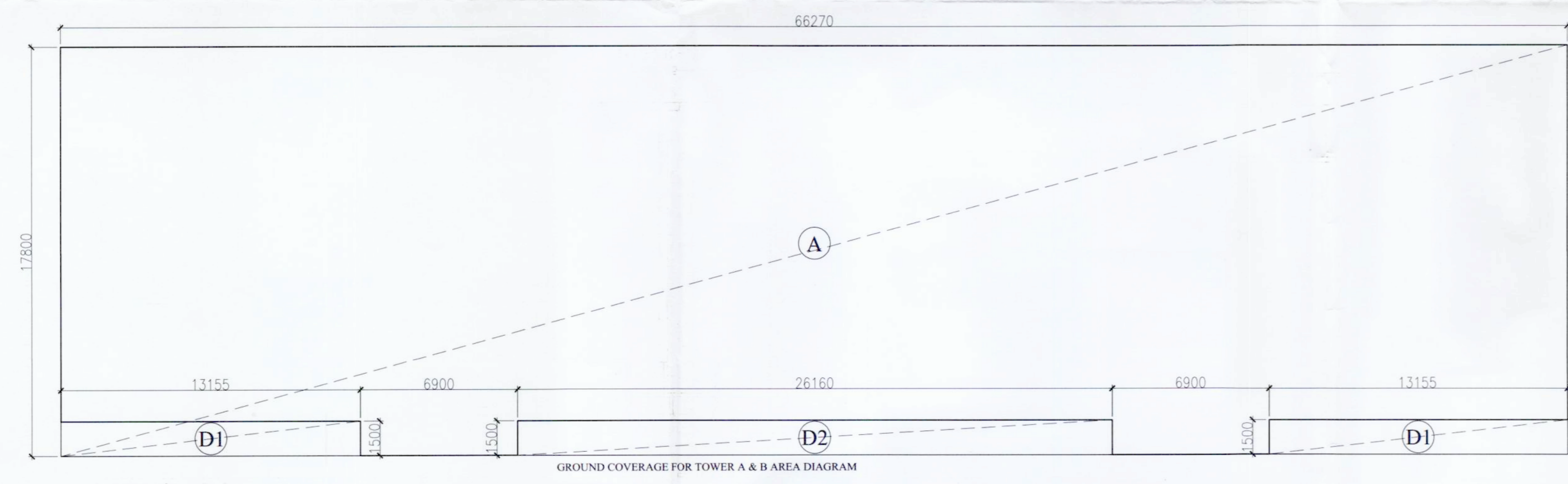


S.T.P. (HQ) Member Secretary B.P.A.C.  
 S.T.P. (G) Member B.P.A.C.  
 C.T.P. (HR) Chairman B.P.A.C.  
 DTP (HQ)  
 JD. PA. A.P.  
 Ram Avtar Bassi JD (HQ) Member BPAC

Sanctioned to be read with this office  
 MEMO NO.:  
 DATED:

TOWER - A & B STILT/GROUND FLOOR PLAN



GROUND COVERAGE FOR TOWER A & B AREA DIAGRAM

TOWER A & B GROUND COVERAGE AREA CALCULATION									
(AREAS IN sq. mtrs.)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
A	66270	x	17800	x	1.0	x	1	=	1179.606
TOTAL									1179.606
DEDUCTIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
D1	13155	x	1500	x	1.0	x	2	=	39.465
D2	26160	x	1500	x	1.0	x	1	=	39.240
TOTAL									78.705
TOWER A & B GROUND COVERAGE = (ADDITIONS-DEDUCTIONS)									1100.901
TOWER A & B STILT FLOOR NON FAR AREA - COVERAGE - STILT FLOOR FAR - MEDICAL ROOM - MESS / COMMON DINING 1 - COMMON ROOM - LAUNDRY									394.418

COMMON ROOM FAR AREA AT GROUND FLOOR									
(AREAS IN sq. mtrs.)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
A	18700	x	15950	x	1.0	x	1	=	298.265
TOTAL									298.265
DEDUCTIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
D1	3025	x	9360	x	1.0	x	2	=	56.628
TOTAL									56.628
COMMON ROOM FAR AREA (ADDITIONS-DEDUCTIONS)									241.637

