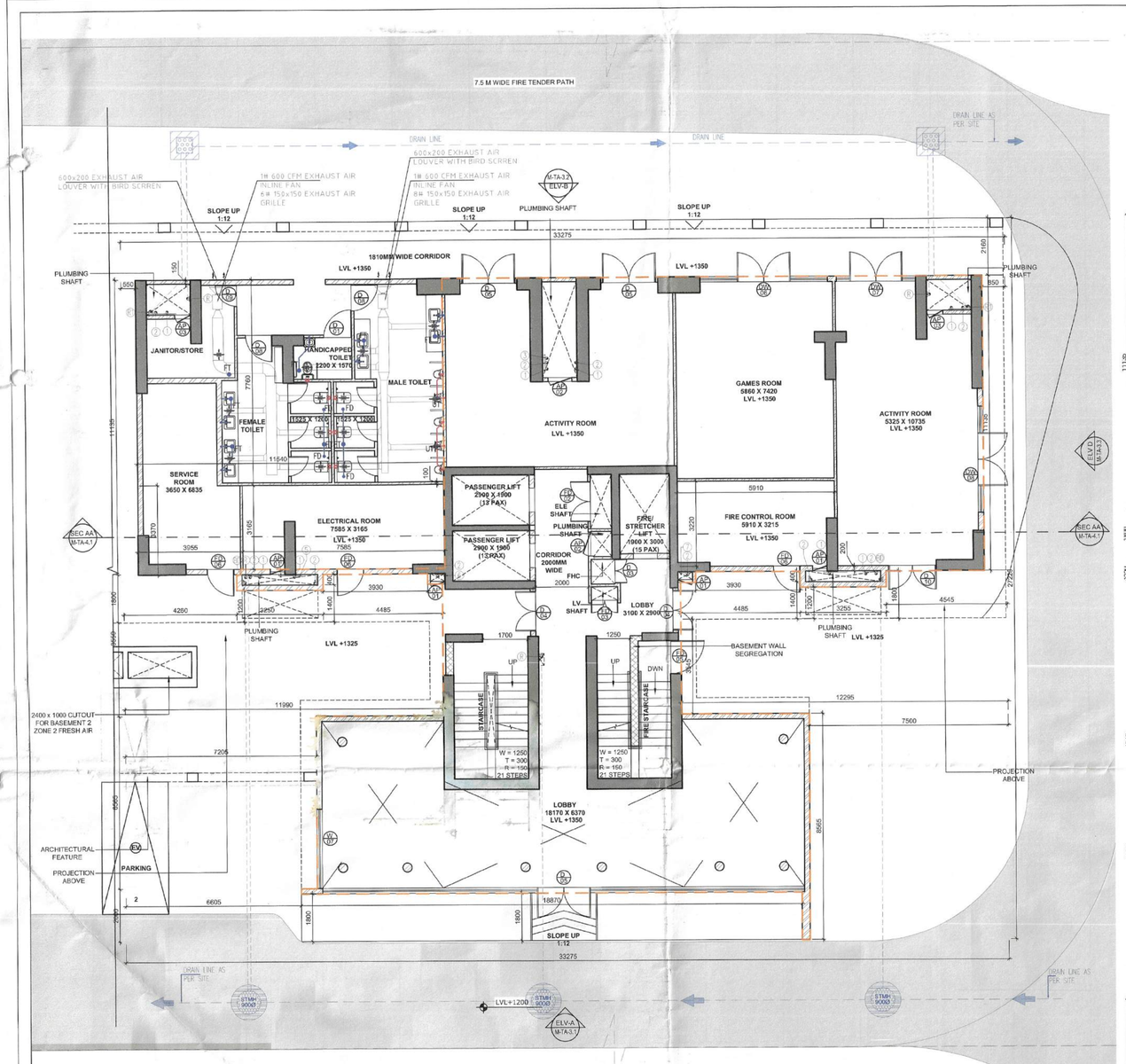
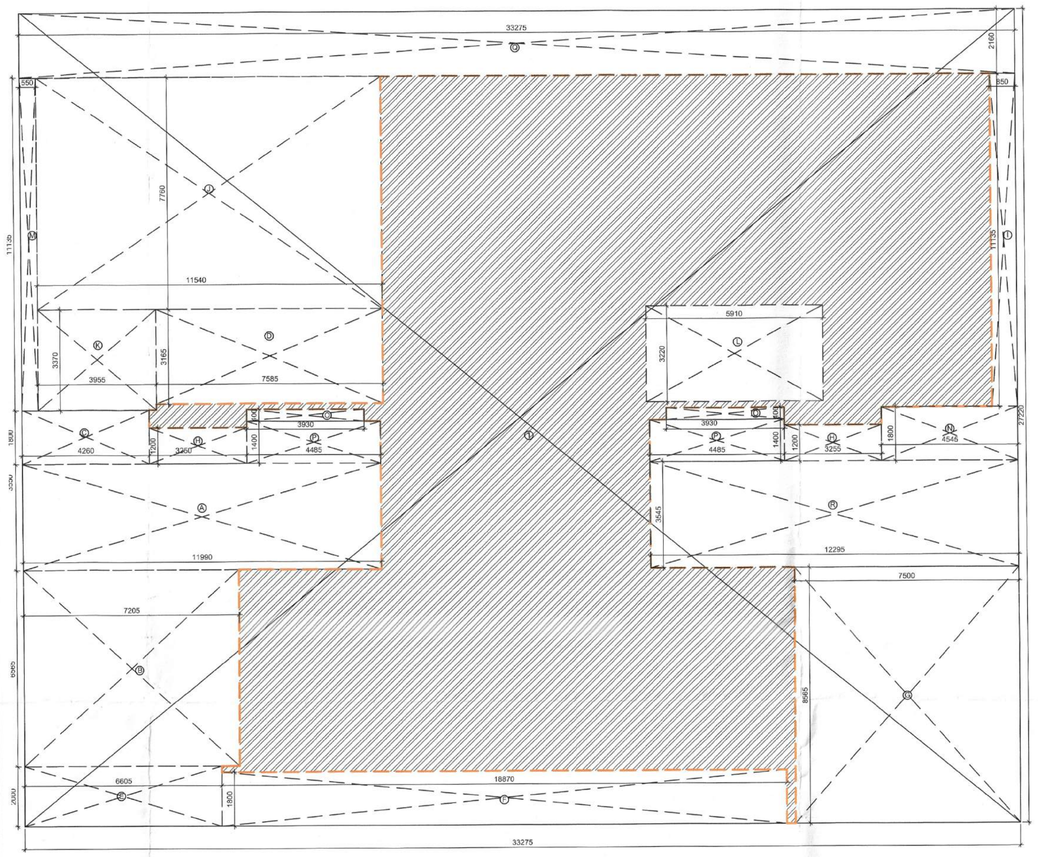


