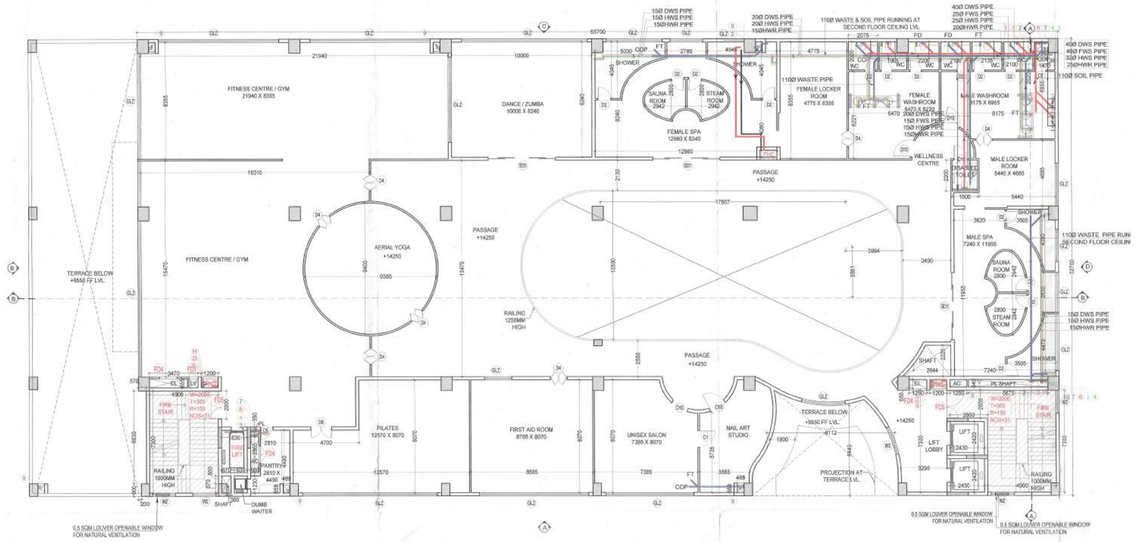
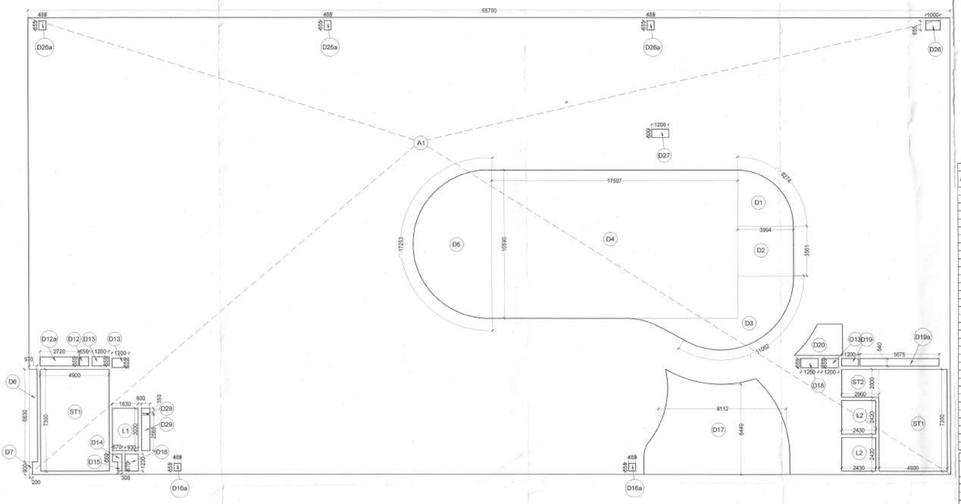
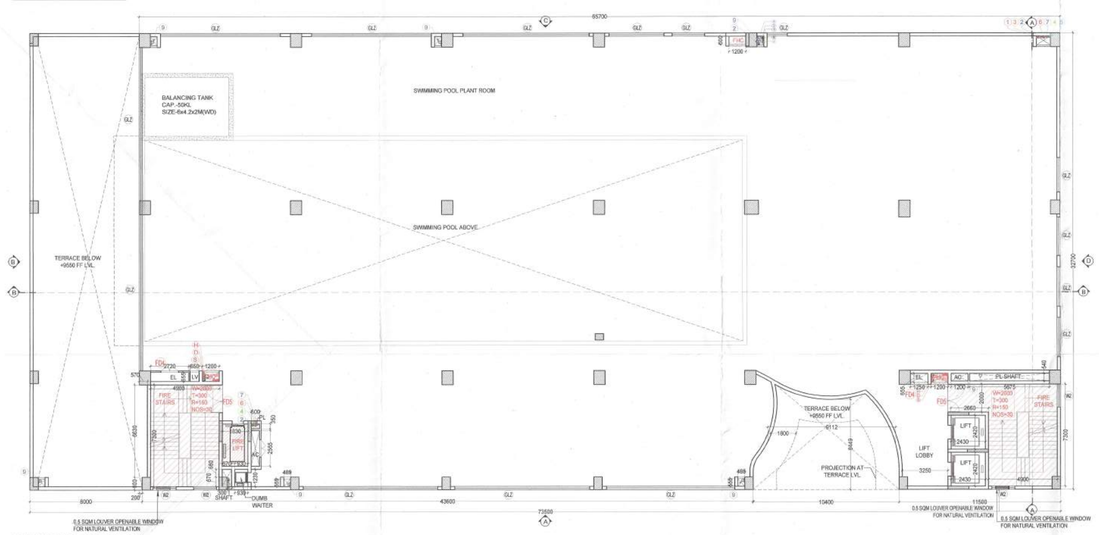


