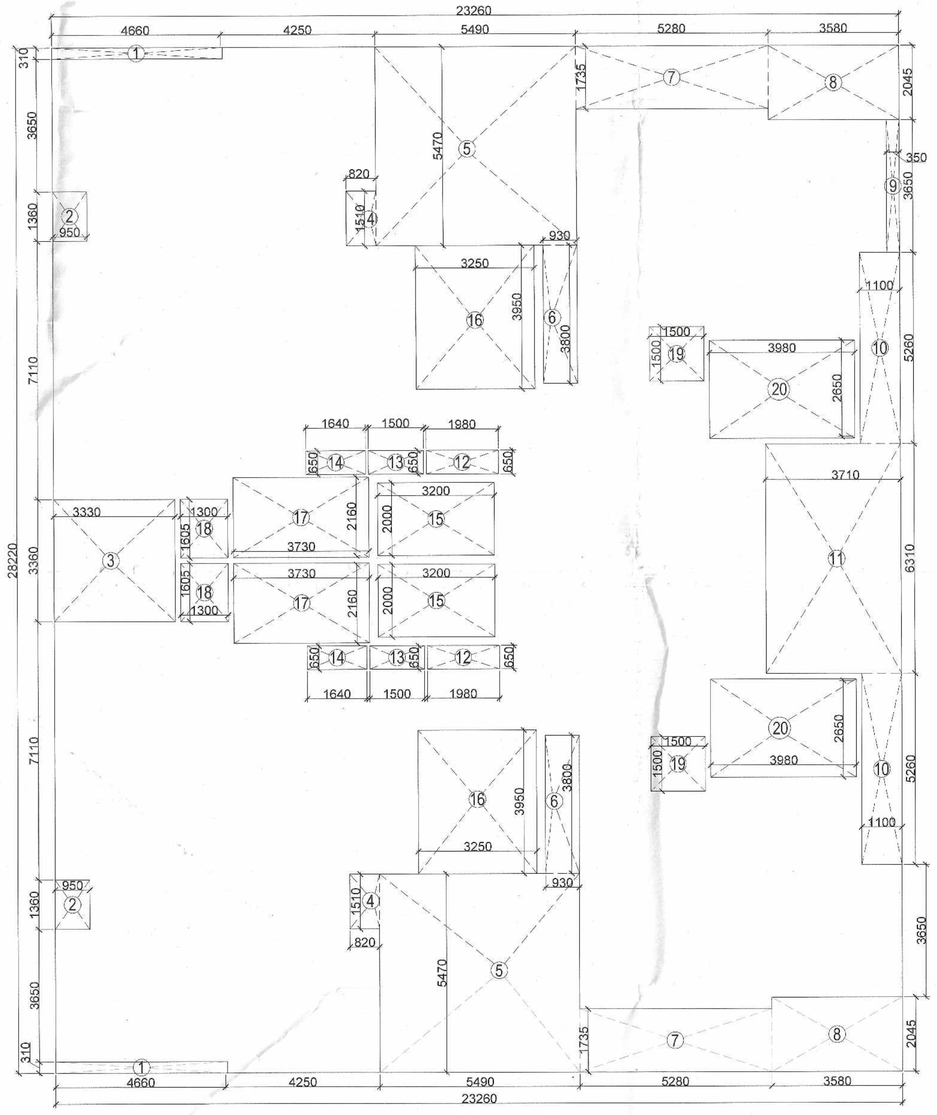
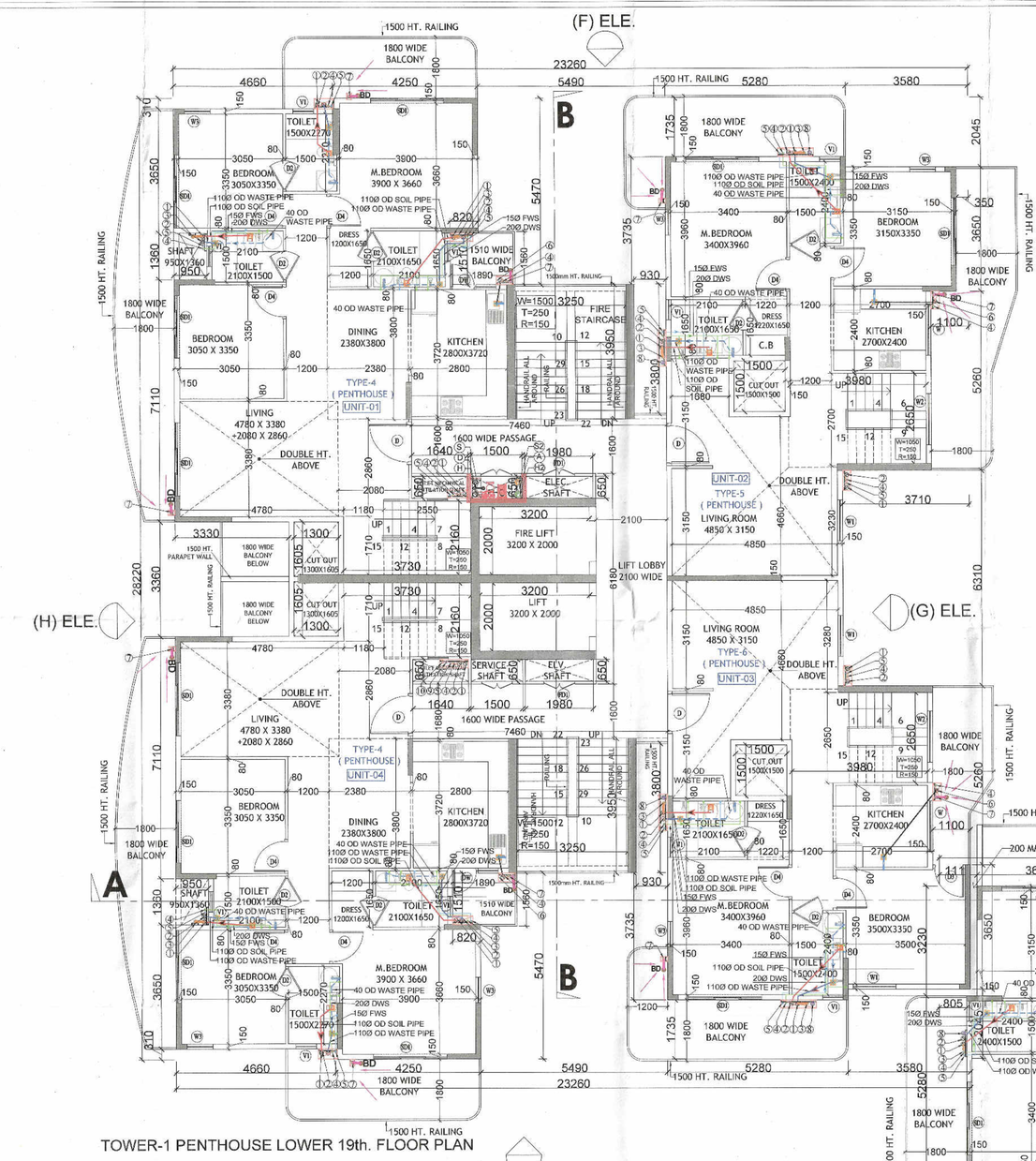
