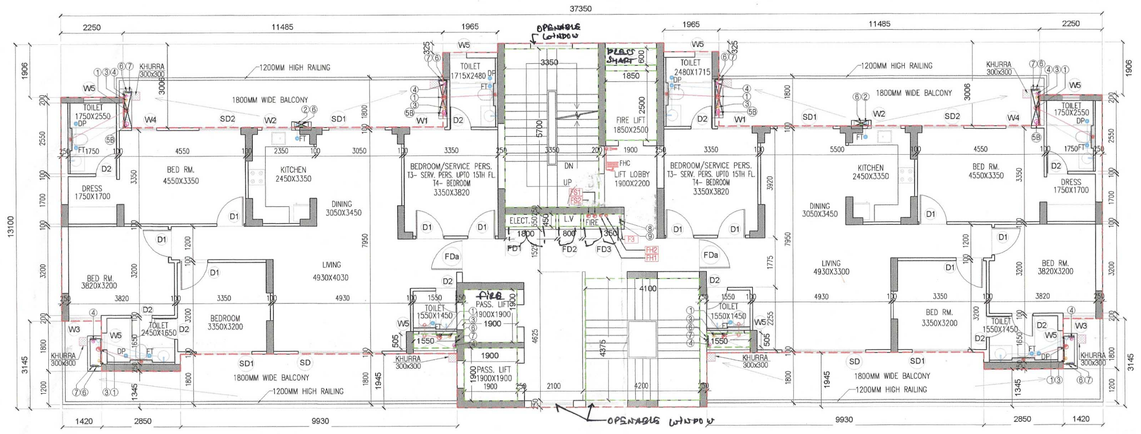
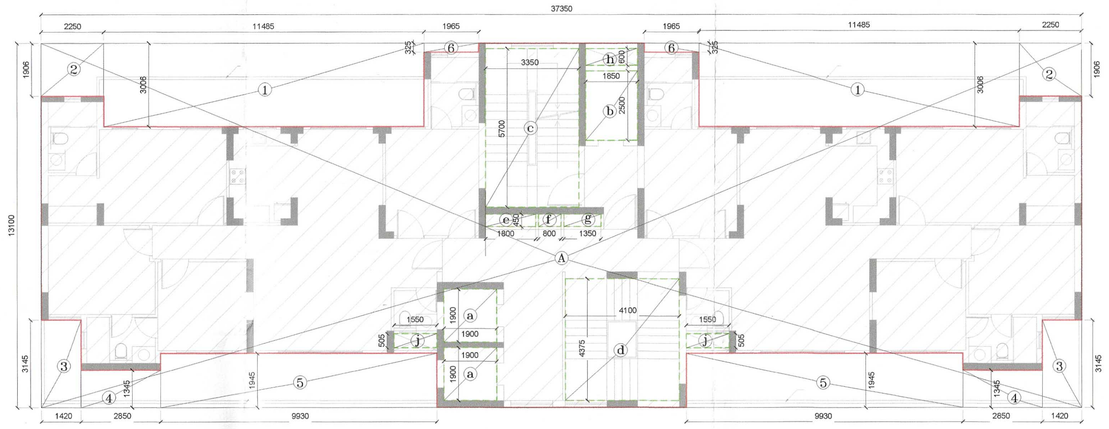


