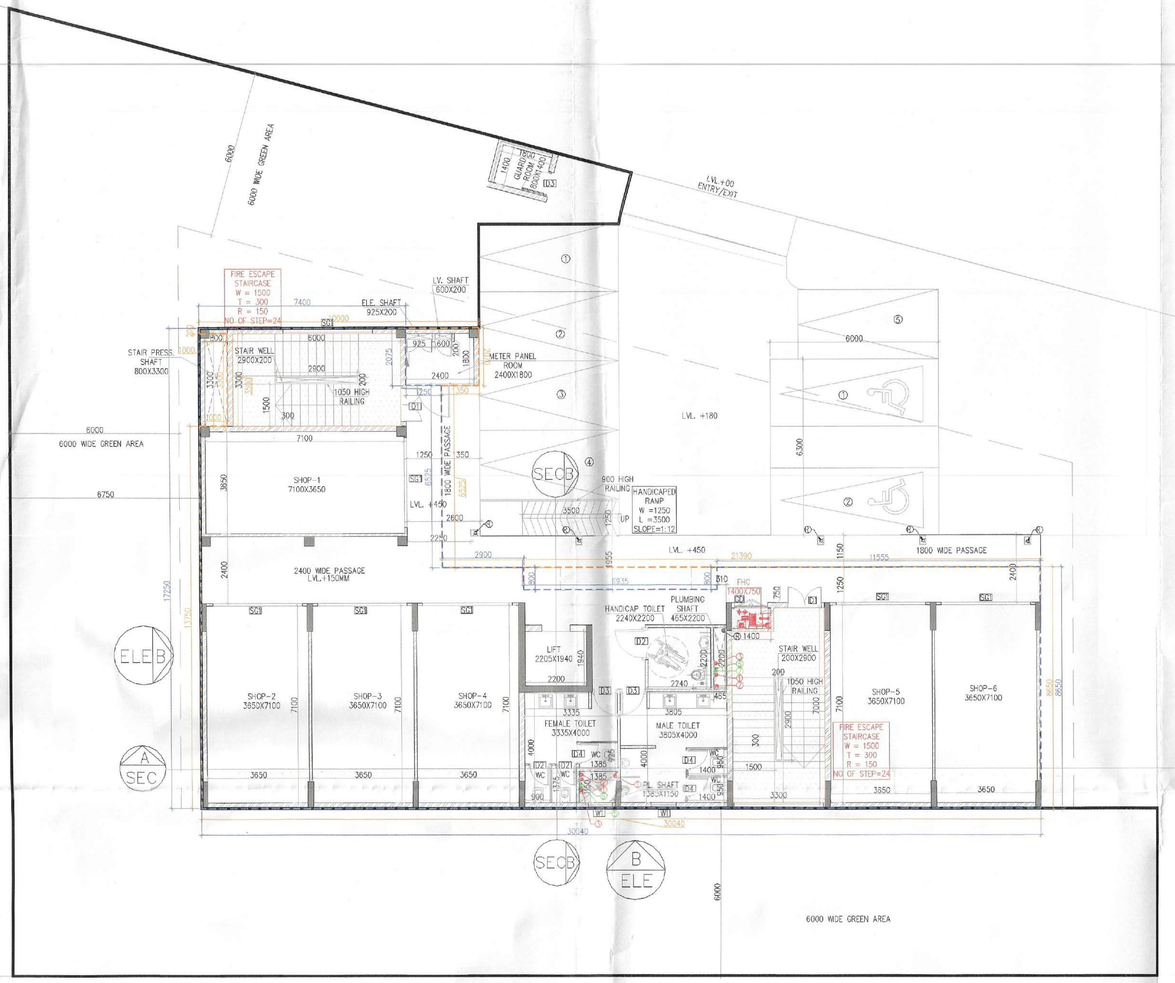
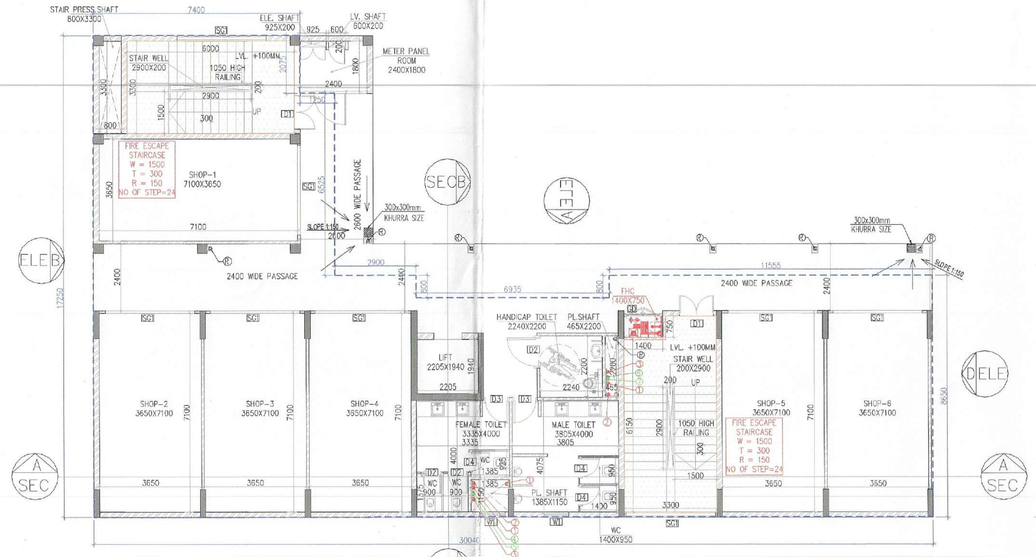