FAR AREA OF STILT FLOOR									
(AREAS IN sq. mtrs.)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
A	11360	x	5550	x	1.0	x	1	=	63.048
B	6740	x	2440	x	1.0	x	1	=	16.446
C	9340	x	1370	x	1.0	x	1	=	12.796
D	6900	x	900	x	1.0	x	1	=	6.210
E	1900	x	0740	x	1.0	x	1	=	1.408
TOTAL									99.908
TOTAL STILT FLOOR FAR AREA FOR TOWER A & B									199.811

LEGEND			
WASH BASIN TO FT	4000 UPVC PIPE		
SNK TO FT	5000 UPVC PIPE		
URINAL TO UT	5000 UPVC PIPE		
FD TO FT OR MT	6300 UPVC PIPE		
FT OR MT TO VERTICAL/HORIZONTAL PIPE	11000 UPVC PIPE		
WC TO VERTICAL/HORIZONTAL PIPE	11000 UPVC PIPE		
	11000 UPVC SOIL PIPE		
	11000 UPVC WASTE PIPE		
	1100/16000 UPVC WASTE PIPE		

DOOR WINDOW SCHEDULE				
S. NO.	TYPE	SIZE (MM)	COLL HT (MM)	LINTEL HT. (MM)
1	D	2000 X 2300	90	2300
2	D1	1600 X 2300	90	2300
3	D2	1000 X 2300	90	2300
4	SDW	3600 X 2450	90	2450
5	BW1	1600 X 1400	1000	2400
6	BW2	800 X 1200	1200	2400