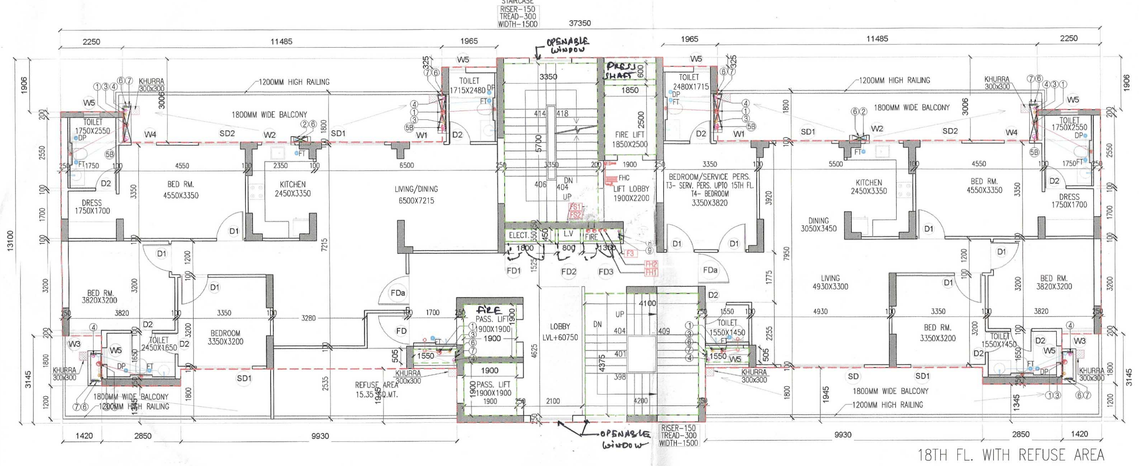
3RD TO 17TH & 19TH TO 20TH FL.
TYPICAL FLOOR

TOWER- T3 ,T4						
TYP FLOOR T3 & T4(2nd TO 20th FL) AREA CAL (F.A.R.)						
S.NO.	No.		LENGTH	WIDTH		REMARK
A	1	x	37.350	x 13.100	=	489.285
TOTAL					=	489.285
DEDUCATION AREAS						
1	2	x	11.485	x 3.006	=	69.048
2	2	x	2.250	x 1.906	=	8.577
3	2	x	1.420	x 3.145	=	8.932
4	2	x	2.850	x 1.345	=	7.667
5	2	x	9.930	x 1.945	=	38.628
6	2	x	1.965	x 0.325	=	1.277
a	2	x	1.900	x 1.900	=	7.220
b	1	x	1.850	x 2.500	=	4.625
c	1	x	3.350	x 5.700	=	19.095
d	1	x	4.100	x 4.375	=	17.938
e	1	x	1.800	x 0.450	=	0.810
f	1	x	0.800	x 0.450	=	0.360
g	1	x	1.350	x 0.450	=	0.608
h	1	x	1.850	x 0.600	=	1.110
j	2	x	1.550	x 0.505	=	1.566
TOTAL					=	187.459
NET TYP FLOOR AREA						
= 489.285 - 187.459 =						301.826 X4
NET TYP FL AREA EXCLUDING SER. PERSONNEL						
= X4 - X6						
= 301.826 - 34.447 =						267.380

TOWER-T3 & T4 (NON F.A.R.)						
STAIRCASE AREA CALCULATION (NON F.A.R.)						
S.NO.	No.		LENGTH	WIDTH		REMARK
e	20	x	3.350	x 5.700	=	381.900
d	20	x	4.100	x 4.375	=	358.750
TOTAL					=	740.650



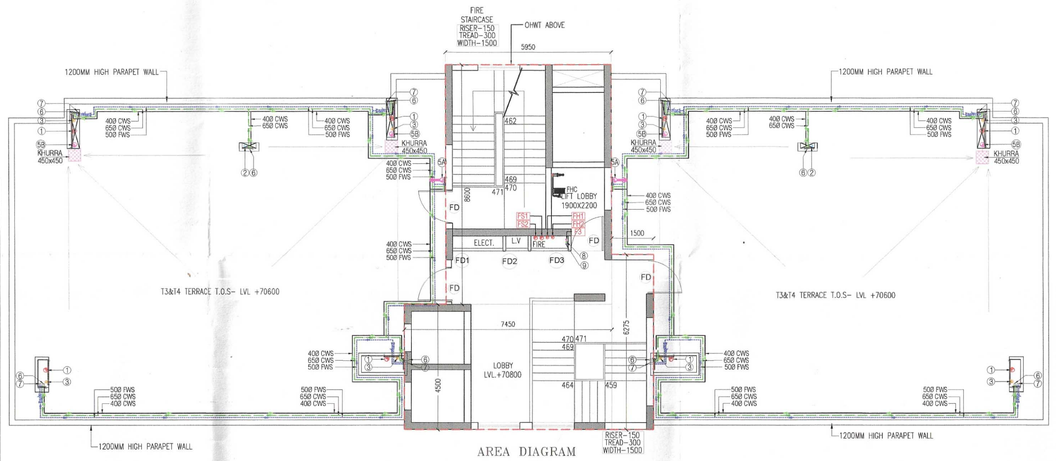
AREA DIAGRAM
T3 & T4 (2ND TO 20TH FLOOR)



