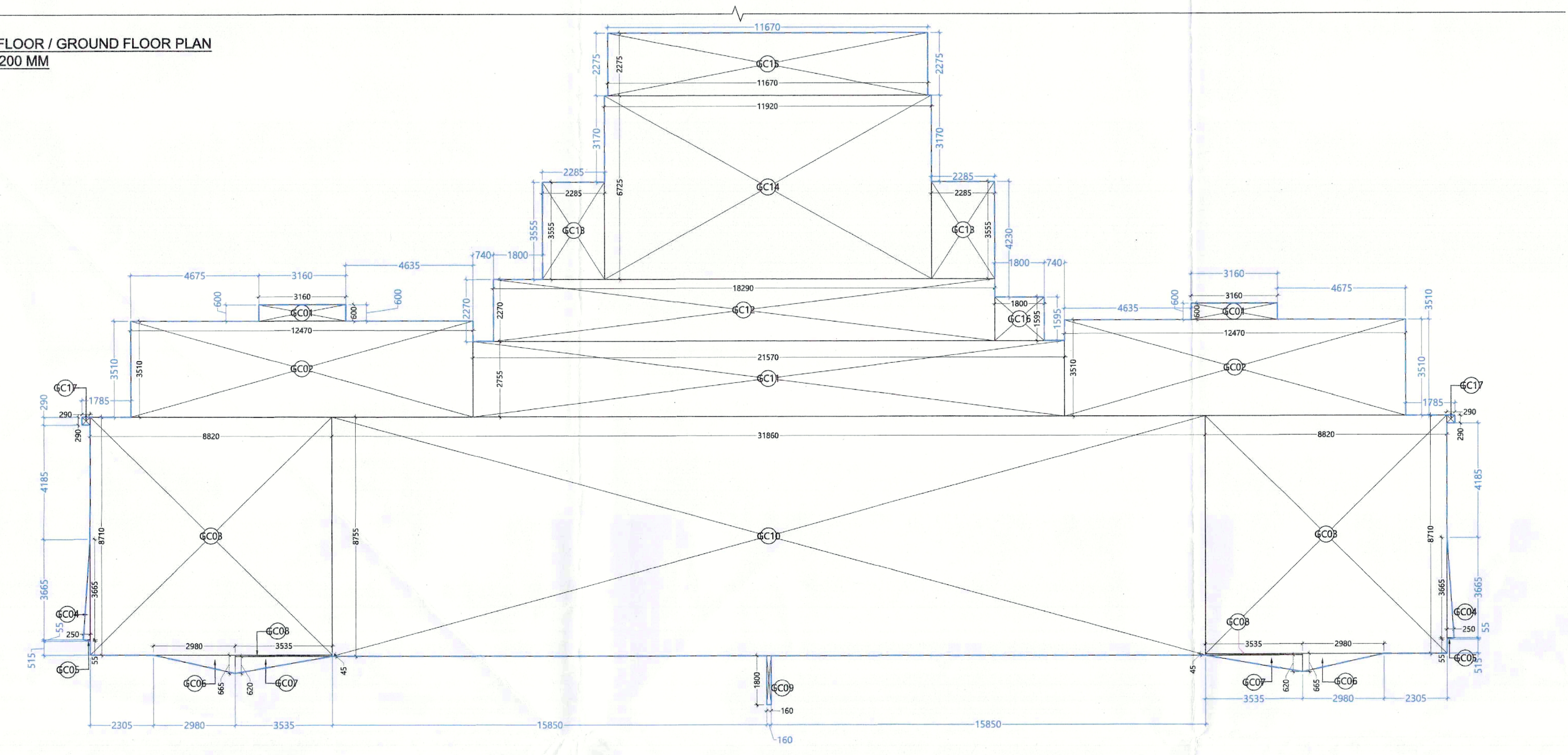
