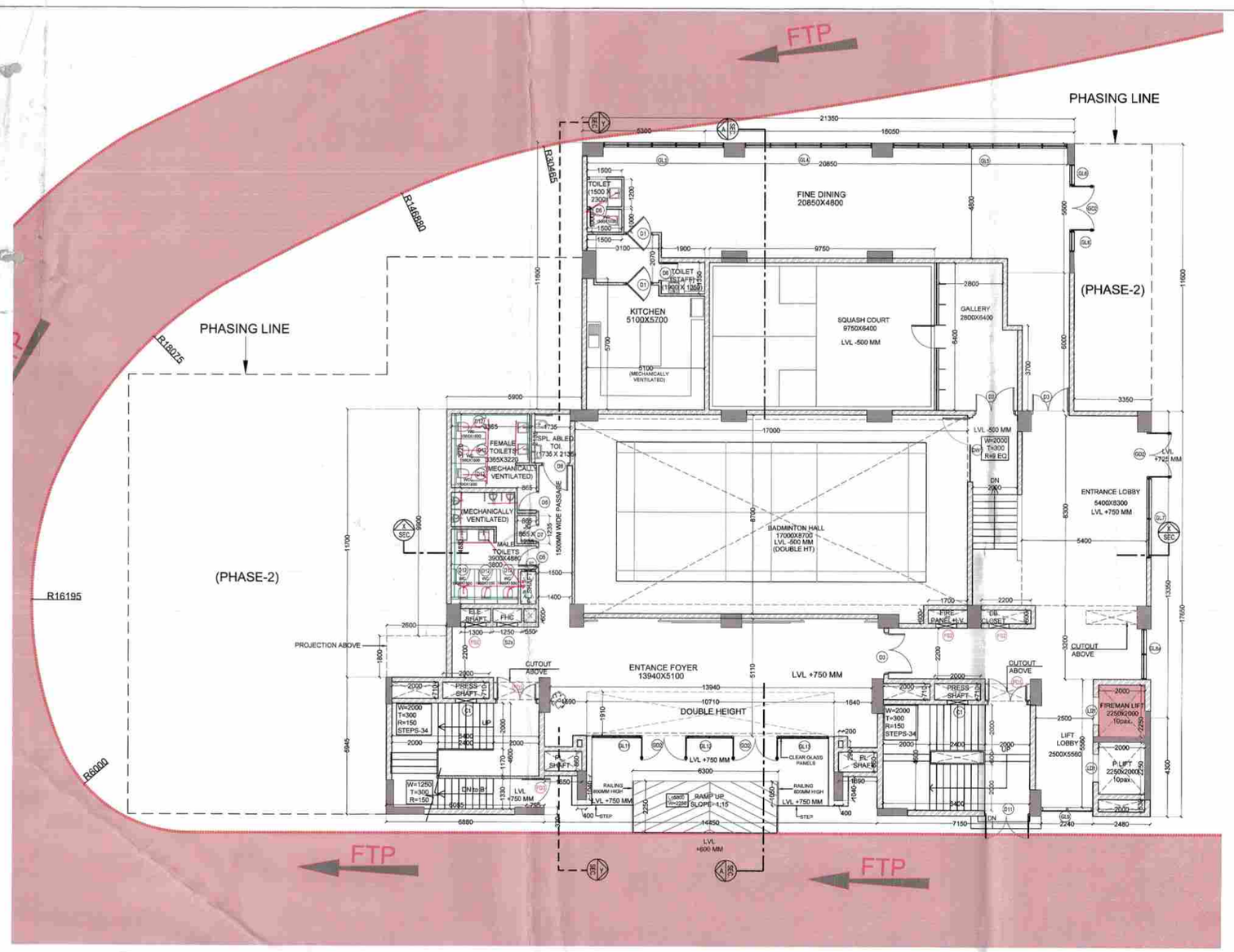
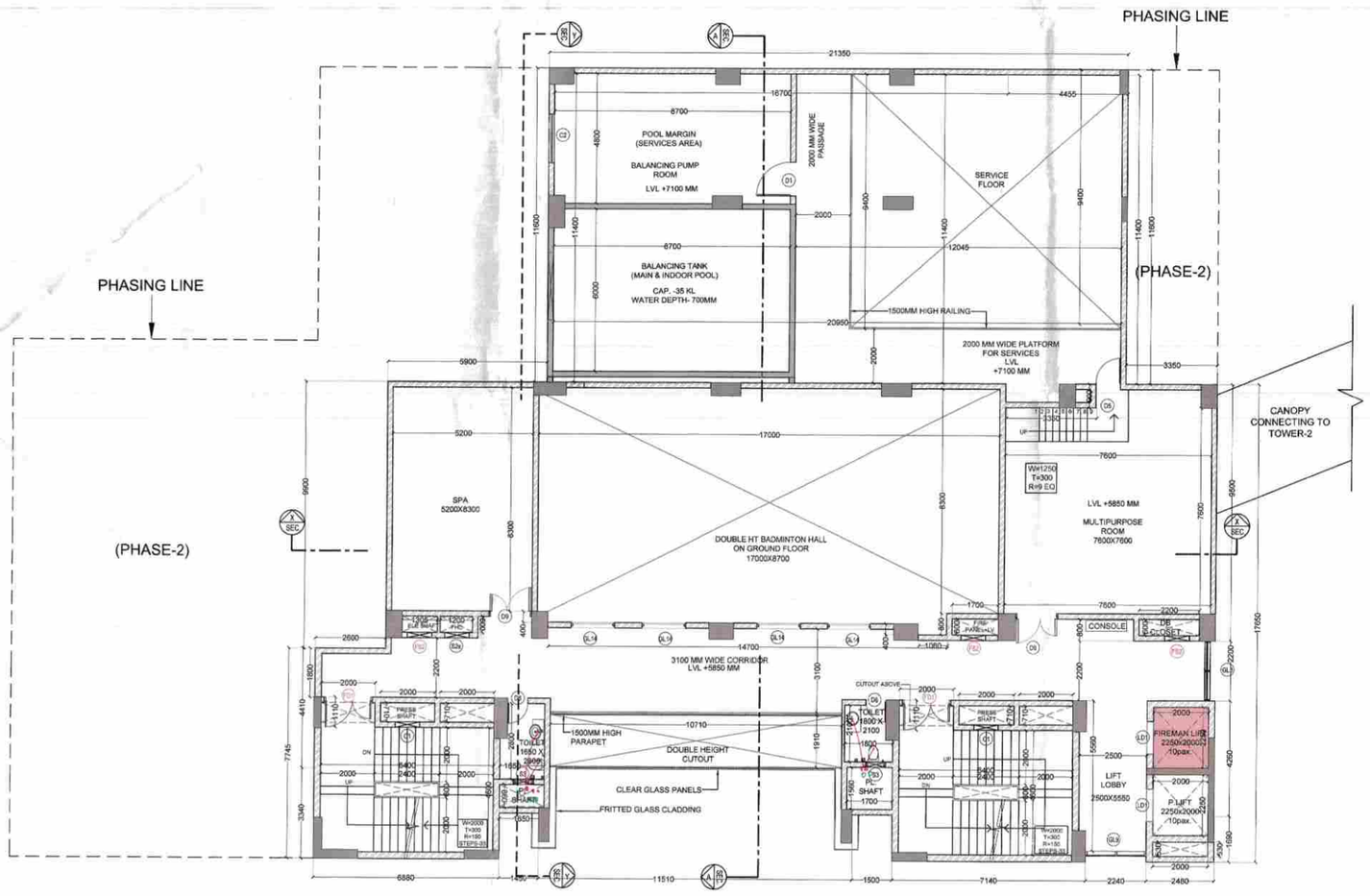
