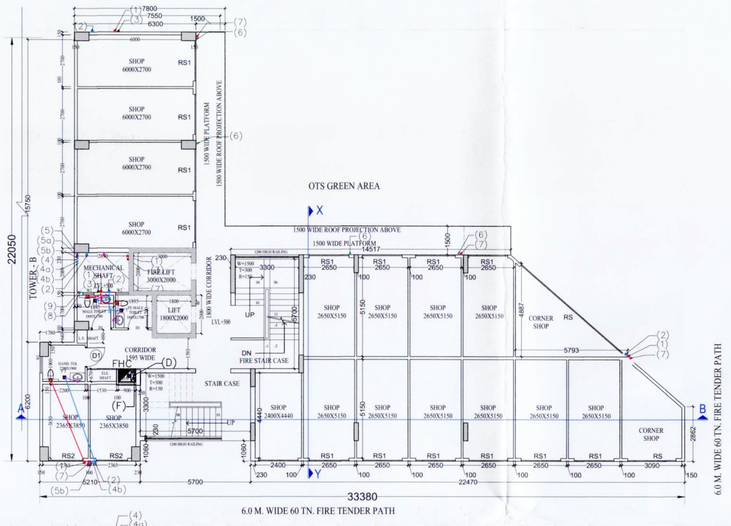
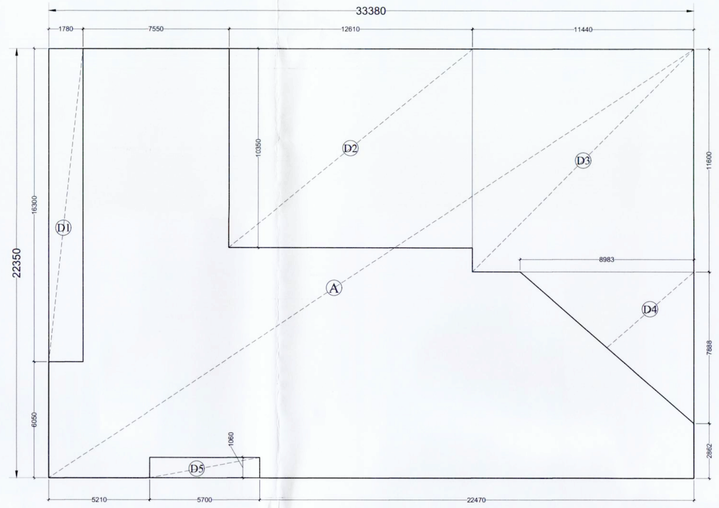
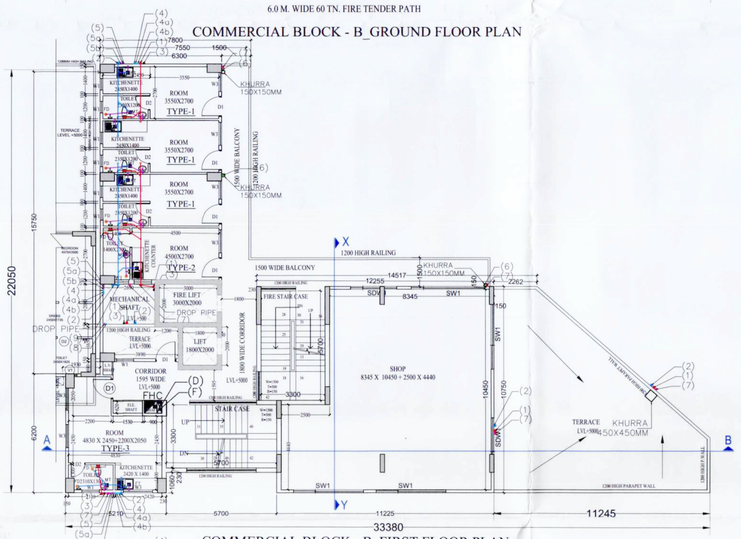


