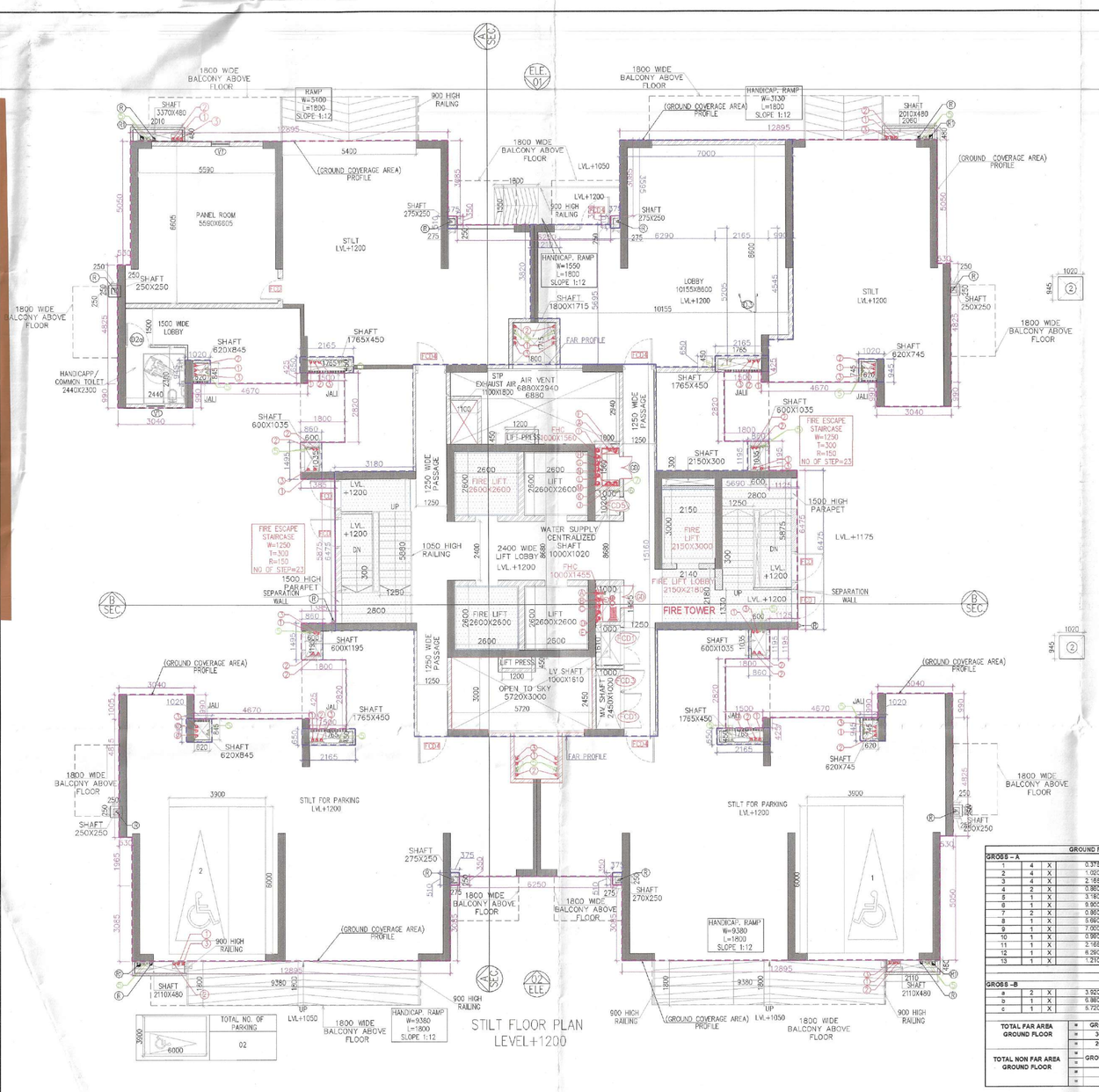