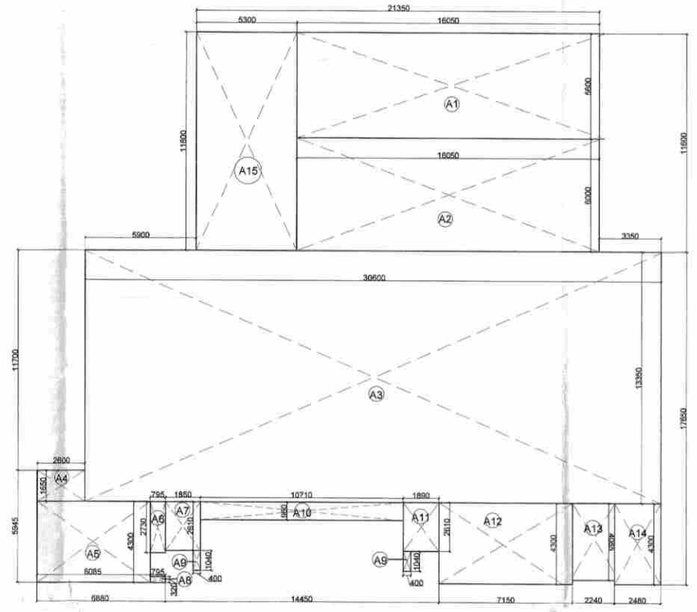