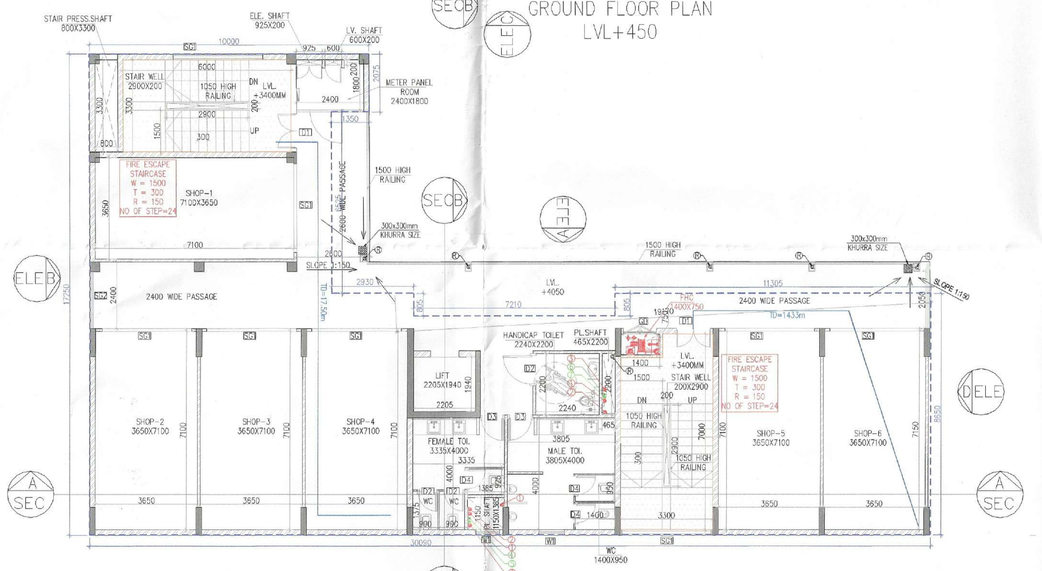
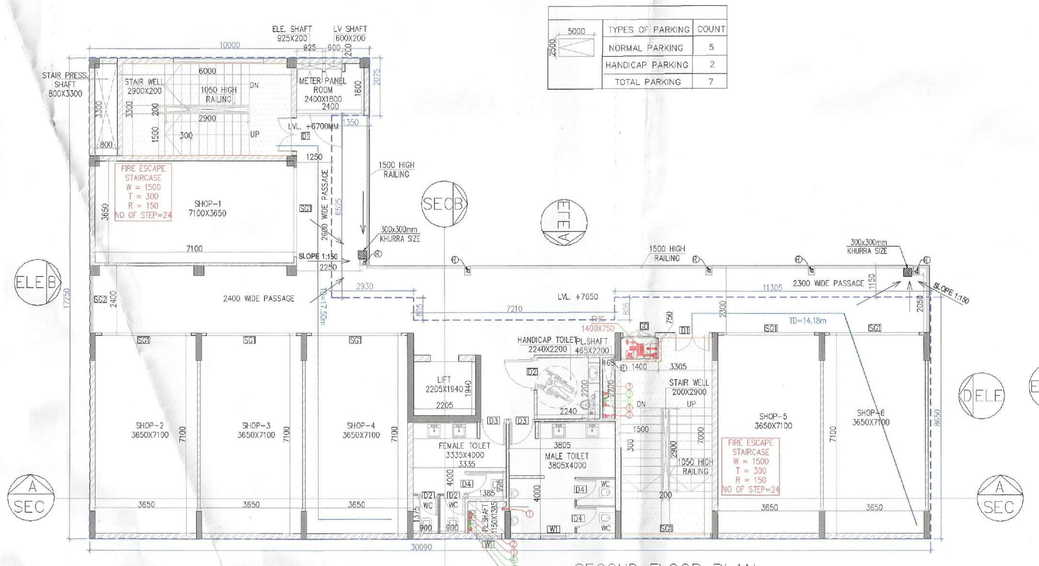