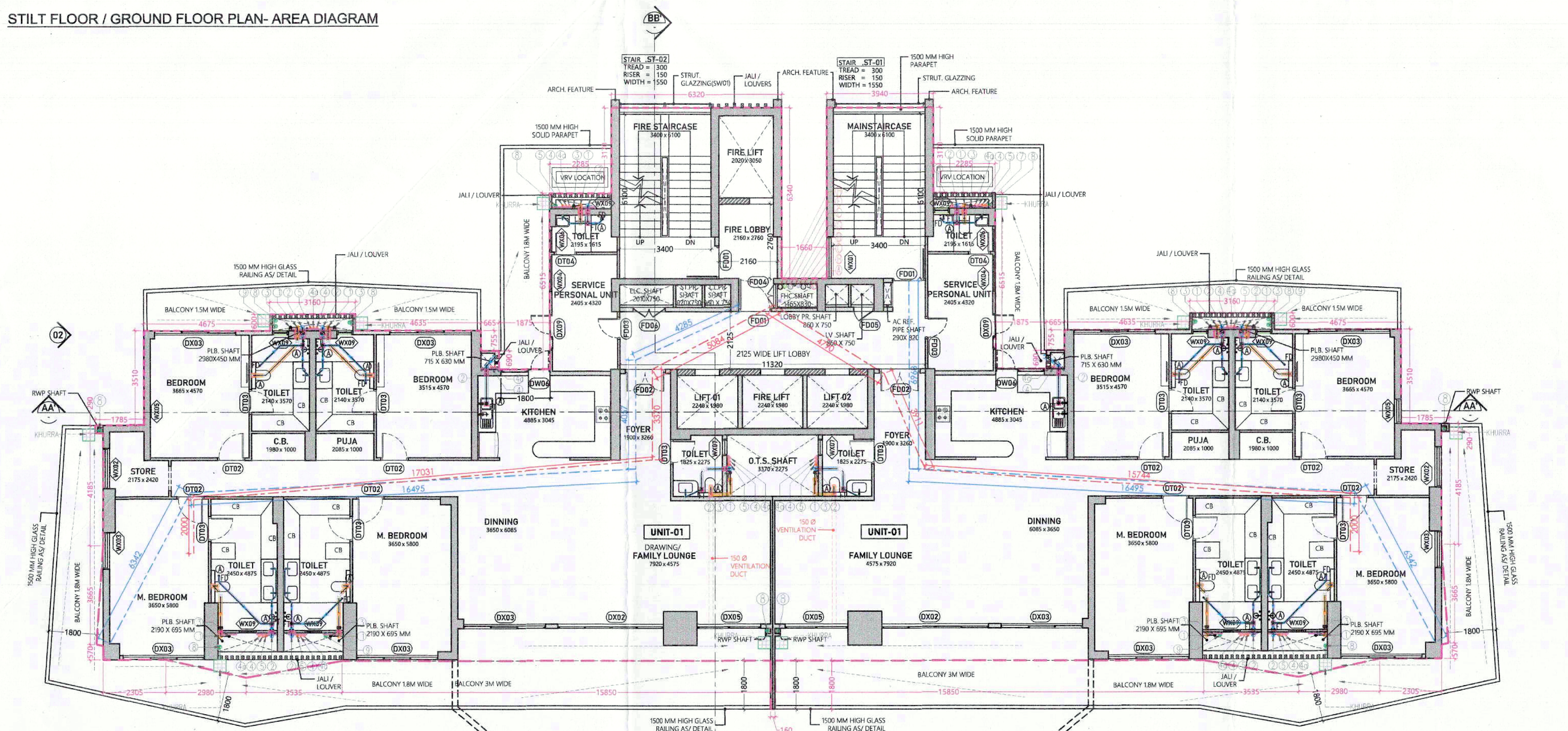
16