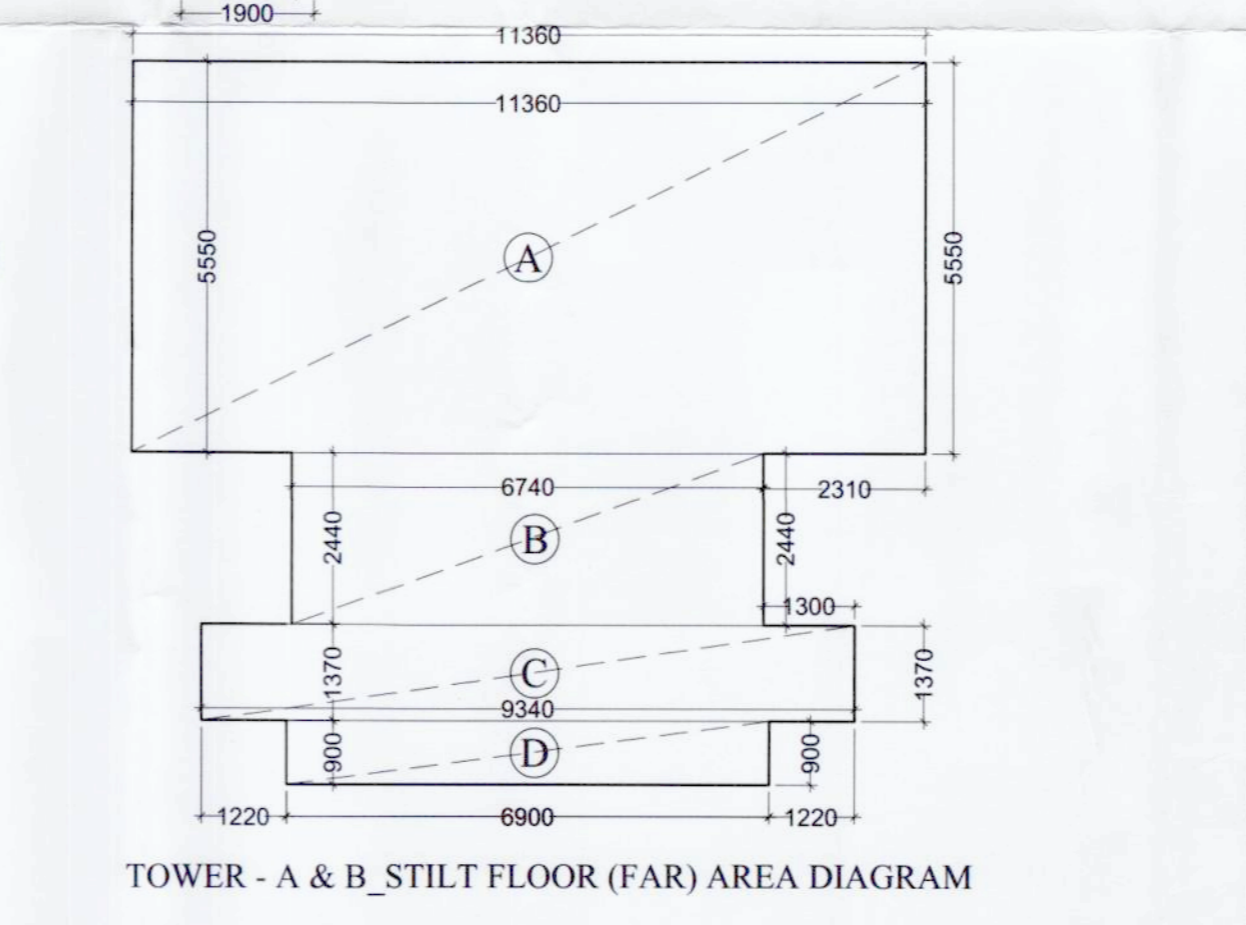
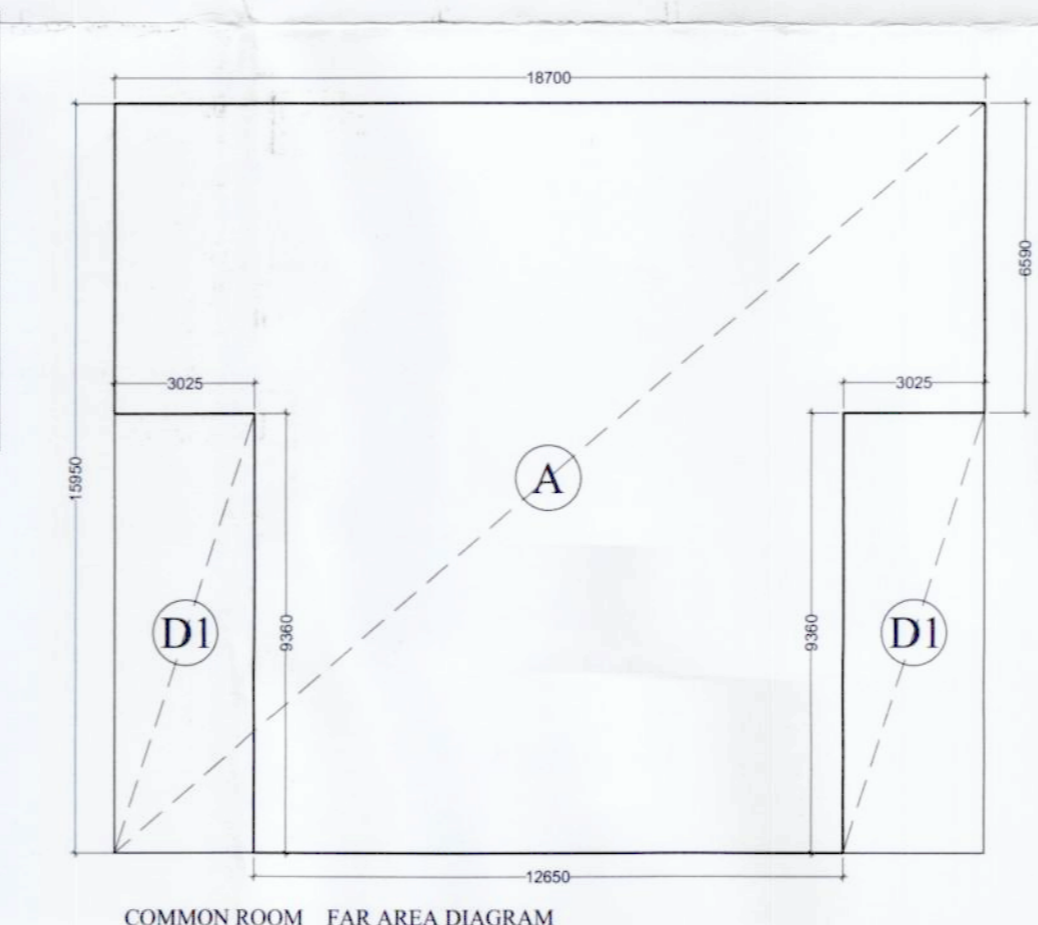
LEGEND	
1.	1100 SOL. & VENT PIPE
2.	1100 WASTE & VENT PIPE
3.	750 ANTI SIPHON PIPE
4.	COLD WATER SUPPLY (21TH TO 20TH FLOOR)
4a.	COLD WATER SUPPLY (19TH TO 11TH FLOOR FLOOR)
4b.	COLD WATER SUPPLY (10TH TO STILT FLOOR FLOOR)
5.	FLUSH WATER SUPPLY (21TH TO 20TH FLOOR)
5a.	FLUSH WATER SUPPLY (19TH TO 11TH FLOOR FLOOR)
5b.	FLUSH WATER SUPPLY (10TH TO STILT FLOOR FLOOR)
6.	750UPVC RMP FOR BALCONY
7.	1100UPVC RMP FOR TERRACE
8.	50K COLD WATER RISER
9.	50K FLUSH WATER RISER
FD	FLOOR DRAIN
FT	FLOOR TRAP
ARV	AIR RELEASE VALVE
(F)	150MPRE PIPE
(D)	50KBRASS PIPE
(S)	150KSPRINKLER PIPE
HWS	HOT WATER SUPPLY
CWS	COLD WATER SUPPLY
FWS	FLUSH WATER SUPPLY

