Building Plans Sanction and Plans will be valid for five year only
To be read with Memo No. 1050
Dated 08-10-2025

Chairman Building Plan Committee cum
Senior Town Planner
HSIIDC, IMT Manesar

Recommended for Sanction
ATP
D/Man

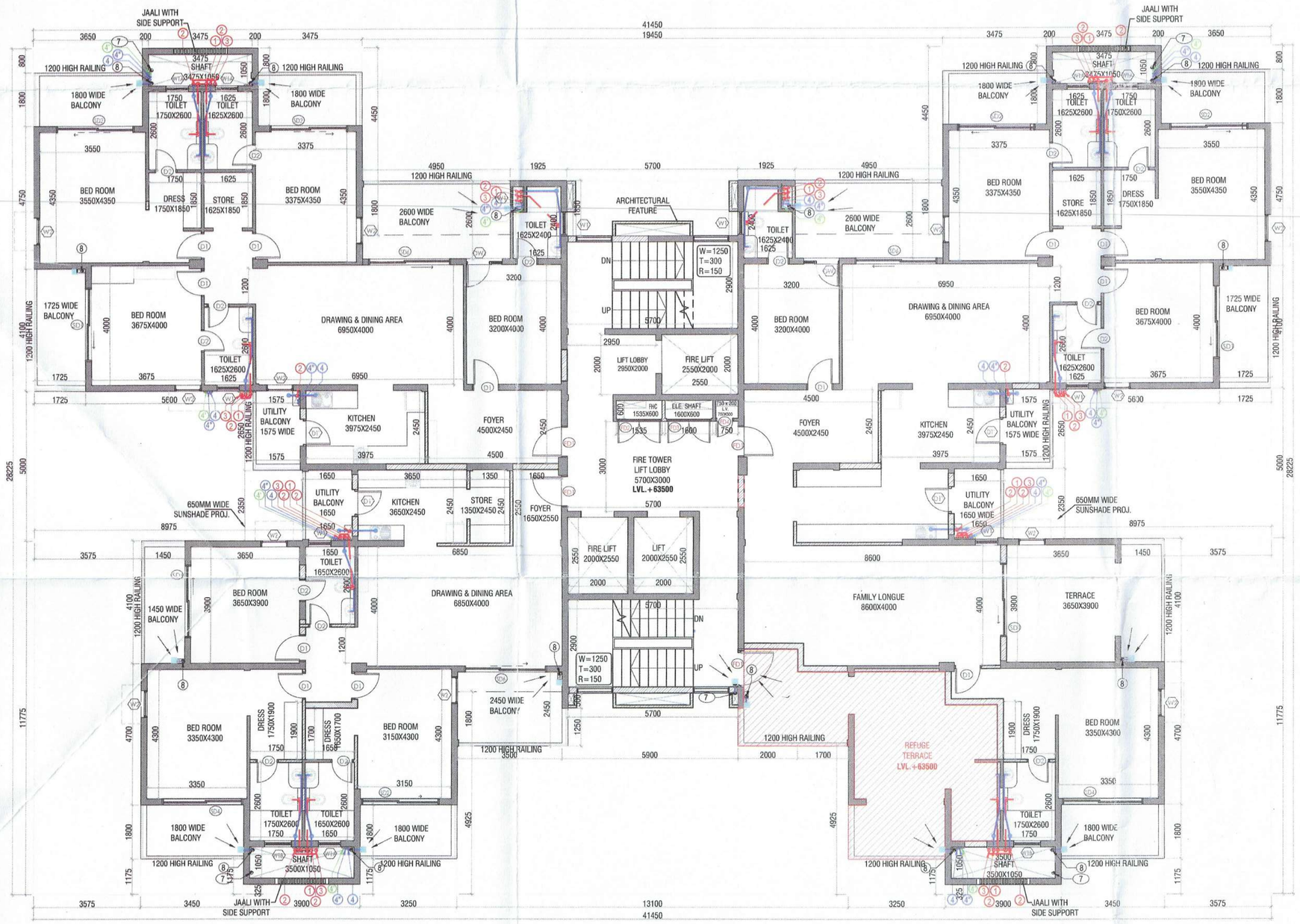
LEGEND:-

	PLUMBING LEGEND
1	100Ø OD HCI SP STACK
2	100Ø OD HCI WP STACK
3	75Ø A.S.P
4	DWS D/TAKE (EXCEPT TOP TWO FLOORS)
4	DWS D/TAKE (FOR TOP TWO FLOORS)
4	FWS D/TAKE
5	DWS RISER
6	FLUSHING RISER
7	110Ø OD uPVC R.W.P
8	75Ø uPVC DRAIN PIPE(BALCONY)

