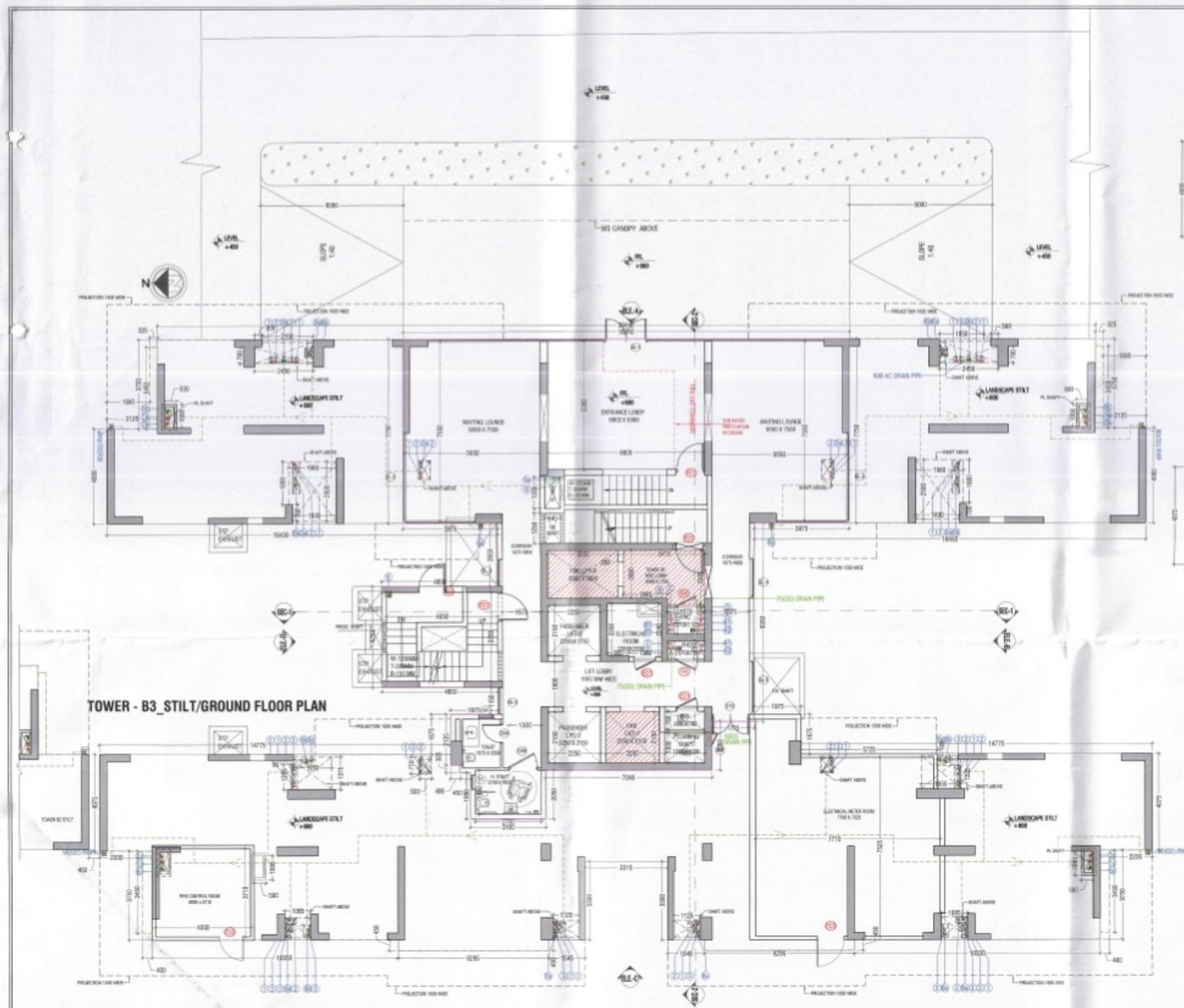