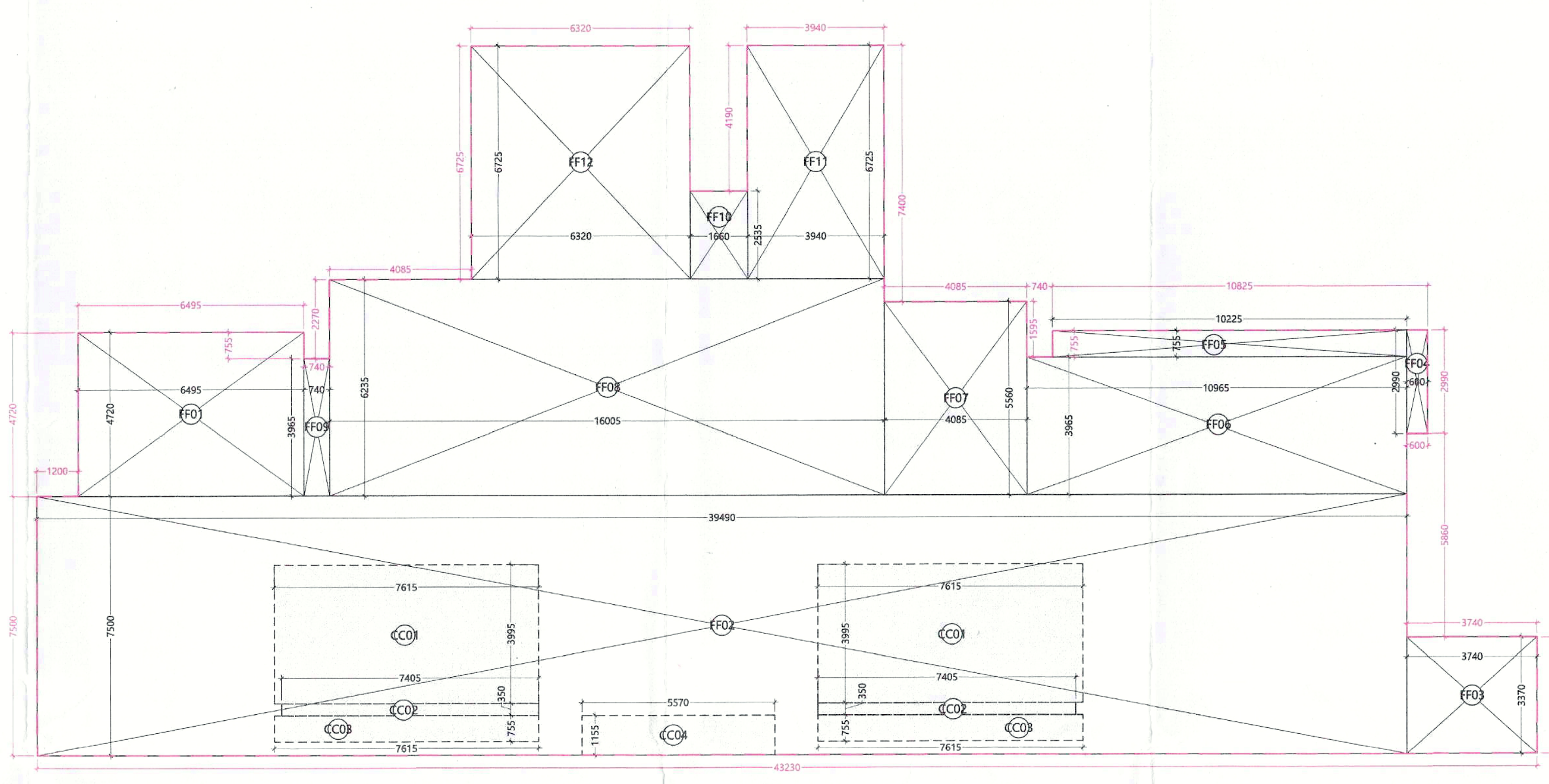
STILT FLOOR / GROUND FLOOR PLAN
LVL +1200 MM



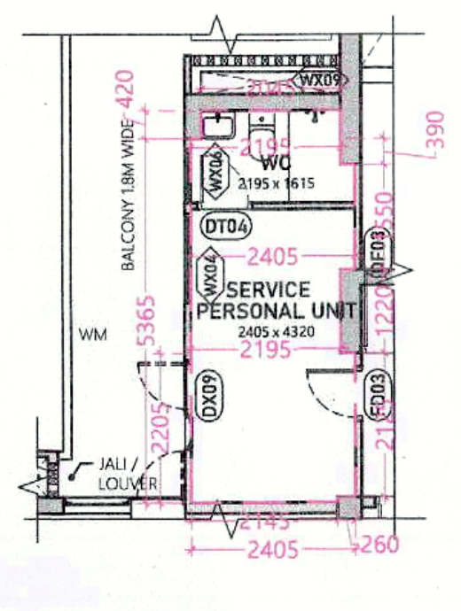
STILT FLOOR / GROUND FLOOR PLAN- AREA DIAGRAM



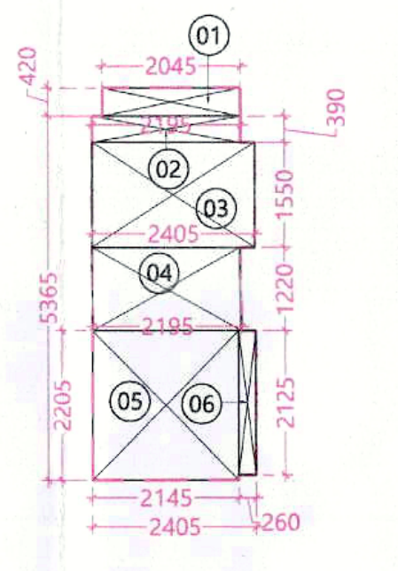
1ST FLOOR PLAN ; LVL.+8400 MM
29TH FLOOR PLAN ; LVL.109200 MM



STILT FLOOR EXCLUSIVE CLUB/ ENTRANCE LOBBY
FAR AREA CALCULATION PLAN



SERVICE PERSONNEL UNIT PLAN



SERVICE PERSONNEL UNIT AREA CALCULATION

GROUND COVERAGE						
ID	X (m)	x Y (m)	x Multiplier	x Count (nos)	=	Area (sqm)
A. COVERED AREA						
GC01	3.160	0.600	1.0	2	=	3.79
GC02	12.470	3.510	1.0	2	=	87.54
GC03	8.820	8.710	1.0	2	=	153.64
GC04	0.250	3.785	0.5	2	=	0.95
GC05	0.250	0.055	0.5	2	=	0.01
GC06	2.980	0.665	0.5	2	=	1.98
GC07	3.535	0.620	0.5	2	=	2.19
GC08	3.535	0.045	1.0	2	=	0.32
GC09	0.160	1.800	1.0	1	=	0.29
GC10	31.860	8.755	1.0	1	=	278.93
GC11	21.570	2.755	1.0	1	=	59.43
GC12	18.290	2.270	1.0	1	=	41.52
GC13	2.285	3.555	1.0	2	=	16.25
GC14	11.920	6.725	1.0	1	=	80.16
GC15	11.670	2.275	1.0	1	=	26.55
GC16	1.800	1.595	1.0	1	=	2.87
GC17	0.290	0.290	1.0	2	=	0.17
TOTAL AREA "A"						756.59

① FAR AREA STATEMENT

Ⓐ

GROUND FLOOR FAR						
ID	X (m)	x Y (m)	x Multiplier	x Count (nos)	=	Area (sqm)
A. COVERED AREA						
FF01	6.495	4.720	1.0	1	=	30.66
FF02	39.490	7.500	1.0	1	=	296.18
FF03	3.740	3.370	1.0	1	=	12.60
FF04	0.600	2.990	1.0	1	=	1.79
FF05	0.755	10.225	1.0	1	=	7.72
FF06	10.965	3.965	1.0	1	=	43.48
FF07	4.085	5.560	1.0	1	=	22.71
FF08	16.005	6.235	1.0	1	=	99.79
FF09	0.740	3.965	1.0	1	=	2.93
FF10	1.660	2.535	1.0	1	=	4.21
FF11	3.940	6.725	1.0	1	=	26.50
FF12	6.320	6.725	1.0	1	=	42.50
TOTAL AREA "A"						591.07
B. AREA SUBTRACTION						
CC01	7.615	3.995	1.0	2	=	60.84
CC02	7.405	0.350	1.0	2	=	5.18
CC03	7.615	1.066	1.0	2	=	16.24