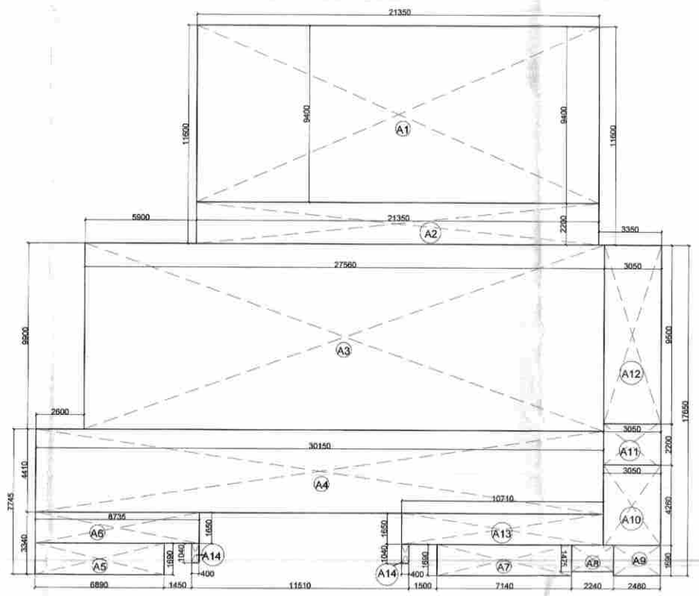
1 CLUB 2- GROUND FLOOR PLAN
1:100



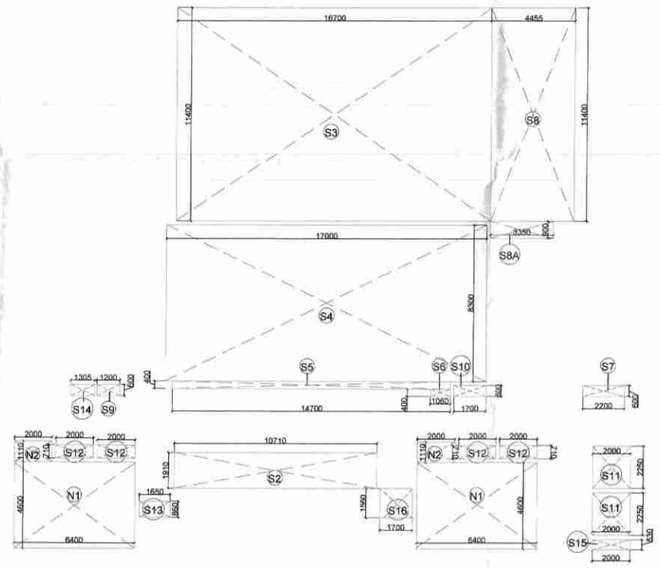
3 CLUB 2- FIRST FLOOR PLAN
1:100



2 CLUB 2- GROUND FLOOR - F.A.R DIAGRAM
1:150



4 CLUB 2- FIRST FLOOR - ADDITION AREA DIAGRAM
1:150



5 CLUB 2- FIRST FLOOR - SUBTRACTION AREA DIAGRAM
1:150

CLUB 2- GROUND FLOOR FAR AREA						
GROSS ADDITIONS:(A)						
DESCRIPTION		LENGTH (m)	BREADTH (m)	AREA (sqm)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	A1	16.050	5.600	89.880	1	89.880
Area of rectangle	A2	16.050	6.000	96.300	1	96.300
Area of rectangle	A3	30.600	13.350	408.510	1	408.510
Area of rectangle	A4	2.600	1.650	4.290	1	4.290
Area of rectangle	A5	6.085	4.300	26.166	1	26.166
Area of rectangle	A6	0.795	2.730	2.170	1	2.170
Area of rectangle	A7	1.850	2.610	4.829	1	4.829
Area of rectangle	A8	0.795	0.320	0.254	1	0.254
Area of rectangle	A9	0.400	1.040	0.416	2	0.832
Area of rectangle	A10	10.710	0.960	10.282	1	10.282
Area of rectangle	A11	1.890	2.610	4.933	1	4.933
Area of rectangle	A12	7.150	4.300	30.745	1	30.745
Area of rectangle	A13	2.240	4.085	9.150	1	9.150
Area of rectangle	A14	2.480	4.300	10.664	1	10.664
Area of rectangle	A15	5.300	11.600	61.480	1	61.480
TOTAL OF ALL GROSS ADDITIONS 'A'						760.485
TOTAL FAR AREA OF GROUND FLOOR= A						760.485
TOTAL BUILT UP AREA OF GROUND FLOOR= A						760.485