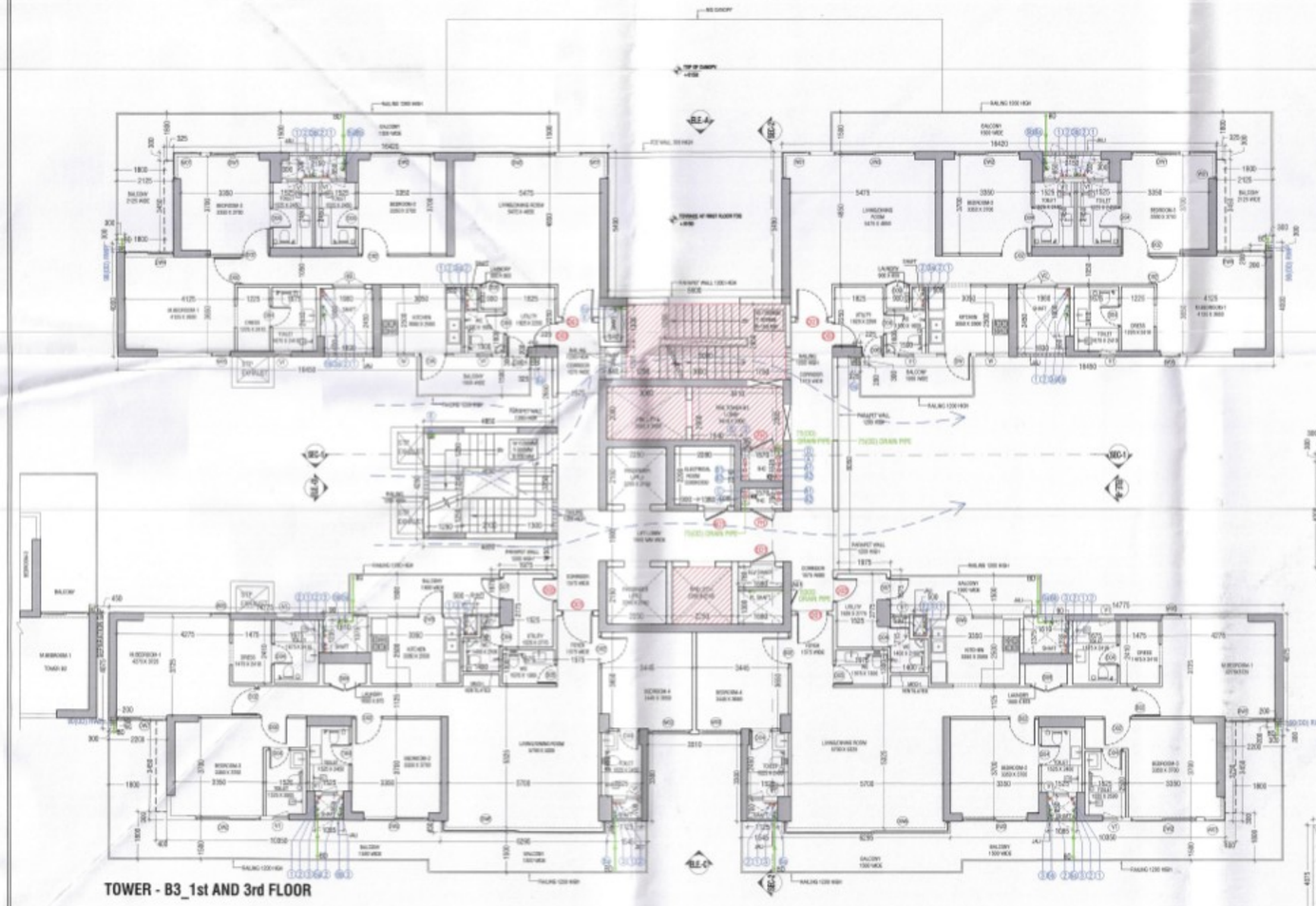