18TH FL. WITH REFUSE AREA
TYPICAL FLOOR

DOOR/WINDOW SCHEDULE				
TYPE	SIZE		LEVEL	
	LENGTH	HEIGHT	SILL LVL.	LINT. LVL.
SD	3000	2425	75	2500
SD1	2000	2425	75	2500
SD2	1500	2425	75	2500
D	1200	2500	--	2500
D1	1000	2500	--	2500
D2	750	2500	--	2500
FDa	1200	2500	--	2500
FD	1200	2500	--	2500
FD1	1500	2050	450	2500
FD2	1200	2050	450	2500
FD3	950	2050	450	2500
W	1900	UPTO BEAM BOTT.	1200	BEAM BOTT.
W1	1230	1300	900	2500
W2	1200	1300	1200	2500
W3	1170	1300	900	2500
W4	900	1300	900	2500
W5	600	1300	1200	2500

NOTE:- FDa IS A FIRE DOORS WITH 2HR. FIRE RATING



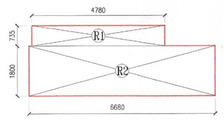
AREA DIAGRAM
MUMTY/OHWT

TOWER-T3						
	GR.COV.	STILT+ PORCH	UNIT RET. HOME	Ser.Per.	D.UNIT	
		NON F.A.R.	F.A.R.	F.A.R.	M.D.U	Ser.Per.
	SQ.M.	SQ.M.	SQ.M.	SQ.M.		
GROUND FL	457.596	364.023	93.573			
1ST FL.			266.020	17.223	2	1
2nd FL.			267.380	34.447	2	2
3rd FL.			267.380	34.447	2	2
4th FL.			267.380	34.447	2	2
5th FL.			267.380	34.447	2	2
6th FL.			267.380	34.447	2	2
7th FL.			267.380	34.447	2	2
8th FL.			267.380	34.447	2	2
9th FL.			267.380	34.447	2	2
10th FL.			267.380	34.447	2	2
11th FL.			267.380	34.447	2	2
12th FL.			267.380	34.447	2	2
13th FL.			267.380	34.447	2	2
14th FL.			267.380	34.447	2	2
15th FL.			267.380	34.447	2	2
16th FL.			301.826		2	
17th FL.			301.826		2	
18th FL.			301.826		2	
19th FL.			301.826		2	
20th FL.			301.826		2	
TOTAL	457.596	364.023	5612.040	499.479	40	29
MUMTY			94.108			
O.H.W.T.			94.108			
STAIRCASE			740.650			
CARPET AREA IN SER. PER. 1 UNIT				=		17.223