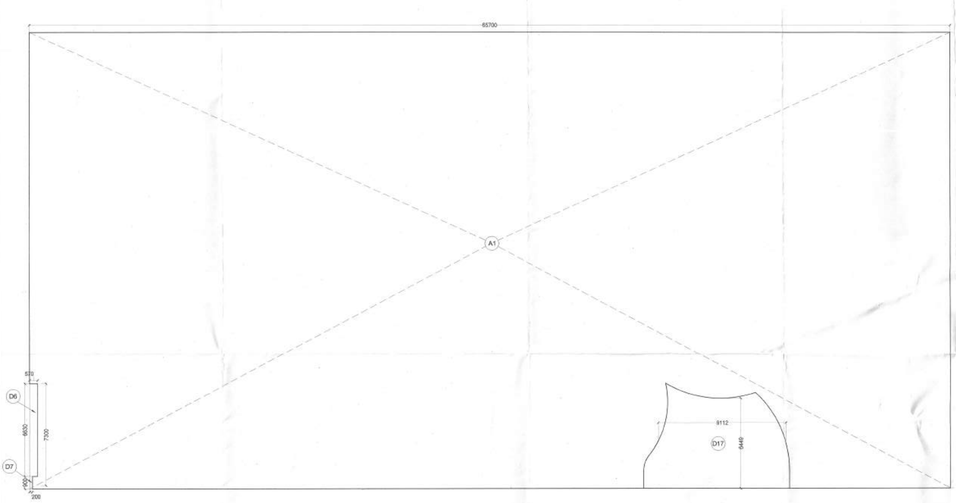
THIRD FLOOR PLAN



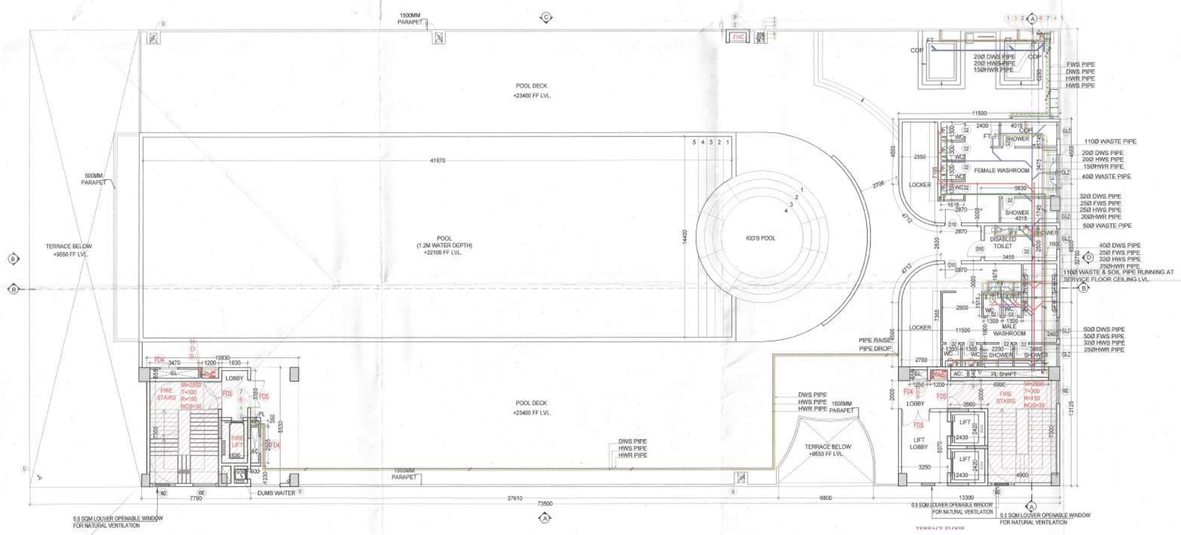
THIRD FLOOR AREA PLAN



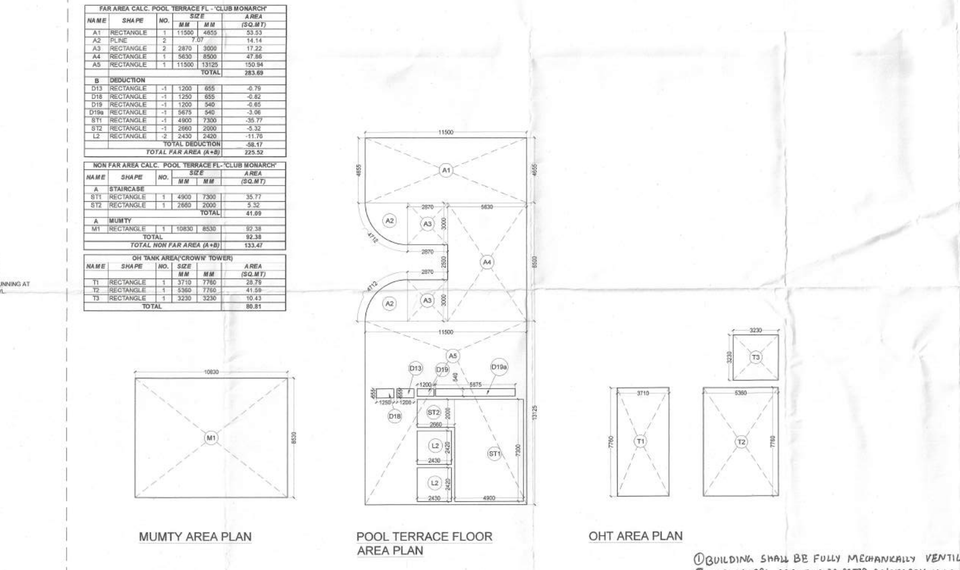
SERVICE FLOOR PLAN



SERVICE FLOOR AREA PLAN



POOL TERRACE FLOOR PLAN



FAR AREA CALC. POOL TERRACE FL - 'CLUB MONARCH'					
NAME	SHAPE	NO.	SIZE MM	SIZE MM	AREA (SQ.MT)
A1	RECTANGLE	1	11500	14655	53.33
A2	PLINE	2		7.07	14.14
A3	RECTANGLE	2	2870	3500	17.22
A4	RECTANGLE	1	5630	8500	47.86
A5	RECTANGLE	1	11500	13125	150.94
				TOTAL	283.69
B	DEDUCTION				
D13	RECTANGLE	-1	1200	655	-0.79
D18	RECTANGLE	-1	1250	655	-0.82
D19	RECTANGLE	-1	1200	540	-0.65
D19a	RECTANGLE	-1	5675	540	-3.06
ST1	RECTANGLE	-1	4900	7300	-35.77
ST2	RECTANGLE	-1	2660	2000	-5.32
L2	RECTANGLE	-2	2430	2420	-11.76
			TOTAL DEDUCTION		-58.17
			TOTAL FAR AREA (A+B)		225.52

NON FAR AREA CALC. POOL TERRACE FL-'CLUB MONARCH'					