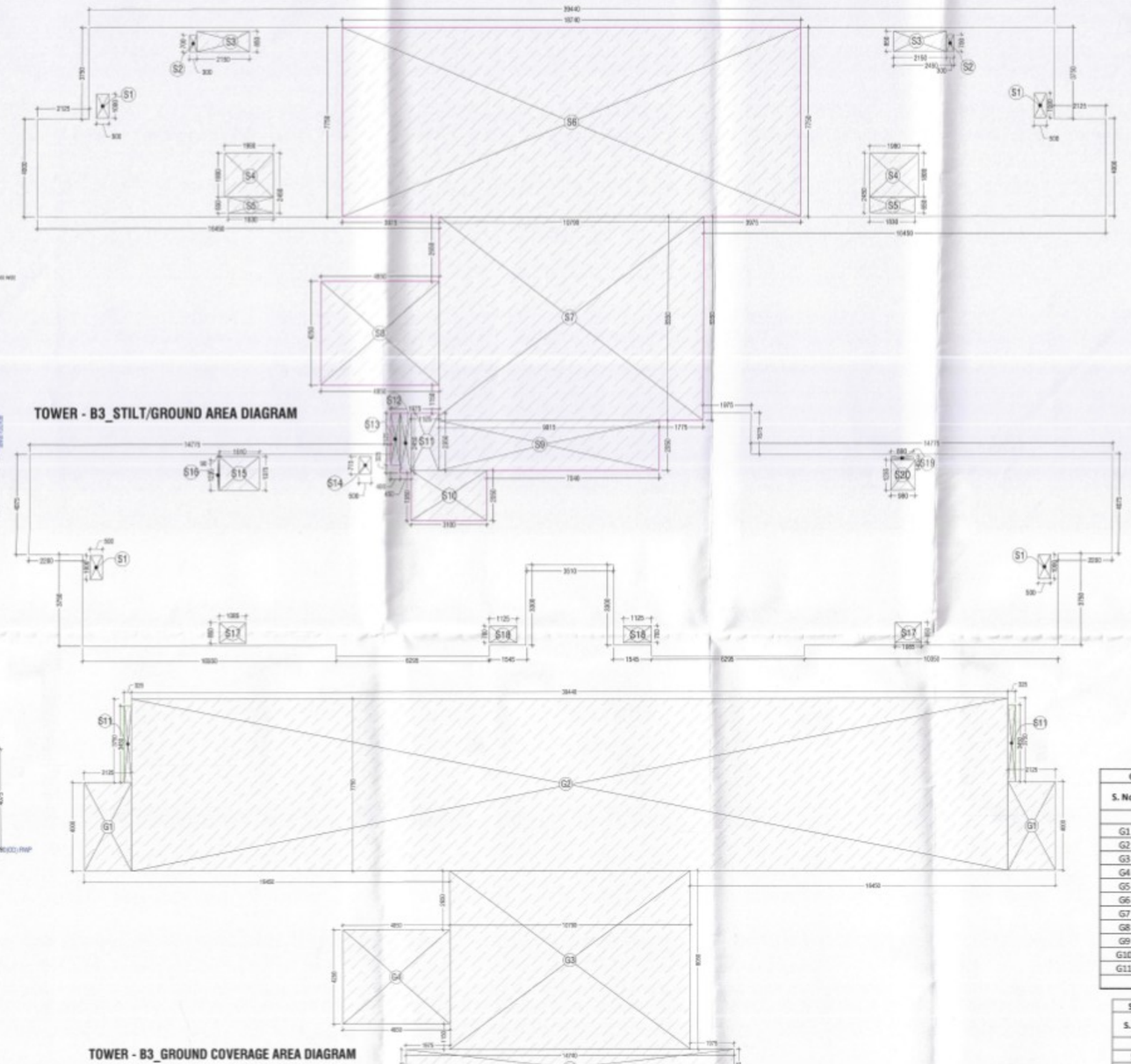
21