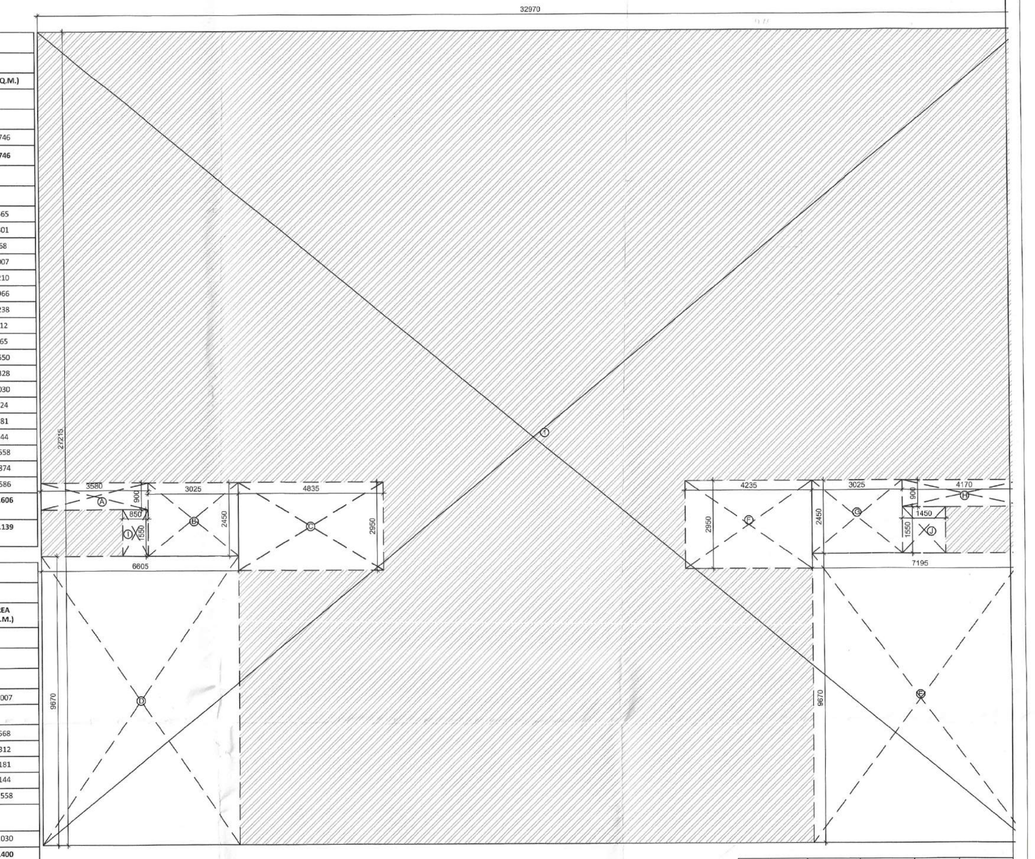
TOWER C_GROUND/STILT FLOOR PLAN
SCALE 1:100



TOWER C_GROUND/STILT FLOOR FAR AREA DIAGRAM
SCALE 1:100

TOWER C: GROUND FLOOR FAR AREA				
S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
1	33.275	27.220	1	905.746
TOTAL ADDITIONS (A)				905.746
DEDUCTION				
A	11.990	3.550	1	42.565
B	7.205	6.565	1	47.301
C	4.260	1.800	1	7.668
D	7.585	3.165	1	24.007
E	6.605	2.000	1	13.210
F	18.870	1.800	1	33.966
G	7.500	8.565	1	64.238
H	3.255	1.200	2	7.812
I	0.850	11.135	1	9.465
J	11.540	7.760	1	89.550
K	3.995	3.170	1	13.128
L	5.910	3.220	1	19.030
M	0.550	11.135	1	6.124
N	4.545	1.800	1	8.181
O	3.930	0.400	2	3.144
P	4.485	1.400	2	12.558
Q	33.275	2.160	1	71.874
R	12.295	3.545	1	43.586
DEDUCTION (B)				517.606
F.A.R= COVERED AREA (A) - DEDUCTION (B)				388.139

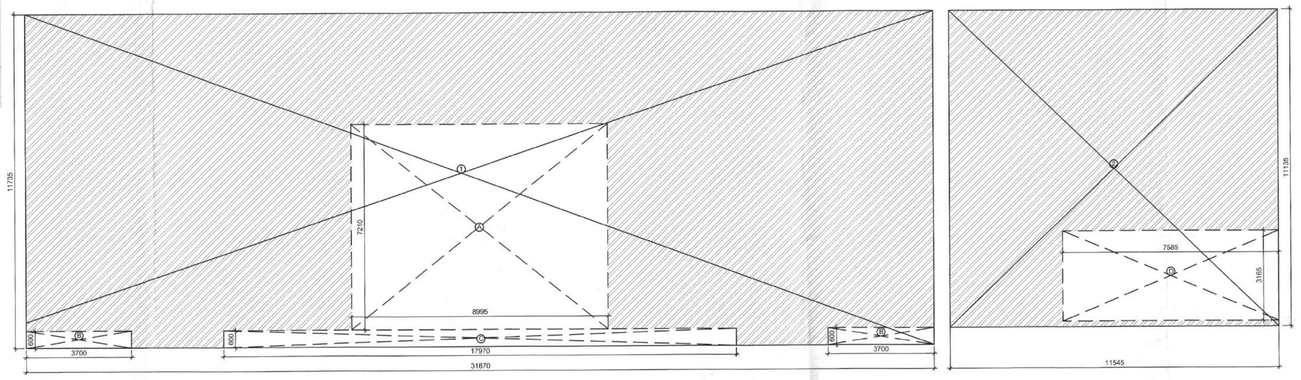
TOWER C: GROUND FLOOR NON FAR AREA				
S.NO.	LENGTH (M)	WIDTH (M)	NO.	AREA (SQ.M.)
COVERED AREA				
ELECTRICAL ROOM				
D	7.585	3.165	1	24.007
CORRIDOR				
C	4.260	1.800	1	7.668
H	3.255	1.200	2	7.812
N	4.545	1.800	1	8.181
O	3.930	0.400	2	3.144
P	4.485	1.400	2	12.558
FIRE CONTROL ROOM				
L	5.910	3.220	1	19.030
TOTAL ADDITIONS				82.400
NON F.A.R= COVERED AREA				82.400