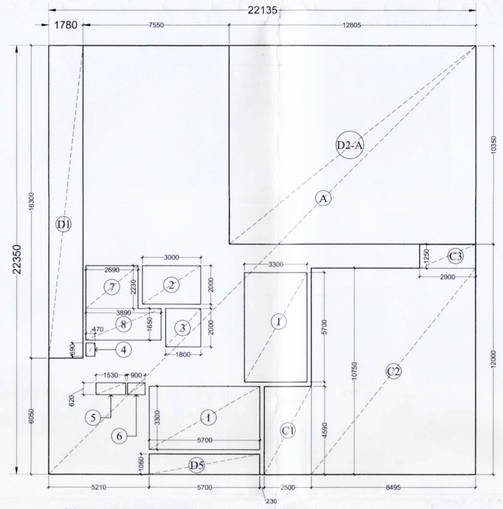
COMMERCIAL BLOCK - B_GROUND FLOOR PLAN



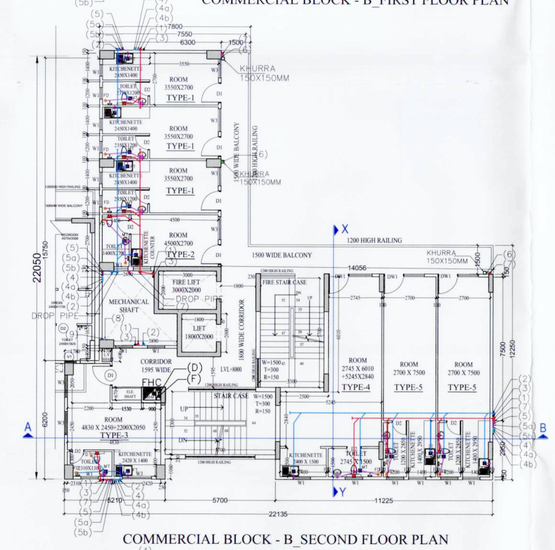
COMMERCIAL BLOCK - B_ GROUND FLOOR (FAR) AREA DIAGRAM



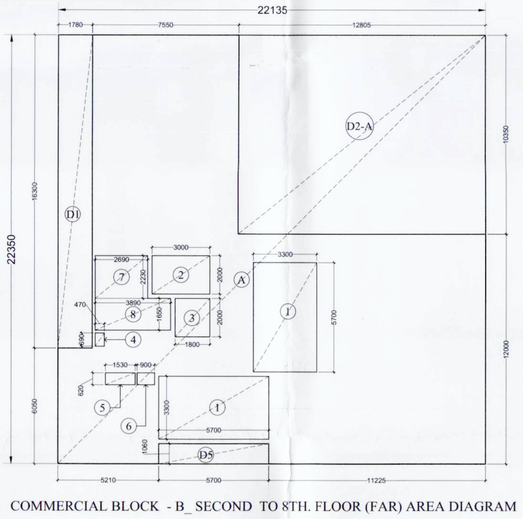
COMMERCIAL BLOCK - B_FIRST FLOOR PLAN



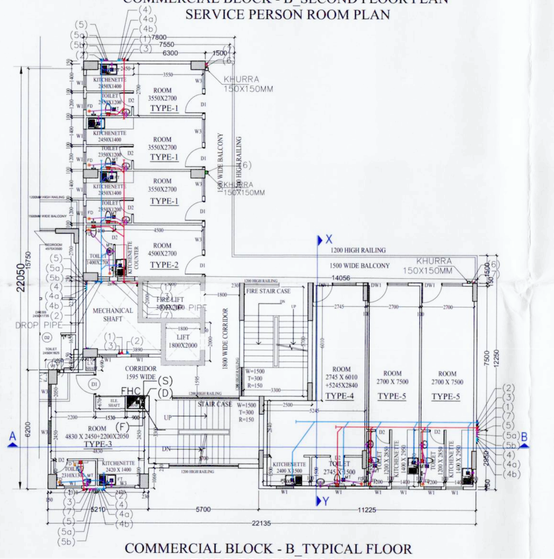
COMMERCIAL BLOCK - B_ FIRST FLOOR (FAR) AREA DIAGRAM



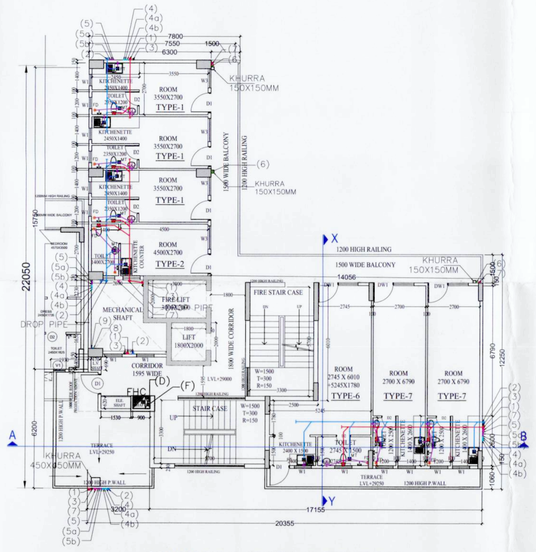
COMMERCIAL BLOCK - B_SECOND FLOOR PLAN
SERVICE PERSON ROOM PLAN



COMMERCIAL BLOCK - B_ SECOND TO 8TH. FLOOR (FAR) AREA DIAGRAM



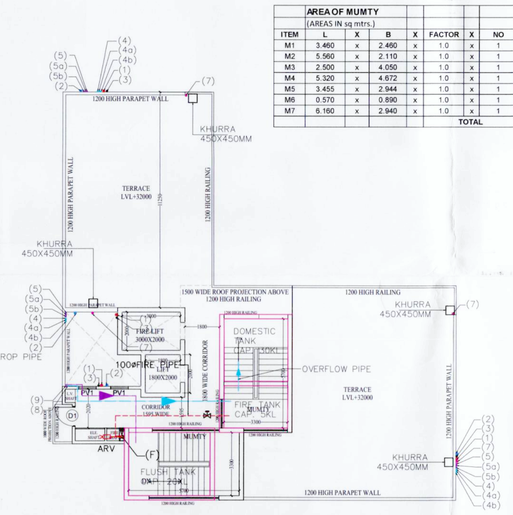
COMMERCIAL BLOCK - B_TYPICAL FLOOR
(THIRD TO 8 TH. FLOOR)
SERVICE PERSON ROOM PLAN



