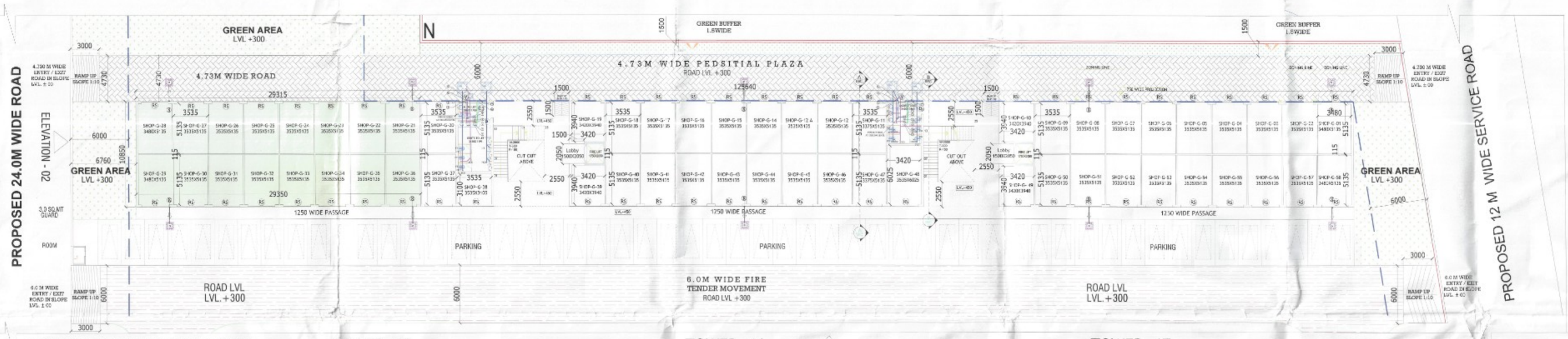
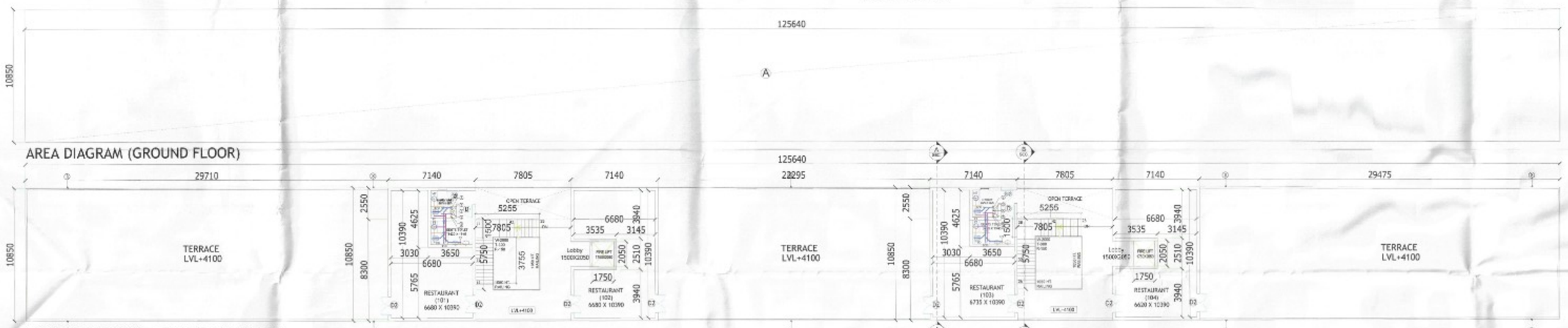


GROUND FLOOR PLAN -COMMERCIAL BLOCK

TOWER -15 TOWER -16 TOWER -17

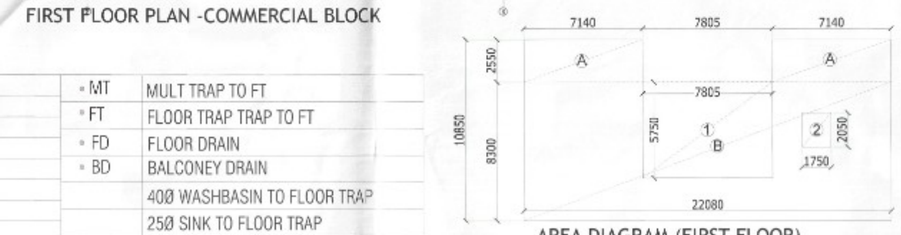
ELEVATION - 01



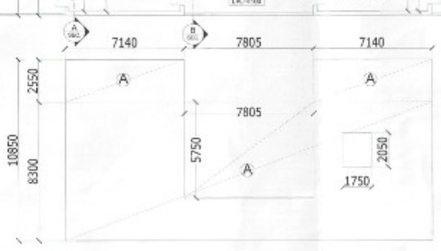
AREA DIAGRAM (GROUND FLOOR)