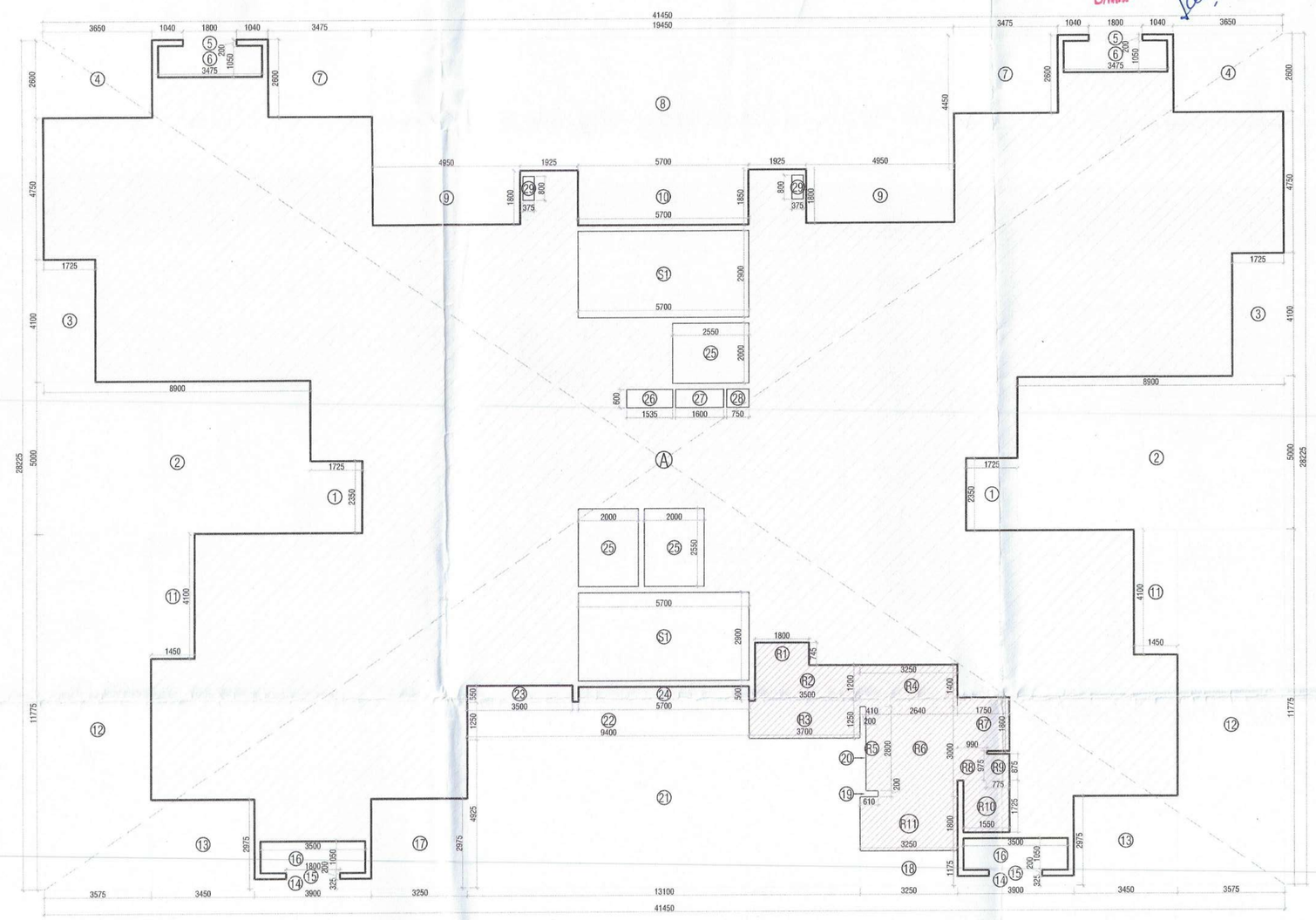
LEGEND:-

SYMBOL	DESCRIPTION
	SOIL PIPE
	WASTE PIPE
FT	FLOOR TRAP
	CUTOUT
FD	FLOOR DRAIN
	CWS PIPE
	FWS PIPE
	CONTROL VALVE
	FIRE PIPE
	SOIL & WASTE WASTE PIPE
	RAIN WATER PIPE
G.T.	GULLY TRAP
I.C. I.C.	INSPECTION CHAMBER (600x600x750MM)
C.P. C.P.	CATCH PIT (600 x 600 x 600 MM)