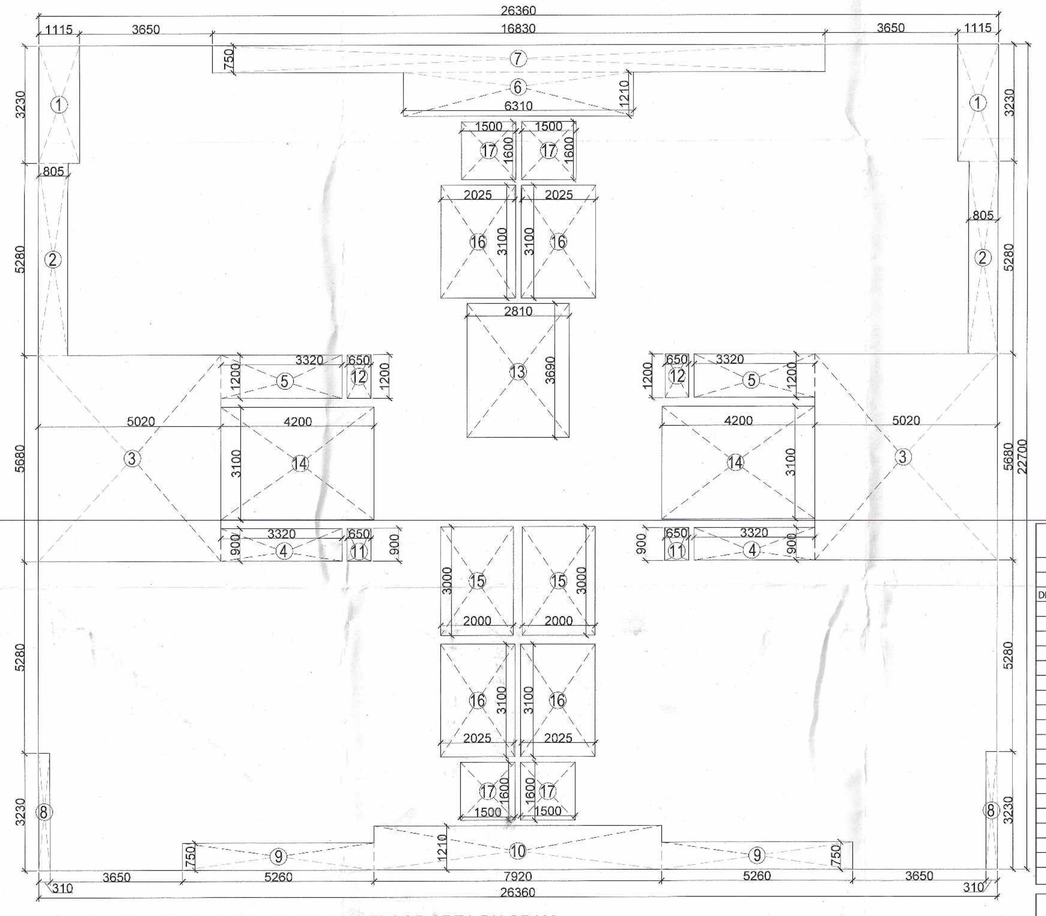