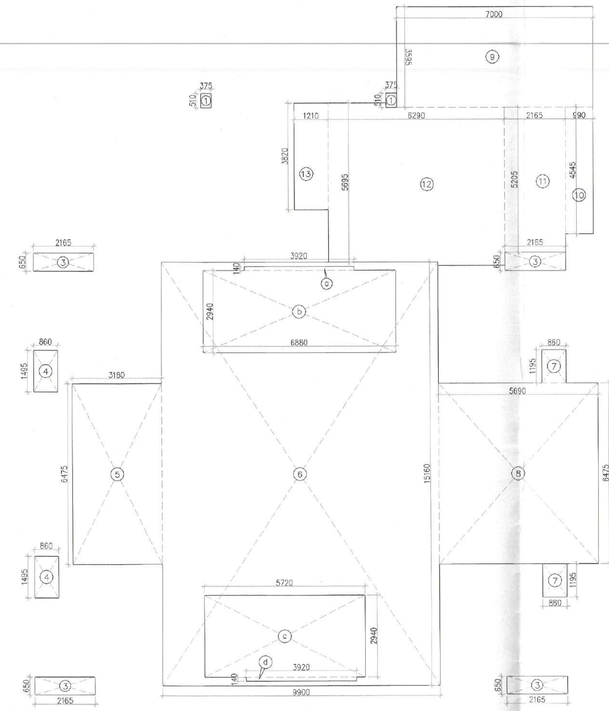


