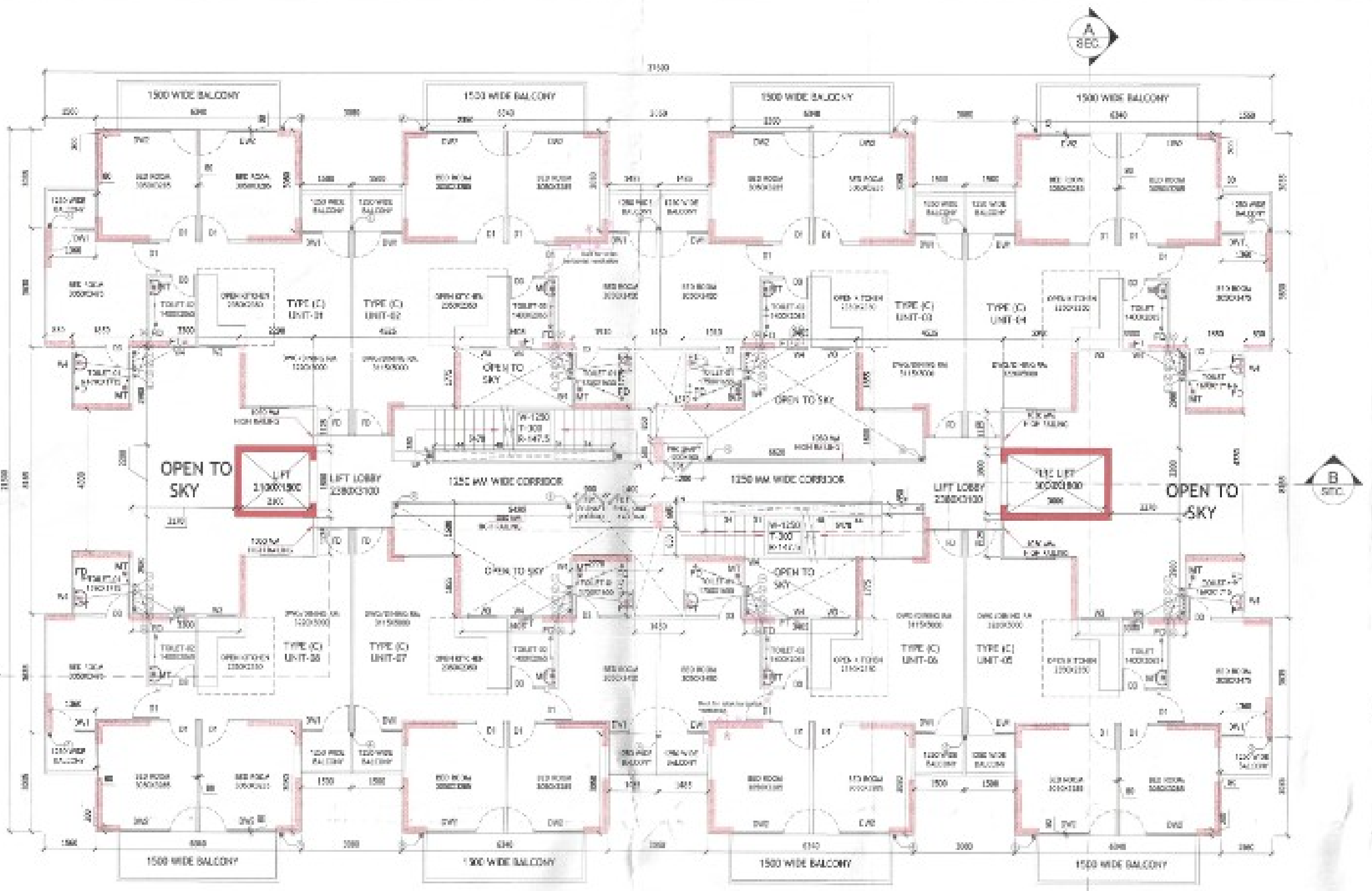
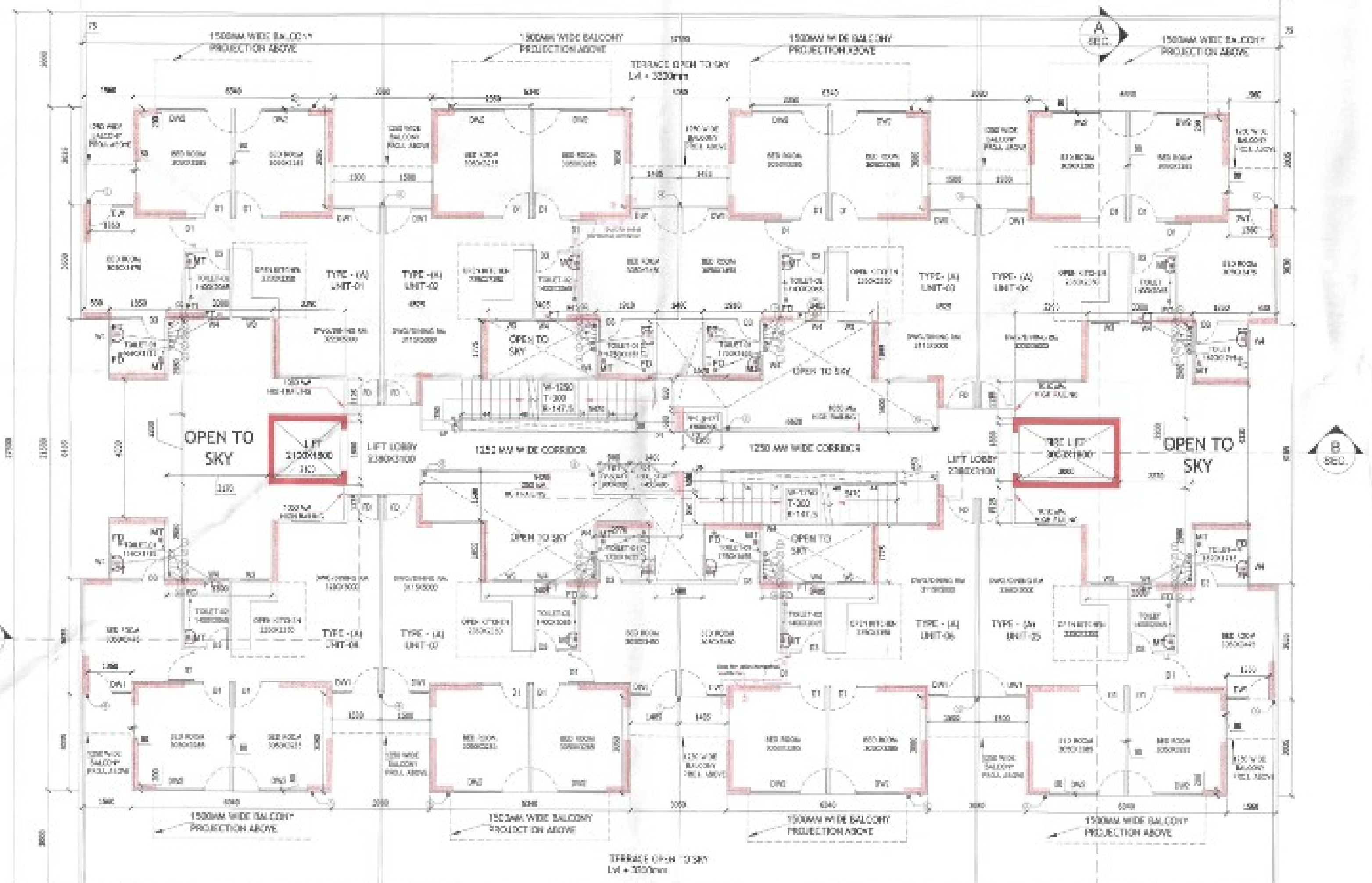