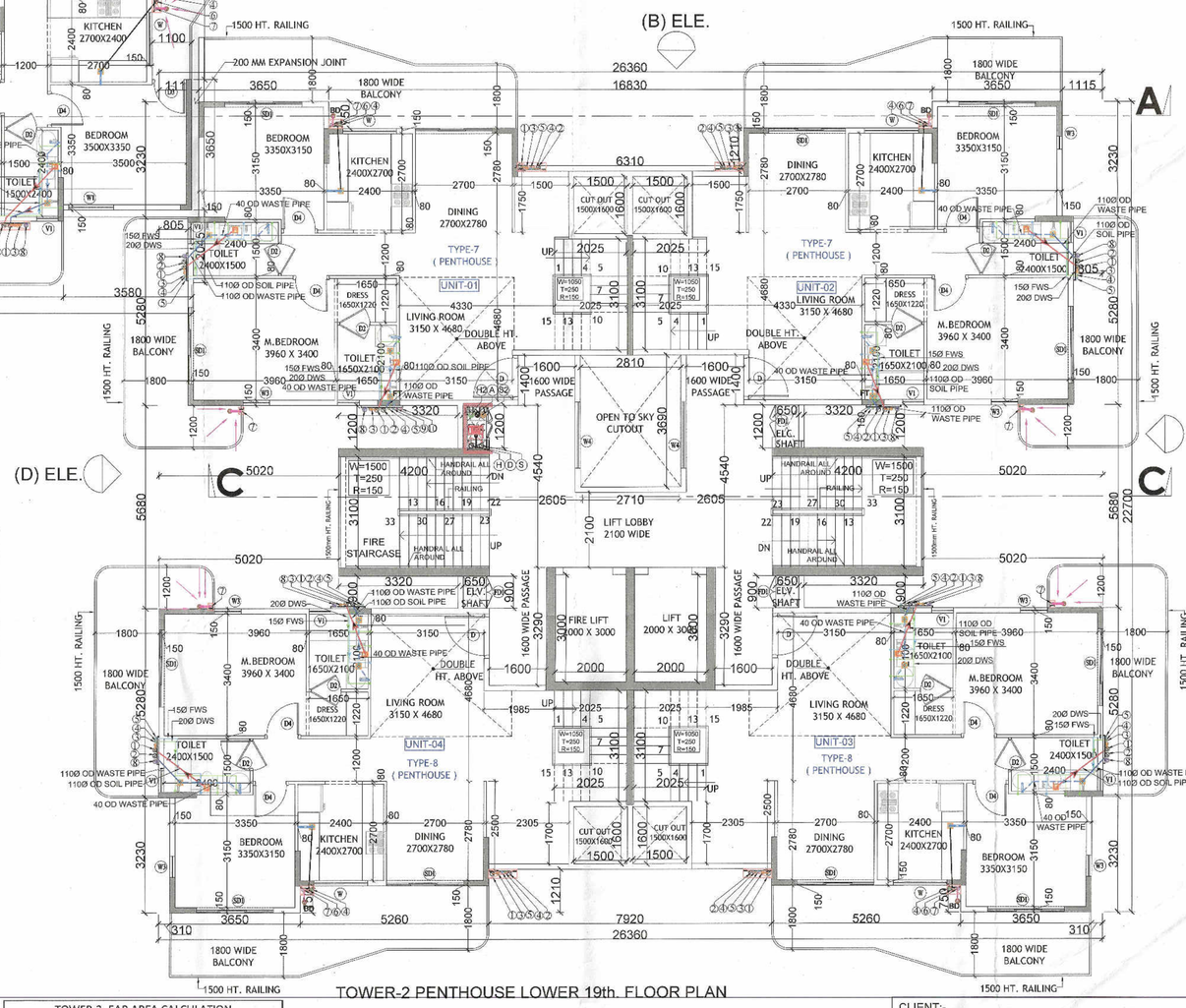
TOWER-1 PENTHOUSE LOWER 19th. FLOOR AREA DIAGRAM



TOWER-1 PENTHOUSE LOWER 19th. FLOOR PLAN



TOWER-2 PENTHOUSE LOWER 19th. FLOOR AREA DIAGRAM



TOWER-2 PENTHOUSE LOWER 19th. FLOOR PLAN

TOWER-1 FAR AREA CALCULATION PENTHOUSE LOWER 19th. FLOOR							
A	1	X	23.260	X	28.220	=	656.40
GROSS PLATE AREA							656.40
DEDUCTIONS							
1	2	X	4.660	X	0.310	=	2.89
2	2	X	0.950	X	1.360	=	2.58
3	1	X	3.330	X	3.360	=	11.19
4	2	X	0.820	X	1.510	=	2.48
5	2	X	5.490	X	5.470	=	60.06
6	2	X	0.930	X	3.800	=	7.07
7	2	X	5.280	X	1.735	=	18.32
8	2	X	3.580	X	2.045	=	14.64
9	1	X	0.350	X	3.650	=	1.28
10	2	X	1.100	X	5.260	=	11.57
11	1	X	3.710	X	6.310	=	23.41
12	2	X	1.980	X	0.650	=	2.57
13	2	X	1.500	X	0.650	=	1.95
14	2	X	1.640	X	0.650	=	2.13
15	2	X	3.200	X	2.000	=	12.80
