

This is a PROVISIONAL BUILDING PLAN
approved only for the purpose of being
deposited for the general plan.

STP (H) STP (H) STP (H)
Master Supply Master Supply Master Supply
DT (H) DT (H) DT (H)
JD (H) JD (H) JD (H)
ATP (H) ATP (H) ATP (H)
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Sanctioned
TO BE READ WITH THIS OFFICE
FIELD NO: 11690
DATED: 09-04-26

Checked and found ok for Public Health
(Internal) Service only subject to comments in
in forwarding letter No. 15759 (D. 13.11) 24

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NOTES:
1. ALL DIMENSIONS IN MM.
2. LIFT SHALL BE WITH 100% POWER BACKUP.

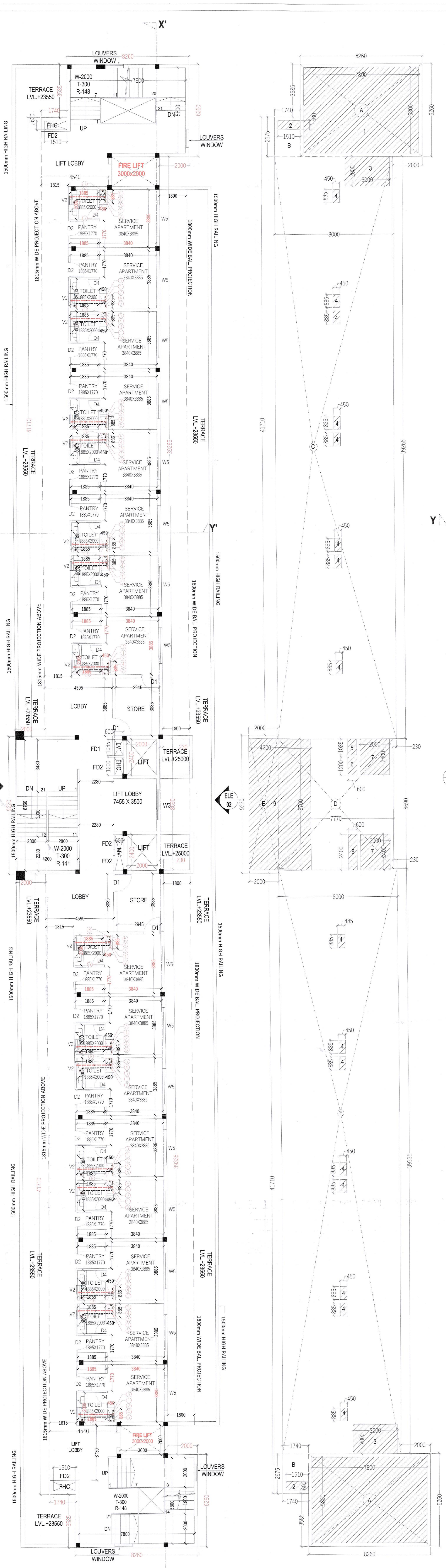
PROJECT:
APPROVAL OF REVISED BUILDING
PLANS OF PHASE-II FALLING IN
AFFORDABLE GROUP HOUSING
COLONY OVER AN AREA
MEASURING 9.684 ACRES
(LICENSE NO.236 OF 2023 DATED
02.11.2023 AND LICENSE NO.269
OF 2023 DATED 28.12.2023) IN
SECTOR-36, SOHNA BEING
DEVELOPED BY 4S DEVELOPERS
PVT.LTD.

ARCHITECT:-
YAAR CONSULTANTS LLP
ARCHITECTURE, INTERIORS, PLANNING
Unit No 303, New Time Center, Gurukul, Sector-64, Golf Course Road, Gurgaon
G - 124-429493 H - 011-46915440 Mail - yaar.consultants@gmail.com

OWNERS SIGNATURE:- ARCHITECT SIGNATURE:-
For 4S Developers Pvt. Ltd. H. H. H.
Authorized Signatory

DRAWING TITLE:
COMMERCIAL-2
FLOOR PLANS & AREA CALCULATION

DATE:- SEP-2025 SHEET NO. C2-03
SCALE:- 1:80 (A0)