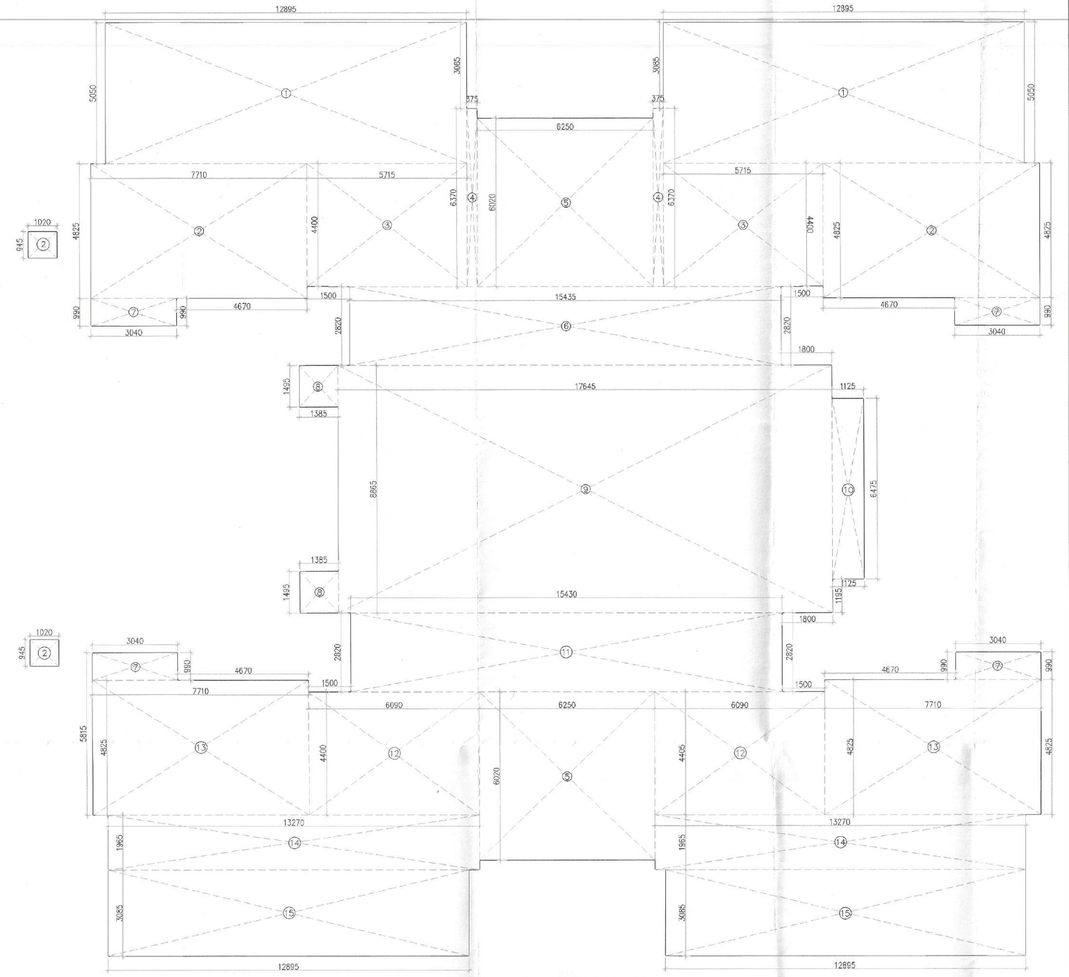
STILT FLOOR PLAN
LEVEL+1200

GROUND FLOOR AREA CALCULATION								
GROSS – A								
1	4	X	0.315	X	0.910	=	0.766	SQM
2	4	X	1.000	X	0.964	=	3.856	SQM
3	4	X	2.165	X	0.865	=	6.829	SQM
4	2	X	0.865	X	1.485	=	2.571	SQM
5	1	X	3.180	X	6.475	=	20.591	SQM
6	1	X	9.900	X	18.195	=	180.064	SQM
7	2	X	0.865	X	1.185	=	2.055	SQM
8	1	X	0.865	X	8.475	=	36.843	SQM
9	1	X	7.000	X	3.585	=	25.195	SQM
10	1	X	0.865	X	4.545	=	4.930	SQM
11	1	X	2.165	X	5.305	=	11.299	SQM
12	1	X	6.290	X	5.865	=	36.922	SQM
13	1	X	1.210	X	3.820	=	4.622	SQM
					TOTAL	=	353.771	SQM
DEDUCTION AREA								
GROSS –B								
a	2	X	3.920	X	0.140	=	1.098	SQM
b	1	X	0.865	X	2.940	=	2.542	SQM
c	1	X	5.720	X	3.240	=	18.517	SQM
					TOTAL	=	38.142	SQM

TOTAL FAR AREA GROUND FLOOR	=	GROSS – A	-	GROSS – B
	=	353.771	-	38.142
	=	315.629	SQM	
TOTAL NON FAR AREA GROUND FLOOR	=	GROUND COVERAGE	-	GROUND FLOOR FAR
	=	881.439		315.629
	=	565.810	SQM	