NAME	SHAPE	NO.	SIZE MM	SIZE MM	AREA (SQ.MT)
A	STAIRCASE				
ST1	RECTANGLE	1	4900	7300	35.77
ST2	RECTANGLE	1	2660	2000	5.32
				TOTAL	41.09
A	MUMTY				
M1	RECTANGLE	1	10830	8530	92.38
				TOTAL	92.38
				TOTAL NON FAR AREA (A+B)	133.47

OH 'MAX AREA/CROWN' TOWER)					
NAME	SHAPE	NO.	SIZE MM	SIZE MM	AREA (SQ.MT)
T1	RECTANGLE	1	3710	7760	28.79
T2	RECTANGLE	1	5360	7760	41.59
T3	RECTANGLE	1	3230	3230	10.43
	TOTAL				80.81

MUMTY AREA PLAN

POOL TERRACE FLOOR AREA PLAN

OHT AREA PLAN

NON FAR AREA CALC. FOURTH/SERVICE FL.-'CLUB MONARCH'					
NAME	SHAPE	NO.	SIZE MM	SIZE MM	AREA (SQ.MT)
A1	RECTANGLE	1	65700	32700	2148.39
				TOTAL	2148.39
B	DEDUCTION				
D6	RECTANGLE	-1	570	6630	-3.78
D7	RECTANGLE	-1	200	900	-0.18
D17	PLINE	-1		60.08	-60.08
				TOTAL DEDUCTION	-64.04
				TOTAL FAR AREA (A+B)	2084.35