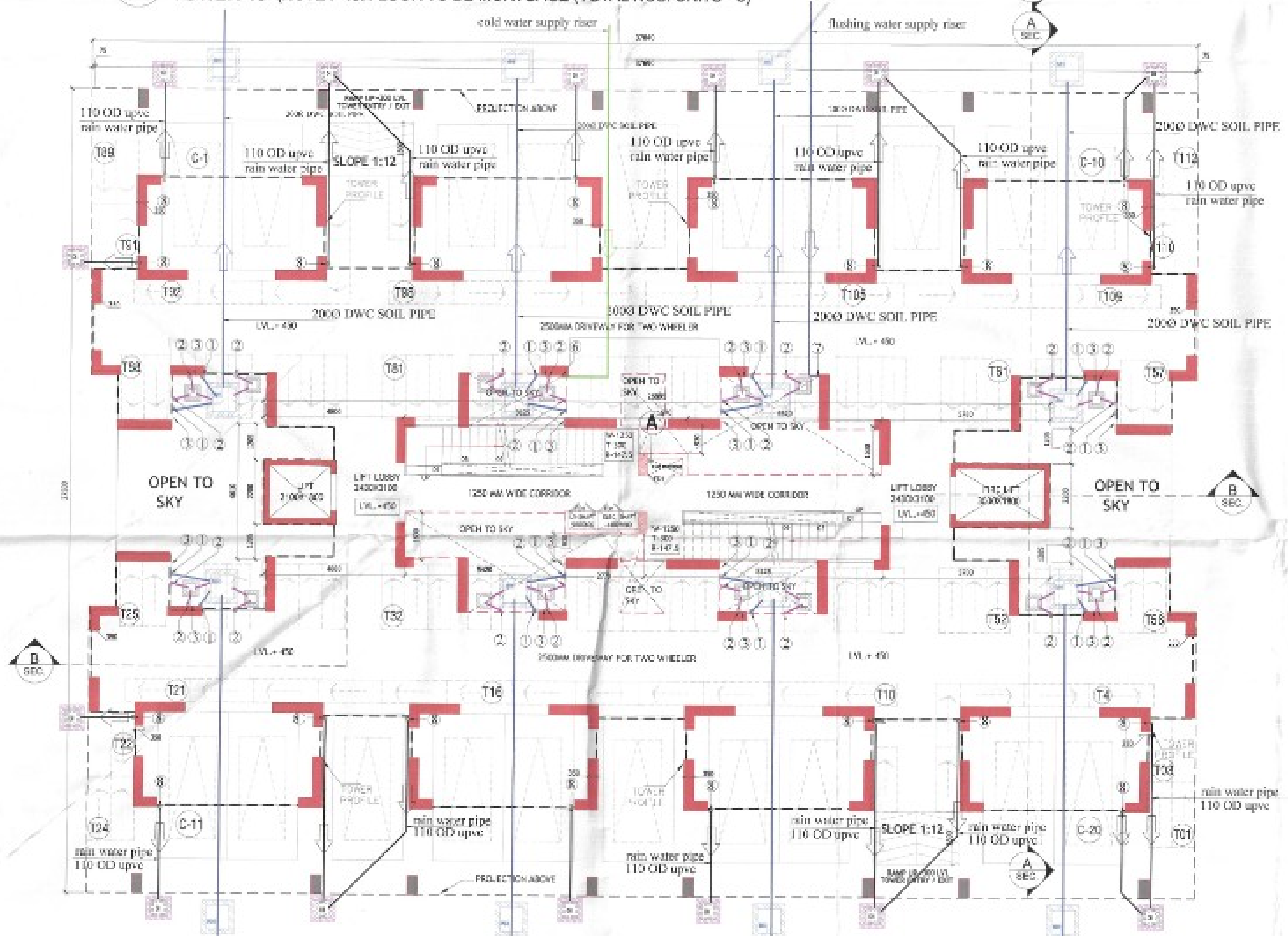
TYPICAL FLOOR PLAN (2nd. to 14th.)