TOWER C_GROUND/STILT FLOOR COVERAGE
SCALE 1:100

DOOR/ WINDOW	WIDTH	HEIGHT	SILL	LINTEL
FD01	1200	2400	-	2400
FD02	1590	2100	300	2400
FD03	1000	2100	300	2400
FD04	1050	2400	-	2400
FD05	1250	2400	-	2400
FD06	1000	2400	-	2400
DC1	1050	2400	-	2400
DC2	850	2400	-	2400
DC3	900	2100	300	2400
DC4	1500	2400	-	2400
DC5	2000	2400	-	2400
DC6	1200	2400	-	2400
DC7	2600	2400	-	2400
DC8	1000	2400	-	2400
DC9	800	2400	-	2400
D10	1800	2400	-	2400
W01	600	1200	1300	2400
W02	2150	2100	300	2400
W03	1500	1350	1050	2400
W04	1600	1350	1050	2400
W05	1500	1200	1200	2400
W06	600	1350	1050	2400
W07	3000	1350	1050	2400
W08	4800	1350	1050	2400
W09	3300	1350	1050	2400
W10	4600	2400	-	2400
DW01	4600	2400	-	2400
DW02	2500	2400	-	2400
DW03	2150	2400	-	2400
DW04	1600	2400	-	2400
DW05	2200	2400	-	2400
DW06	4800	2400	-	2400
DW07	3000	2400	-	2400
DW08	4000	2400	-	2400

FIRE RATING NOTE:
FD 01, FD 04 : One hour fire rated door
FD 02, FD 03, FD 05: Two hour fire rated doors