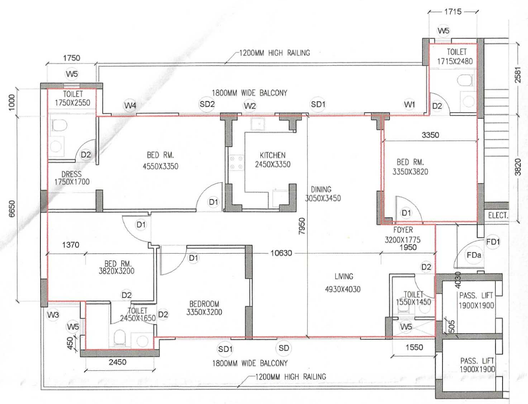
REQUIRED REFUSE AREA CALCULATION								SQ.M
(17TH FL +	18TH FL) / 12.50) X	0.3)	+ 0.9) =	15.388
(301.826 +	301.826) / 12.50) X	0.3)	+ 0.9) =	15.388

PROPOSED REFUSE AREA CALCULATION	SQ.M
=	15.537

REFUSE AREA CALCULATION							
S.NO.	No.		LENGTH		WIDTH		REMARK
R1	1	x	4.780	x	0.735	=	3.513
R2	1	x	6.680	x	1.800	=	12.024
TOTAL						=	15.537



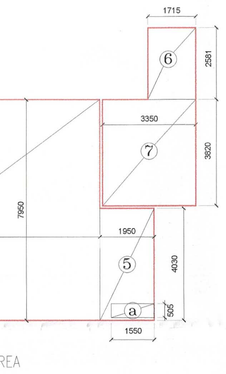
AREA DIAGRAM
REFUSE AREA



UNIT PLAN

UNIT CARPET AREA CALCULATION TOWER- T3 ,T4						
(1st TO 18th FL)						
S.NO.	No.		LENGTH	WIDTH		REMARK
1	1	x	1.750	x 1.000	=	1.750
2	1	x	1.370	x 6.650	=	9.111
3	1	x	2.450	x 0.450	=	1.103
4	1	x	10.630	x 7.950	=	84.509
5	1	x	1.950	x 4.030	=	7.859
TOTAL					=	104.330
DEDUCATION AREAS						
a	1	x	1.550	x 0.505	=	0.783
TOTAL					=	0.783
NET CARPET AREA						
= 104.330 - 0.783 =						103.547

SERVICE PERSONNEL UNIT AREA CALCULATION						
S.NO.	No.		LENGTH	WIDTH		REMARK
6	1	x	1.715	x 2.581	=	4.426
7	1	x	3.350	x 3.620	=	12.797
TOTAL					=	17.223 X5
Nos. of units at 1 floor					=	2
Total area of uni =					2 x 17.223 =	34.447 X6

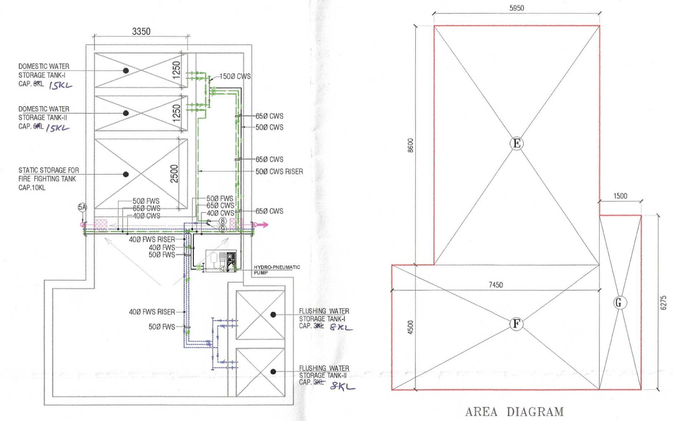


UNIT AREA

TOWER T3 & T4

MUMTY AREA CALCULATION (NON F.A.R.)						
S.NO.	No.		LENGTH	WIDTH		REMARK
E	1	x	5.950	x 8.600	=	51.170
F	1	x	7.450	x 4.500	=	33.525
G	1	x	1.500	x 6.275	=	9.413
TOTAL					=	94.108

O.H.W.T. AREA CALCULATION (NON F.A.R.)						
S.NO.	No.		LENGTH	WIDTH		REMARK
E	1	x	5.950	x 8.600	=	51.170
F	1	x	7.450	x 4.500	=	33.525
G	1	x	1.500	x 6.275	=	9.413
TOTAL					=	94.108