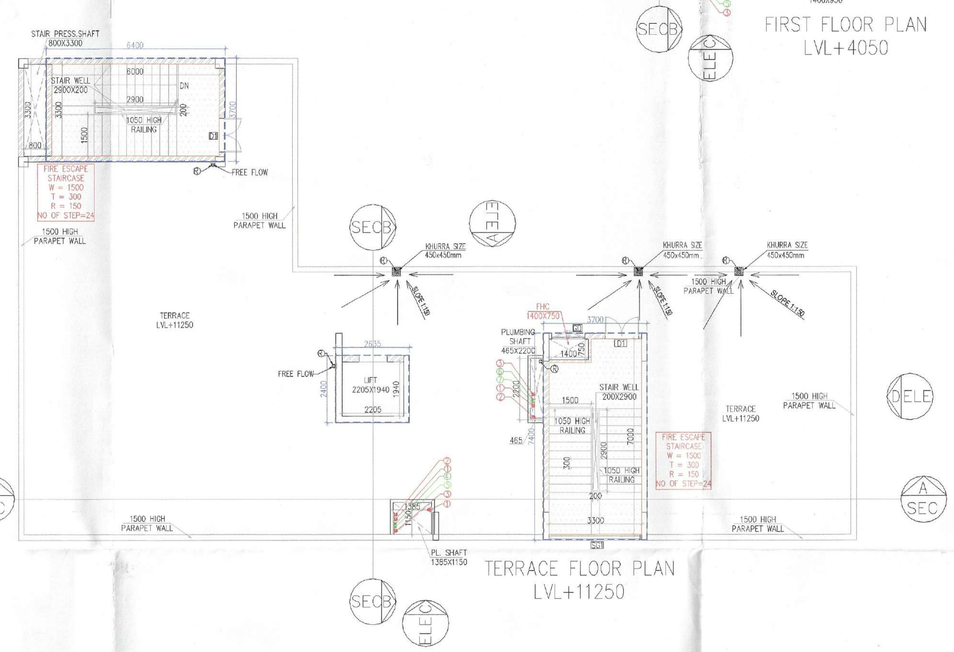
GROUND FLOOR PLAN
LVL+450



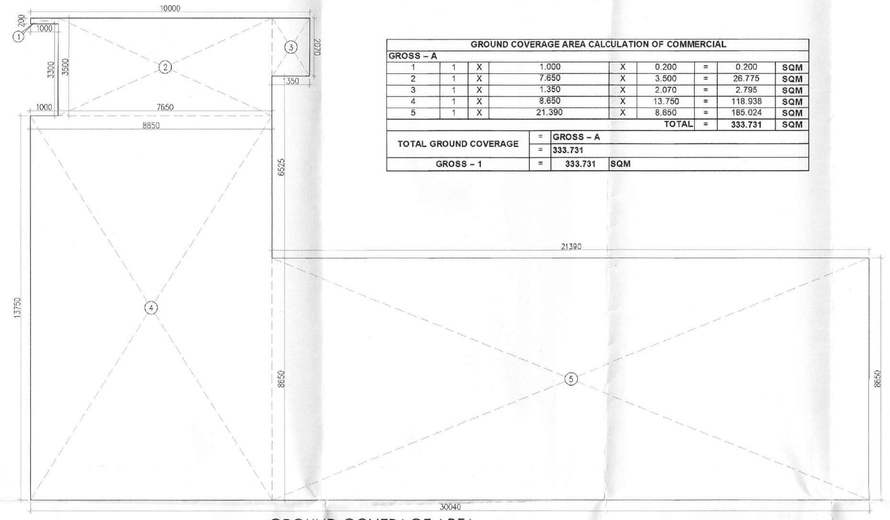
FIRST FLOOR PLAN
LVL+4050



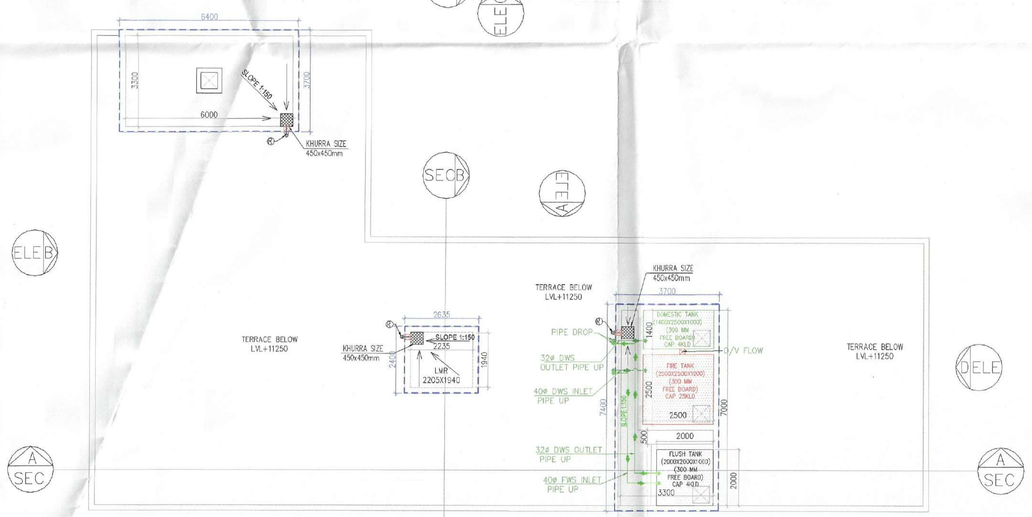
SECOND FLOOR PLAN
LVL+7650



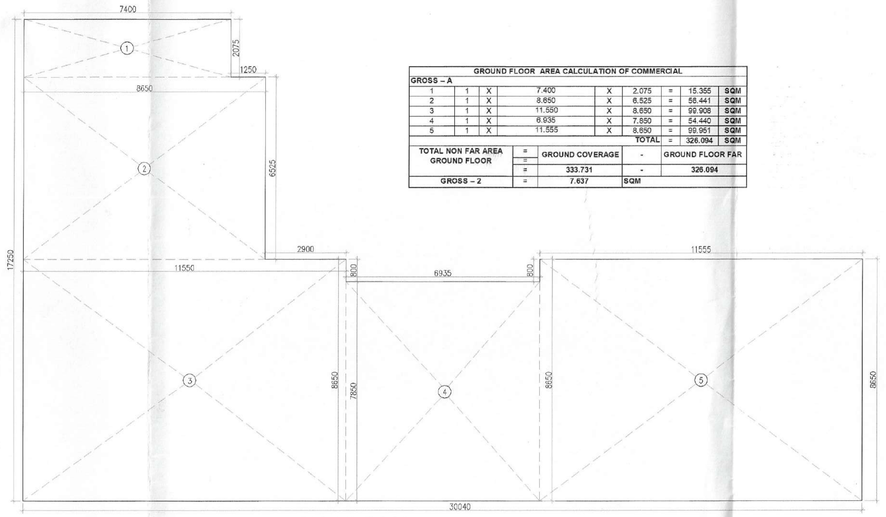
TERRACE FLOOR PLAN
LVL+11250



GROUND COVERAGE AREA

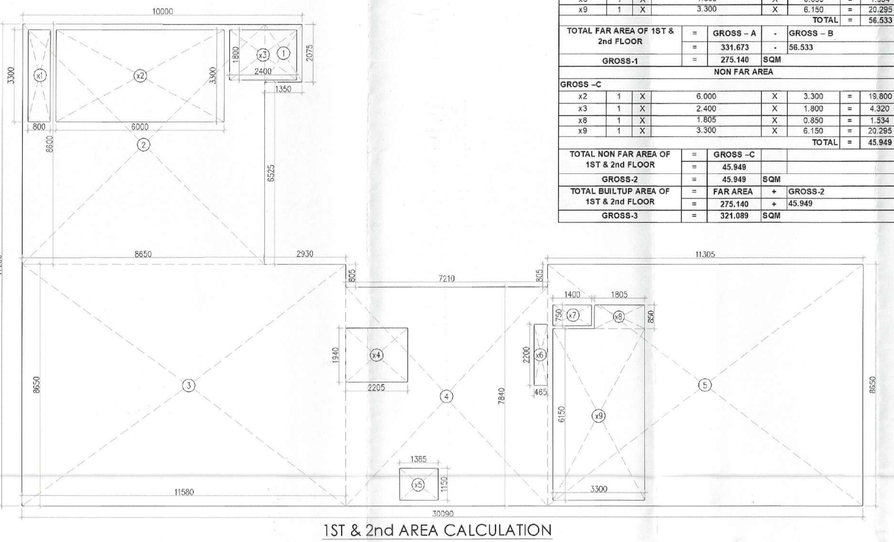


LMR AND OHT TOP LEVEL PLAN
TERRACE
LVL.+19250



GROUND FLOOR
AREA CALCULATION

MUMTY & OHT
AREA CALCULATION



1ST & 2nd AREA CALCULATION

PLUMBING LEGEND–		
1	110 OD SOIL PIPE	
2	110 OD WASTE PIPE	