TOWER -15 (NOTE :- 2nd. to 14th FLOOR TO BE MORTGAGE (TOTAL NOS. UNITS - 104)



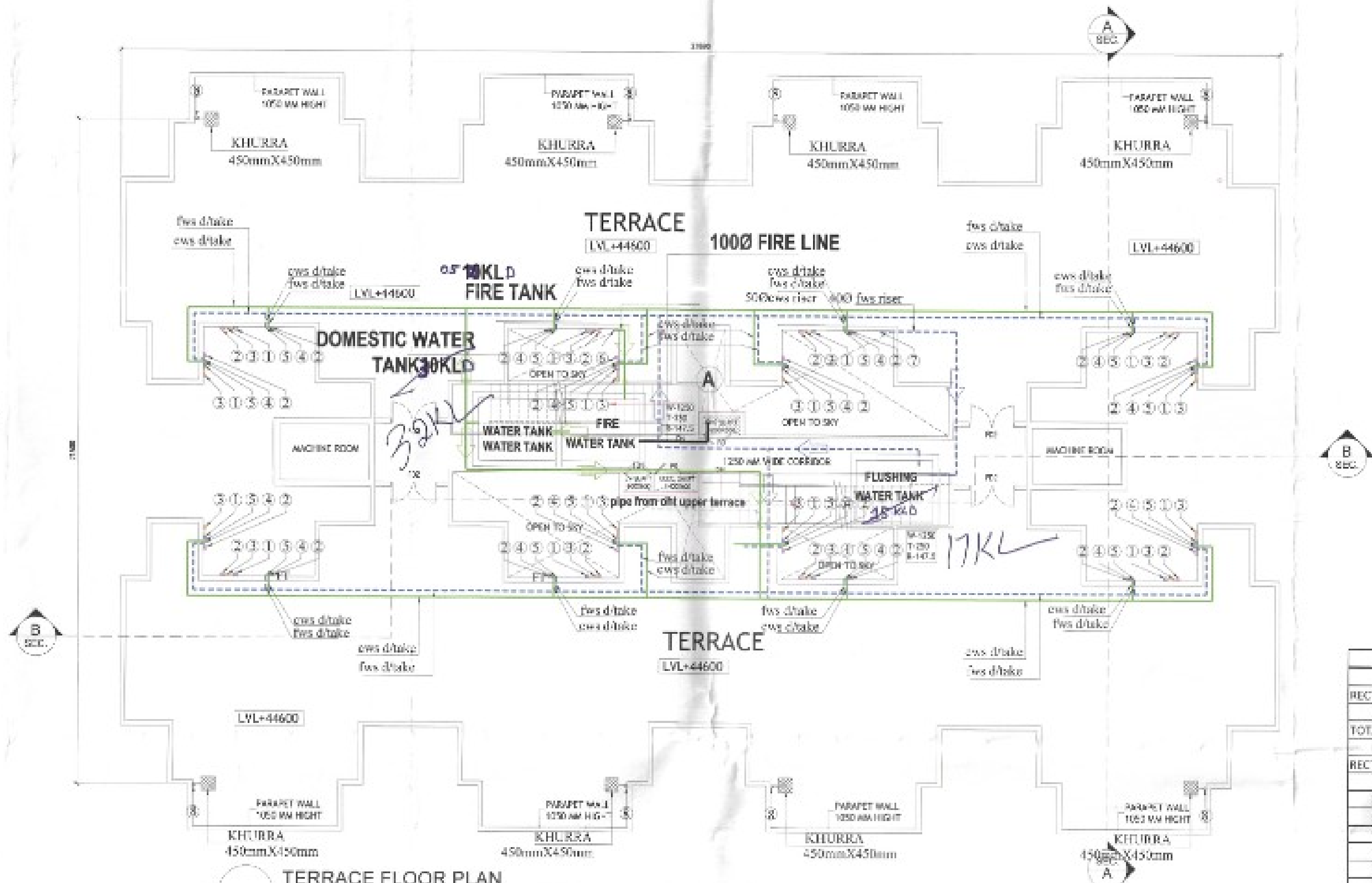
FIRST FLOOR PLAN

TOWER-15 (NOTE :- 1st FLOOR TO BE MORTGAGE (TOTAL NOS. UNITS - 8)