AREA DIAGRAM
MUMTY/OHWT

TOWER-T4				
	GR.COV.	STILT+ PORCH	UNIT	D.UNIT
		NON F.A.R.	F.A.R.	M.D.U
	SQ.M.	SQ.M.	SQ.M.	
GROUND FL	436.748	343.175	93.573	
1ST FL.			283.243	2
2nd FL.			301.826	2
3rd FL.			301.826	2
4th FL.			301.826	2
5th FL.			301.826	2
6th FL.			301.826	2
7th FL.			301.826	2
8th FL.			301.826	2
9th FL.			301.826	2
10th FL.			301.826	2
11th FL.			301.826	2
12th FL.			301.826	2
13th FL.			301.826	2
14th FL.			301.826	2
15th FL.			301.826	2
16th FL.			301.826	2
17th FL.			301.826	2
18th FL.			301.826	2
19th FL.			301.826	2
20th FL.			301.826	2
TOTAL	436.748	343.175	6111.519	40
MUMTY			94.108	
O.H.W.T.			94.108	
STAIRCASE			740.650	

TOWER-T3		
TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)		
TOWER (F.A.R.)	=	5,612.040 SQ.M.
SER. PERSONNEL (F.A.R.	=	499.479 SQ.M.
STILT (NON F.A.R.)	=	285.619 SQ.M.
PORCH (NON F.A.R.)	=	68.404 SQ.M.
STAIRCASE	=	740.650 SQ.M.
MUMTY (NON F.A.R.)	=	94.108 SQ.M.
O.H.W.T. (NON F.A.R.)	=	94.108 SQ.M.
TOTAL	=	7,404.407 SQ.M.

TOWER-T4		
TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)		
TOWER (F.A.R.)	=	6,111.519 SQ.M.
SER. PERSONNEL (F.A.R.	=	SQ.M.
STILT (NON F.A.R.)	=	274.771 SQ.M.
PORCH (NON F.A.R.)	=	68.404 SQ.M.
STAIRCASE	=	740.650 SQ.M.
MUMTY (NON F.A.R.)	=	94.108 SQ.M.
O.H.W.T. (NON F.A.R.)	=	94.108 SQ.M.
TOTAL	=	7,383.559 SQ.M.

DTP(HQ)

S.T.P.(F) Member B.P.A.C. | S.T.P.(HQ) Member Secretary B.P.A.C. | C.T.P.(Hr.) Chairman B.P.A.C.

ATP(HQ) AD JD ATP

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 20166 Dt. 18/07/25

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

DINESH KUMAR PA(HQ)

JDA(HQ) Member BPAC

Varinder Kumar AD(HQ)

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

PIPE SCHEDULE

TAG	DISCRIPTION	SIZE (Ø)
FH1	WET RISER FOR FIRE HYDRANTS SYSTEM FOR GROUND TO 14TH FLOOR	100
FH2	WET RISER FOR FIRE HYDRANTS SYSTEM FOR 15TH TO LAST HABITABLES FLOOR	100
FS1	WET RISER FOR SPRINKLERS SYSTEM FOR GROUND TO 14TH FLOOR	150
FS2	WET RISER FOR SPRINKLERS SYSTEM FOR 15TH TO LAST HABITABLES FLOOR	150
F3	DRAIN PIPE	80