3	110 OD ANTI VENT PIPE	
4	DOMESTIC WATER SUPPLY PIPE	
5	FLUSHING WATER SUPPLY PIPE	
6	DOMESTIC WATER RISER PIPE TO OHT	
7	FLUSHING WATER RISER PIPE TO OHT	
R	110 OD RAIN WATER PIPE	
R1	160 OD RAIN WATER PIPE	
FT	FLOOR TRAP CUTOUT (150X150)	
FD	FLOOR DRAIN	
BD	BALCONY DRAIN	
	GEYSER	

DOOR SCHEDULE				
TYPE	WIDTH	SILL	HEIGHT	LINTEL
D1	1500	——	2400	2400
D2	1000	——	2400	2400
D3	900	——	2400	2400
D4	750	——	2400	2400
GD	1200	300	2100	2400
WINDOW SCHEDULE				
TYPE	WIDTH	SILL	HEIGHT	LINTEL
W1	900	2500	600	3150
STRUCTURAL GLAZING SCHEDULE				
TYPE	WIDTH	SILL	HEIGHT	LINTEL
SG1	3300	——	3600	——
SG2	2400	——	3600	——
SG3	2125	——	3600	——
SG4	19295	——	3600	——
SG5	9520	——	3600	——

5000	TYPES OF PARKING							COUNT
	NORMAL PARKING							5
	HANDICAP PARKING							2
	TOTAL PARKING							7

GROUND COVERAGE AREA CALCULATION OF COMMERCIAL								
GROSS – A								
1	1	X	1.000	X	0.200	=	0.200	SQM
2	1	X	7.650	X	3.500	=	26.775	SQM
3	1	X	1.350	X	2.070	=	2.795	SQM
4	1	X	8.650	X	13.750	=	118.938	SQM
5	1	X	21.390	X	8.650	=	185.024	SQM
					TOTAL	=	333.731	SQM
TOTAL GROUND COVERAGE			=	GROSS – A				
			=	333.731				
GROSS – 1			=	333.731	SQM			