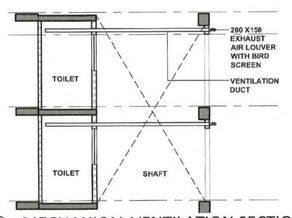


NURSERY SCHOOL FAR AREA DIAGRAM
SCALE 1:100

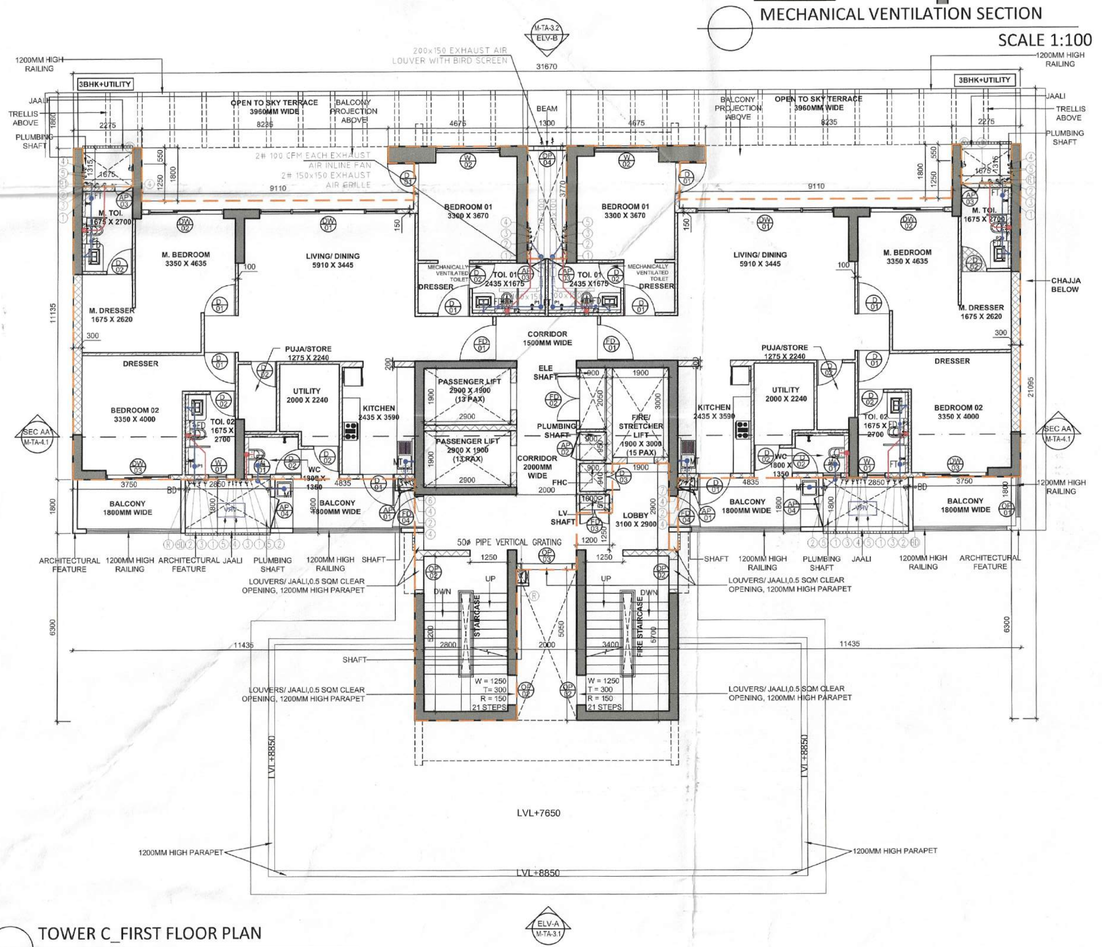
NURSERY SCHOOL AREA				
S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
1	31.870	11.735	1	373.994
2	11.545	11.135	1	128.554
TOTAL ADDITIONS (A)				502.548
DEDUCTION				
A	8.995	7.210	1	64.854
B	3.700	0.600	2	4.440
C	17.970	0.600	1	10.782
D	7.585	3.165	1	24.007
DEDUCTION (B)				104.082
NURSERY AREA= TOTAL ADDITIONS (A) - DEDUCTION (B)				398.466

NURSERY SCHOOL CALCULATIONS (UNDER TOWER B)		
PARTICULAR	PERMISSIBLE (SQ.M.)	PROPOSED (SQ.M.)
LAND AREA UNDER 500M TOD LINE-INTENSE = 5.075 ACRES	20537.764	
NURSERY SCHOOL LAND COMPONENT @0.2 ACRES	809.370	
