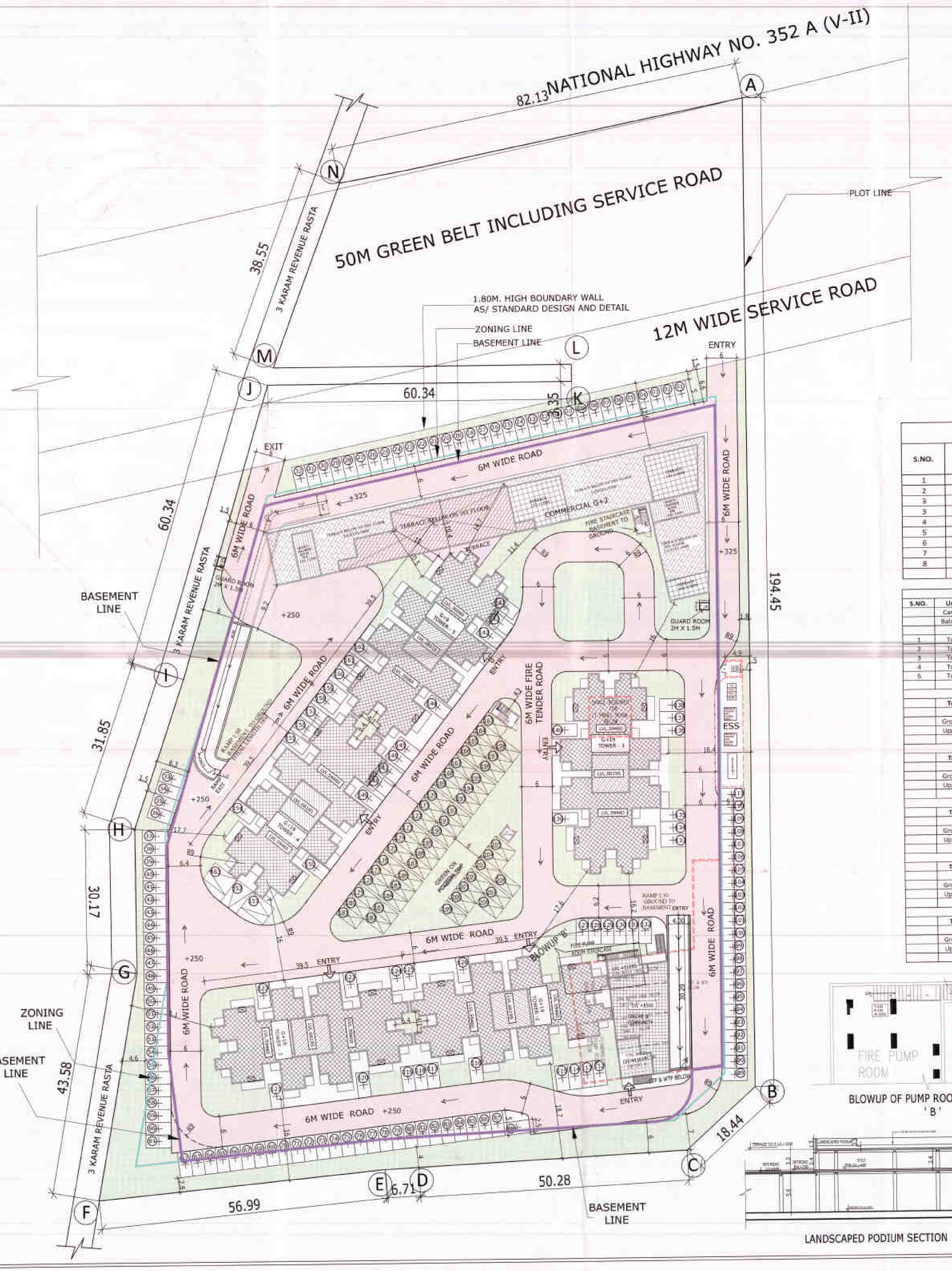


BLOWUP OF PUMP ROOM STAIRCASE 'B'

LANDSCAPED PODIUM SECTION C - C

COMMERCIAL GROUND FLOOR F.A.R. AREA DETAIL

S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
C1	RECTANGLE	87.792	11.370	1	971.180
C2	RECTANGLE	35.792	7.489	1	148.203
C3	TRIANGLE	1/2 X 4.132 X 39.792		1	90.890
C4	TRIANGLE	1/2 X 2.313 X 11.000		1	12.781
TOTAL					1173.044
LESS AREA					
A	RECTANGLE	6.870	3.900	1	26.793
TOTAL					26.793
TOTAL GROUND FLOOR AREA - LESS AREA = 1173.044-26.793					1146.251

COMMERCIAL FIRST FLOOR F.A.R. AREA DETAIL

S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
C5	RECTANGLE	71.547	10.520	1	784.791
C6	RECTANGLE	8.050	4.098	1	32.988
C7	RECTANGLE	26.214	6.344	1	158.730
C8	TRIANGLE	1/2 X 0.854 X 4.098		1	1.754
C9	TRIANGLE	1/2 X 5.473 X 26.214		1	71.725
TOTAL					1110.062
LESS AREA					
A	RECTANGLE	3.900	6.870	1	26.793
B	RECTANGLE	6.600	3.900	1	25.740
C	RECTANGLE	1.800	1.800	2	6.480
D	RECTANGLE	1.800	0.800	1	1.080
E	RECTANGLE	1.800	1.800	1	6.419
F	RECTANGLE	3.700	1.732	1	219.857
G	RECTANGLE	23.717	9.270	1	8.277
H	RECTANGLE	3.982	2.077	1	85.790
I	RECTANGLE	8.184	5.388	1	335.386
TOTAL					774.579
TOTAL 1ST FLOOR AREA - LESS AREA = 1110.062-340.372					