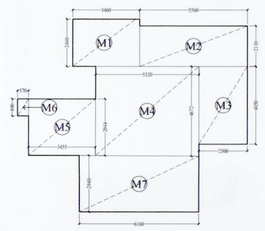
COMMERCIAL BLOCK - B_9TH. FLOOR
SERVICE PERSON ROOM PLAN

COMMERCIAL BLOCK - B										
	AREA OF GROUND FLOOR									
	(AREAS IN sq mtrs.)									
	ADDITIONS									
	ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
	A	33.380	x	22.350	x	1.0	x	1	=	746.043
						TOTAL			=	746.043
	DEDUCTIONS									
	ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
	D1	1.780	x	16.300	x	1.0	x	1	=	29.014
	D2	12.610	x	10.350	x	1.0	x	1	=	130.514
	D3	11.440	x	11.600	x	1.0	x	1	=	132.704
	D4	8.983	x	7.888	x	0.5	x	1	=	35.429
	D5	5.700	x	1.060	x	1.0	x	1	=	6.042
						TOTAL			=	333.702
TOTAL GROUND COVERAGE (ADDITIONS-DEDUCTIONS)									=	412.341
TOTAL GROUND FLOOR FAR AREA (ADDITIONS-DEDUCTIONS)									=	412.341
	AREA OF FIRST FLOOR									
	(AREAS IN sq mtrs.)									
	ADDITIONS									
	ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
	A	22.135	x	22.350	x	1.0	x	1	=	494.717
						TOTAL			=	494.717
	DEDUCTIONS									
	ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
	D1	1.780	x	16.300	x	1.0	x	1	=	29.014
	D2-A	12.805	x	10.350	x	1.0	x	1	=	132.532
	D5	5.700	x	1.060	x	1.0	x	1	=	6.042
Staircase	1	5.700	x	3.300	x	1.0	x	2	=	37.620
Lift Well	2	3.000	x	2.000	x	1.0	x	1	=	6.000
Lift Well	3	1.800	x	2.000	x	1.0	x	1	=	3.600
Shaft	4	0.470	x	0.690	x	1.0	x	1	=	0.324
Shaft	5	1.530	x	0.620	x	1.0	x	1	=	0.949
Shaft	6	0.900	x	0.620	x	1.0	x	1	=	0.558
Shaft	7	2.690	x	2.230	x	1.0	x	1	=	5.999
Shaft	8	3.890	x	1.650	x	1.0	x	1	=	6.419
						TOTAL			=	229.056
TOTAL FIRST FLOOR FAR AREA (ADDITIONS-DEDUCTIONS)									=	265.661
TOTAL RIRST FLOOR NON FAR AREA (Staircase)									=	37.620
	COMMERCIAL FAR AREA AT FIRST FLOOR									
	ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
	C1	2.500	x	4.590	x	1.0	x	1	=	11.475
	C2	8.495	x	10.750	x	1.0	x	1	=	91.321
	C3	2.900	x	1.250	x	1.0	x	1	=	3.625
						TOTAL			=	106.421
TOTAL SERVICE PERSON ROOMS FAR AREA AT FIRST FLOOR (TOTAL FAR-COMMERCIAL FAR)									=	159.240
	SERVICE PERSON ROOMS AREA OF TYPICAL (2ND TO 8TH) FLO									
	(AREAS IN sq mtrs.)									
	ADDITIONS									
	ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