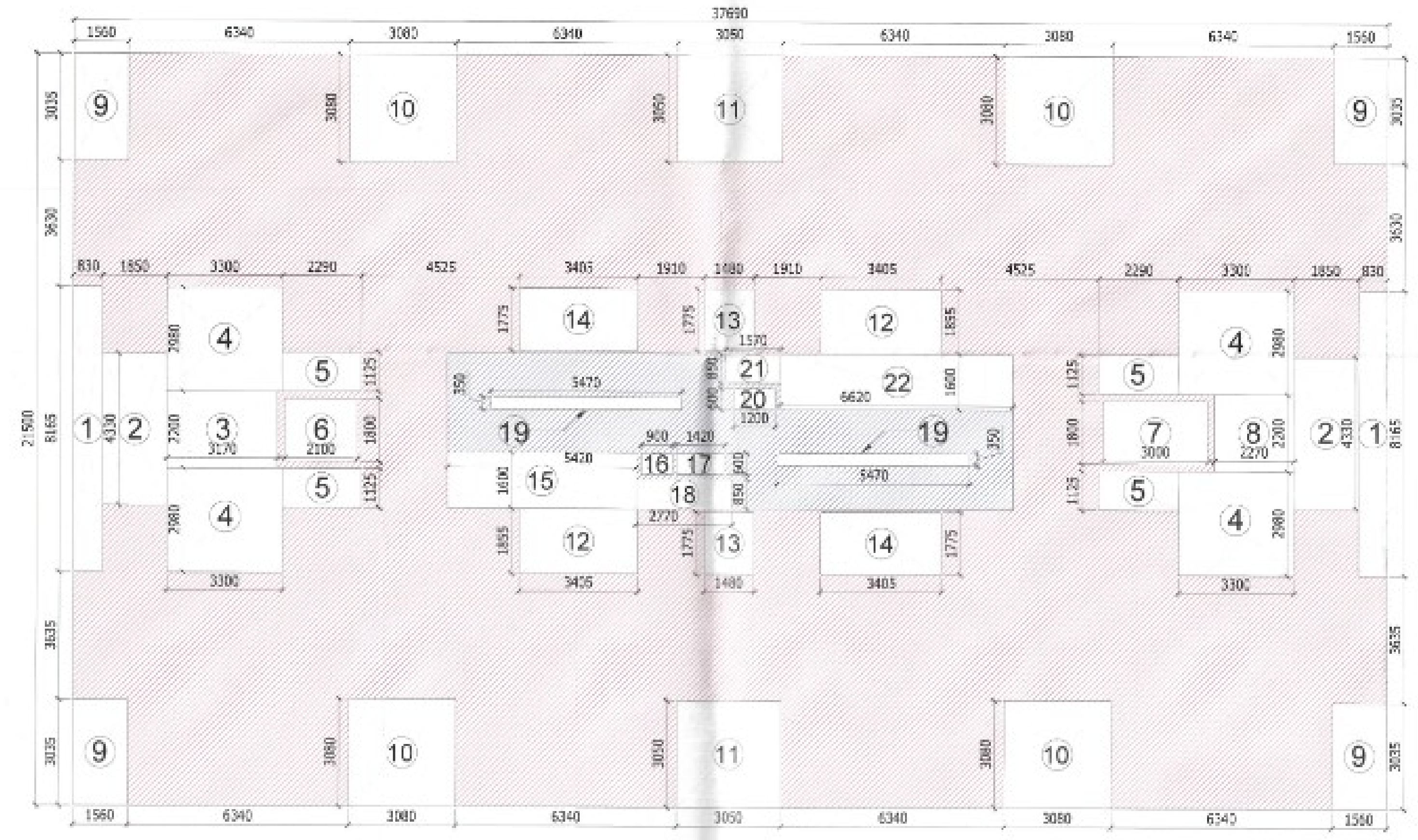
STILT / GROUND FLOOR PLAN

TOWER-15



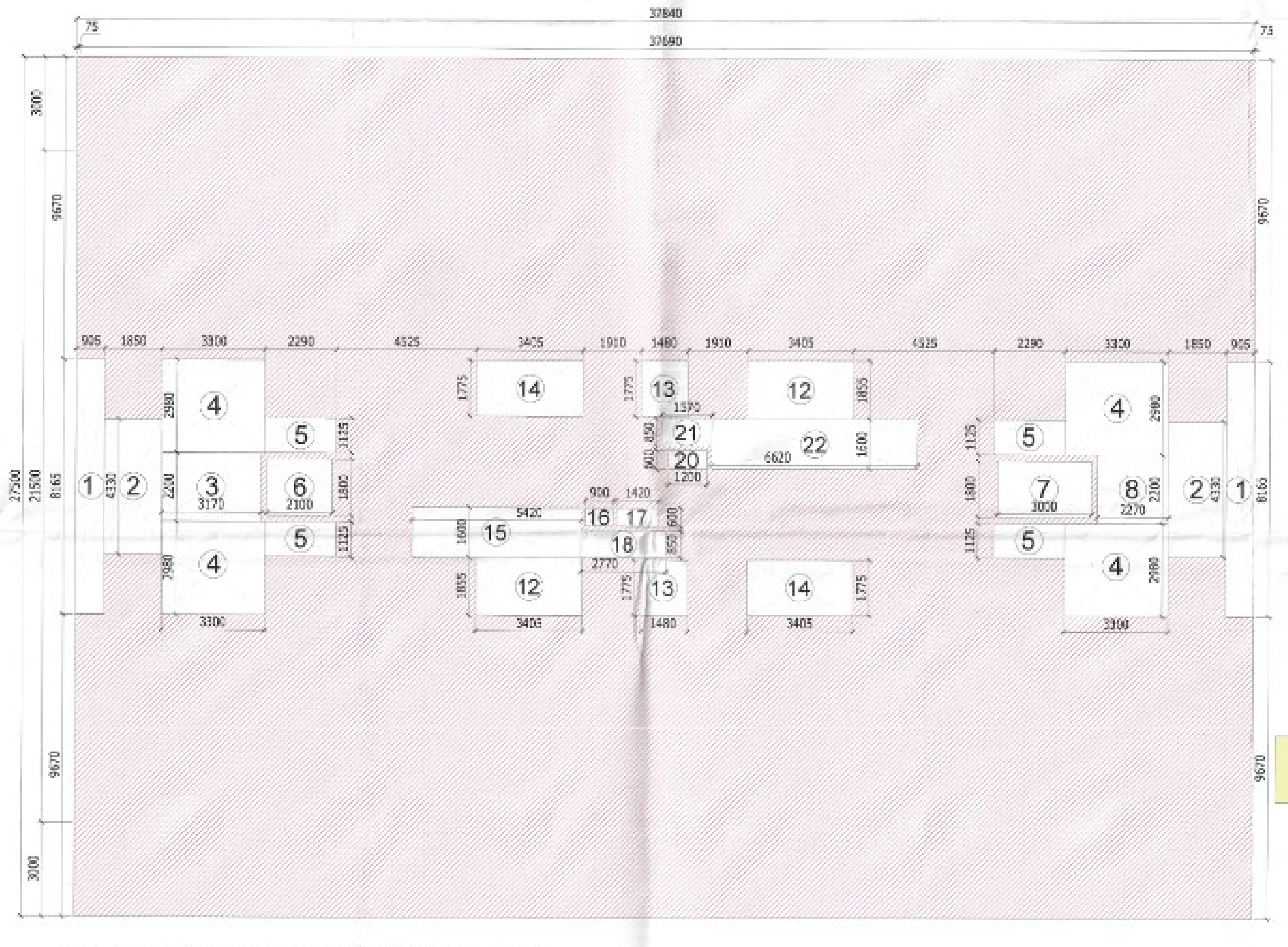