COMMERCIAL SECOND FLOOR F.A.R. AREA DETAIL

S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
O	RECTANGLE	8.050	4.098	1	32.988
P	TRIANGLE	1/2 X 0.854 X 4.098		1	1.754
Q	RECTANGLE	9.600	4.300	1	41.280
R	RECTANGLE	8.585	8.920	1	76.578
S	RECTANGLE	0.700	9.120	1	3.381
N	TRIANGLE	1/2 X 1.804 X 9.120		1	8.682
L	RECTANGLE	7.705	9.120	1	71.090
K	RECTANGLE	8.704	7.386	1	27.373
M	RECTANGLE	6.300	9.270	1	33.861
TOTAL					304.988
LESS AREA					
A	RECTANGLE	3.900	6.870	1	26.793
B	RECTANGLE	6.600	3.900	1	25.740
C	RECTANGLE	1.800	1.800	2	6.480
E	RECTANGLE	0.600	1.800	1	1.080
TOTAL					60.093
TOTAL 2ND FLOOR AREA - LESS AREA = 303.875-60.093					244.895
TOTAL FAR AREA (GROUND+FIRST+SECOND)					2170.722

GROUND COVERAGE CALCULATION

S.NO.	BUILDING BLOCKS	NO. OF BLOCKS	NO. OF FLOORS	GROUND COVERAGE (SQ.M)
1	TOWER T-01 (S/G+19)	1	(S+19)	522.264
2	TOWER T-02 (S/G+14)	1	(S+19)	522.264
3	TOWER T-02 (S/G+14)	1	(S+19)	522.264
3	TOWER T-04 (S/G+19)	1	(S+19)	550.301
4	TOWER T-05(S/G+19)	1	(S+9)	608.288
5	COMMERCIAL BLOCK	1	(G+2)	1173.056
6	CRECHE - COMMUNITY	1	(G+1)	253.608
7	GUARD ROOM	2	G	6.000
8	PODIUM	1		1004.581
	TOTAL			**5162.626**

INVENTORY OF UNITS

S.NO.	Unit Type	2BHK + ST TYPE A (MIG)		2 BHK + ST Type II	2 BHK	TOTAL
	Carpet Area	SQM	59.991	59.991	48.547	—
	Balcony Area	SQM	16.169	11.868	10.875	—
1	Tower T 1	S/G +19	8	72	79	159
2	Tower T 2	S/G +19	6	74	79	159
3	Tower T 3	S/G +19	8	72	79	159
4	Tower T 4	S/G +19	8	70	79	157
5	Tower T 5	S/G +9	6	31	38	75
			36	**319**	**354**	**709**

Tower T1	S/G+19			
	2BHK + ST TYPE A (MIG)	2 BHK + ST Type II	2 BHK	TOTAL
Ground Floor	0	4	3	7 nos.
Upper Floors	8	68	76	152 nos.
	8	**72**	**79**	**159 Nos.**

Tower T2	S/G+19			
	2BHK + ST TYPE A (MIG)	2 BHK + ST Type II	2 BHK	TOTAL
Ground Floor	0	4	3	7 nos.
Upper Floors	6	70	76	152 nos.
	6	**74**	**79**	**159 Nos.**

Tower T3	S/G+19			
	2BHK + ST TYPE A (MIG)	2 BHK + ST Type II	2 BHK	TOTAL
Ground Floor	0	4	3	7 nos.
Upper Floors	8	68	76	152 nos.
	8	**72**	**79**	**159 Nos.**

Tower T4	S/G+19			
	2BHK + ST TYPE A (MIG)	2 BHK + ST Type II	2 BHK	TOTAL
Ground Floor	0	2	3	5 nos.
Upper Floors	8	68	76	152 nos.
	8	**70**	**79**	**157 Nos.**

Tower T5	S/G+9			
	2BHK + ST TYPE A (MIG)	2 BHK + ST Type II	2 BHK	TOTAL
Ground Floor	0	1	2	3 nos.
Upper Floors	6	30	36	72 nos.
	6	**31**	**38**	**75 Nos.**