	A	22.135	x	22.350	x	1.0	x	1	=	494.717
						TOTAL			=	494.717
	DEDUCTIONS									
	ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
	D1	1.780	x	16.300	x	1.0	x	1	=	29.014
	D2-A	12.805	x	10.350	x	1.0	x	1	=	132.532
	D5	5.700	x	1.060	x	1.0	x	1	=	6.042
Staircase	1	5.700	x	3.300	x	1.0	x	2	=	37.620
Lift Well	2	3.000	x	2.000	x	1.0	x	1	=	6.000
Lift Well	3	1.800	x	2.000	x	1.0	x	1	=	3.600
Shaft	4	0.470	x	0.690	x	1.0	x	1	=	0.324
Shaft	5	1.530	x	0.620	x	1.0	x	1	=	0.949
Shaft	6	0.900	x	0.620	x	1.0	x	1	=	0.558
Shaft	7	2.690	x	2.230	x	1.0	x	1	=	5.999
Shaft	8	3.890	x	1.650	x	1.0	x	1	=	6.419
						TOTAL			=	229.056
TOTAL TYPICAL FLOOR FAR AREA (ADDITIONS-DEDUCTIONS)									=	265.661
TOTAL TYPICAL FLOOR NON FAR AREA (Staircase)									=	37.620
	SERVICE PERSON ROOMS AREA OF 9TH FLOOR									
	(AREAS IN sq mtrs.)									
	ADDITIONS									
	ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
	A	22.135	x	21.290	x	1.0	x	1	=	471.254
						TOTAL			=	471.254
	DEDUCTIONS									
	ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
	D1	1.780	x	16.300	x	1.0	x	1	=	29.014
	D2-A	12.805	x	10.350	x	1.0	x	1	=	132.532
	D7	2.300	x	4.990	x	1.0	x	1	=	11.477
	D8	2.680	x	2.940	x	1.0	x	1	=	7.879
Staircase	1	5.700	x	3.300	x	1.0	x	2	=	37.620
Lift Well	2	3.000	x	2.000	x	1.0	x	1	=	6.000
Lift Well	3	1.800	x	2.000	x	1.0	x	1	=	3.600
Shaft	4	0.470	x	0.690	x	1.0	x	1	=	0.324
Shaft	5	1.530	x	0.620	x	1.0	x	1	=	0.949
Shaft	6	0.900	x	0.620	x	1.0	x	1	=	0.558
Shaft	7	2.690	x	2.230	x	1.0	x	1	=	5.999
Shaft	8	3.890	x	1.650	x	1.0	x	1	=	6.419
						TOTAL			=	242.370
TOTAL 9TH FLOOR FAR AREA (ADDITIONS-DEDUCTIONS)									=	228.884
TOTAL 9TH FLOOR NON FAR AREA (Staircase)									=	37.620

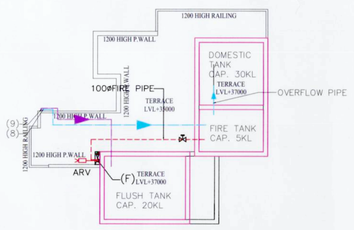
AREA OF MUMTY									
(AREAS IN sq mtrs.)									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
M1	3.460	x	2.460	x	1.0	x	1	=	8.512
M2	5.560	x	2.110	x	1.0	x	1	=	11.732
M3	2.500	x	4.050	x	1.0	x	1	=	10.125
M4	5.320	x	4.672	x	1.0	x	1	=	24.855
M5	3.455	x	2.944	x	1.0	x	1	=	10.172
M6	0.570	x	0.880	x	1.0	x	1	=	0.501
M7	6.160	x	2.940	x	1.0	x	1	=	18.110
					TOTAL			=	84.012