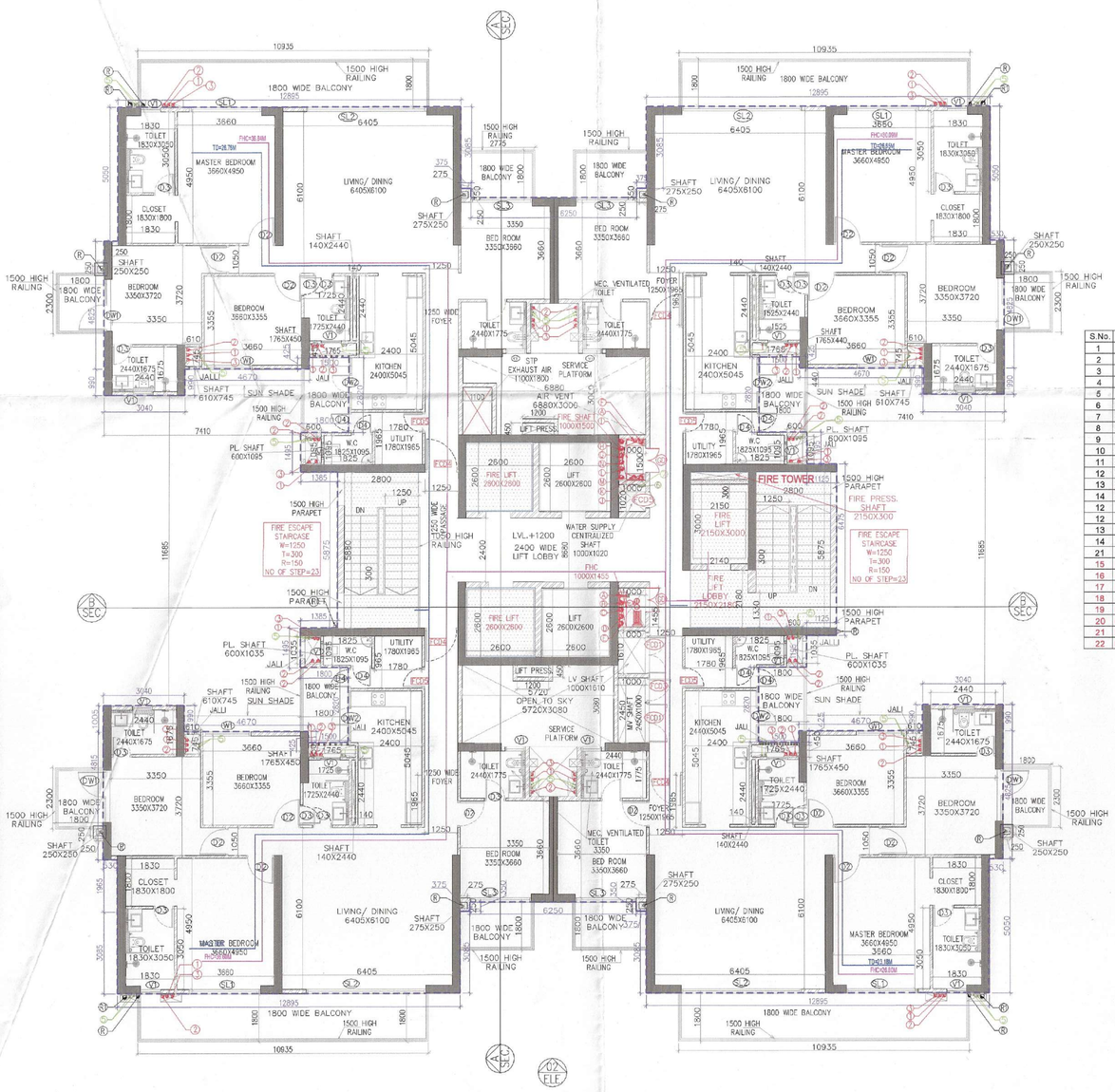


STILT FLOOR AREA
TOWER-B



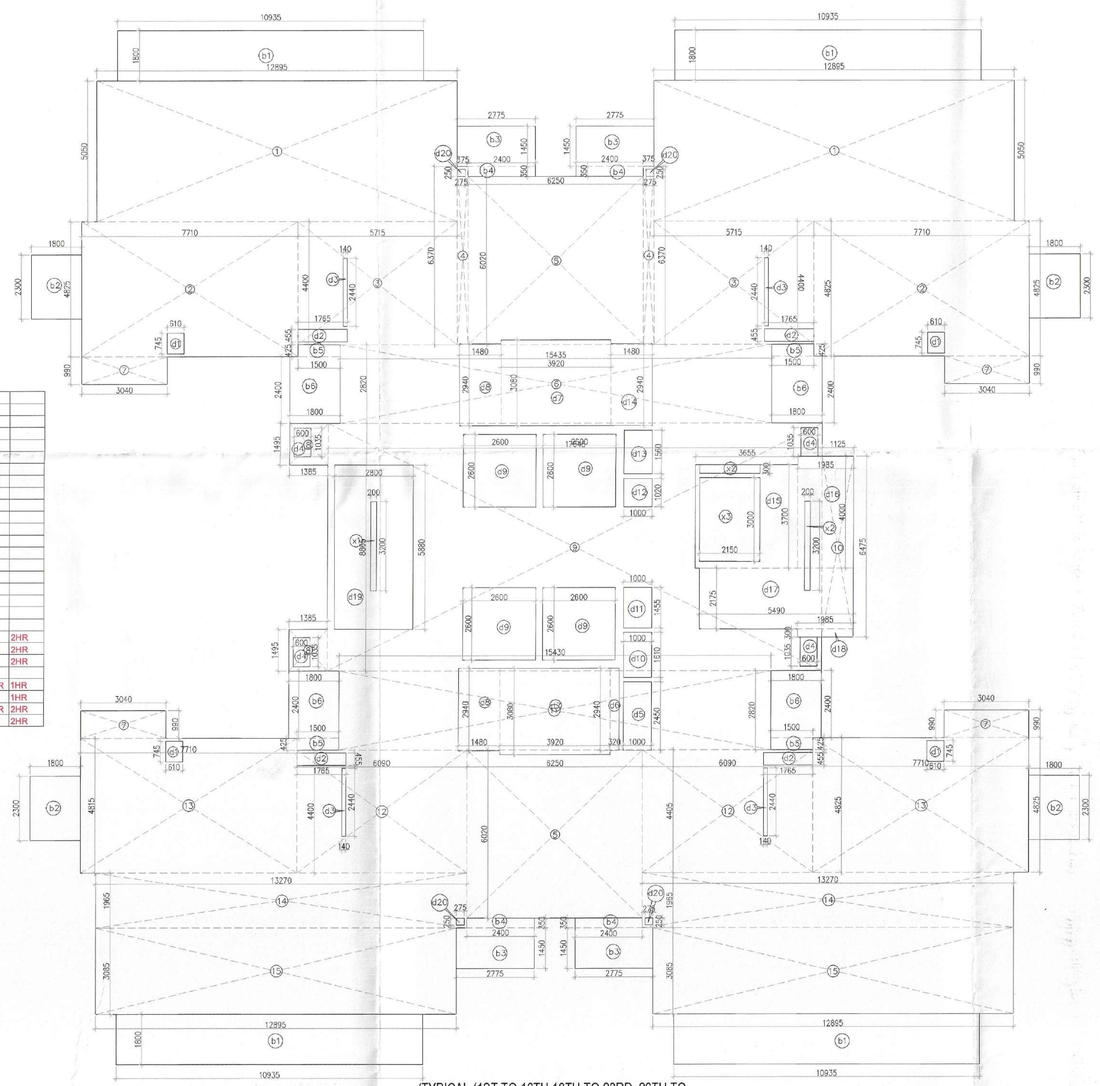
(GROUND COVERAGE AREA)
TOWER-B

GROUND COVERAGE AREA CALCULATION								
GROSS – A								
1	2	X	12.895	X	5.090	=	130.240	SQM
2	2	X	7.710	X	4.825	=	74.402	SQM
3	2	X	5.715	X	4.400	=	50.292	SQM
4	2	X	0.375	X	6.370	=	4.778	SQM
5	2	X	6.250	X	6.020	=	75.250	SQM
6	1	X	15.435	X	2.820	=	43.527	SQM
7	4	X	3.040	X	0.990	=	12.038	SQM
8	2	X	1.385	X	1.495	=	4.141	SQM
9	1	X	17.645	X	8.865	=	156.423	SQM
10	1	X	1.125	X	6.475	=	7.284	SQM
11	1	X	15.430	X	2.820	=	43.513	SQM
12	2	X	6.090	X	4.400	=	53.592	SQM
13	2	X	7.710	X	4.815	=	74.247	SQM
14	2	X	13.270	X	1.965	=	52.151	SQM
15	2	X	12.895	X	3.085	=	79.562	SQM
					TOTAL	=	881.439	SQM