AREA SUMMERY

		PERMISSIBLE	PROPOSED
	ACRES	SQ.M.	
GROSS LAND AREA	5.2625	21296.548	
AREA UNDER NH-352A		42.420	
AREA UNDER GREEN BELT & SERVICE ROAD		4437.520	
BALANCE AREA AFTER GREEN & SERVICE DEDUCTION		16816.600	
50% BENEFIT FOR AREA UNDER NH-352A IN F.A.R		21.310	
50% BENEFIT FOR GREENBELT/SERVICE ROAD IN F.A.R		2218.760	
TOTAL NET PLANNED AREA FOR FAR	4.709	19056.570	
PERMISSIBLE COMMERCIAL AREA@5.0% NET PLANNED AREA	0.28253	1143.394	
PERMISSIBLE RESIDENCIAL AREA @94% NET PLANNED AREA	4.426470	17913.176	
GROUND COVERAGE			
PERMISSIBLE GROUND COVERAGE @	50% OF 4.709	9528.285	
PROPOSED GROUND COVERAGE	27.09%		5162.626
FAR			
PERMISSIBLE FAR FOR HOUSING @	2.25%	40004.646	
ADDITIONAL FAR FOR IGBC PLATINUM RATING @	15.00%	2666.976	
TOTAL PERMISSIBLE FAR FOR HOUSING @	240%	42991.622	
TOTAL ACHIEVED F.A.R.	239.89%		42973.368
PERMISSIBLE FAR FOR COMMERCIAL @	1.75%	2000.540	
ADDITIONAL FAR FOR IGBC PLATINUM RATING @	15.00%	172.509	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL @	190%	2172.449	
PROPOSED F.A.R. OF COMMERCIAL BLOCK	189.84%		2170.722
DENSITY			
PERMISSIBLE DENSITY= 750 TO 900 PPA	MIN. 750 PPA	3320	
PERMISSIBLE DU'S		663.97	MIN.
PERMISSIBLE DENSITY	MAX. 900 PPA	3984	
PERMISSIBLE DU'S		796.76	MAX.
PROPOSED DU'S			709
2BHK			354
2BHK + ST.ROOM "A"			36
2BHK + ST.ROOM "B"			319
TOTAL DUS			709
PROPOSED DENSITY	709X 5		3545
ACHIEVED DENSITY	3545/4.426470		800.964
PARKING & GREEN AREA			
REQUIRED PARKING FOR RESIDENTIAL @ 1 ECS /UNIT		709	NOS
REQUIRED PARKING FOR COMMERCIAL @ 1ECS/50SQM	2172/50 ECS	43.44	ECS
	SAY	44	ECS
TOTAL REQUIRED ECS (RES + COMM)		752.44	ECS
	SAY	753	ECS
PROPOSED BASEMENT DOUBLE STACK ECS			614
PROPOSED ECS IN OPEN			187
PROPOSED ECS IN STILT			27
PROPOSED ECS IN PODIUM			95
TOTAL ECS			843
PROPOSED MECHENICAL PARKING IN BASMENT (NOS.)	277 X 2		554
PROPOSED OPEN PARKING (NOS.)			162
PROPOSED PODIUM PARKING (NOS.)			46
TOTAL NOS.			762
EV PARKING			
FOR COMMERCIAL 1 EV FOR EVERY 9 ECS (44/9 = 14.66)	SAY		15
FOR RESIDENCIAL 1 EV FOR EVERY 5 ECS (709/5 = 141.60)	SAY		142
TOTAL EV POINTS			157
REQUIRED ORGANIZED GREEN @	15%	2858.486	SQM
TOTAL PROPOSED GREEN AREA	17.61%	3356.581	SQM

RESIDENTIAL F.A.R. AREA CALCULATION

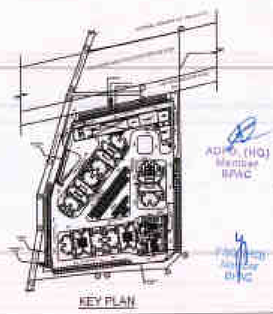
S.NO.	FLOORS	TOWER-T-01 (SQM)	TOWER-T-02 (SQM)	TOWER-T-03 (SQM)	TOWER-T-04 (SQM)	TOWER-T-05 (SQM)	TOTAL (SQM)
1	BASEMENT						
2	GROUND	461.648	461.648	461.648	328.636	215.073	1928.653
3	1ST	482.879	482.879	482.879	482.879	482.879	2414.395
4	2nd	482.879	482.879	482.879	482.879	482.879	2414.395
5	3rd	482.879	482.879	482.879	482.879	482.879	2414.395
6	4th	482.879	482.879	482.879	482.879	482.879	2414.395
7	5th	482.879	482.879	482.879	482.879	482.879	2414.395
8	6th	482.879	482.879	482.879	482.879	482.879	2414.395
9	7th	482.879	482.879	482.879	482.879	482.879	2414.395
10	8th	482.879	482.879	482.879	482.879	482.879	2414.395
11	9th	482.879	482.879	482.879	482.879	482.879	2414.395
12	10th	482.879	482.879	482.879	482.879		1931.516
13	11th	482.879	482.879	482.879	482.879		1931.516
14	12th	482.879	482.879	482.879	482.879		1931.516
15	13th	482.879	482.879	482.879	482.879		1931.516
16	14th	482.879	482.879	482.879	482.879		1931.516
17	15th	482.879	482.879	482.879	482.879		1931.516
18	16th	482.879	482.879	482.879	482.879		1931.516
19	17th	482.879	482.879	482.879	482.879		1931.516
20	18th	482.879	482.879	482.879	482.879		1931.516
21	19th	482.879	482.879	482.879	482.879		1931.516
	TOTAL	9636.349	9636.349	9636.349	9503.837	4560.984	42973.368