PERMISSIBLE FAR @1.5	1214.055	
FAR @25% MIN	303.514	398.466
NURSERY SCHOOL PARKING CALCULATIONS (UNDER TOWER B)		
Nursery School (15% of 0.2Acres)	121.000	165
Nursery School (1 ECS FOR EVERY 23 SQM-OPEN PARKING)	5.261	6

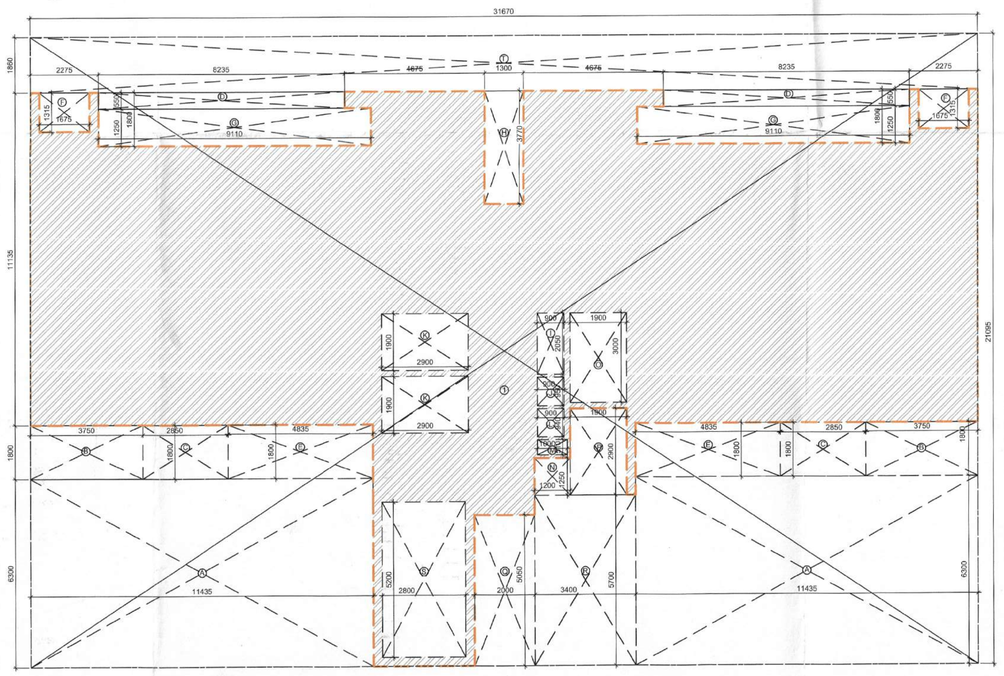
TOWER C-GROUND COVERAGE CALCULATION				
S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
1	32.675	27.210	1	889.087
TOTAL ADDITIONS (A)				889.087
DEDUCTION				
A	6.055	9.665	1	58.522
B	4.235	2.945	1	12.472
C	7.650	12.115	1	90.257
D	4.885	2.940	1	14.362
E	3.025	2.450	1	7.411
F	3.025	0.900	1	2.723
G	0.845	1.550	1	1.310
DEDUCTION (B)				187.056
GROUND COVERAGE= COVERED AREA (A) - DEDUCTION (B)				702.031