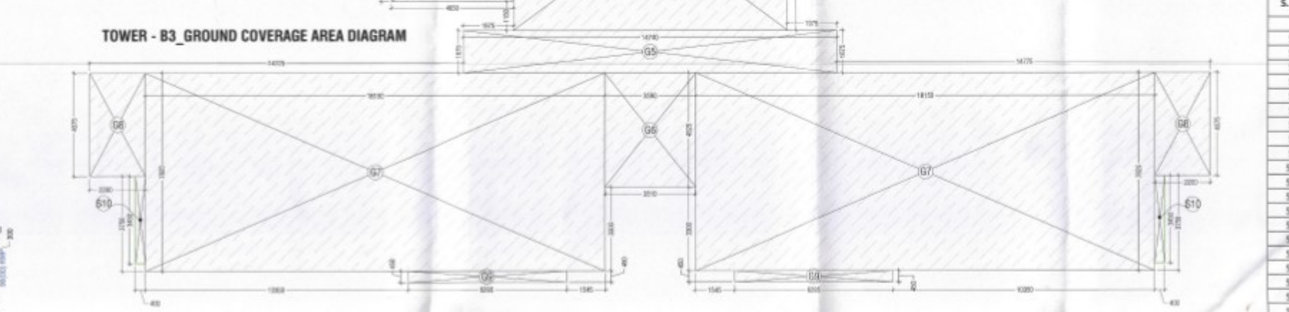
TOWER - B3_STILT/GROUND FLOOR PLAN



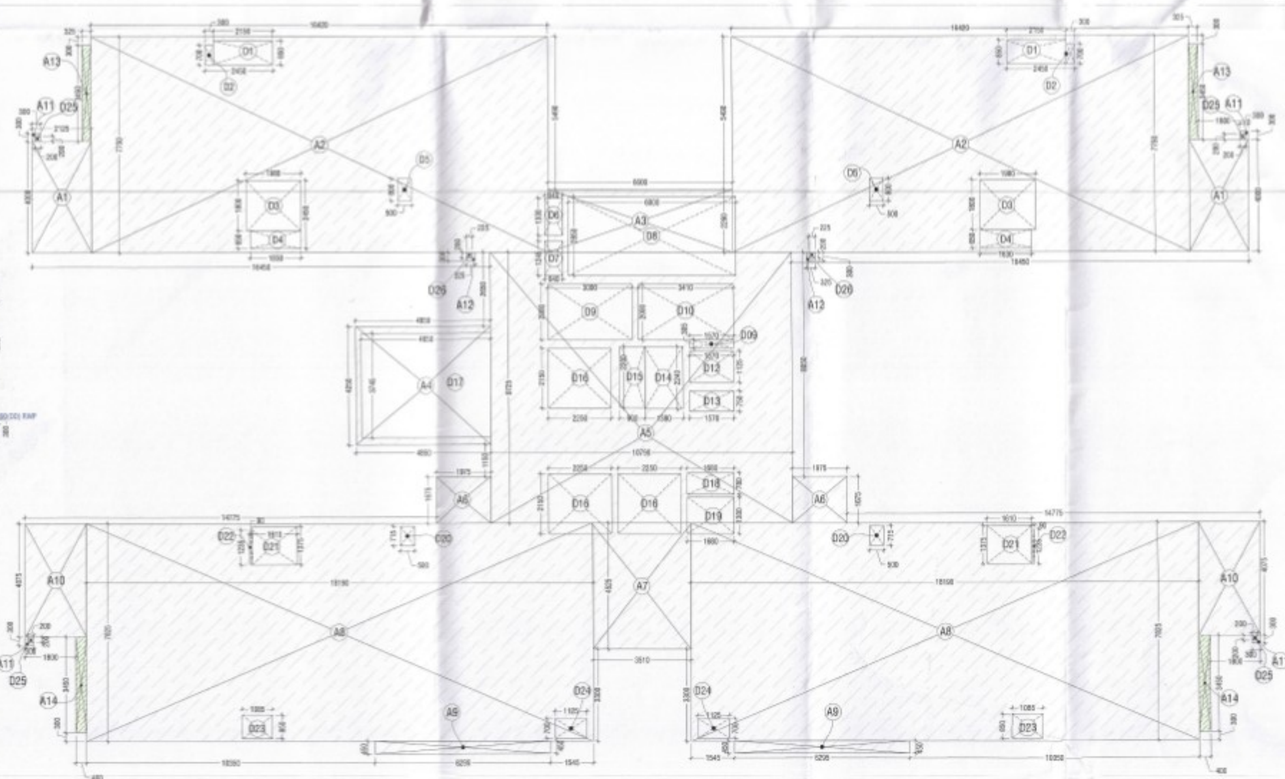
TOWER - B3_1st AND 3rd FLOOR



TOWER - B3_STILT/GROUND AREA DIAGRAM



TOWER - B3_GROUND COVERAGE AREA DIAGRAM



TOWER - B3_1st AND 3rd FLOOR AREA DIAGRAM

1ST & 3RD FLOOR FAR AREA CALCULATIONS(T-B3)				
S. No.	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS (A)				
A1	2.125	4.000	2	17.000
A2	16.420	7.750	2	254.510
A3	6.600	2.260	1	14.916
A4	4.850	4.250	1	20.613
A5	10.790	9.725	1	104.933
A6	1.975	1.675	2	6.616
A7	3.510	4.525	1	15.883
A8	18.190	7.825	2	284.674
A9	6.295	0.450	2	5.666
A10	2.200	4.075	2	17.930
A11	0.300	0.300	4	0.360
A12	0.325	0.300	2	0.195
A13	0.325	3.450	2	2.243
A14	0.400	3.450	2	2.760
TOTAL ADDITION (A)			=	748.297
DEDUCTIONS (D)				
D1	2.150	0.850	2	3.655
D2	0.300	0.700	2	0.420
D3	1.980	1.800	2	7.128
D4	1.830	0.650	2	2.379
D5	0.500	0.800	2	0.800
D6	0.640	1.330	1	0.851
D7	0.640	1.245	1	0.797