LEGEND

DESCRIPTION	LEGEND
SOIL, WASTE AND VENT PIPE	-①-
WASTE AND VENT PIPE	-②-
VENT PIPE	-③-
RAIN WATER PIPE FOR BALCONY	-④-
RAIN WATER PIPE FOR TERRACE	-⑤-
COLD WATER SUPPLY DROP FROM O.H.T.	-⑥-
FLUSHING WATER SUPPLY DROP FROM O.H.T.	-⑦-
COLD WATER SUPPLY RISER TO O.H.T.	-⑧-
FLUSHING WATER SUPPLY RISER TO O.H.T.	-⑨-
FLOOR TRAP	FT
DRAIN POINT	DP
KHURRA (300X300MM)	KH
SOIL PIPE	
WASTE PIPE	
COLD WATER SUPPLY	CWS
HOT WATER SUPPLY	HWS
FLUSHING WATER SUPPLY	FWS
ISOLATING VALVE	
MANHOLE (900X800 MM)	MH
RAIN WATER COLLECTION CHAMBER	RWCC

SCHEDULE OF PIPES

TAG NO.	DESCRIPTION	DIA (mm)
1	SOIL WASTE & VENT PIPE	150
2	WASTE & VENT PIPE	100
3	VENT PIPE	100
4	RAIN WATER PIPE FOR BALCONY	100
5	RAIN WATER PIPE FOR TERRACE	A 100 / B 150
6	CWS DROP FROM OHT	*
7	FWS DROP FROM OHT	*
8	COLD WATER RISER TO OHT	*
9	FLUSHING WATER RISER TO OHT	*

*AS PER WATER SUPPLY DISTRIBUTION DIAGRAM.

NOTES:-

1. ALL PIPE DIAMETERS ARE IN MM.
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND OTHER SERVICES DRAWINGS.
3. WATER INLETS AND WASTE OUTLETS FROM SANITARYWARE SHALL BE ARRANGED TO SUIT REQUIREMENTS OF SELECTED MAKES AND MODELS.

SOIL,WASTE & VENT AND RAIN WATER PIPE WORK:

a) SOIL, WASTE & VENT PIPE WORK SHALL BE CARRIED OUT IN UPVC PIPES AND FITTINGS CONFORMING TO IS: 13592 - TYPE - B

b) ALL WASTE PIPE WORK FROM URINALS & WASH BASINS SHALL BE IN CARRIED OUT IN SMALL BORE UPVC PIPES AND FITTINGS OF 8 KG/CM PRESSURE RATING AND CONFORMING TO IS: 4985 OR AS SPECIFIED IN BILL OF QUANTITIES.

c) RAIN WATER PIPE WORK SHALL BE CARRIED OUT IN UPVC PIPES AND FITTINGS CONFORMING TO IS: 13592 - TYPE - A AND IS: 4985 AS SPECIFIED IN BILL OF QUANTITES.

d) FLOOR TRAPS:- ALL FLOOR TRAPS SHALL BE FORMED OF 110X110 MM. DIA 'P' TRAP WITH 110 MM. DIA UPVC PIPE EXTENSION PIECE FOR SIDE INLETS. AS PER STANDARD DETAIL.

e) DRAIN POINTS:- DRAIN POINT SHALL BE FORMED WITH 110X63 MM. UPVC RECEPTACLE (ALTERNATIVELY 110X63 MM SHALLOW NAHANI TRAP NOT MORE THAN 3.5 INCH HIGH) AND PROVIDED WITH 125 MM DIA C.P. GRATING WITH FRAME.

f) ALL HORIZONTAL SOIL AND WASTE PIPES SHALL BE LAID TO A SLOPE NOT FLATTER THAN 1:50 AND NOT STEEPER THAN 1:10 UNLESS SPECIFIED.

5. WATER SUPPLY PIPE WORK:-

a) ALL COLD WATER SUPPLY PIPE WORK RUNNING IN TOILETS ARE CPVC PIPES AND FITTING (SDR-11 UP TO 2 INCH DIA.) AND WITH IN SHAFT ARE UPVC SCH - 40 PIPES AND FITTINGS. OR AS SPECIFIED IN BILL OF QUANTITIES.

b) ALL COLD WATER SUPPLY PIPE WORK RUNNING ON TERRACE SHALL BE CARRIED OUT IN GI (MEDIUM CLASS) PIPES AND FITTING CONFORMING TO RELEVANT IS CODE.