16	2	X	3.250	X	3.950	=	25.68
17	2	X	3.730	X	2.160	=	16.11
18	2	X	1.300	X	1.605	=	4.17
19	2	X	1.500	X	1.500	=	4.50
20	2	X	3.980	X	2.650	=	21.09
TOTAL						=	246.50
NET FAR AREA			656.40	-	246.50	=	**409.90**

TOWER-1 BUILTUP AREA CALCULATION PENTHOUSE LOWER 19th. FLOOR							
A	1	X	23.260	X	28.220	=	656.40
GROSS PLATE AREA							656.40
DEDUCTIONS							
1	2	X	4.660	X	0.310	=	2.89
2	2	X	0.950	X	1.360	=	2.58
3	1	X	3.330	X	3.360	=	11.19
4	2	X	0.820	X	1.510	=	2.48
5	2	X	5.490	X	5.470	=	60.06
6	2	X	0.930	X	3.800	=	7.07
7	2	X	5.280	X	1.735	=	18.32
8	2	X	3.580	X	2.045	=	14.64
9	1	X	0.350	X	3.650	=	1.28
10	2	X	1.100	X	5.260	=	11.57
11	1	X	3.710	X	6.310	=	23.41
12	2	X	1.980	X	0.650	=	2.57
13	2	X	1.500	X	0.650	=	1.95
14	2	X	1.640	X	0.650	=	2.13
TOTAL						=	162.14
NET BUILTUP AREA			656.40	-	162.14	=	**494.26**