RESIDENTIAL NON F.A.R. AREA CALCULATION

S.NO.	FLOORS	TOWER-T-01 (SQM)	TOWER-T-02 (SQM)	TOWER-T-03 (SQM)	TOWER-T-04 (SQM)	TOWER-T-05 (SQM)	FIRE ROOM	PODIUM	CRECHE AND COMMUNITY	TOTAL (SQM)
1	BASEMENT									13760.572
2	STILT/GROUND	60.666	60.666	60.666	221.665	370.870	22.345	1004.581	253.888	3054.917
3	1ST	23.583	23.583	23.583	23.583	23.583			147.423	365.336
4	2nd	23.583	23.583	23.583	23.583	23.583				117.915
5	3rd	23.583	23.583	23.583	23.583	23.583				117.915
6	4th	23.583	23.583	23.583	23.583	23.583				117.915
7	5th	23.583	23.583	23.583	23.583	23.583				117.915
8	6th	23.583	23.583	23.583	23.583	23.583				117.915
9	7th	23.583	23.583	23.583	23.583	23.583				117.915
10	8th	23.583	23.583	23.583	23.583	23.583				117.915
11	9th	23.583	23.583	23.583	23.583	23.583				117.915
12	10th	23.583	23.583	23.583	23.583					94.332
13	11th	23.583	23.583	23.583	23.583					94.332
14	12th	23.583	23.583	23.583	23.583					94.332
15	13th	23.583	23.583	23.583	23.583					94.332
16	14th	23.583	23.583	23.583	23.583					94.332
17	15th	23.583	23.583	23.583	23.583					94.332
18	16th	23.583	23.583	23.583	23.583					94.332
19	17th	23.583	23.583	23.583	23.583					94.332
20	18th	23.583	23.583	23.583	23.583					94.332
21	19th	23.583	23.583	23.583	23.583					94.332
22	MUMTY	44.462	44.462	44.462	44.462	44.462			74.9	297.330
23	MACHINE ROOM / WATERTANK	67.894	67.894	67.894	67.894	67.894			12.804	352.274
	TOTAL	623.049	623.049	623.049	782.098	695.473	22.345	1004.581	591.031	18750.993

BUILT-UP AREA CALCULATION

S.NO.	FLOORS	TOWER-1 (SQ.M.)	TOWER-2 (SQ.M.)	TOWER-3 (SQ.M.)	TOWER-4 (SQ.M.)	TOWER-5 (SQ.M.)	COMMERCIAL BLOCK (SQ.M.)	CRECHE AND COMMUNITY	GUARD ROOM 3 SQ.M X2	PODIUM	TOTAL (SQ.M.)
1	BASEMENT										13760.572
2	STILT/GROUND	522.264	522.264	522.264	550.301	608.288	1173.044	253.608	6.000	1004.581	5162.614
3	1ST	506.462	506.462	506.462	506.462	506.462	829.330	247.423			3609.243
4	2nd	506.462	506.462	506.462	506.462	506.462	290.715				2823.025
5	3rd	506.462	506.462	506.462	506.462	506.462					2532.310
6	4th	506.462	506.462	506.462	506.462	506.462					2532.310
7	5th	506.462	506.462	506.462	506.462	506.462					2532.310
8	6th	506.462	506.462	506.462	506.462	506.462					2532.310
9	7th	506.462	506.462	506.462	506.462	506.462					2532.310
10	8th	506.462	506.462	506.462	506.462	506.462					2532.310
11	9th	506.462	506.462	506.462	506.462	506.462					2532.310
12	10th	506.462	506.462	506.462	506.462						2025.848
13	11th	506.462	506.462	506.462	506.462						2025.848
14	12th	506.462	506.462	506.462	506.462						2025.848
15	13th	506.462	506.462	506.462	506.462						2025.848
16	14th	506.462	506.462	506.462	506.462						2025.848
17	15th	506.462	506.462	506.462	506.462						2025.848
18	16th	506.462	506.462	506.462	506.462						2025.848
19	17th	506.462	506.462	506.462	506.462						2025.848
20	18th	506.462	506.462	506.462	506.462						2025.848
21	19th	506.462	506.462	506.462	506.462						2025.848
22	MUMTY	44.462	44.462	44.462	44.462	44.462	67.981	74.9			290.391
23	MACHINE ROOM / WATERTANK	67.894	67.894	67.894	67.894	67.894	9.973	12.804			362.247
	TOTAL BUILT UP	10257.398	10257.398	10257.398	10285.435	5279.822	2368.223	588.735	6.000		63989.642



KEY PLAN

ADDL. (HQ) Member BPAC

STT (HQ) Member BPAC

STT (HQ) Member Secretary, BPAC

CTP Nodia Non-Chairman BPAC

DTP(HQ)

ATP(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: ZP-8395/(STP(CON))/2026/ 73796 DATED : 18-09-2026

SUBMISSION DRAWING

CLIENT

Cleared and found as (Internal) Service only e- to be corrected in to forwarding letter No. ..... Dt. .....

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
Architects, Engineers & Planners
D-31, GREEN PARK MAIN, NEW DELHI - 110016, INDIA
Tel : 26561158, 26514751, 26567167
Fax: (011) 26861540 E-mail : rka.architects@vsnl.com