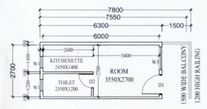
COMMERCIAL BLOCK - B_TERRACE FLOOR



MUMTY (NON FAR) AREA DIAGRAM

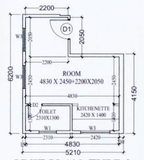


MUMTY & MACHINE
ROOM TERRACE

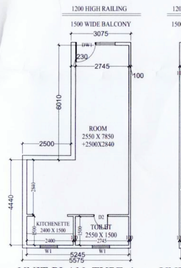


UNIT PLAN TYPE-1

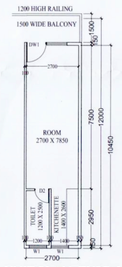
UNIT PLAN TYPE-2



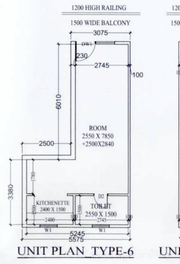
UNIT PLAN TYPE-3



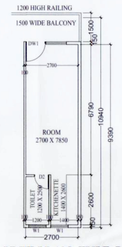
UNIT PLAN TYPE-4



UNIT PLAN TYPE-5

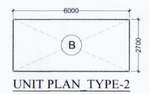


UNIT PLAN TYPE-6

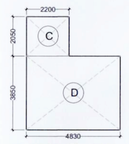


UNIT PLAN TYPE-7

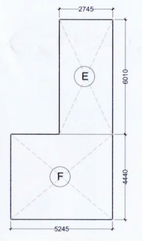
UNIT PLAN TYPE-1
AREA DIAGRAM



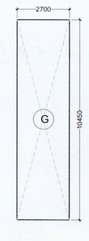
UNIT PLAN TYPE-2
AREA DIAGRAM



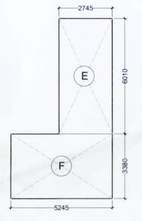
UNIT PLAN TYPE-3
AREA DIAGRAM



UNIT PLAN TYPE-4
AREA DIAGRAM



UNIT PLAN TYPE-5
AREA DIAGRAM



UNIT PLAN TYPE-6
AREA DIAGRAM

UNIT PLAN TYPE-7
AREA DIAGRAM

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

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.

JTP(HQ) — JD — PA — A.T.P. — Ram Avtar Bassi JD(HQ) — JDT (HQ) Member BPAC

CARPET AREA DETAIL :

AREA CALCULATION OF UNIT (TYPE-1)					
S.No.	Width (in mt.)	Length (in mt.)	NOS.		Area (Sq.mt.)
A	6.000	2.700	1	=	16.200
TOTAL				=	16.200
AREA CALCULATION OF UNIT (TYPE-2)					
B	6.000	2.700	1	=	16.200
TOTAL				=	16.200
AREA CALCULATION OF UNIT (TYPE-3)					
C	2.200	2.050	1	=	4.510
D	4.830	3.850	1	=	18.596
TOTAL				=	23.106
AREA CALCULATION OF UNIT (TYPE-4)					
E	2.745	6.010	1	=	16.497
F	5.245	4.440	1	=	23.288
TOTAL				=	39.785
AREA CALCULATION OF UNIT (TYPE-5)					
G	2.700	10.450	1	=	28.215
TOTAL				=	28.215
AREA CALCULATION OF UNIT (TYPE-6)					
E	2.745	6.010	1	=	16.497
F	5.245	3.380	1	=	17.728
TOTAL				=	34.226
AREA CALCULATION OF UNIT (TYPE-7)					
G	2.700	9.390	1	=	25.353
TOTAL				=	25.353

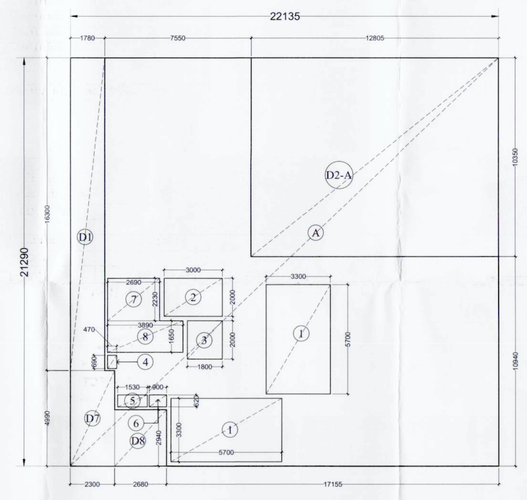
COMMERCIAL AREA DETAIL (AREAS IN sq mtrs.)			
	FAR AREA	NON FAR AREA	
BLOCK - A			
GROUND FLOOR	1129.28		
BLOCK - B			
GROUND FLOOR	412.341		
1st FLOOR	106.421		
TOTAL	1648.04	0.00	