CC04	5.570	1.155	1.0	1	=	6.43
TOTAL AREA "B"						88.70
NET AREA "A-B" GROUND FLOOR, FAR						502.37

SERVICE PERSONNEL UNIT				
COVERED AREA				
S.No.	Length	Breadth	Number	Area (sqm)
1	2.045	0.420	1.000	0.859
2	2.195	0.390	1.000	0.856
3	2.405	1.550	1.000	3.728
4	2.195	1.220	1.000	2.678
5	2.145	2.206	1.000	4.732
6	0.260	2.125	1.000	0.553
TOTAL COVERED AREA				13.405

Ⓑ

TYPICAL FLOOR FAR						
ID	X (m)	x Y (m)	x Multiplier	x Count (nos)	=	Area (sqm)
A. COVERED AREA						
FF01	31.865	9.620	1.0	1	=	306.54
FF02	3.535	12.220	1.0	2	=	86.40
FF03	5.280	8.420	1.0	2	=	88.92
FF04	3.785	3.800	1.0	2	=	28.77
FF05	3.160	0.600	1.0	2	=	3.79
FF06	5.145	0.755	1.0	2	=	7.77
FF07	5.810	0.690	1.0	2	=	8.02
FF08	2.285	6.515	1.0	2	=	29.77
FF09	6.320	9.685	1.0	1	=	61.21
FF10	3.940	9.685	1.0	1	=	38.16
FF11	1.660	3.345	1.0	1	=	5.55
FF12	1.785	0.290	1.0	2	=	1.04
FF13	0.160	2.710	1.0	1	=	0.43
FF14	1.250	0.625	1.0	2	=	1.56
FF15	4.280	1.155	1.0	2	=	9.89
FF16	0.560	0.290	1.0	1	=	0.16
TOTAL AREA "A"						677.97
B. AREA SUBTRACTION						
CC01	2.980	0.450	1.0	2	=	2.68
CC02	2.190	0.695	1.0	4	=	6.09
CC03	0.515	0.600	1.0	2	=	0.62
CC04	2.045	0.330	1.0	2	=	1.35
CC05	3.370	2.275	1.0	1	=	7.67
CC06	0.200	0.200	1.0	2	=	0.08
EL01	2.010	0.750	1.0	1	=	1.51
FH01	1.465	0.830	1.0	1	=	1.22
LV01	0.860	0.750	1.0	1	=	0.65
LW01	2.240	1.980	1.0	3	=	13.31
LW02	2.020	3.050	1.0	1	=	6.16
NF01	3.400	4.550	1.0	1	=	15.47
NF02	3.540	1.550	1.0	1	=	5.49
NF03	2.020	1.210	1.0	1	=	2.44
NF04	1.300	1.100	1.0	1	=	1.43
NF04	2.160	1.550	1.0	1	=	3.35
NF05	3.400	6.100	1.0	1	=	20.74
PS01	0.970	0.750	1.0	1	=	0.73
PS02	0.960	0.750	1.0	1	=	0.72
PS03	0.860	0.750	1.0	1	=	0.65
PS04	0.290	0.820	1.0	1	=	0.24
TOTAL AREA "B"						92.57
NET AREA "A-B" TYPICAL FLOOR, FAR						585.40