D8	6.000	2.850	1	17.100
D9	3.000	2.000	1	6.000
D10	3.410	2.000	1	6.820
D11	1.570	0.305	1	0.479
D12	1.570	1.125	1	1.766
D13	1.570	0.750	1	1.178
D14	1.380	2.240	1	3.091
D15	0.900	2.200	1	1.980
D16	2.250	2.150	3	14.513
D17	4.650	3.745	1	17.414
D18	1.680	0.780	1	1.310
D19	1.680	1.300	1	2.184
D20	0.500	0.715	2	0.715
D21	1.610	1.375	2	4.428
D22	0.090	1.235	2	0.222
D23	1.085	0.850	2	1.845
D24	1.125	0.700	2	1.575
D25	0.200	0.200	4	0.160
D26	0.225	0.200	2	0.090
TOTAL DEDUCTIONS (D)				98.899
TOTAL TYPICAL FLOOR FAR AREA (A-D) =			=	649.398

GROUND FLOOR FAR AREA CALCULATIONS(T-B3)				
S. No.	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS (A)				
G1	2.125	4.000	2	17.000
G2	39.440	7.750	1	305.660
G3	10.790	8.050	1	86.860
G4	4.850	4.250	1	20.613
G5	14.740	1.675	1	24.690
G6	3.590	4.525	1	16.245
G7	18.150	7.825	2	284.048
G8	2.200	4.075	2	17.930
G9	6.295	0.450	2	5.666
G10	0.400	3.450	2	2.760
G11	0.325	3.450	2	2.243
TOTAL ADDITION (A)			=	783.712