ARCHITECT'S SIGNATURE

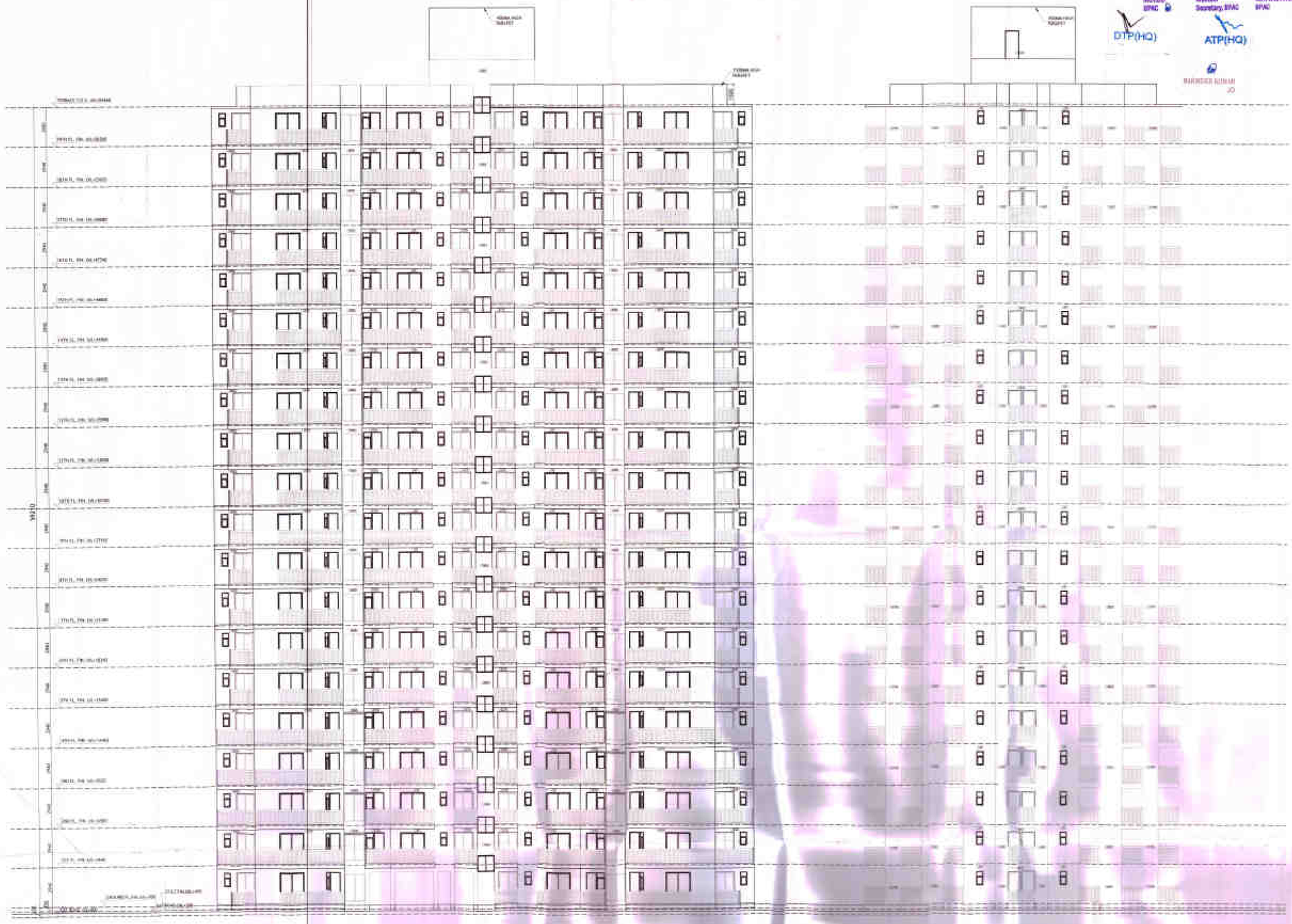
ROHIT GARG
CA/94/17868

OWNER'S SIGNATURE
For Chirag Buildtec Private Limited
Authorised Signatory

DRAWING TITLE: SITE PLAN

DRG. NO.: 01

SCALE -1:300 @A0 DATE - JULY 2026



FRONT ELEVATION



SIDE ELEVATION

STP, Rohtak
Member
BPAC

STP(HQ)
Member
Secretary, BPAC

DTP(Haryana
ourt-Chairman
BPAC

DTP(HQ)

ATP(HQ)

MANINDER KUMAR
JO

T-1

ADTP, (HQ)
Member
BPAC

KEY PLAN

FRONT ELEVATION

SIDE ELEVATION

SUBMISSION DRAWING

CLIENT

PROJECT TITLE
Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
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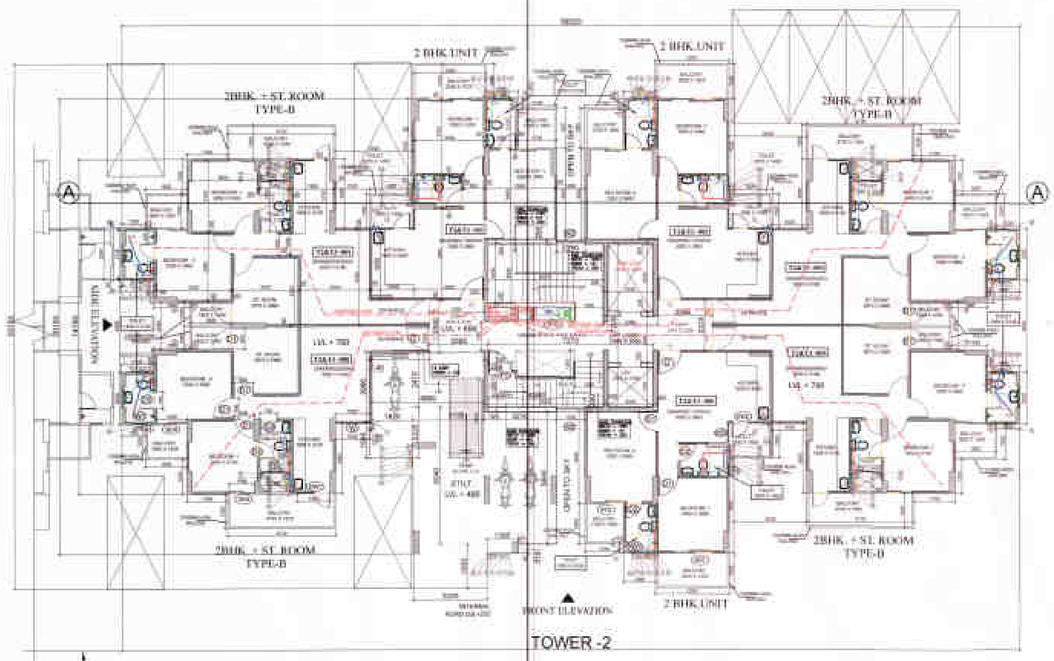
ARCHITECT'S SIGNATURE
MOHIT GARG
CA/2017/17868