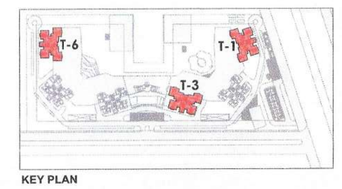
REFUGE (20TH) FLOOR FAR AREA CALCULATIONS					
S. No.	COEFF.	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS					
A	1	41.450	28.225	1	1169.926
TOTAL ADDITIONS (A1)				=	1169.926
DEDUCTIONS					
1	1	1.725	2.350	2	8.108
2	1	8.900	5.000	2	89.000
3	1	1.725	4.100	2	14.145
4	1	3.650	2.600	2	18.980
5	1	1.800	0.200	2	0.720
6	1	3.475	1.050	2	7.298
7	1	3.475	2.600	2	18.070
8	1	19.450	4.450	1	86.553
9	1	4.950	1.800	2	17.820
10	1	5.700	1.850	1	10.545
11	1	1.450	4.100	2	11.890
12	1	3.575	11.775	2	84.191
13	1	3.450	2.975	2	20.528
14	1	3.900	0.325	2	2.535
15	1	1.800	0.200	2	0.720
16	1	3.500	1.050	2	7.350
17	1	3.250	2.975	1	9.669
18	1	3.250	1.175	1	3.819
19	1	0.610	0.200	1	0.122
20	1	0.200	2.800	1	0.560
21	1	13.100	4.925	1	64.518
22	1	9.400	1.250	1	11.750
23	1	3.500	0.550	1	1.925
24	1	5.700	0.500	1	2.850
25	1	2.000	2.550	3	15.300
26	1	1.535	0.600	1	0.921
27	1	1.600	0.600	1	0.960
28	1	0.750	0.600	1	0.450
29	1	0.375	0.800	2	0.600
TOTAL DEDUCTIONS (A2)				=	511.894
NON FAR AREA (STAIRCASE)					
S1	1	5.700	2.900	2	33.060
TOTAL NON FAR AREA (A3)				=	33.060
NON FAR AREA (REFUGE AREA)					
R1	1	1.800	0.745	1	1.341
R2	1	3.500	1.200	1	4.200
R3	1	3.700	1.250	1	4.625
R4	1	3.250	1.400	1	4.550
R5	1	0.410	2.800	1	1.148
R6	1	2.640	3.000	1	7.920
R7	1	1.750	1.800	1	3.150
R8	1	0.990	0.975	1	0.965
R9	1	0.775	0.875	1	0.678
R10	1	1.550	1.725	1	2.674
R11	1	3.250	1.800	1	5.850
TOTAL REFUGE AREA (A4)				=	37.101
NET FAR AREA OF REFUGE (20TH) FLOOR = A1-(A2+A3+A4)				=	587.871



20TH FLOOR PLAN (TOWER-1, 3 & 6)
(REFUGE FLOOR)
LVL.+63500



20TH FLOOR AREA DIAGRAM (TOWER-1, 3 & 6)
(REFUGE FLOOR)



KEY PLAN

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- TOILETS ARE MECHANICALLY VENTILATED AS PER HARYANA BUILDING CODE 2017 WHEREVER REQUIRED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA /ZONING NORMS.
- ALL DU'S HAVE 1 HOUR FIRE RATED ENTRANCE DOOR.
- ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTH. NORMS.

DOOR SCHEDULE

Type Mark	Rough Width	Rough Height	Sill Height
D1	900	2400	0
D1'	900	2100	0
D2	750	2400	0
D6	1050	2100	0
FD1	1050	2400	0
FD2	1500	2000	100
FD3	1500	2000	100
FD4	600	2000	100
FD5	1250	2100	0
SD1	2450	2400	0
SD2	2600	2400	0
SD4	2695	2400	0
SD6	2750	2400	0

WINDOW SCHEDULE

Type Mark	Width	Height	Sill Height	Head Height
DW1	1200	2400	0	2400
W1	750	1200	1200	2400
W1A	750	1500	900	2400
W1B	900	1500	900	2400
W2	900	1650	750	2400

Refuge area calculation (Tower - 1, 3, 6)

Sl No.	Description	Area in Sqmt.
1	Typical floor Gross area	646.31
2	20th & 21st Floor Gross area	**1292.63**
3	Occupant load @ 12.5 m²/person	12.500
4	Occupant load (Persons)	103.410
5	Req. refuge area @ 0.3 m²/person	0.300
6	Req. refuge area	31.02
7	Wheel chair requirements 0.9 m²/200 Persons	0.900
8	**Total Refuge area required**	**31.92**
9	**Refuge area provided at 20th Floor level**	**37.10**

PROJECT
PROPOSED BUILDING PLAN OF RESIDENTIAL GROUP HOUSING OF GH-4 SITE AREA MEASURING 10.80 ACRES IN SECTOR - 80, IMT MANESAR BEING DEVELOPED BY M/S ASHIANA HOUSING LIMITED.

ARCHITECT'S SEAL & SIGNATURE

OWNER/AUTH. SIGN.

ASHIANA HOUSING LTD. Authorised Signatory

For BIAS+ARCHTECTURE

SYED MOHD. IMRAN
CA93/16665

Scale : 1 : 100

Drawing Title:-
20TH FLOOR PLAN & AREA DETAILS (REFUGE FLOOR)
(TOWER-1, 3 & 6)

Drawing No:- A-10