1ST & 2nd FLOOR AREA CALCULATION								
GROSS – A								
1	1	X	1.350	X	2.075	=	2.801	SQM
2	1	X	8.650	X	8.600	=	74.390	SQM
3	1	X	11.580	X	8.650	=	100.187	SQM
4	1	X	7.210	X	7.640	=	55.036	SQM
5	1	X	11.305	X	8.650	=	97.763	SQM
					TOTAL	=	331.673	SQM
DEDUCTION AREA								
GROSS –C								
x1	1	X	0.800	X	3.300	=	2.640	SQM
x2	1	X	6.000	X	3.300	=	19.800	SQM
x3	1	X	2.400	X	1.800	=	4.320	SQM
x4	1	X	2.305	X	1.940	=	4.278	SQM
x5	1	X	1.365	X	1.150	=	1.593	SQM
x6	1	X	0.465	X	2.200	=	1.023	SQM
x7	1	X	1.400	X	0.750	=	1.050	SQM
x8	1	X	1.805	X	0.850	=	1.534	SQM
x9	1	X	3.300	X	6.150	=	20.295	SQM
					TOTAL	=	56.533	SQM
TOTAL FAR AREA OF 1ST & 2nd FLOOR			=	GROSS – A	-	GROSS – B		
			=	331.673	-	56.533		
GROSS-1			=	275.140	SQM			
NON FAR AREA								
GROSS –C								
x2	1	X	6.000	X	3.300	=	19.800	SQM
x3	1	X	2.400	X	1.800	=	4.320	SQM
x8	1	X	1.805	X	0.850	=	1.534	SQM
x9	1	X	3.300	X	6.150	=	20.295	SQM
					TOTAL	=	45.949	SQM
TOTAL NON FAR AREA OF 1ST & 2nd FLOOR			=	GROSS –C				
			=	45.949				
GROSS-2			=	45.949	SQM			
TOTAL BUILTUP AREA OF 1ST & 2nd FLOOR			=	FAR AREA	+	GROSS-2		
			=	275.140	+	45.949		
GROSS-3			=	321.089	SQM			

GROUND FLOOR AREA CALCULATION OF COMMERCIAL								
GROSS – A								
1	1	X	7.400	X	2.075	=	15.355	SQM
2	1	X	8.650	X	6.525	=	56.441	SQM
3	1	X	11.580	X	8.650	=	99.908	SQM
4	1	X	6.935	X	7.650	=	54.462	SQM
5	1	X	11.555	X	8.650	=	99.951	SQM
					TOTAL	=	326.094	SQM
TOTAL NON FAR AREA GROUND FLOOR			=	GROUND COVERAGE	-	GROUND FLOOR FAR		
			=	333.731	-	326.094		
GROSS – 2			=	7.637	SQM			

MUTY & OHT AREA								
GROSS – A								
m1	1	X	6.400	X	3.700	=	23.680	SQM
m2	1	X	2.635	X	2.400	=	6.324	SQM
m3	1	X	3.700	X	7.400	=	27.380	SQM
					TOTAL	=	57.384	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) C.T.P.(HR) Member Chairman B.P.A.C. B.P.A.C.

STP(HQ) | ATP(HQ)

OWNER'S SEAL & SIGNATURE

JD. P.A. A.T.P

DINESH KUMAR PA(HQ)

FSO, (HQ) Member BPAC

SIGNATURE GLOBAL (INDIA) PVT. LTD.

SANCTIONED
TO BE READ WITH MEMO NO. 7562 DATED : 03-03-2026
HEAD OFFICE
ARCHITECT'S SEAL & SIGNATURE

BOSE BROTHERS ARCHITECTS

Checked and found ok for Public health (Internal) Service only subject to [illegible] conditions.
In forwarding memo No. 19024 dt. 16/12/2025

DEC.-2025	Scale : 1:100
Drawing Title: GROUND FLOOR, 1ST & 2ND FLOOR, TERRACE, LMR & OHT TOP FLOOR AREA CALCULATION OF GROUND FLOOR, GROUND COVERAGE AND 1ST & 2ND FLOOR, MUMTY AREA (COMMERCIAL-02)	Drawing No:- C2-01

Superintending Engineer
Chief Engineer
HSVP, Panchkula

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