- NOTES
- FD/FD2, F33 & F4 DOORS ARE TWO HOUR FIRE RATED DOOR
  - FD & F33 DOORS ARE ONE HOUR FIRE RATED DOOR
  - ALL TOILETS ARE MECHANICALLY VENTILATED
  - SPRINKLERS WILL BE INSTALLED AS PER REQUIREMENT.
  - ALL DIMENSIONS ARE IN MM UNLESS UNTIL MENTIONED.

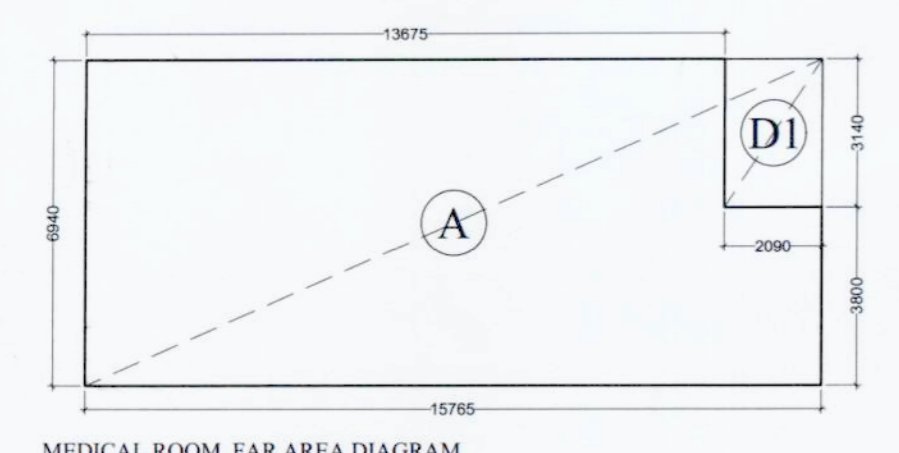
MEDICAL ROOM FAR AREA AT GROUND FLOOR									
(AREAS IN sq. mtrs.)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
A	15765	x	6940	x	1.0	x	1	=	109.409
TOTAL									109.409
DEDUCTIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
D1	2090	x	3140	x	1.0	x	1	=	6.563
TOTAL									6.563
TOTAL MEDICAL ROOM FAR AREA (ADDITIONS-DEDUCTIONS)									102.847
Total MEDICAL ROOM Area 102.847 Sq.mt. Against 100 Sq.mt. Required Area									