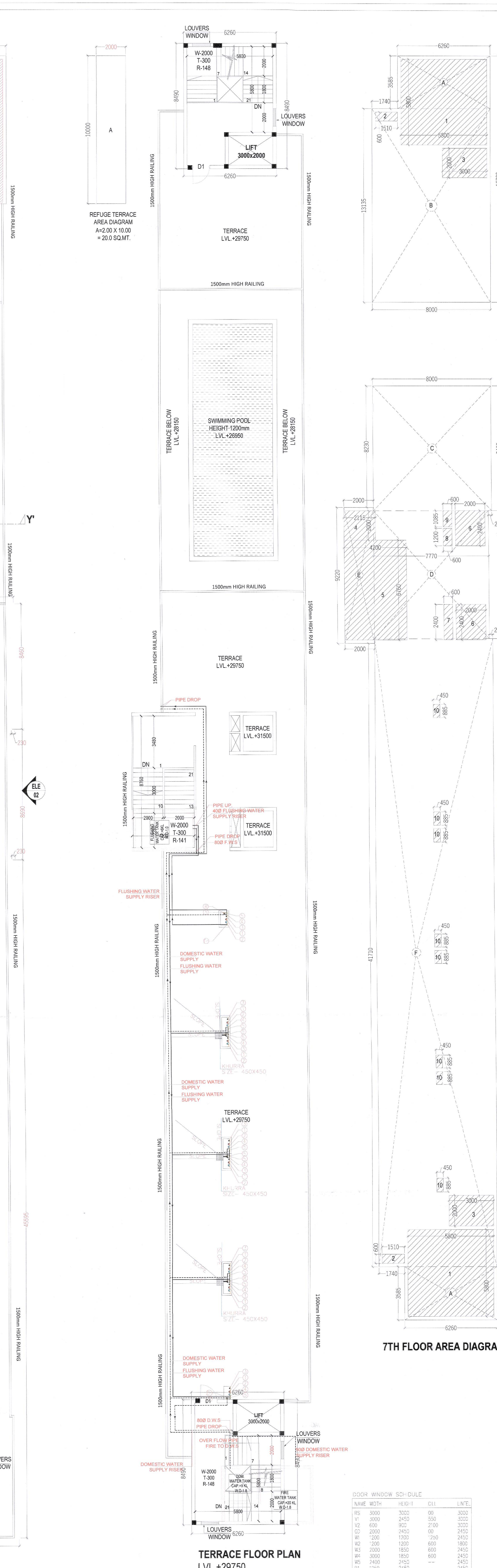


6TH FLOOR F.A.R. AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	2	1	8.260	6.260	103.415
B	2	1	1.740	2.675	9.309
C	1	1	8.000	39.265	314.120
D	1	1	7.770	8.690	67.521
E	1	1	2.000	9.220	18.440
F	1	1	8.000	39.335	314.680
TOTAL ADDITION					827.486
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	2	1	7.800	5.800	90.480
2	2	1	1.510	0.600	1.812
3	2	1	3.000	2.000	12.000
4	16	1	0.450	0.885	6.372
5	1	1	0.600	1.085	0.651
6	1	1	0.600	1.200	0.720
7	2	1	2.000	2.400	9.600
8	1	1	0.600	2.400	1.440
9	1	1	4.200	8.760	36.792
TOTAL SUBTRACTION					159.867
TOTAL 6TH FLOOR F.A.R. AREA					667.619

7TH FLOOR F.A.R. AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	2	1	6.260	3.585	44.884
B	1	1	8.000	13.135	105.080
C	1	1	8.000	8.460	67.680
D	1	1	7.770	8.690	67.521
E	1	1	2.000	9.220	18.440
F	1	1	8.000	45.595	364.760
TOTAL ADDITION					668.366
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	2	1	5.800	5.800	67.280
2	2	1	1.510	0.600	1.812
3	2	1	3.000	2.000	12.000
4	1	1	2.115	2.000	4.230
5	1	1	4.200	6.760	28.392
6	2	1	2.000	2.400	9.600
7	1	1	0.600	2.400	1.440
8	1	1	0.600	1.200	0.720
9	1	1	0.600	1.085	0.651
10	8	1	0.450	0.885	3.186
TOTAL SUBTRACTION					129.311
TOTAL 7TH FLOOR F.A.R. AREA					539.055

MUMTY AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	2	1	6.260	8.490	106.295
TOTAL ADDITION					106.295
TOTAL AREA					106.295

STAIR CASE AREA (NON F.A.R.)					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	2	1	5.800	5.800	67.280
2	2	1	1.510	0.600	1.812
3	2	1	3.000	2.000	12.000
4	1	1	2.115	2.000	4.230
5	1	1	4.200	6.760	28.392
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8	1	1	0.600	1.200	0.720
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REQUIRED REFUGE TERRACE AREA
= (AREA OF 7TH & 8TH / 10) X 0.3 = 200.9 SQ. MTS.
= 17.971 SQ. MTS.
PROPOSED REFUGE TERRACE
= 2000 Sq.mt.

REQUIRED STAIRCASE WIDTH LEVEL-7 CALCULATION:-
(SWIMMING POOL, 200SQM. 1 Person/2.7) = 14 persons POOL DEPTH BELOW 1.5MT.
SERVICE APARTMENT 368 SQM. 1 Person/12.5 = 30 persons
(CIRCULATION SPACE, 388.28 SQM 1 Person/10) = 39 persons
TOTAL = 143 persons
Required staircase width @ 10mm/person for 143 persons = 1430mm i.e. MINIMUM 1500 MM.
PROVIDED STAIRCASE WIDTH = 2000+2000+2000=6000MM