MECHANICAL VENTILATION SECTION
SCALE 1:100



TOWER C_FIRST FLOOR PLAN
SCALE 1:100



TOWER C_FIRST FLOOR FAR AREA DIAGRAM
SCALE 1:100

TOWER C: FIRST FLOOR FAR AREA				
S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
1	31.670	21.095	1	668.079
TOTAL ADDITIONS (A)				668.079
DEDUCTION				
A	11.435	6.300	2	144.081
B	3.750	1.800	2	13.500
C	2.850	1.800	2	10.260
D	8.235	0.550	2	9.059
E	4.835	1.800	2	17.406
F	1.675	1.315	2	4.405
G	9.110	1.250	2	22.775
H	1.300	3.770	1	4.901
I	0.900	2.050	1	1.845
J	0.900	0.950	1	0.855
K	2.900	1.900	2	11.020
L	0.300	0.940	1	0.846
M	1.000	0.510	1	0.510
N	1.200	1.250	1	1.500
O	1.900	3.000	1	5.700
P	1.900	2.900	1	5.510
Q	2.000	5.050	1	10.100
R	3.400	5.700	1	19.380
S	2.800	5.200	1	14.560
T	31.670	1.850	1	58.606
DEDUCTION (B)				357.119
F.A.R= COVERED AREA (A) - DEDUCTION (B)				310.960

TOWER C: FIRST FLOOR NON FAR AREA				
S.NO.	LENGTH (M)	WIDTH (M)	NO.	AREA (SQ.M.)
COVERED AREA				
BALCONY				
B	3.750	1.800	2	13.500
E	4.835	1.800	2	17.406
D	8.235	0.550	2	9.059
G	9.110	1.250	2	22.775
T	31.670	1.850	1	58.606
LIFT LOBBY				
N	1.200	1.250	1	1.500
P	1.900	2.900	1	5.510
STAIRCASE				
R	3.400	5.700	1	19.380
S	2.800	5.200	1	14.560
TOTAL ADDITIONS				162.596
NON F.A.R= COVERED AREA				162.596

PIPE CONNECTION DIA :-	
WC 30 TO STACK	110 OD SOIL PP PIPE
FT TO STACK	110 OD WASTE PP PIPE
FG TO FT	63 OD WASTE PP PIPE
WASH BASIN TO FT	40 OD WASTE PP PIPE
SINK TO FT	50 OD WASTE PP PIPE