Ⓒ

1ST & 29TH FLOOR BALCONY FAR						
ID	X (m)	x Y (m)	x Multiplier	x Count (nos)	=	Area (sqm)
A. COVERED AREA						
BF01	3.535	0.620	0.5	2	=	2.19
BF02	2.980	0.665	0.5	2	=	1.98
BF03	3.665	0.250	0.5	2	=	0.92
BF04	0.055	0.250	0.5	2	=	0.01
BF05	2.505	0.290	1.0	2	=	1.45
BF06	2.705	0.910	1.0	2	=	4.92
BF07	1.250	0.575	1.0	2	=	1.44
BF08	7.615	1.200	1.0	2	=	18.28
BF09	7.820	0.045	1.0	2	=	0.70
TOTAL AREA "A"						31.90

Ⓓ

TYPICAL FLOOR NON-FAR						
ID	X (m)	x Y (m)	x Multiplier	x Count (nos)	=	Area (sqm)
A. COVERED AREA						
NF01	3.400	4.550	1.0	1	=	15.47
NF02	3.540	1.550	1.0	1	=	5.49
NF03	2.020	1.210	1.0	1	=	2.44
NF04	1.300	1.100	1.0	1	=	1.43
NF04	2.160	1.550	1.0	1	=	3.35
NF05	3.400	6.100	1.0	1	=	20.74
TOTAL AREA "A"						48.92
B. AREA SUBTRACTION						
SW01	3.000	0.300	1.0	1	=	0.90
SW02	3.000	0.300	1.0	1	=	0.90
					=	
					=	
TOTAL AREA "B"						1.80
NET AREA "A-B" TYPICAL FLOOR, NON-FAR						47.12

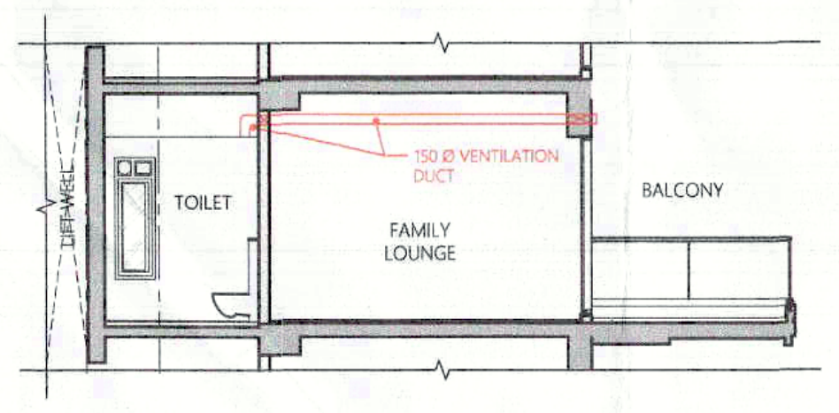
TOTAL FAR AREA CALCULATION AT GROUND FLOOR						
S.No.		PERTICULARS			=	AREA (SQM)
FAR AREA OF CIRCULATION	A	1	X	502.37	=	502.37
TOTAL FAR AREA (A)					=	502.37

TOTAL FAR AREA CALCULATION AT 1ST & 29TH FLOORS						
S.No.		PERTICULARS			=	AREA (SQM)
FAR AREA OF FLOOR	A	1	X	585.40	=	585.40
BALCONY FAR AREA OF FLOOR	B	1	X	31.90	=	31.90
TOTAL FAR AREA OF FLOOR	C=(A+B)					617.30
TOTAL FAR AREA (C)					=	617.30