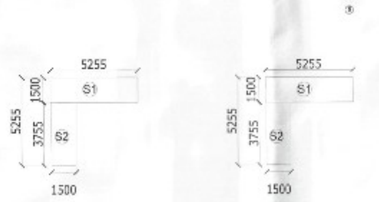
FIRST FLOOR PLAN -COMMERCIAL BLOCK

	LEGEND		
1	110 OD SOIL PIPE	MT	MULT TRAP TO FT
2	110 OD WASTE PIPE	FT	FLOOR TRAP TRAP TO FT
3	90 OD VENTE PIPE	FD	FLOOR DRAIN
4	COLD WATER SUPPLY	BD	BALCONEY DRAIN
5	FLUSHING WATER SUPPLY		40Ø WASHBASIN TO FLOOR TRAP
6	COLD WATER SUPPLY RISER		25Ø SINK TO FLOOR TRAP
7	FLUSHING WATER SUPPLY RISER		110 OD FLOOR TRAP TO VERTICAL
8	RAIN WATER PIPE FOR BALCONY& TERRACE		



AREA DIAGRAM (FIRST FLOOR)

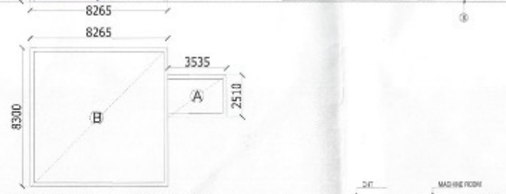




AREA DIAGRAM (STAIRCASE- S1,S2)

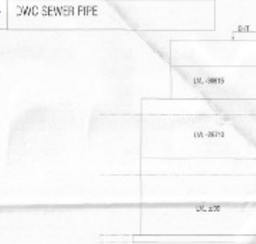
PLAN-COMMERCIAL (TERRACE)

	EXTERNAL FIRE HYDRANT
	MANHOLE SEWER
	GULLY TRAP
	CATCH BASIN
	RCC FIRE STORM WATER
	PVC SEWER PIPE

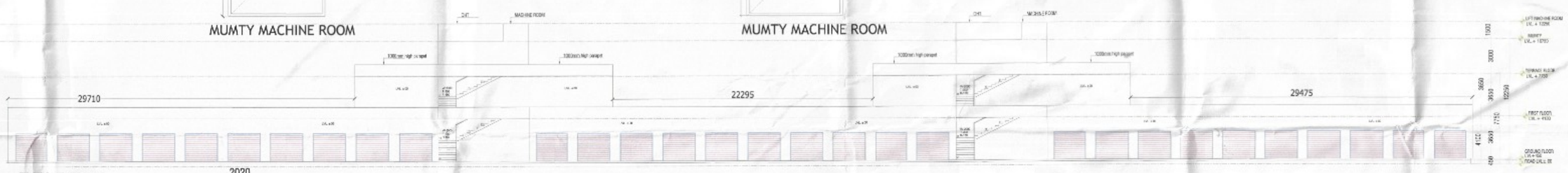


MUMTY MACHINE ROOM

MUMTY MACHINE ROOM

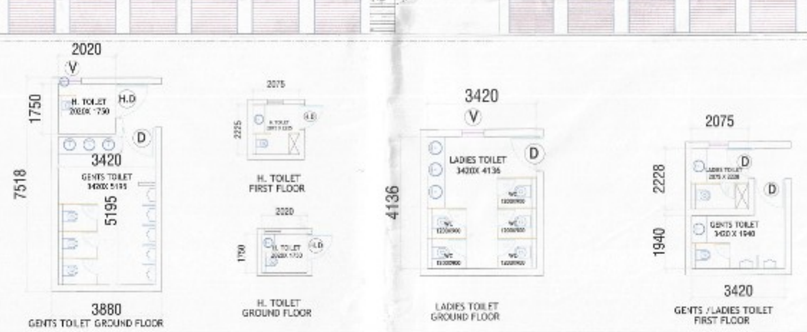


ELEVATION-02



ELEVATION-01

SECTION-BB SECTION-AA



OCCUPANCY LOADING AND TOILET REQUIREMENT AS/ NBC (2016)					
GROUND FLOOR					
TOTAL FAR AREA					1363.194
OCCUPANCY LOADING	@	10	SQM	PER PERSON	136.32
NO. OF LADIES	@	50%			68
NO. OF GENTS	@	50%			68
W.C. REQUIRED FOR LADIES	1	PER	25	PERSONS	5
W.C. PROVIDED					5
WASH BASIN REQUIRED FOR LADIES	1	PER	25	PERSONS	3
WASH BASIN PROVIDED					3
W.C. REQUIRED FOR GENTS	1	PER	25	PERSONS	3
W.C. PROVIDED					3
WASH BASIN REQUIRED	1	PER	25	PERSONS	3
WASH BASIN PROVIDED					3
URINALS REQUIRED	1	PER	25	PERSONS	3
URINALS PROVIDED					3