OWNER'S SIGNATURE
For Chirag Buildtec Private Limited
Authorised Signatory

DRAWING TITLE
TOWER T- 1
(ELEVATIONS)

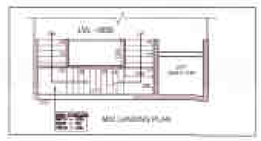
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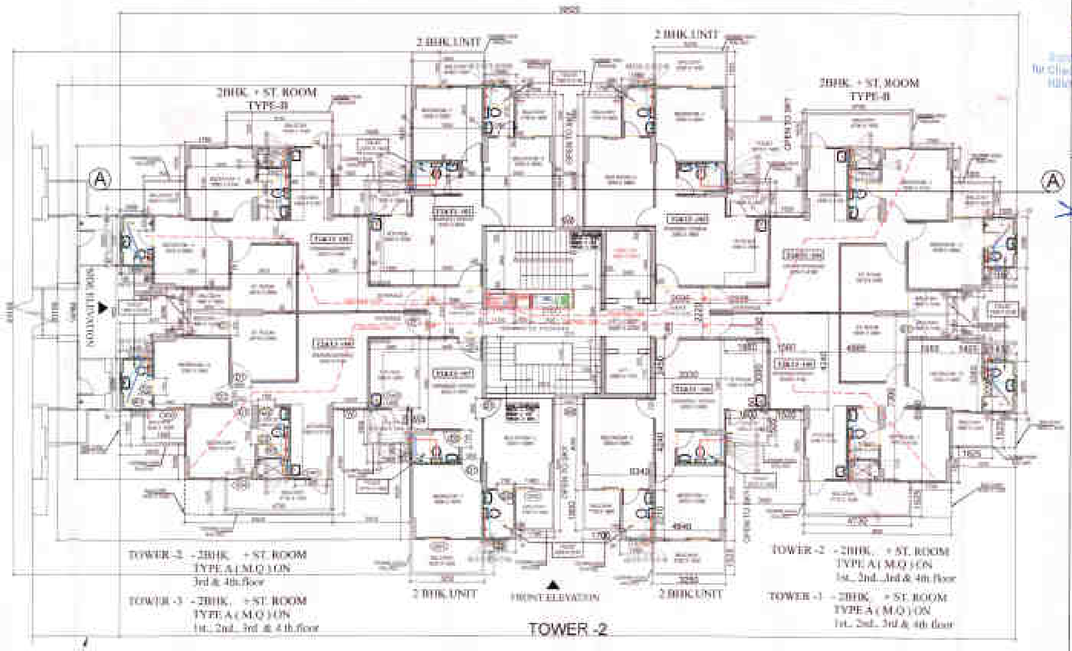
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GROUND FLOOR PLAN
TYPICAL TOWER - 2 & 3