(TYPICAL (1ST TO 16TH,18TH TO 23RD, 26TH TO 33RD,35TH TO 39TH FLOOR AREA)
TOWER-B

S.NO.	NAME	SIZE	SILL	LINTEL	REMARKS	
1	D1	1250X 2400	-	2400	MAIN ENT.	
2	D2	950X 2400	-	2400	BED ROOM	
3	D2a	1000X 2400	-	2400	TOILET	
4	D3	800X 2400	-	2400	TOILET.	
5	D4	900X 2400	-	2400	SPR ENTRY	
6	SL1	2640X 2400	-	2400	BED ROOM 1	
7	SL2	2830X 2400	-	2400	LIVING ROOM	
8	SL3	2990X 2400	-	2400	BEDROOM 2	
9	SL4	2700X 2400	-	2400	MASTER BEDROOM	
10	SL5	3060X 2400	-	2400	LIVING ROOM	
11	SL6	2400X 2400	-	2400	BEDROOM 2	
12	SL7	1700X 2400	-	2400	BEDROOM 3	
13	SL8	3100X 2400	-	2400	M.BEDROOM 3	
14	SL9	2400X 2400	-	2400	BEDROOM	
15	DW1	2400X 2400	1050	2400	KITCKEN	
16	DW2	1840X 2400	1050	2400	KITCKEN	
17	DW3	1575X 2400	1050	2400	KITCKEN	
18	V1	750X 1200	1200	2400	TOILET	
21	W1	2610X2100	300	2400	BED ROOM	
15	FCD	1250X 2100	-	2100	FIRE DOOR	2HR
16	FCD1	900X 1800	300	2100	FIRE DOOR	2HR
17	FCD2	1500X 1800	300	2100	FIRE DOOR	2HR
18	GD	915X 1800	300	2100	GLASS DOOR	
19	FCD4	1250X 2400	-	2400	MAIN ENT. FIRE DOOR	1HR
20	FCD5	800X 2400	-	2400	UTILITY ENTRY	1HR
21	FCD6	1250X 2400	-	2400	MAIN ENT. FIRE DOOR	2HR
22	FCD7	800X 2400	-	2400	UTILITY ENTRY	2HR



(TYPICAL (1ST TO 16TH,18TH TO 23RD, 26TH TO 33RD,35TH TO 39th FLOOR AREA)
TOWER-B

TYPICAL (1ST TO 16TH,18TH TO 23RD, 26TH TO 33RD,35TH TO 39TH FLOOR) AREA CALCULATION								
GROSS – A								
1	2	X	12.895	X	5.090	=	130.240	SQM
2	2	X	7.710	X	4.825	=	74.402	SQM
3	2	X	5.715	X	4.400	=	50.292	SQM
4	2	X	0.375	X	6.370	=	4.778	SQM
5	2	X	6.250	X	6.020	=	75.250	SQM
6	1	X	15.435	X	2.820	=	43.527	SQM
7	4	X	3.040	X	0.990	=	12.038	SQM
8	2	X	1.385	X	1.495	=	4.141	SQM
9	1	X	17.645	X	8.865	=	156.423	SQM
10	1	X	1.125	X	6.475	=	7.284	SQM
11	1	X	15.430	X	2.820	=	43.513	SQM
12	2	X	6.090	X	4.400	=	53.592	SQM
13	2	X	7.710	X	4.815	=	74.247	SQM
14	2	X	13.270	X	1.965	=	52.151	SQM
15	2	X	12.895	X	3.085	=	79.562	SQM
					TOTAL	=	881.439	SQM
DEDUCTION AREA								
GROSS –B								
d1	4	X	0.610	X	0.745	=	1.818	SQM
d2	4	X	1.765	X	0.455	=	3.212	SQM
d3	4	X	0.140	X	2.440	=	1.366	SQM
d4	4	X	0.600	X	1.035	=	2.484	SQM
d5	1	X	1.000	X	2.450	=	2.450	SQM
d6	1	X	0.320	X	2.940	=	0.941	SQM
d7	1	X	3.920	X	3.080	=	12.074	SQM
d7a	1	X	3.160	X	1.200	=	3.792	SQM
d8	1	X	1.480	X	1.740	=	2.575	SQM
d8a	1	X	3.920	X	1.880	=	7.370	SQM
d8b	2	X	1.800	X	1.875	=	6.750	SQM
d8c	1	X	2.000	X	1.000	=	2.000	SQM
d8d	1	X	1.480	X	2.940	=	4.351	SQM
d9	4	X	2.930	X	2.600	=	27.040	SQM
d10	1	X	1.000	X	1.610	=	1.610	SQM
d11	1	X	1.000	X	1.455	=	1.455	SQM
d12	1	X	1.000	X	1.020	=	1.020	SQM
d13	1	X	1.000	X	1.560	=	1.560	SQM
d14	1	X	1.480	X	2.940	=	4.351	SQM
d15	1	X	3.850	X	3.700	=	13.524	SQM
d16	1	X	1.985	X	4.000	=	7.940	SQM
d17	1	X	5.490	X	2.175	=	11.941	SQM
d18	1	X	1.985	X	0.300	=	0.596	SQM
d19	1	X	2.800	X	5.880	=	16.464	SQM
d20	4	X	0.275	X	0.250	=	0.275	SQM
					TOTAL	=	138.968	SQM