MESS / COMMON DINING-1 FAR AREA AT GROUND FLOOR										
(AREAS IN sq. mtrs.)										
ADDITIONS										
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT	
A	6340	x	9360	x	1.0	x	1	=	59.342	
TOTAL									59.342	
MESS/COMMON DINING-1 FAR AREA (ADDITIONS-DEDUCTIONS)										59.342

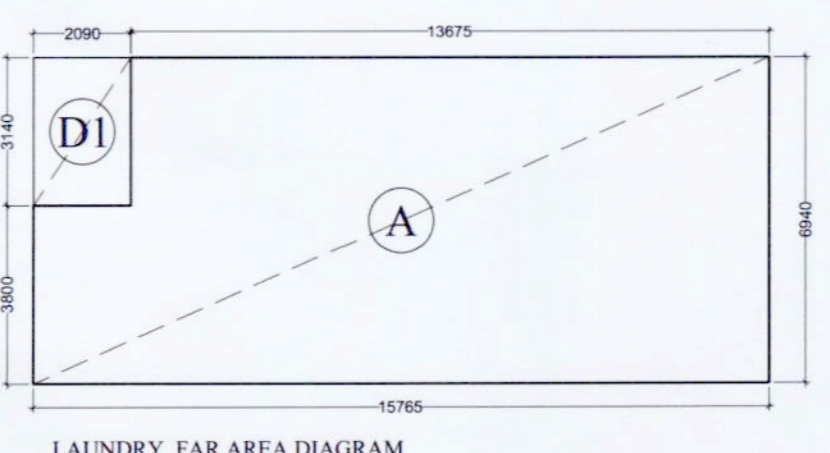
LAUNDRY FAR AREA AT GROUND FLOOR									
(AREAS IN sq. mtrs.)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
A	15765	x	6940	x	1.0	x	1	=	109.409
TOTAL									109.409
DEDUCTIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
D1	2090	x	3140	x	1.0	x	1	=	6.563
TOTAL									6.563
TOTAL LAUNDRY FAR AREA (ADDITIONS-DEDUCTIONS)									102.847
Total LAUNDRY Area 102.847 Sq.mt. Against 100 Sq.mt. Required Area									



TOWER - A & B STILT FLOOR (FAR) AREA DIAGRAM



MESSCOMMON DINING-1 FAR AREA DIAGRAM



LAUNDRY FAR AREA DIAGRAM

OWNER :  
 ARTTECH ELEGENT HOMES LLP.

PROJECT :  
 PROPOSED BUILDING PLAN OF RETIREMENT HOUSING COLONY OVER AN AREA MEASURING 4.525 ACRES (LICENSE No- 16 OF 2025 DATED 30-01-2025) IN SECTOR -89A, GURUGRAM MANASAR URBAN COMPLEX BEING DEVELOPED BY ARTTECH ELEGENT HOMES LLP.

ARCHITECTURAL CONSULTANT :  
 NIRMAN ARCHITECTS & INTERIOR DESIGNERS  
 e-mail : nirmanarchitects@yahoo.com  
 I-8, 1st FLOOR, SECTOR-10, D.F.F. PH. : 9811204088, 9810081088  
 In forwarding letter No. /121/2024/DT. 06/06/24  
 Pending Engineer (HQ)

TITLE :  
 TOWER-A & B STILT/GROUND FLOOR PLAN AND AREA DETAIL

SCALE : 1:100 DRG.NO.- 07

ARCHITECT'S SIGN OWNER'S SIGN

KAPIL MANGLA B.ARCH CA/2001/27088  
 For ARTTECH ELEGANT HOMES LLP  
 Navin Chd-V Partner