SERVICE PERSON ROOMS AREA DETAIL (AREAS IN sq mtrs.)			
	FAR AREA	NON FAR AREA	DU
1st FLOOR	159.240	37.620	5
2nd FLOOR	265.661	37.620	8
3rd FLOOR	265.661	37.620	8
4th FLOOR	265.661	37.620	8
5th FLOOR	265.661	37.620	8
6th FLOOR	265.661	37.620	8
7th FLOOR	265.661	37.620	8
8th FLOOR	265.661	37.620	8
9th FLOOR	228.884	37.620	7
MUMTY		84.012	
TOTAL	2247.75	422.59	68
TOTAL BUILTUP	2670.35		

LEGEND		
	WASIN BASIN TO FT	40ø0D uPVC PIPE
	SINK TO FT	50ø0D uPVC PIPE
	URINAL TO UT	50ø0D uPVC PIPE
	FD TO FT OR MT	63ø0D uPVC PIPE
	FT OR MT TO VERTICAL/ HORIZONTEL PIPE	110ø0D uPVC PIPE
	WC TO VERTICAL/ HORIZONTEL PIPE	110ø0D uPVC PIPE
		110ø0D uPVC SOIL PIPE
		110ø0D uPVC WASTE PIPE
		110ø/160ø0D uPVC WASTE PIPE

S. NO.	TYPE	SIZE (MM)	CILL HT. (MM)	LINTEL HT. (MM)
1	RS	3000 X 3600	00	3600
2	RS1	2100 X 3600	00	3600
3	RS2	1800 X 3600	00	3600
4	D1	1050 X 2300	00	2300
5	D2	750 X 2300	00	2300
6	FD	1250 X 2300	00	2300
7	SDW1	2400 X 2450	00	2450
8	SDW2	1500 X 2450	00	2450
9	SDW3	1200 X 2450	00	2450
10	DW1	2100 X 2450	00	2450
11	SW1	3600 X 1850	00	1850
12	W1	900 X 1500	950	2450
13	W2	600 X 1500	950	2450
14	W3	1500 X 1500	1200	2450

LEGEND	
1.	110ø SOIL & VENT PIPE
2.	110ø WASTE & VENT PIPE
3.	75ø ANTI SIPHON PIPE
4.	COLD WATER SUPPLY (10TH TO 9TH FLOOR)
4a.	COLD WATER SUPPLY (8TH TO 5TH FLOOR FLOOR)
4b.	COLD WATER SUPPLY (4TH TO GROUND FLOOR)
5.	FLUSH WATER SUPPLY (10TH TO 9TH FLOOR)
5a.	FLUSH WATER SUPPLY (8TH TO 5TH FLOOR FLOOR)
5b.	FLUSH WATER SUPPLY (4TH TO GROUND FLOOR)
6.	75øuPVC RWP FOR BALCONY
7.	110øuPVC RWP FOR TERRACE
8.	50øCOLD WATER RISER
9.	50øFLUSH WATER RISER
FD	FLOOR DRAIN
FT	FLOOR TRAP
ARV	AIR RELEASE VALVE
(F)	100øFIRE PIPE
(D)	65øDRAIN PIPE
(S)	150øSPRINKLER PIPE
HWS	HOT WATER SUPPLY
CWS	COLD WATER SUPPLY
FWS	FLUSH WATER SUPPLY



COMMERCIAL BLOCK - B_9TH. FLOOR (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 MANESAR 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.L.F.
PH. : 9811204088, 9810081088

NORTH

TITLE :
COMMERCIAL BLOCK-B: FLOOR PLANS & AREA CALCULATION

Checked and found ok for Public Health (Internal) Service only subject to comments in drawing issued No. ... dated ...
Executive Engineer (HQ)
Sr. Engineer-I
HSVP, Panchkula

SCALE - 1:200 DRG.NO.- 06

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KAPIL MANGLA
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For ARTTECH ELEGANT HOMES LLP
Partner