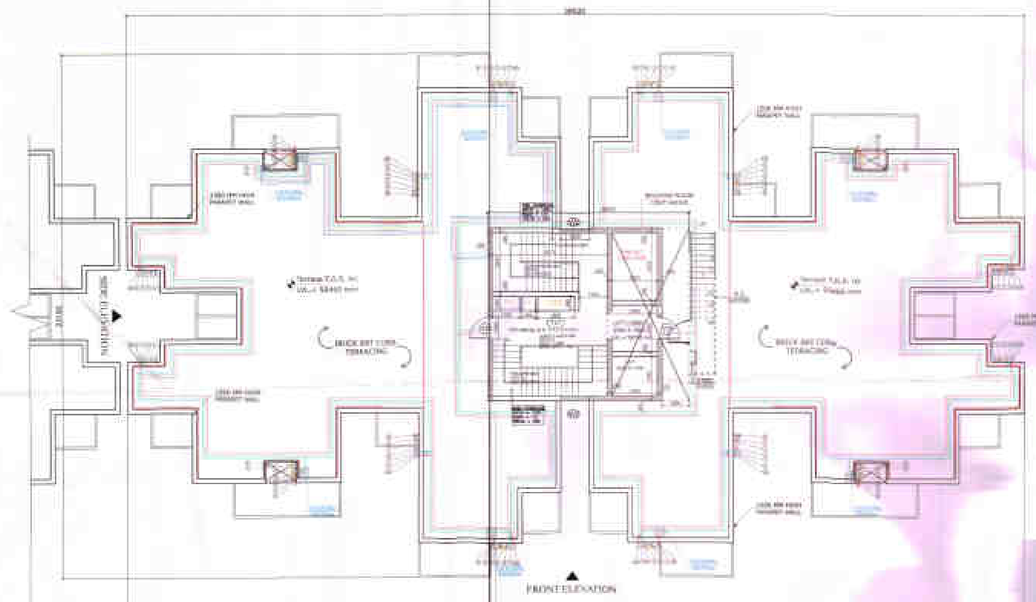
TOWER - 3





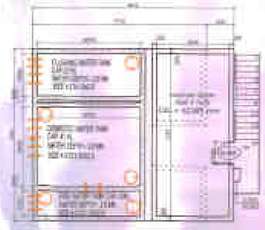
TOWER - 3

TYPICAL FLOOR PLAN (1ST TO 19 th FLOOR)
TYPICAL TOWER - 2 & 3



TOWER - 3

TERRACE FLOOR PLAN
TYPICAL TOWER - 2 & 3



MACHINE ROOM / WATER TANK PLAN
TYPICAL TOWER - 2 & 3



MACHINE ROOM / WATER TANK PLAN
ROOF PLAN
TYPICAL TOWER - 2 & 3

DOOR WINDOW SCHEDULE

TYPE	SIZE	CILL	LINTEL	DESCRIPTION
FD	1000X2100	-	2100	FIRE DOOR 2.0HR. RATING
SD	1000X2100	-	2100	SLIDING DOOR
DF	1000X2100	-	2100	DUST DIE DOOR
D	1000X2100	-	2100	DOOR
D1	900X2100	-	2100	DOOR
D2	800X2100	-	2100	DOOR
D3	700X2100	-	2100	DOOR
D4	600X2100	-	2100	DOOR
DW1	1200X1200	1100	2400	KITCHEN / UTILITY
DW2	1800X1200	1100	2400	KITCHEN / TOILETS
W1	1800X1200	-	2400	BEDROOM BALCONY
W2	1200X1200	-	2400	BEDROOM BALCONY
W3	1500X1200	-	2400	BEDROOM BALCONY
W4	1200X1200	-	2400	BEDROOM BALCONY
W	1500X1500	900	2400	DRAWING/DINING
W1	2000X1000	1100	2100	TOILET OPPOSITE FANS
W2	1200X1200	900	2100	KITCHEN
W3	800X1000	900	2100	UTILITY
M.R.W	1000X2100	-	2100	MACHINE ROOM
F.D	1200X2100	-	2100	F.D. SHAFT

SUBMISSION DRAWING

CLIENT

PROJECT TITLE
Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.3625 acres (License No. 121 of 2021 dated 07.07.2021) falling under in the revenue estate of Village- Wadalpur, Sector 91, Sonipat developed by CHIRAG BUILDTECH PRIVATE LIMITED.

MEP & FIRE CONSULTANT
BENSHA ASSOCIATES PVT LTD.
A-6/21, 1ST FLOOR,
LAJPAT NAGAR-II, NEW DELHI-110024
PH.-011-40505566, 09811011863
E-mail : bensha.associates@gmail.com

R.K.A. ASSOCIATES
Architects, Planners & Engineers

ROHIT GARG
CA/94/17868

TOWER T-2 & T-3 (STILT+19) FLOOR PLANS

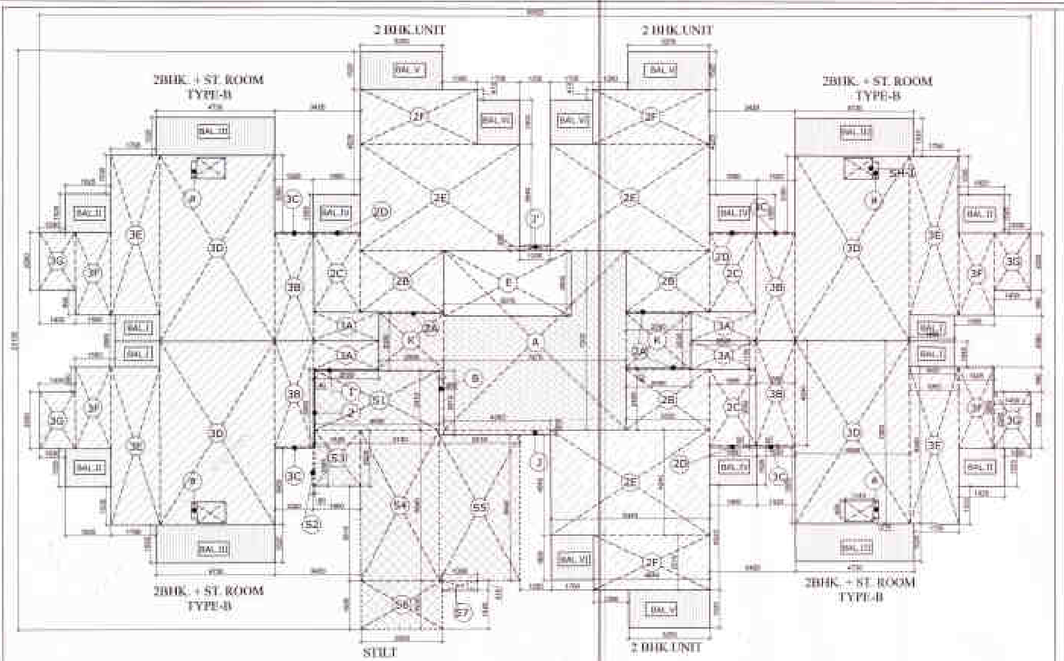
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SHT. NO. 11