TOWER-1 NON FAR AREA CALCULATION PENTHOUSE LOWER 19th. FLOOR							
15	2	X	3.200	X	2.000	=	12.80
16	2	X	3.250	X	3.950	=	25.68
17	2	X	3.730	X	2.160	=	16.11
18	2	X	1.300	X	1.605	=	4.17
19	2	X	1.500	X	1.500	=	4.50
20	2	X	3.980	X	2.650	=	21.09
TOTAL						=	**84.36**

TOWER-1 BUILTUP AREA PENTHOUSE LOWER 19th. FLOOR		
FAR AREA	=	409.90
NON FAR AREA(STAIR +LIFT)	=	84.36
TOTAL BUILT UP AREA		**494.26**

DOOR WINDOW SCHEDULE							
Sr. No.	TYPE	WIDTH	HEIGHT	SIZE	CILL	LINTEL
1	SD1	2150	2400	2400 X 2400	-	2400
2	SD2	1500	2400	1500 X 2400	-	2400
3	DW	1350	2400	1350 X 2400	900	2400
4	D	1250	2400	1250 X 2400	-	2400
5	D1	1000	2400	1000 X 2400	-	2400
6	D2/ SWING	900	2400	900 X 2400	-	2400
7	D3	900	2400	900 X 2400	-	2400
8	D4	1000	2400	1000 X 2400	-	2400
9	W	1500	1550	1500 X 1550	850	2400
10	W1	1250	2250	1250 x 2250	150	2400
11	W2	1850	1800	1850 x 1800	600	2400
12	W3	750	1500	1850 x 1500	900	2400
12	W4	1850	2100	1850 x 2100	300	2400
13	V1	600	900	600X900	1500	2400
NOTE:-FD, D & D1 WITH 1HR. FIRE RATING						
NOTE:-ALL SHAFT FD1 WITH 2HR. FIRE RATING						

PLUMBING LEGEND:-		
S.NO	SYMBOLS	
1	(1)	110 OD SOIL VERTICAL PIPE
2	(2)	110 OD WASTE VERTICAL PIPE
3	(3)	750 VENT PIPE VERTICAL PIPE
4	(4)	650 DOMESTIC WATER VERTICAL PIPE
5	(5)	5065 FLUSHING WATER VERTICAL PIPE
6	(6)	160 OD KITCHEN WASTE VERTICAL PIPE
7	(7)	75 OD BALCONY VERTICAL DRAIN PIPE
8	(8)	400 DOMESTIC WATER RISER VERTICAL PIPE
9	(9)	320 FLUSHING WATER RISER VERTICAL PIPE
10	(10)	160 OD RAIN WATER VERTICAL PIPE
11	FT	FLOOR TRAP
12	BD	BALCONY DRAIN
13	FD	FLOOR DRAIN
14	COP	CLEAN OUT PLUG
15	FT & WC	CUTOUT SIZE 150mmX150mm
16		REQ. PLUMBING SHAFT
17		110 OD SOIL PIPE
18		110 OD WASTE PIPE
19		150 OD RAIN WATER PIPE
20		110 OD KITCHEN WASTE PIPE
21		40 OD WASTE PIPE
22		50 OD WASTE PIPE
23		75 OD BALCONY PIPE
24		750 VENT PIPE
25		REQ. LEDGE WALL
26		FLOW DIRECTION
27		KHURRA SIZE - 450X450MM

FIRE LEGEND	
FHC	FIRE HOSE CABINET SIZE - 1500X600MM
FHC	FIRE HOSE CABINET SIZE - 1200X600MM
H	150Ø MS FIRE HYDRANT PIPE LOW ZONE
D	80Ø DRAIN PIPE
S	150Ø MS FIRE SPRINKLER PIPE LOW ZONE
H1	150Ø MS FIRE HYDRANT PIPE HIGH ZONE
S1	150Ø MS FIRE SPRINKLER PIPE HIGH ZONE