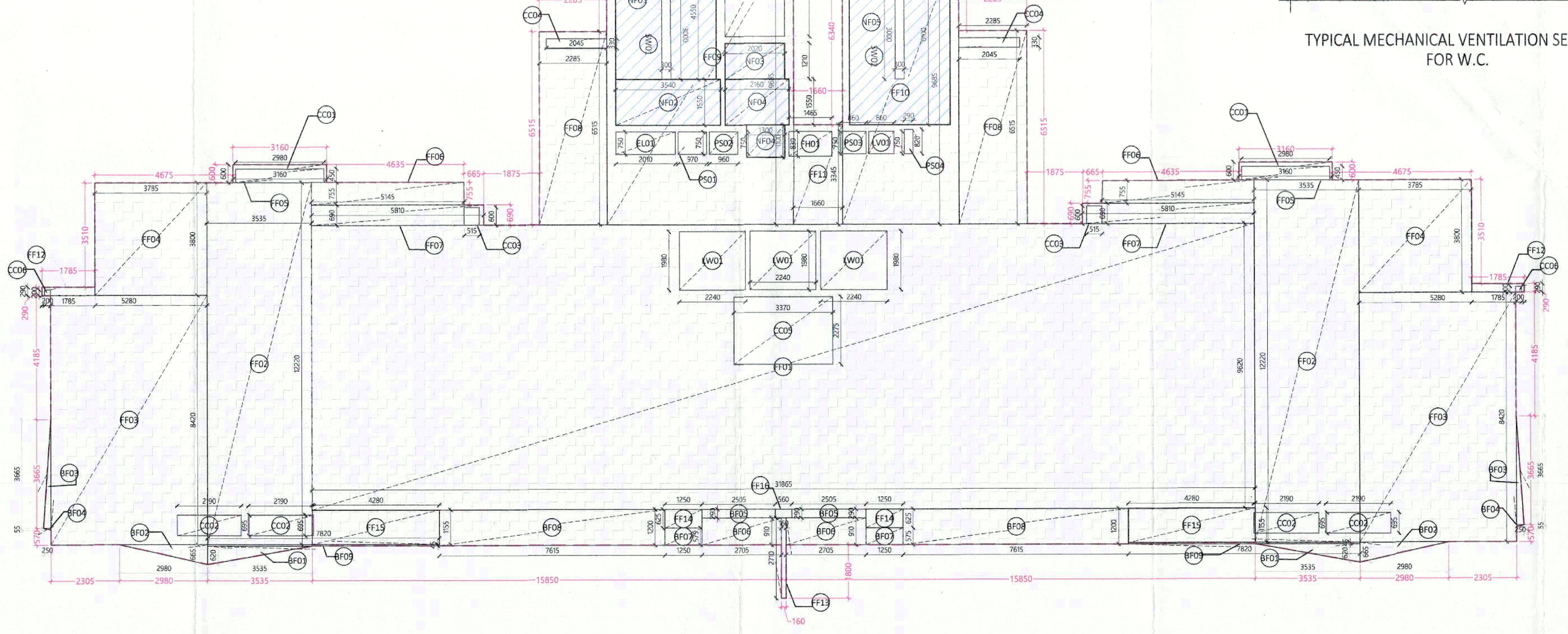
TOTAL NON-FAR AREA CALCULATION AT GROUND FLOOR = (G. COVERAGE - G. FLOOR FAR)						
S.No.		G.C		FAR	=	NON FAR
NON- FAR AREA OF FLOOR		756.59	-	502.37	=	254.22
TOTAL NON-FAR AREA					=	254.22

TOTAL NON-FAR AREA CALCULATION AT 1ST TO 29TH FLOORS						
S.No.		PERTICULARS			=	AREA (SQM)
NON- FAR AREA OF FLOOR	A	1	X	47.12	=	47.12
TOTAL NON-FAR AREA (A)					=	47.12