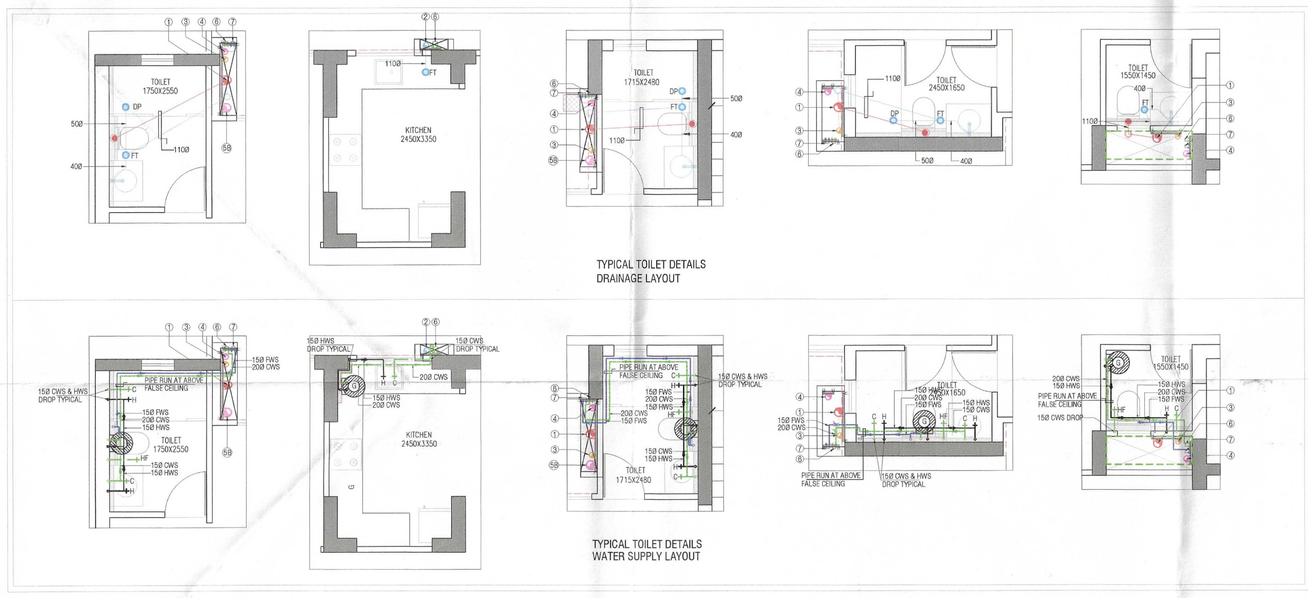
c) ALL HOT PIPE SUPPLY PIPES WORK RUNNING ON TERRACE, IN SHAFT AND WITH IN TOILETS SHALL BE CARRIED OUT IN CPVC PIPES AND FITTINGS (SDR-11 UP TO 2 INCH DIA).

d) NO PIPE WORK SHALL BE CONCEALED IN WALLS OR BURIED IN FLOORS WITHOUT BEING SUBJECTED TO WATER TESTING AS PER THE DIRECTION OF THE SITE ENGINEER.

e) INSULATION:- ALL HOT WATER SUPPLY PIPES CONCEALED IN WALLS AND SUSPENDED WITH CEILING SHOULD BE INSULATED WITH 9 MM THICK PREFORMED PIPES SLEEVE OF EXTENDED SYNTHETIC RUBBER POLYMERIC COMPOUND.

f) ALL WATER SUPPLY CONNECTION TO EACH TOILET SHALL BE TAKEN ABOVE FALSE CEILING LEVEL AND PROVIDED WITH A BALL VALVE DROPS FOR FIXTURES/FAUCETS SHALL BE TAKEN IN VERTICAL CHASES.

g) PIPES ON TERRACE SHALL BE SUPPORTED ON CONCRETE/BRICK PEDESTALS AT EVERY CHANGE OF DIRECTION AND AT AN INTERVAL OF 1500 MM. ON STRAIGHT RUNS.