STILT/GROUND FLOOR FAR AREA CALCULATIONS(T-B3)				
S. No.	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS (A)				
S1	0.500	1.000	4	2.000
S2	0.300	0.700	2	0.420
S3	2.150	0.850	2	3.655
S4	1.980	1.800	2	7.128
S5	1.830	0.650	2	2.379
S6	18.740	7.750	1	145.235
S7	10.790	8.350	1	90.097
S8	4.850	4.250	1	20.613
S9	9.015	2.050	1	18.481
S10	3.100	2.050	1	6.355
S11	1.125	2.350	1	2.644
S12	0.450	2.450	1	1.103
S13	0.400	2.125	1	0.850
S14	0.500	0.715	1	0.358
S15	1.610	1.375	1	2.214
S16	0.090	1.235	1	0.111
S17	1.085	0.850	2	1.845
S18	1.125	0.700	2	1.575
S19	0.890	0.140	1	0.125
S20	0.980	1.235	1	1.210
TOTAL ADDITION (A)			=	308.395

TOWER B DOOR WINDOW SCHEDULE					
NAME	WIDTH	HEIGHT	CILL	LINTEL	LOCATION
ED1	900	2250	150	2400	ELE. ROOM / ELV. SHAFT 2 HR FIRE RATING
FH	900	2250	150	2400	FHC
FD1	1200	2400	0	2400	STAIRCASE 2 HR FIRE RATING
FD2	1000	2400	0	2400	FIRE CONTROL ROOM STILT
FD3	1200	2400	0	2400	ELECTRICAL METER ROOM-STILT
AD1	600	2250	150	2400	PL. SHAFT
D01	1200	2400	0	2400	UNIT ENTRY / TERRACE 1 HR FIRE RATING
D01A	1200	2900	0	2100	TERRACE
D02	1050	2400	0	2400	ROOM
D03	900	2400	0	2400	UTILITY ROOM ENTRY 1 HR. FIRE RATING
D04	800	2400	0	2400	TOILET
D05	750	2400	0	2400	TOILET
D06	800	2400	0	2400	UTILITY BALCONY
D07	825	2500	0	2400	UTILITY BALCONY
D08	1200	2400	0	2400	HANDICAPPED TOILET
D09	900/1150	2400	0	2400	LAUNDRY
D10	1575	2400	0	2400	STILT CORRIDOR
DW	1000/300	2400/1350	0/1050	2400	KITCHEN TO BALCONY
DW1	1850	2400	0	2400	BEDROOM TO BALCONY
DW2	2450	2400	0	2400	BEDROOM TO BALCONY
DW3	3050	2400	0	2400	LIVING ROOM TO BALCONY
DW4	1825	2400	0	2400	BEDROOM TO BALCONY
DW5	1000/1100	2400/1350	0/1050	2400	KITCHEN TO BALCONY
DW6	900/5295	2400	0/1050	2400	LIVING ROOM TO BALCONY
DW7	1900	2400	0	2400	BEDROOM TO BALCONY
W	650	1350	1050	2400	KITCHEN TO BALCONY
W01	900/1075	2400	0	2400	LIVING ROOM TO BALCONY
W02	1585	2400	0	2400	BEDROOM
W03	900/775	2400	0	2400	BEDROOM
W04	870	2400	0	2400	LIVING ROOM
W05	750	2400	0	2400	BEDROOM
V1	600	1200	1200	2400	TOILET
V2	1200	1200	1200	2400	TOILET
GL1	1800/14840	3000/4900	0	3000/4900	ENTRANCE LOBBY STILT
GL2	3800/3050	4900	0	4900	WAITING LOUNGE STILT
GL3	1150	3700	1200	4900	WAITING LOUNGE STILT
GL4	1640	3700	1200	4900	CORRIDOR STILT
GL5	2230	3700	1200	4900	CORRIDOR STILT

LEGEND FOR PLUMBING:

1	100Ø SOIL & VENT PIPE
1a	125Ø SOIL & VENT PIPE
1b	200Ø SOIL & VENT PIPE
2	100Ø WASTE & VENT PIPE
2a	125Ø WASTE & VENT PIPE
2b	200Ø WASTE & VENT PIPE
3	75Ø ANTI-SYPHONAGE PIPE
3a	100Ø ANTI-SYPHONAGE PIPE
3b	150Ø ANTI-SYPHONAGE PIPE
4	DOMESTIC WATER SUPPLY MAIN PIPE
4a	DOMESTIC WATER SUPPLY BRANCH PIPE
5	FLUSHING WATER SUPPLY MAIN PIPE
5a	FLUSHING WATER SUPPLY BRANCH PIPE
6	75Ø RAIN WATER PIPE
6a	100Ø RAIN WATER PIPE
6b	150Ø RAIN WATER PIPE
6c	200Ø RAIN WATER PIPE
7	DOMESTIC WATER TANK FILLING PIPE
8	FLUSHING WATER TANK FILLING PIPE

FIRE FIGHTING LEGEND:

A	150Ø FIRE PIPE FOR LOW RISE
B1	150Ø FIRE PIPE FOR MID RISE
B2	150Ø FIRE PIPE FOR MID RISE
C	150Ø SPRINKLER PIPE FOR LOW RISE
D1	150Ø SPRINKLER PIPE FOR MID RISE
D2	150Ø SPRINKLER PIPE FOR HIGH RISE
E	80Ø SPRINKLER DRAIN PIPE
F	150Ø FIRE PIPE FROM FIRE CHT TO BASEMENT
	FIRE HOSE CABINET

NOTE
EACH FIRE HOSE CABINET SHALL CONSIST OF
1 NO. - SS SINGLE HEADED HYDRANT VALVE (63mm).
2 Nos. - FIRE HOSES (63mm) 15M LONG WITH ACCESSORIES.
1 No. - SHORT BRANCH PIPE
1 No. - FIRST AID HOSE REEL DRUM
1 No. - ABC TYPE FIRE EXT. (6.5KG)
1 No. - CO2 TYPE FIRE EXT. (4.5KG)

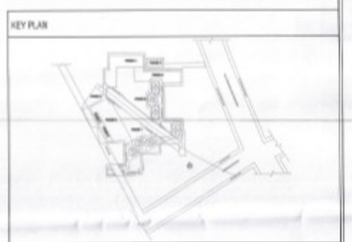
Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 2135-53 Dtd 29/01/2026

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

S.T.P.(HQ) Member Secretary B/P.A.C.
S.T.P.(II) Member B/P.A.C.
C.T.P.(HQ) Chairman B/P.A.C.
DTP(HQ)
ATP(HQ)
AD
PA
ATP

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO. 37475 DATED: 25/09/2025
DTP(HQ)
Member Secretary B/P.A.C.
DINESH KUMAR
PA(HQ)

KEY PLAN



PRINCIPAL ARCHITECT

ACPL
ACPL Design Ltd

N

CLIENT
EMAAR INDIA LTD.

PROJECT
PROPOSED RESIDENTIAL COLONY (UNDER NILP POLICY DATED 11.05.2022)ON THE ADDITIONAL AREA MEASURING 1.4625 ACRES (LICENCE NO. 75 OF 2025 DATED 22.05.2025) ADJOINING TO ALREADY LICENSE GRANTED AREA MEASURING 24.4375 ACRES (LICENCE NO. 10 OF 2025 DATED 16.01.2025)THERBY MAKING TOTAL AREA MEASURING 25.90 ACRES. SECTOR-86, GURUGRAM BEING DEVELOPED BY EMAAR INDIA LTD.

EMAAR INDIA LIMITED
OWNER/AUTH. SIGNATURE

ARCHITECT
CA/97/21741
ARCHITECT'S SIGNATURE

DRAWING TITLE: TOWER B3_STILT/GROUND, 1ST & 3RD FLOOR PLAN AND AREA DIAGRAM

DRAWING NO. A-21

SCALE : 1:100