TOTAL TYPICAL FLOOR FAR AREA	=	GROSS – A	-	GROSS – B	
	=	881.439	-	138.968	
GROSS – 1	=	722.481	SQM		

STAIRCASE, REFUGE TERRACE NON FAR AREA								
GROSS –C								
d15	1	X	3.850	X	3.700	=	13.524	SQM
d16	1	X	1.985	X	4.000	=	7.940	SQM
d17	1	X	5.490	X	2.175	=	11.941	SQM
d19	1	X	2.800	X	5.880	=	16.464	SQM
					TOTAL	=	49.868	SQM
BALCONY NON FAR AREA								
GROSS –C1								
b1	4	X	10.935	X	1.800	=	78.732	SQM
b2	4	X	1.800	X	2.300	=	16.560	SQM
b3	4	X	2.775	X	1.490	=	16.091	SQM
b4	4	X	2.400	X	0.350	=	3.360	SQM
b5	4	X	1.500	X	0.425	=	2.550	SQM
b6	4	X	1.800	X	2.400	=	17.280	SQM
					TOTAL	=	134.577	SQM
NON FAR DEDUCTION AREA								
GROSS –D								
x1	2	X	0.200	X	3.200	=	1.280	SQM
x2	1	X	2.150	X	3.000	=	6.450	SQM
x3	1	X	2.150	X	3.000	=	6.450	SQM
					TOTAL	=	14.180	SQM

TOTAL NON FAR AREA OF TYPICAL FLOOR	=	GROSS –C	+	GROSS –C1	-	GROSS –D
	=	49.868	+	134.577	-	14.180
GROSS – 2	=	170.265	SQM			
TOTAL BUILTUP AREA OF TYPICAL FLOOR	=	FAR AREA	+	GROSS-2		
	=	722.481	+	170.265		
GROSS – 3	=	992.747	SQM			

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST
4. ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

Project

PROPOSED RESIDENTIAL COLONY (UNDER NILP POLICY DATED 11.05.2022) OVER AN AREA MEASURING 12.40 ACRES (LICENCE NO. 187 OF 2025 DATED 25-09-2025) IN THE REVENUE ESTATE FAZILPUR JHARSA, SECTOR-71, GURUGRAM, MANESAR URBAN COMPLEX BEING DEVELOPED BY UNISTAY HOSPITALITY PVT.LTD., YESHA DEVELOPERS LLP IN COLLABORATION WITH SIGNATUREGLOBAL (INDIA) LTD.

Client

SIGNATURE GLOBAL (INDIA) LTD.

Architects:

BOSE BROTHERS

ARCHITECTS,ENGINEERS,
INTERIOR DESIGNERS,CITY PLANNERS,
21-D CONNAUGHT PLACE,NEW DELHI-110001,
S-229, PANCHSHILA PARK, NEW DELHI-110017
DELHI CALCUTTA BOMBAY

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.

D.T.P.(HQ) | ATP(HQ) | A.T.P. | P.A.

OWNER'S SEAL & SIGNATURE

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

FSO, (HQ) Member BPAC | DIRECTOR PA(HQ)

ARCHITECT'S SEAL & SIGNATURE

Checked and found ok for Public Health (Internal) Service only subject to comments as in Forwarding letter No. 19084 dt. 16/8/2026

DEC.-2025 | Scale : 1:100

Drawing Title: TYPICAL FLOOR PLAN , AREA CALCULATION OF GROUND FLOOR, GROUND COVERAGE & TYPICAL FLOOR TOWER-TYPE B

Drawing No:- TB-01