TYPICAL TOILET DETAILS
DRAINAGE LAYOUT

TYPICAL TOILET DETAILS
WATER SUPPLY LAYOUT

OVER HEAD TANK DETAILS -TOWER FOR 4BHK

TOWERWISE WATER REQUIREMENT AND SCHEDULE OF
OVER HEAD WATER STORAGE TANKS (DOMESTIC + FLUSHING)

TOWER NOS.	NOS. OF STOREY	TOTAL NOS OF TOWER	TYPE OF D.U. ON TYPICAL FLOOR	TOTAL NOS. OF D.U. IN ONE TOWER	TOTAL NOS. OF D.U. IN TOWER	POPULATION @ 5 person/DU, 2Person/Ser & 3 Persons/DU(EWS)	TOTAL OF POPULATION @	TOTAL WATER REQUIREMENT @ 172.5 LPCD (LTR)	TOTAL WATER REQUIREMENT/ TOWER (LTR)	TOTAL HALF DAY OVER HEAD WATER STORAGE	DOMESTIC OVER HEAD WATER STORAGE @65% OF TOTAL OHT (LTR)	OHT FEEDING PIPE (DOMESTIC) (MM)	FLUSHING OVER HEAD WATER STORAGE @ 35% OF TOTAL OHT (LTR)	OHT FEEDING PIPE (FLUSHING) (MM)	STATIC OVER HEAD STORAGE FOR FIRE FIGHTING
	S+20	1	4BHK	40	40	(40X5) = 200	200	34500	34500	17250	11213 SAY 11 KL	50	6038 SAY 6KL	40	10KL

AREA DIAGRAM
TYPICAL FLOOR PLAN (1st TO 18th FLOOR)

RAIN WATER PIPES DETAILS -TOWER FOR 4BHK

TOWERWISE TERRACE AREA DETAIL AND RAIN WATER PIPE SCHEDULE

TOWER NOS.	NOS. OF STOREY	TOTAL NOS. OF TOWER	TERRACE AREA SQ.M. ONE TOWER	REQUIRED NO. OF PIPES @ 45 SQM. FOR 100Ø PIPE ONE TOWER	PROVIDED TOTAL NOS. OF RAIN WATER PIPE (100MM DIA)	SIZE OF RAIN WATER PIPE (MM DIA) ONE TOWER	REQUIRED NO. OF PIPES @ 115 SQM. FOR 150Ø PIPE ONE TOWER	PROVIDED TOTAL NOS. OF RAIN WATER PIPE (150MM DIA)	SIZE OF RAIN WATER PIPE (MM DIA) ONE TOWER
	S+20	1	467	0	0	100	4	4	150

ARCHITECT,S SIGN
BHUPENDERA KUMAR
ARCHITECT
CA/2004/20078

CLIENT'S SIGN
For PROSPER BUILDSQUARE LLP
Auth. Signatory

PROJECT
APPROVAL OF BUILDING PLANS OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 3.58125 ACRES (LICENSE NO. 106 OF 2025 DATED 27-06-2025) IN SECTOR-89, FARIDABAD BEING DEVELOPED BY PROSPER BUILDSQUARE LLP.

BUILDING NO.
TOWER T3 & T4

SHEET TITLE
PLANS & AREA CALCULATION

DRAWN BY: B.K. | SCALE: 1 : 100 | JOB NO
CHECKED BY: B.K. | DATE | DRG. NO 14

ARCHITECT
M/S SAHKO CONSULTANTS LLP
(1001 T-4) UNIT NO. 1001, 10th FLOOR, TOWER-4, ASSOTECH BUSSINESS, CRESTERRA, PLOT NO: 22, SECTOR-135, NOIDA, U.P.-201305
email : sahkoconsultants@gmail.com