TOWER A1					
S.No.	FLOORS	GROUND COVERAGE (SQM)	FAR(SQM)	NON-FAR(SQM)	BUILT-UP AREA (SQM)
1	BASEMENT				
2	GROUND/ STILT FLOOR	756.59	502.37	254.22	756.59
3	1st FLOOR		617.30	47.12	664.42
4	2nd FLOOR		617.55	47.12	664.67
5	3rd FLOOR		617.80	47.12	664.92
6	4th FLOOR		618.09	47.12	665.20
7	5th FLOOR		618.34	47.12	665.46
8	6th FLOOR		618.52	47.12	665.64
9	7th FLOOR		618.70	47.12	665.82
10	8th FLOOR		618.89	47.12	666.01
11	9th FLOOR		619.01	47.12	666.13
12	10th FLOOR		619.17	47.12	666.29
13	11th FLOOR		619.14	47.12	666.26
14	12th FLOOR		619.23	47.12	666.35
15	13th FLOOR		619.30	47.12	666.42
16	14th FLOOR		619.44	47.12	666.56
17	15th FLOOR		619.48	47.12	666.59
18	16th FLOOR (Refuge Floor)		619.47	47.12	666.59
19	17th FLOOR		619.30	47.12	666.42
20	18th FLOOR		619.23	47.12	666.35
21	19th FLOOR		619.14	47.12	666.26
22	20th FLOOR		619.17	47.12	666.29
23	21st FLOOR		619.01	47.12	666.13
24	22nd FLOOR		618.89	47.12	666.01
25	23rd FLOOR		618.70	47.12	665.82
26	24th FLOOR (Refuge Floor)		618.57	47.12	665.69
27	25th FLOOR		618.34	47.12	665.46
28	26th FLOOR		618.09	47.12	665.20
29	27th FLOOR		617.80	47.12	664.92
30	28th FLOOR		617.55	47.12	664.67
31	29th FLOOR		617.30	47.12	664.42
32	TERRACE FLOOR			135.33	135.33
33	MUMTY & OHT FLOOR			135.33	135.33
	TOTAL	756.59	18,442.87	1,891.33	20,334.20



TYPICAL MECHANICAL VENTILATION SECTION
FOR W.C.



1ST & 29TH FLOOR PLAN- AREA DIAGRAM

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

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.

C.T.P (Hr.)
Chariman
B.P.A.C.

DTP(HQ)

ATP(HQ)

AD

PA

ATP

Rajesh Dutt
SD(HQ)

FSO (HQ)
Member

This drawing is a "COPYRIGHT" contents of this drawing or part thereof may not be used or reproduced without the permission of the Architect.

OWNER SIGN	ARCHITECT SIGN
Ashiana Landcraft Realty Private Limited GURUGRAM	VISHAL SHARMA ARCHITECT CA-98/23261 9310164866 NEW DELHI

Schedule For Door Window Opening						Fire Rating
Tag	WIDTH	CILL	LINTEL	HEIGHT	Location	
DT01	1500	0	2700	2700	Drawing room [Entrance]	
DT02	1000	0	2400	2400	Bedroom	
DT03	900	0	2400	2400	Toilet & Powder room	
DT04	800	0	2400	2400	Utility Toilet	
DT05	1500	0	2700	2700	Lift Lobby	
DT06	1000	0	2700	2700	Changing Room	
DT07	900	0	2700	2700	Pantry/ Trainer's room	
DT08	800	0	2700	2700	Toilet	
DT32	1200	0	2700	2700	Public Staircase	
DX 02	3925	100	2700	2600	Drawing room	
DX 03	3000	100	2700	2600	Drawing room, Bedroom	
DX 05	2325	100	2700	2600	Drawing room	
DX 09	1300	0	2700	2700	Service Personal	
DW 06	1600	0	2700	2700	Kitchen	
FD 01	1200	0	2700	2700	Lift Lobby	2 hrs Fire Rated
FD 02	1500	0	2700	2700	Drawing room [Entrance]	1 hrs Fire Rated
FD 03	800	0	2700	2700	Service Personal	2 hrs Fire Rated
FD 04	900	100	2700	2600	FHC Shaft	2 hrs Fire Rated
FD 05	750	100	2700	2600	LV Shaft	2 hrs Fire Rated
FD 06	1200	100	2700	2600	Electrical Shaft	2 hrs Fire Rated
WX01	1550	100	2700	2600	Staircase	
WX02	1500	100	2700	2600	Study	
WX03	1350	100	2700	2600	Master Bedroom	
WX04	1300	100	2700	2600	Service Personal	
WX05	900	100	2700	2600	Master Bedroom	
WX06	800	100	2700	2600	Utility toilet	
WX07	600	600	2400	1800	Powder Room	
WX08	600	1200	2700	1500	Toilet, Pantry	
GL01	2000	0	BOB	BOB	Entrance, Stilt	1 hrs Fire Rated
GL02	1800	0	2700	2701	Lobby, Stilt	1 hrs Fire Rated
GL03	2000	0	BOB	BOB	Entrance, Basement	1 hrs Fire Rated
GL04	1125	0	2700	2700	LOBBY	1 hrs Fire Rated