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HEIGHT	CILL	LINTEL	DESCRIPTION
D1	1000	2700	00	2700	
D2	900	2400	00	2400	
D3	1900	2700	00	2700	DOUBLE DOOR
D4	1200	2700	00	2700	DOUBLE DOOR
D5	900	2700	00	2700	
D6	2000	2700	00	2700	DOUBLE DOOR
D7	1500	2700	00	2700	
D8	1020	2400	00	2400	
D9	1500	2700	00	2700	DOUBLE DOOR
D10	1230	2400	00	2400	
SD1	4660	2700	00	2700	SLIDING DOOR
GD1	5450	2700	±00	2700	GLASS DOOR
GD2	8330	2700	±00	2700	GLASS DOOR
GD3	2760	2700	±00	2700	GLASS DOOR
GD4	4300	2700	±00	2700	GLASS DOOR
GD5	1230	2700	±00	2700	GLASS DOOR
W1	1530	1200	1200	2400	
W2	1650	1200	AS I STAIRCASE		
W3	3000	1200	1200	2400	
GLZ	5000	36500/800	±100	37300/700	GLAZING
FD1	950	2300	+100	2300	2HR FIRE RATED DOOR
FD2	1000	2700	00	2700	2HR FIRE RATED DOOR
FD3	1230	2700	00	2700	2HR FIRE RATED DOOR
FD4	1250	2300	+100	2300	2HR FIRE RATED DOOR
FD5	2000	2400	00	2400	2HR FIRE RATED DOOR