TERRACE FLOOR PLAN

TOWER -15



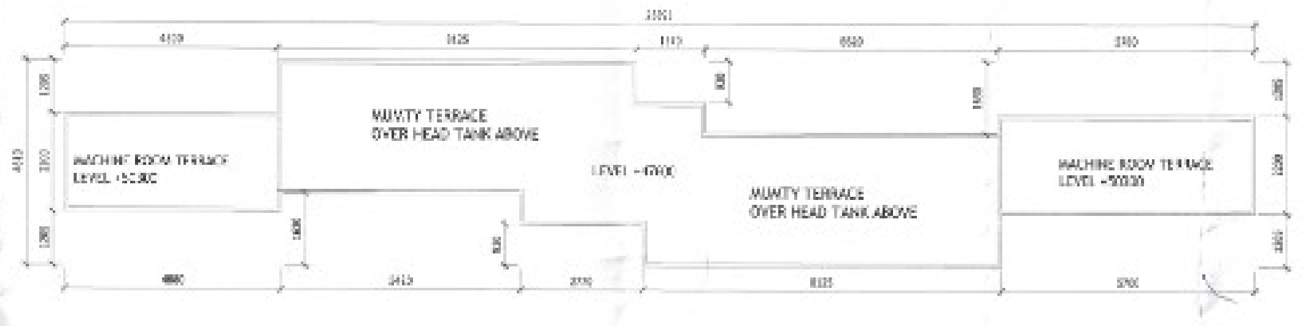
AREA DIAGRAM TYPICAL FLOOR PLAN (1st. to 14th.)