OCCUPANCY LOADING AND TOILET REQUIREMENT AS/ NBC (2016)					
FIRST FLOOR					
TOTAL FAR AREA					342.424
OCCUPANCY LOADING	@	10	SQM	PER PERSON	34.24
NO. OF LADIES	@	50%			17
NO. OF GENTS	@	50%			17
W.C. REQUIRED FOR LADIES	1	PER	25	PERSONS	3
W.C. PROVIDED					3
WASH BASIN REQUIRED FOR LADIES	1	PER	25	PERSONS	3
WASH BASIN PROVIDED					3
W.C. REQUIRED FOR GENTS	1	PER	25	PERSONS	3
W.C. PROVIDED					3
WASH BASIN REQUIRED	1	PER	25	PERSONS	3
WASH BASIN PROVIDED					3
URINALS REQUIRED	1	PER	25	PERSONS	3
URINALS PROVIDED					3

DOOR & WINDOWS SCHEDULE				
MARK	WIDTH	HEIGHT	SILL LVL	LINTEL LVL
D	1000	2250	--	2250
D1	1200	2250	--	2250
D2	750	2250	--	2250
V	750	600	1650	2250
F-D	2800	2250	--	2250
F-D	1000	2250	--	2250

Leagend Mortgage Shops :-

Commercial 20% of F.A.R (Sale)
(G-21 to G-36) Mortgage
Total Shop nos.16
Mortgage Sale Area = 29.315X10.850 mtr.
= 318.067 sq.mt

COMMERCIAL					
F.A.R AREA CALCULATION					
ADDITIONS (GROUND COVERAGE)					
GROUND FLOOR					
GEOMETRY	NO.	LENGTH	BREADTH	AREA	
A	1	125.640	10.850	1363.194	
GROUND FLOOR F.A.R				1363.194	
FIRST FLOOR					
A	4	7.140	2.550	72.828	
B	2	22.080	8.300	366.528	
			TOTAL	439.356	
DEDUCTION					
1	2	7.805	5.75	89.758	
2	2	1.750	2.050	7.175	
			TOTAL	96.933	
FIRST FLOOR F.A.R AREA				342.424	
FIRST FLOOR NON F.A.R AREA					
S1	2	5.255	1.500	15.765	
S2	2	3.755	1.500	11.265	
				27.030	
TOTAL COMMERCIAL F.A.R AREA				1705.618	

MUMTY /MACHINE ROOM					
ADDITION					
GEOMETRY	NO.	LENGTH	BREADTH	AREA	
B	2	8.255	8.300	137.199	
A	2	3.535	2.510	17.746	
TOTAL AREA				154.945	SQ M

S.T.P (HQ) Sushe Gupta B.P.A.C. S.T.P (G) Member B.P.A.C. C.T.P (Hq) Chairman B.P.A.C.

DTP(HQ) ATP(HQ) Ram Avtar Bassi JD(HQ) (T) 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 mechanically Pressurized.
5. Fire services install as per NBC.
6. 100% power backup for emergency services.

key plan

Owner's Sign&Stamp

For ROF Infratech and Housing Pvt. Ltd.
Authorised Signatory

Architect's Sign&Stamp

JYOTI PRAKASH SHARMA
CA/2008/43101

Architects :

JPS DESIGN STUDIO

Electrical, Plumbing, HVAC & Fire Fighting

BEHERA ASSOCIATES PVT LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:-011-45453080,MOB:9811911853
EMAIL-behera.associates@gmail.com

Project Title :

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 11.11875 ACRE (LIC. NO. 182 OF 2024) DATED 10/12/2024 IN SECTOR 07 , SOHNA BEING DEVELOPED BY ROF INFRATECH AND HOUSING PVT. LTD.

Conditional Clearance for Fire Health (Internal) Service only subject to comments in 23652 dt 21-1-2025

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

Drawing Title :

COMMERCIAL
FLOOR PLANS, AREA DIAGRAM AND AREA CALCULATIONS AND ELEVATION

Scale :	AS INDICATED	Project No :	Rev :
Date :	27.12.2024	Drawing Code :	Drawing No : SD/AH/11
Drawn By :	M.K		
Checked By :	J P SHARMA		
Sheet Size :	A0:841x1189mm	Drawing Status :	Submission Drawing