CLUB 2- FIRST FLOOR FAR AREA						
GROSS ADDITIONS:(A)						
DESCRIPTION		LENGTH (m)	BREADTH (m)	AREA (sqm)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	A1	21.350	9.400	200.690	1	200.690
Area of rectangle	A2	21.350	2.200	46.970	1	46.970
Area of rectangle	A3	27.560	9.900	272.844	1	272.844
Area of rectangle	A4	30.150	4.410	132.962	1	132.962
Area of rectangle	A5	6.880	1.690	11.627	1	11.627
Area of rectangle	A6	8.735	1.650	14.413	1	14.413
Area of rectangle	A7	7.140	1.690	12.067	1	12.067
Area of rectangle	A8	2.240	1.475	3.304	1	3.304
Area of rectangle	A9	2.480	1.690	4.191	1	4.191
Area of rectangle	A10	3.050	4.260	12.993	1	12.993
Area of rectangle	A11	3.050	2.200	6.710	1	6.710
Area of rectangle	A12	3.050	9.500	28.975	1	28.975
Area of rectangle	A13	10.710	1.650	17.672	1	17.672
Area of rectangle	A14	0.400	1.040	0.416	2	0.832
TOTAL OF ALL GROSS ADDITIONS 'A'						766.249
GROSS DEDUCTION:(B)						
DESCRIPTION		LENGTH (m)	BREADTH (m)	AREA (sqm)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	S2	10.710	1.910	20.456	1	20.456
Area of rectangle	S3	16.700	11.400	190.380	1	190.380
Area of rectangle	S4	17.000	8.300	141.100	1	141.100
Area of rectangle	S5	14.700	0.400	5.880	1	5.880
Area of rectangle	S6	1.060	0.400	0.424	1	0.424
Area of rectangle	S7	2.200	0.600	1.320	1	1.320
Area of rectangle	S8	4.455	11.400	50.787	1	50.787
Area of rectangle	S8A	3.350	0.900	3.015	1	3.015
Area of rectangle	S9	1.200	0.600	0.720	1	0.720
Area of rectangle	S10	1.700	0.600	1.020	1	1.020
Area of rectangle	S11	2.000	2.250	4.500	2	9.000
Area of rectangle	S12	2.000	0.710	1.420	4	5.680
Area of rectangle	S13	1.650	0.860	1.419	1	1.419
Area of rectangle	S14	1.305	0.600	0.783	1	0.783
Area of rectangle	S15	2.000	0.530	1.060	1	1.060
Area of rectangle	S16	1.700	1.560	2.652	1	2.652
Area of rectangle	N1	6.400	4.600	29.440	2	58.880
Area of rectangle	N2	2.000	1.110	2.220	2	4.440
TOTAL OF ALL GROSS DEDUCTION 'B'						499.016
TOTAL FAR AREA OF FIRST FLOOR= A-B (C)						267.233
NON FAR(D)						
DESCRIPTION		LENGTH (m)	BREADTH (m)	AREA (sqm)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	N1	6.400	4.560	29.184	2	58.368
Area of rectangle	N3	10.905	9.400	102.507	1	102.507
Area of rectangle	N4	16.700	2.000	33.400	1	33.400
Area of rectangle	N5	2.000	2.700	5.400	1	5.400
Area of rectangle	N6	2.250	2.000	4.500	1	4.500
TOTAL OF ALL NON FAR 'D'						204.175
TOTAL BUILT UP AREA OF FIRST FLOOR= C+D						471.408

CLUB 2 AREA STATEMENT				
S.No.	DESCRIPTION	TOTAL AREA		
		FAR (SQM)	NON FAR (SQM)	
CLUB 2				
1	GROUND FLOOR (CLUB-2)	760.485	-	
2	1st FLOOR	267.233	204.175	
3	2nd FLOOR	112.219	170.587	
4	OHT	-	40.936	
	TOTAL AREA	1139.937	415.698	