TOWER -15 FAR AREA



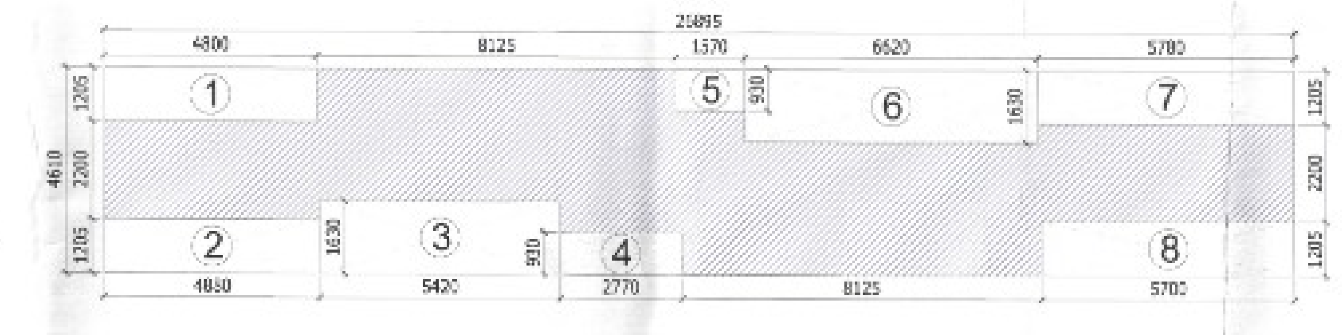
AREA DIAGRAM STILT/GROUND FLOOR PLAN

TOWER -15 NON-FAR AREA



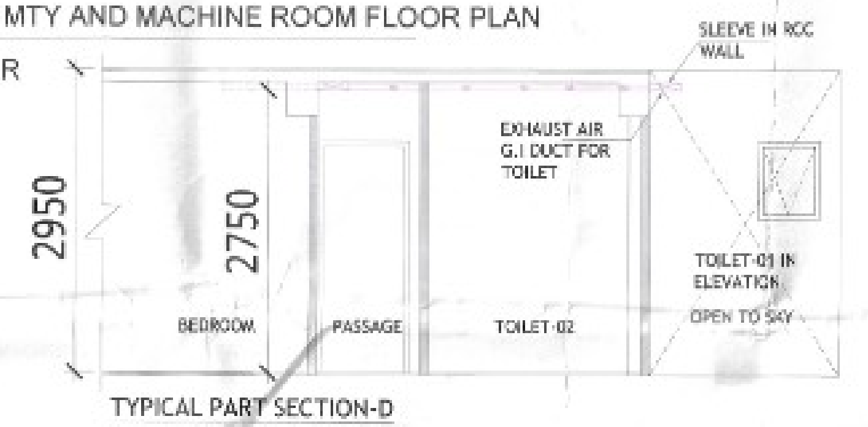
MUMTY AND MACHINE ROOM TERRACE FLOOR PLAN

TOWER-15



AREA DIAGRAM MUMTY AND MACHINE ROOM FLOOR PLAN

TOWER- 15 NON-FAR



TYPICAL PART SECTION-D
FOR TOILET DUCT

FLOOR AREA ON MUMTY AND MACHINE ROOM					
ADDITION					
RECT.	NO.	LENGTH	BREADTH	AREA	
A	1	26.895	4.610	123.986	
TOTAL (1)				123.986	SQ M
DEDUCTION					
RECT.	NO.	LENGTH	BREADTH	AREA	
1	1	4.800	1.205	5.784	
2	1	4.880	1.205	5.880	
3	1	5.420	1.630	8.835	
4	1	2.770	0.930	2.576	
5	1	1.570	0.930	1.460	
6	1	6.620	1.630	10.791	
7	1	5.780	1.205	6.965	
8	1	5.700	1.205	6.869	
TOTAL (2)				49.159	SQ M
TOTAL AREA (Total 1 - 2)=3				74.827	

TYPICAL MECHANICAL VENTILATION CALCULATION FOR WC								
s.no.	location	area	height	volume	design CFM	selected exhaust fan	fan size	exhaust duct size
		sq.ft.	ft.	cu.ft.	cfm		lxbxh	mm
1	TYPICAL MECHANICAL VENTILATION WC							
1.1	Toilet 1	31	9.2	285	57	1#100 cfm cassette inline fan	270x270x171	300x75
1.2	Toilet 2	31	9.2	285	57		270x270x171	300x75

STILT/GROUND FLOOR NON FAR AREA (GROUND COVERAGE)					
ADDITION					
RECT.	NO.	LENGTH	BREADTH	AREA	
A	1	37.840	27.500	1040.600	
TOTAL (1)				1040.600	SQ M
DEDUCTION					
RECT.	NO.	LENGTH	BREADTH	AREA	
1	2	0.905	8.165	14.779	
2	2	1.850	4.330	16.021	
3	1	3.170	2.200	6.974	
4	4	3.300	2.980	39.336	
5	4	2.290	1.125	10.305	
6	1	2.100	1.800	3.780	
7	1	3.000	1.800	5.400	
8	1	2.270	2.200	4.994	
12	2	3.405	1.855	12.633	
13	2	1.480	1.775	5.254	
14	2	3.405	1.775	12.088	
15	1	5.420	1.600	8.672	
16	1	0.900	0.600	0.540	
17	1	1.420	0.600	0.852	
18	1	2.770	0.850	2.355	
20	1	1.200	0.600	0.720	
21	1	1.570	0.850	1.335	
22	1	6.620	1.600	10.592	
TOTAL (2)				156.628	SQ M
TOTAL GROUND COVERAGE (Total 1-2)=3				883.972	
F.A.R CALCULATION ON GROUND FLOOR					
ADDITION					
RECT.	NO.	LENGTH	BREADTH	AREA	
1	1	26.895	4.610	123.986	SQ M
TOTAL (1)			Tota	123.986	SQ M
DEDUCTION					
RECT.	NO.	LENGTH	BREADTH	AREA	
1	1	4.800	1.205	5.784	SQ M
2	1	4.880	1.205	5.880	SQ M
3	1	5.420	1.630	8.835	SQ M
4	1	2.770	0.930	2.576	SQ M
5	1	1.570	0.930	1.460	SQ M
6	1	6.620	1.630	10.791	SQ M
7	1	5.780	1.205	6.965	SQ M
8	1	5.700	1.205	6.869	SQ M
			Total	49.159	SQ M
TOTAL F.A.R AREA (4)				74.827	
TOTAL NON-F.A.R AREA (3-4)				809.145	
STILT PARKING ECS PERMISSIBLE				809.145 @ 28 SQM	
					28.89
			SAY	28 ECS	
ECS PROVIDED ON TOWER 01,02,03,04,09,15				20 ECS	
TWO WHEELER PERMISSIBLE				112 NOS.	
TWO WHEELER PROVIDED TOWER 01,02,03,04,09,15				112 NOS.	