PLUMBING LEGEND			
EXG	SYMBOLS		
1		R	110 OD SOIL VERTICAL PIPE
2		R	110 OD WASTE VERTICAL PIPE
3		R	110 OD WASTE / SOIL PIPE
4		R	75 OD WASTE VERTICAL PIPE
5		R	FLUSHING WATER VERTICAL PIPE
6		R	HOT WATER SUPPLY VERTICAL PIPE
7		R	HOT WATER RETURN VERTICAL PIPE
8		R	160 OD RAIN WATER VERTICAL PIPE
9		R	160 OD RAIN WATER PIPE
10		R	DOMESTIC WATER RISER PIPE
11		R	SWIMMING POOL FILLING RISER PIPE
12		R	SWIMMING POOL DRAIN PIPE
13		R	SWIMMING POOL FILLING RAISER PIPE
14			
15		R	BALCONY DRAIN
16		R	FLOOR DRAIN
17			CLEANOUT ROOF
18			110 OD SOIL PIPE
19			110 OD WASTE PIPE
20			160 OD RAIN WATER PIPE
21			90 OD WASTE PIPE
22			75 OD WASTE PIPE
23			75 OD BALCONY PIPE
24			150* VENT PIPE
25			VOLUTRA CSV/CSVMS
26			OUTLET SIZE: 150mm/150mm
27			FLUSHING WATER RAISER PIPE
28			DOMESTIC WATER RAISER PIPE
29			
30			FLUSHING WATER SUPPLY PIPE
31			HOT WATER SUPPLY PIPE
32			HOT WATER RETURN SUPPLY PIPE

1. BUILDING SHALL BE FULLY MECHANICALLY VENTILATED
2. SPRINKLERS ARE INCORPORATED AS/NBC 2016 VOL 1 - CLAUSE 5.1.3 (PAGE NO. 57)

S.T.P(HQ) Member Secretary B.P.A.C. — S.T.P(G) Member B.P.A.C. — C.T.V.(HR) Chairman B.P.A.C.

DTP(HQ) — ATP(HQ)

JD — PA — ATP

DINESH KUMAR PA(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comment in forwarding letter No. 12770 dt. 11/02/26

Superintending Engineer (HQ) for

ADE(D, (HQ) Member BPAC — FSO, (HQ) Member BPAC

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.: 20770
DATED: 11/2/2026

PROJECT:
PROPOSED BUILDING PLANS (PHASE 2 & 3) FOR RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENSING POLICY-2022, AREA MEASURING 20.265 ACRES (LICENSE NO.-121 OF 2025 DATED 17.07.2025) IN THE REVENUE ESTATE OF VILLAGE SHIKHOPUR IN SECTOR-78, DISTRICT - GURUGRAM

OWNER:
DVOK BUILDCON LLP
224, 2ND FLOOR, SUNCITY BUSINESS TOWER, GOLF COURSE ROAD GURUGRAM, HARYANA

ARCHITECTS:
VASTUKRITI
ARCHITECTURE · INTERIORS · MANAGEMENT
S-405, 2ND FLOOR, RATAN KUNJ ENCLAVE, NEW DELHI-110029
MAIL-ID: INFO@VASTUKRITI.COM
PHONE: 91-11-29121242

OWNER'S SIGNATURE:
For DVOK BUILDCON LLP
Designated Partner/Director, Signatory

ARCHITECT'S SIGNATURE:
ROHIT JAIN
Regn. No. CA/98/11434

DRAWING TITLE:
CLUB MONARCH - FLOOR PLANS & AREAS
3RD FLR, SERVICE FLR & POOL TERRACE FLR

DATE:	20.02.2026	DRG. NO.:
SCALE:	1:150 @ A0	04
DEALT	NEHA	