BUILDING IS CENTRALIZED MECHANICALLY VENTILATED ON ALL FLOOR & 100% POWER BACK UP

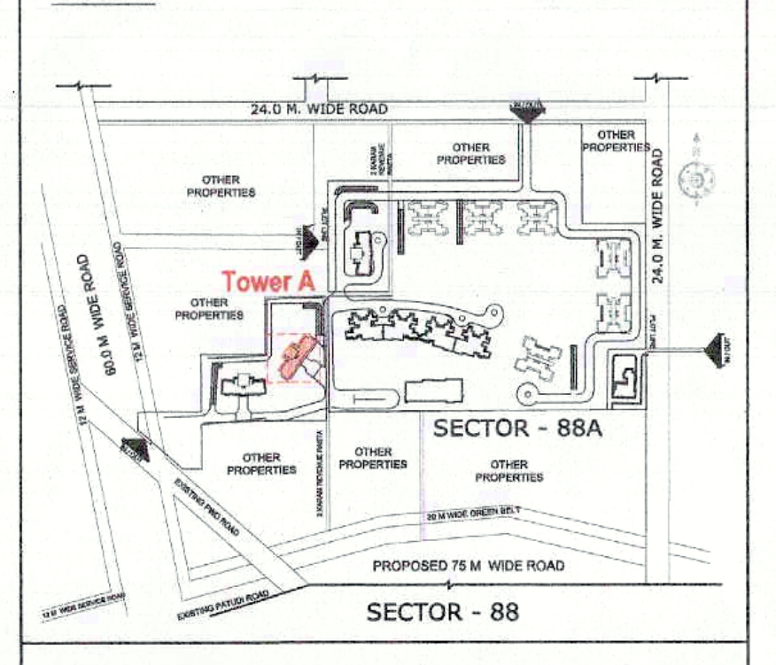
TYPICAL MECHANINAL VENTILATION CALCULATION FOR W.C.					
S.NO.	LOCATION	AREA (SQ.FT.)	HEIGHT (FT.)	VOLUME (CU.FT.)	DESIGN CFM CFM
1.1	W.C.	45	11	499	100
SELECTED EXHAUST FAN				FAN SIZE	EXHAUST DUCT SIZE
				LxBxH (mm)	DIAMETER (mm)
1# 100 cfm cassette Inline fan				270x270x171	150 (OD)

TOTAL NUMBER OF FLOORS	29
NO. OF UNITS PER FLOOR	2
TOTAL NO. OF UNITS	29X2= 58 UNITS

LEGEND:-

Ⓐ	150x150mm CUTOUT IN SLAB FOR W.C & FLOOR TRAP
①	110 OD SWR PVC SOIL & VENT PIPE
②	110 OD SWR PVC WASTE & VENT PIPE
③	90 OD uPVC ANTI-SYPHONAGE PIPE
④	DOMESTIC WATER SUPPLY DN. TAKE PIPE
④a	DOMESTIC WATER SUPPLY DN. TAKE PIPE FOR UPPER 3FLOOR
⑤	FLUSHING WATER SUPPLY DN. TAKE PIPE
⑥	DOMESTIC WATER SUPPLY RISER PIPE FOR O.H.T. FILLING
⑦	FLUSHING WATER SUPPLY RISER PIPE FOR O.H.T. FILLING
⑧	110 OD uPVC RAIN WATER PIPE BALCONY
⑨	160 OD uPVC RAIN WATER PIPE FOR TERRACE
FT	FLOOR TRAP
FD	FLOOR DRAIN

KEY PLAN



SUBMISSION DRAWING

Checked and ... (Internal) Service only subject to comments in
In forwarding letter No.......................Dt. ....

OWNER
M/S ASHIANA LANDCRAFT REALTY Pvt. Ltd.

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

PROJECT
REVISED BUILDING PLAN FOR GROUP HOUSING COLONY OVER AN AREA MEASURING 24.125 ACRES (LICENCE NO.42 OF 2013 DATED 06.06.2013 & LICENCE NO.46 OF 2013 DATED 08.06.2013) IN THE REVENUE ESTATE OF VILLAGE HARSARU,SECTOR -88A,GURUGRAM

SCALE	DATE	
A0 / 1:100	12.09.2025	

DRAWING TITLE
GROUND,1ST & 29TH FLOOR PLAN,

TOWER A

ARCHITECTS
Confluence
CONFLUENCE CONSULTANCY SERVICES
F-1, First Floor, Mira Corporate Suites, Ishwar Nagar, New Delhi-65
www.confluenceworld.in | ccs@inconfluence.com
+91 11 41684508 | +91 11 41635305
Member of IGBC | ISO - 9001 : 2000
architecture urban design hospitality interiors

DRAWING NO.	REVISION
S-TA-101	R0