PLUMBING LEGEND: OUTLET'S IN FLOOR :-	
F1	150X150
F2	100X100
F3	75X75

PLUMBING LEGEND:		
1	110 OD SOIL PP PIPE	
2	110 OD WASTE PP PIPE	
3	110 OD ANTI NOW UPVC PIPE	
4	DOMESTIC WATER SUPPLY PIPE	
4a	DOMESTIC WATER SUPPLY PIPE (FROM BOOSTER PUMP)	
5	FLUSHING WATER SUPPLY PIPE	
6	DOMESTIC WATER RISER PIPE TO OHT	
7	FLUSHING WATER RISER PIPE TO OHT	
8	STORM WATER MANHOLE	
9	STORM WATER GATICH BASIN	
10	110 OD RAIN WATER UPVC PIPE	
11	160 OD RAIN WATER UPVC PIPE	
11	FLOOR WAST OUTLET (150X150)	
12	FLOOR DRAIN	
13	BALCONY DRAIN	

WALL LEGEND	
SYMBOL	WALL TYPE
	STRUCTURAL COLUMN
	BLOCKWORK
	NON STRUCTURAL WALL

OCCUPANT LOAD CALCULATION										
NOTE: MALE POPULATION IS CONSIDERED 50% & FEMALE POPULATION IS CONSIDERED 50%										
FIXTURE COUNT AS PER UNIFORM ILLUSTRATED PLUMBING CODE INDIA 2021										
COMMUNITY BUILDING- GROUND FLOOR										
NO	SPACE	AREA	OCCUPANT LOAD-C= A/F (NOS)		MALE POPULATION	FEMALE POPULATION	REQUIRED WC FOR GENTS	REQUIRED WASH BASIN FOR GENTS	REQUIRED URINALS FOR GENTS	REQUIRED WC FOR LADIES	REQUIRED WASH BASIN FOR LADIES	REQUIRED Drinking Water Fountain
		A (SQM)	F	C	Nos.	Nos.	Nos.	Nos.	Nos.	Nos.	Nos.	Nos.
1	MPH @ 1.4 SQM.	287.690	1.4	205	103	103						
2	ACTIVITY ROOM @ 1.4 SQM.	319.250	1.4	228	114	114						
3	MPH @ 1.4 SQM.	319.250	1.4	228	114	114						
4	YOGA ROOM @1.4SQM	38.630	1.4	28	14	14						
5	MEDITATION ROOM @1.4SQM	84.350	1.4	60	30	30						
	TOTAL	1049		749	375	375						
1	ACTIVITY ROOM @ 1.4 SQM.	58.700	1.4	42	21	21						
2	PANTRY/STORAGE @ 10 SQM.	24.050	10.0	2	1	1						
	TOTAL	83		44	22	22						
1	GAME'S ROOM + ACTIVITY ROOM @1.4 SQM.	104	1.4	74	37	37						
1	ACTIVITY ROOM @ 1.4 SQM.	45	1.4	32	16	16						
1	COMMON AREA @ 6 SQM.	727	6.0	121	61	61						
1	SWIMMING POOL	1202	2.7	445	223	223						
		3209.65		1466	733	733	6	4	15	6	4	7
	TOTAL PROVIDED ID SCHEME						9	11	15	14	13	7

S.T.P.(HQ) Member Secretary BPAC
S.T.P.(G) Member BPAC
C.T.P.(HR) Chairman BPAC
DTP(HQ)
ATP(HQ)
AD.
PA.
DINESH KUMAR PA(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. ..... Dt/.....
Superintending Engineer (HQ) For Chief Engineer HSVP

DEVELOPER:
BIRLA ESTATES PVT. LTD.
ARCHITECTURE COLLECTIVE

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.:

PROPOSED BUILDING PLAN FOR GROUP HOUSING COLONY UNDER TOD POLICY 2016 BEARING LICENCE NO. 72 OF 2025 DATED 21.05.2025 FOR OVER AN AREA MEASURING 5.075 ACRES IN THE REVENUE ESTATE OF VILLAGE FAZILPUR, JHARSA & BEGAMPUR KHATOLA, SECTOR 71, GURUGRAM BEING DEVELOPED BY BIRLA ESTATES PVT LTD.
(LICENSE NO. 72 OF 2025 DATED 21.05.2025)

JDT(T)
MEMBER
BPAC

TOWER C
GROUND & FIRST FLOOR PLAN

DRG.NO. M-TC-2.1

SCALE : 1:100
DATE : 29/07/2025
DEALT : SIMRAN
TOWER : C

ARCHITECT SIGN AND STAMP:
GAURAV SANAN
CA/99/25531

For BIRLA ESTATES PVT. LTD.
Authorized Signatory