STAIRCASE WIDTH CALCULATION				
NBC Volume 1 Table 4 Capacity Factors [Clauses 4.4.2.1, 4.4.2.3(c) and 4.4.2.4.2(a)] Page - 286				
SPACE	GROSS AREA	FACTOR	POPULATION	
MULTIPURPOSE ROOM	87.186	1.4	62.3	
SPA	64.814	1.4	46.3	
CIRCULATION	117.791	1.4	84.1	
			192.7	
Width per person factor (mm)		Net width (MM)		
		Required	Proposed	Checked by (Name)
10		1,927	2000mm	

In forwarding any

EXIT REQUIREMENT CALCULATION -Club-2 (Standalone club)							
S.No	Floor	Gross Areas SQM	Factor As/NBC 2016)	Occupancy (As/NBC)	Width Factor per person (mm)	Required Width of Staircase(mm)	Provided Width of Staircase/ exit (mm)
1	Ground floor	776.928	1.4	554.9	10	5549	17000
2	First floor	307.346	1.4	219.5	10	2195	4000
3	Second floor	113.3	1.4	81.0	10	810	4000

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 2462
DATED : 20-01-2026

NOTE- ALL SPACES ARE MECHANICALLY VENTILATED

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SCHEDULE OF DOORS

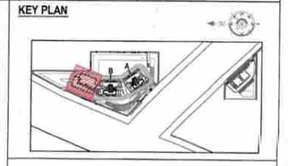
Tag		Width (MM)	Height (MM)	Sill (MM)	Lintel (MM)
SCHEDULE OF NON FIRE RATED DOORS					
D1		1,750	2400	0	2400
D2		1850	2400	0	2400
D3		900	2400	0	2400
D4		750	2400	0	2400
D7		800	2400	0	2400
D8		1,050	2400	0	2400
D9		5400	2400	0	2400
D10		700	2400	0	2400
D11		3000	2400	0	2400
D12		600	2400	0	2400
DWS	DOOR	1,200	2400	0	2400
	WINDOW	1600	2400	0	2400
SCHEDULE OF GLAZING DOOR					
GD2		2000	2400	0	2400
SCHEDULE OF GLAZING					
GL3		5,150	5700	0	5700
GL4		3511	5700	0	5700
GL5		3511	5700	0	5700
GL6		900	4450	0	4450
GL7		3550	4450	0	4450
GL8		2200	4200	100	4300
GL9a		1200	4450	0	4450
GL9b		2200	4250	100	4350
GL9		2180	3250	0	3250
GL11		2100	3250	0	3250
GL12		1850	3250	0	3250
GL13		2160	3250	0	3250
GL14		1650	1250	1050	2400
SCHEDULE OF LIFT OPENINGS					
LT3		1,350	2400	0	2400
SCHEDULE OF SHAFT DOORS					
SD1		2100	2400	0	2400
SD2		1250	2400	0	2400
SD3		900	2250	150	2400
SCHEDULE OF SHAFT DOORS					
S1		850	1750	150	2400
S2		900	2250	150	2400
S2(HC)		900	2250	150	2400
S3		750	2250	150	2400
SCHEDULE OF LOUVRES					
C1		900	600	1800	2400
C2		1850	1500	850	3200

R.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
CVP.(PR) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
AD
PA
ATP
Rajesh Dutt SD(HQ)
FSD (HQ) Member BPAC

OWNER SIGN

ARCHITECT SIGN
REEMA SHARMA
B.ARCH
CA/2018/77247

KEY PLAN



SUBMISSION DRAWING

OWNER
M/S RADHEY BUILDHOME PVT. LTD. IN COLLABORATION WITH M/S ADANI M2K REALTORS LLP.

PROJECT
PROPOSED RESIDENTIAL GROUP HOUSING COLONY OVER AN ADDITIONAL AREA MEASURING 0.03125 ACRE (LICENSE NO 131 OF 2025 DATED 29-07-2025) ADJOINING TO ALREADY LICENCED AREA MEASURING 5.13125 ACRES (AFTER MIGRATION OF 12.85625 ACRES INTO RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 LICENSE NO-46OF 2021 DATED 12.08.2021 OUT OF TOTAL 17.9875 ACRES UNDER LICENCE NO. 24 OF 2012) TOTAL AREA MEASURING 5.16125 ACRES IN SECTOR 102 & 102-A, GURUGRAM

SCALE: AS-MARKED
DATE: 17.11.2025

DRAWING TITLE
CLUB 2 (STANDALONE CLUB)
GROUND & FIRST FLOOR PLAN & AREA DIAGRAM

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DRAWING NO. S-21
REVISION