FIRST/TYPICAL FLOOR FAR AREA					
ADDITION					
RECT.	NO.	LENGTH	BREADTH	AREA	
A	1	37.690	21.500	810.335	
TOTAL (1)				810.335	SQ M
DEDUCTION					
RECT.	NO.	LENGTH	BREADTH	AREA	
1	2	0.830	8.165	13.554	
2	2	1.850	4.330	16.021	
3	1	3.170	2.200	6.974	
4	4	3.300	2.980	39.336	
5	4	2.290	1.125	10.305	
6	1	2.100	1.800	3.780	
7	1	3.000	1.800	5.400	
8	1	2.270	2.200	4.994	
9	4	1.560	3.035	18.938	
10	4	3.080	3.080	37.946	
11	2	3.050	3.050	18.605	
12	2	3.405	1.855	12.633	
13	2	1.480	1.775	5.254	
14	2	3.405	1.775	12.088	
15	1	5.420	1.600	8.672	
16	1	0.900	0.600	0.540	
17	1	1.420	0.600	0.852	
18	1	2.770	0.850	2.355	
19	2	5.470	0.350	3.829	
20	1	1.200	0.600	0.720	
21	1	1.570	0.850	1.335	
22	1	6.620	1.600	10.592	
TOTAL (2)				234.721	SQ M
TOTAL AREA (Total 1 - 2)=3				575.614	
NON F.A.R CALCULATION AREA					
ADDITION					
RECT.	NO.	LENGTH	BREADTH	AREA	
1	1	16.235	4.450	72.246	SQ M
TOTAL (1)			Total	72.246	SQ M
DEDUCTION					
RECT.	NO.	LENGTH	BREADTH	AREA	
15	1	5.420	1.600	8.672	SQ M
16	1	0.900	0.600	0.540	SQ M
17	1	1.400	0.600	0.840	SQ M
18	1	2.770	0.850	2.355	SQ M
19	2	5.470	0.350	3.829	SQ M
20	1	1.200	0.600	0.720	SQ M
21	1	1.570	0.850	1.335	SQ M
22	1	6.620	1.600	10.592	SQ M
			Total	28.882	SQ M
TOTAL NON-F.A.R AREA (4)				43.364	
TOTAL F.A.R AREA (3-4)				532.250	

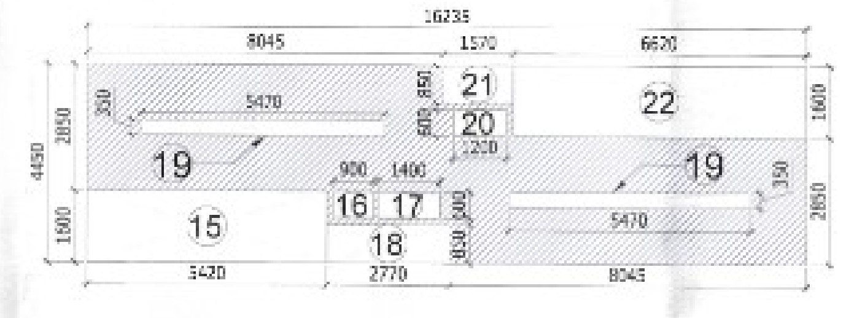
DOOR & WINDOWS SCHEDULE

RMK.	WIDTH	HEIGHT	CILL LVL.	LINTEL LVL.
D1	900	2250	--	2250
D2	1200	2250	--	2250
D3	750	2250	--	2250
FD	1200	2250	--	2250
W1	1200	1500	750	2250
W2	750	2100	150	2250
W3	900	1500	1050	2250
W4	600	750	1500	2250
DW1	1350	2250	--	2250
DW2	2000	2250	--	2250
DW3	2350	2250	--	2250
FD1	900	2250	--	2250
FD2	1500	2250	--	2250
ALL UNITS MAIN DOOR 1 HOUR FIRE RATING.				
TYPE B - TOILETS 01&02 FULLY MECHANICALLY VENTILLATED				

▧	EXTERNAL FIRE HYDRANT
☐	MANHOLE SEWER
▩	CATCH BASIN
—	RCC PIPE STORM WATER
—	DWC SEWER PIPE

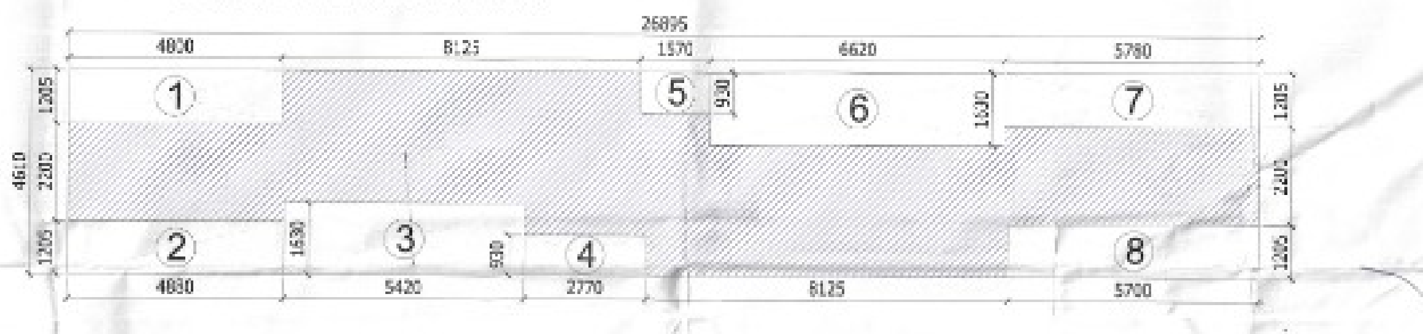
• MT	MULTI TRAP TO FT
• FT	FLOOR TRAP TRAP TO FT
• FD	FLOOR DRAIN
• BD	BALCONEY DRAIN
	40Ø WASHBASIN TO FLOOR TRAP
	50 SINK TO FLOOR TRAP
	110 OD FLOOR TRAP TO VERTICAL