TOWER-2 FAR AREA CALCULATION PENTHOUSE LOWER 19th. FLOOR							
A	1	X	26.360	X	22.700	=	598.37
GROSS PLATE AREA							598.37
DEDUCTIONS							
1	2	X	1.115	X	3.230	=	7.20
2	2	X	0.805	X	5.280	=	8.50
3	2	X	5.020	X	5.680	=	57.03
4	2	X	3.320	X	0.900	=	5.98
5	2	X	3.320	X	1.200	=	7.97
6	1	X	6.310	X	1.210	=	7.64
7	1	X	16.830	X	0.750	=	12.62
8	2	X	0.310	X	3.230	=	2.00
9	2	X	5.260	X	0.750	=	7.89
10	1	X	7.920	X	1.210	=	9.58
11	2	X	0.650	X	0.900	=	1.17
12	2	X	0.650	X	1.200	=	1.56
13	1	X	2.810	X	3.690	=	10.37
14	2	X	4.200	X	3.100	=	26.04
15	2	X	2.000	X	3.000	=	12.00
16	4	X	2.025	X	3.100	=	25.11
17	4	X	1.500	X	1.600	=	9.60
TOTAL						=	212.26
NET FAR AREA			598.37	-	212.26	=	**386.11**

TOWER-2 NON FAR AREA CALCULATION PENTHOUSE LOWER 19th. FLOOR							
14	2	X	4.200	X	3.100	=	26.04
15	2	X	2.000	X	3.000	=	12.00
16	4	X	2.025	X	3.100	=	25.11
17	4	X	1.500	X	1.600	=	9.60
TOTAL						=	**72.75**

TOWER-2 BUILTUP AREA CALCULATION PENTHOUSE LOWER 19th. FLOOR							
A	1	X	26.360	X	22.700	=	598.37
GROSS PLATE AREA							598.37
DEDUCTIONS							
1	2	X	1.115	X	3.230	=	7.20
2	2	X	0.805	X	5.280	=	8.50
3	2	X	5.020	X	5.680	=	57.03
4	2	X	3.320	X	0.900	=	5.98
5	2	X	3.320	X	1.200	=	7.97
6	1	X	6.310	X	1.210	=	7.64
7	1	X	16.830	X	0.750	=	12.62
8	2	X	0.310	X	3.230	=	2.00
9	2	X	5.260	X	0.750	=	7.89
10	1	X	7.920	X	1.210	=	9.58
11	2	X	0.650	X	0.900	=	1.17
12	2	X	0.650	X	1.200	=	1.56
13	1	X	2.810	X	3.690	=	10.37
TOTAL						=	139.51
NET BUILTUP AREA			598.37	-	139.51	=	**458.86**

TOWER-2 BUILTUP AREA PENTHOUSE LOWER 19th. FLOOR		
FAR AREA	=	386.11
NON FAR AREA(STAIR +LIFT)	=	72.75
TOTAL BUILT UP AREA		**458.86**

NOTE :- BUILDING STRUCTURE

1. Mivan Shuttering Structure
2. All External Wall Non Load Bearing Structure R.C.C Wall 150 mm th.
3. All Internal Wall Non Load Bearing Structure R.C.C Wall 80 mm th.
4. All External and Internal Load Bearing Shear R.C.C Column / Wall 200 mm th.

S.T.P. (HQ) Member Secretary BPAC
S.T.P. (G) Member BPAC
C.T.N. (HR) Chairman BPAC
ATP (HQ)
JD.
P.A.
A.T.P.
FSO, (HQ) Member BPAC
JD(HQ)

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

CLIENT:- ROF INFRATECH AND HOUSING PVT LTD.

PROJECT : -
PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY (UNDER RETIREMENT HOUSING POLICY DATED 17.08.2021) AREA MEASURING 2.08125 ACRES (LICENSE NO 129 OF 2024 DATED 24/10/2024) IN SECTOR -36 SOHNA
BEING DEVELOPED BY ROF INFRATECH AND HOUSING PVT.LTD

SCALE : 1:100

NORTH

Checked and found ok for Public Health (Internal) Service only subject to comments in Building Inter-Connection Plan vide diary no. 38927 dt. 5/9/26
Executive Engineer (HQ)
For Executive Engineer-I
HSVP Panchkula

DRAWING NAME TOWER-1 & 2
PENTHOUSE LOWER 19th. FLOOR PLAN & AREA DIAGRAM CALCULATION

DRAWING NO. SUB-09

For ROF Infratech And Housing Private Limited
Authorised Signatory

APPLICANT'S SIGN.

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

ARCHITECT'S SIGN