	LEGEND
1	110 OD SOIL PIPE
2	110 OD WASTE PIPE
3	90 OD VENTE PIPE
4	COLD WATER SUPPLY
5	FLUSHING WATER SUPPLY
6	COLD WATER SUPPLY RISER
7	FLUSHING WATER SUPPLY RISER
8	RAIN WATER PIPE FOR BALCONY & TERRACE



AREA DIAGRAM TYPICAL FLOOR PLAN (1st. to 14th.)

TOWER-15 NON-FAR AREA



AREA DIAGRAM STILT/GROUND FLOOR PLAN

TOWER -15 FAR AREA

Note:-
TOWER-15
FIRST FLOOR TO 14TH FLOOR UNITS TO BE MORTGAGE
TOTAL UNITS NOS.= 8 UNIT X 14 FLOOR = 112 UNITS

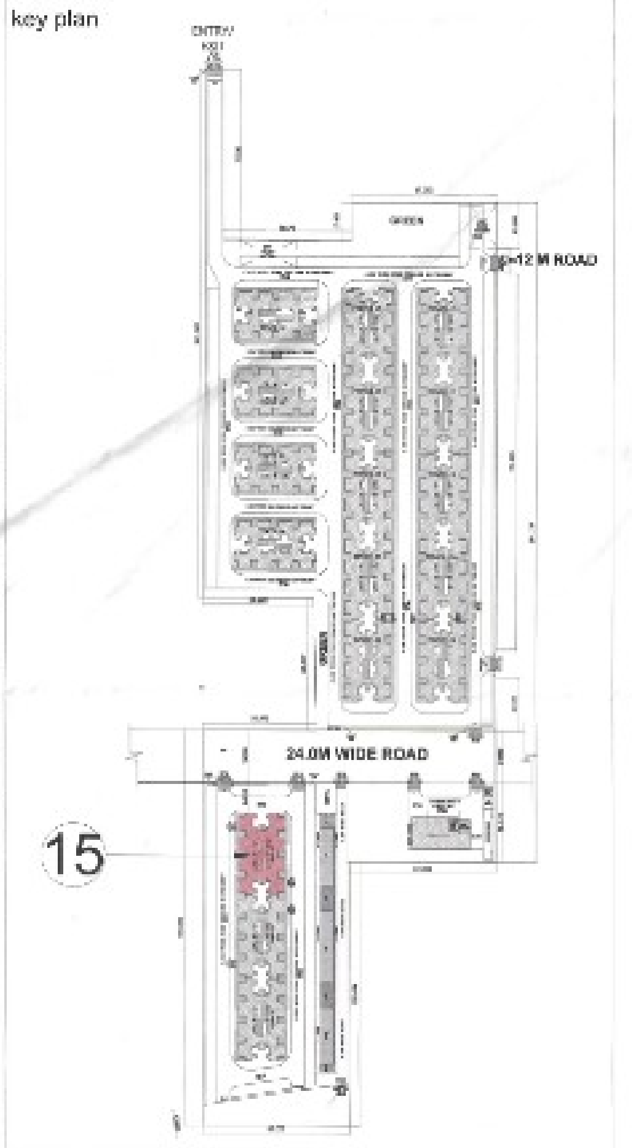
NOTES
- ALL RCC SHEAR WALL AT STILT LEVEL IS 350MM.
- ALL RCC SHEAR WALL AT 1ST TO 14TH FLOOR LEVEL IS 200MM.
- ALL EXTERNAL & INTERNAL PARTITION RCC WALL AT 1ST TO 14TH FLOOR LEVEL IS 80MM.

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.
DTP(HQ)
JD.
PA.
A.T.P.
Ram Avtar Bassi JD(HQ)
ATP(HQ)
DD(T) MEMBER BPAC

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

N O T E S
1. Dimensions are not to be scaled.
2. All dimensions are in mm.
3. All windows and ventilators are openable.
4. Lift well are mechanically Pressurized.
5. Fire services install as per NBC.
6. 100% power backup for emergency services.

key plan



Owner's Sign&Stamp

For ROF Infratech and Housing Pvt. Ltd.
Authorised Signatory

Architect's Sign&Stamp

JYOTI PRAKASH SHARMA
CA/2006/3101

Architects :

JPS DESIGN STUDIO

Electrical, Plumbing, HVAC & Fire Fighting

BEHERA ASSOCIATES PVT LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
EMAIL-behera.associates@gmail.com

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 22669 Dt 21-1-2025
Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

Project Title :
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 11.11875 ACRE (LICENCE NO. 182 OF 2024 DATED 10/12/2024 IN SECTOR 07 , SOHNA , BEING DEVELOPED BY ROF INFRATECH & HOUSING PVT. LTD.

Drawing Title :
TOWER-15 FLOOR PLANS AND AREA DIAGRAM AND AREA CALCULATION

Scale :	1:125	Rev :
Date :	27-12-2024	Drawing No : SD/AH/05
Drawn By :	Piyush Sharma	
Checked By :	J P SHARMA	
Sheet Size :	A0:841x1189mm.	Drawing Status : Submission Drawing