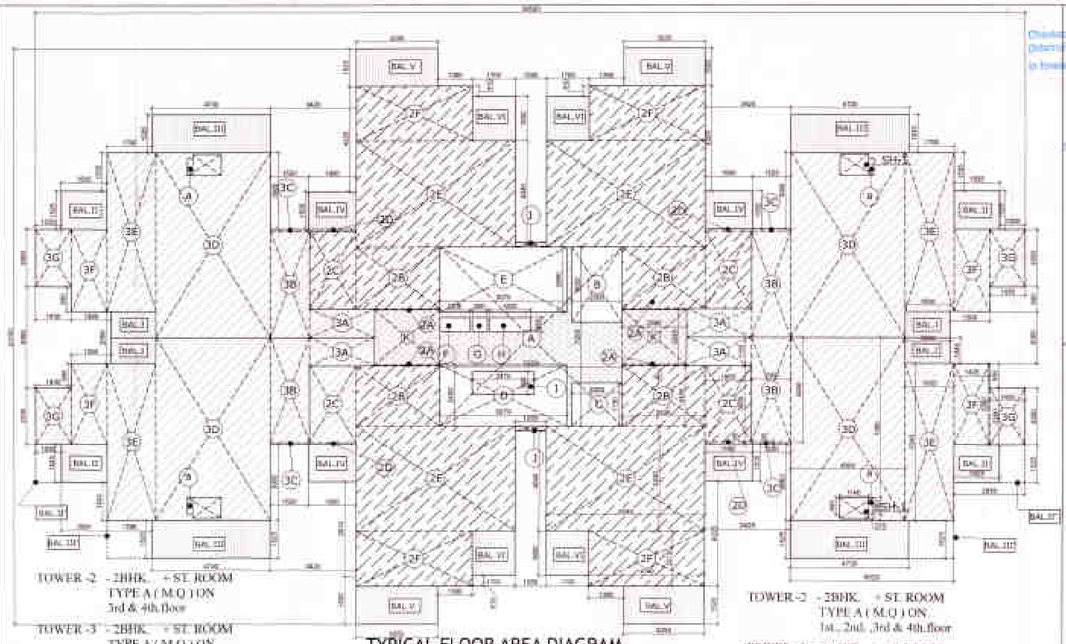


BSP(HQ) Member BPAC
DTP(HQ)
ATP(HQ)
FOR(HQ) Member BPAC
ADTP (HQ) Member BPAC

APPROVED TO BE READ WITH THIS OFFICE MEMO NO : 21-224-5/ SD (PN) DATED : 18-09-2020



GROUND FLOOR AREA DIAGRAM



TOWER -2 - 2BHK. + ST. ROOM TYPE A (M.Q) ON 3rd & 4th floor

TOWER -3 - 2BHK. + ST. ROOM TYPE A (M.Q) ON 1st., 2nd., 3rd & 4 th floor

TYPICAL FLOOR AREA DIAGRAM
1ST. TO 19 TH FLOOR

TOWER -2 - 2BHK. + ST. ROOM TYPE A (M.Q) ON 1st., 2nd., 3rd & 4th floor

TOWER -3 - 2BHK. + ST. ROOM TYPE A (M.Q) ON 1st., 2nd., 3rd & 4th floor



KEY PLAN

Checked and found to be as per Public Health (Internal) Bye-laws only subject to comments in in forwarding letter No. ..... Dt. .....

Sub Divisional Officer (Civil) For Chief Engineer HSVP, PANCHKULA

ATP (HQ) Member BPAC

FDTP(HQ) Member BPAC

DTP(HQ) Member BPAC

ATP(HQ) Secretary, BPAC

DTP Haryana Ex-officio Chairman BPAC

RAVINDER KUMAR IAS

RESTRICTED TO BE READ WITH THIS OFFICE MEMO NO. ZP-2395/SD(BS)/2011/37695 DATED: 18-09-2026

2 BHK. + ST. RM. TYPE -A & TYP - B GROUND FLOOR F.A.R. AREA DETAIL							
3A	3.505	0	3.355	0	4	11.557	SQ.M.
3B	3.505	0	6.280	0	4	26.458	SQ.M.
3C	3.505	0	6.280	0	4	0.480	SQ.M.
3D	6.065	0	7.380	0	4	134.759	SQ.M.
3E	7.955	0	6.647	0	4	49.579	SQ.M.
3F	1.425	0	5.280	0	4	15.998	SQ.M.
3G	1.490	0	7.280	0	4	13.098	SQ.M.
1	6.060	0	0.140	0	1	0.114	SQ.M.
1	3.505	0	0.140	0	1	0.110	SQ.M.
TOTAL						358.886	SQ.M.

2 BHK. + ST. RM. TYPE -A & TYPE - B BALCONY AREA CALCULATION	BLOCK					
BALCONY 1	1.800	X	3.280	0	4	23.616 SQ.M.
BALCONY 2	1.800	X	3.325	0	4	23.940 SQ.M.
BALCONY 3	0.730	X	3.325	0	4	9.758 SQ.M.
TOTAL						81.314 SQ.M.

2 BHK. GROUND FLOOR F.A.R. AREA DETAIL							
2A	2.730	X	6.680	0	4	72.931	SQ.M.
2B	3.730	X	7.470	0	4	111.576	SQ.M.
2C	0.290	X	1.800	0	4	2.088	SQ.M.
2D	2.550	X	2.280	0	4	23.256	SQ.M.
2E	6.060	X	6.280	0	4	152.347	SQ.M.
2F	4.640	X	1.210	0	4	22.458	SQ.M.
TOTAL						384.855	SQ.M.
2 BHK. GROUND FLOOR F.A.R. AREA						384.855	SQ.M.

BALCONY AREA CALCULATION GROUND FLOOR							
BALCONY 1	1.800	X	3.280	0	4	23.616	SQ.M.
BALCONY 2	1.800	X	3.325	0	4	23.940	SQ.M.
BALCONY 3	0.730	X	3.325	0	4	9.758	SQ.M.
TOTAL						57.314	SQ.M.

STILT AREA DETAIL							
S1	4.000	X	2.800	0	1	11.480	SQ.M.
S2	0.880	X	1.580	0	1	0.127	SQ.M.
S3	1.000	X	2.220	0	1	4.092	SQ.M.
S4	3.130	X	3.060	0	1	10.000	SQ.M.
S5	3.220	X	3.940	0	1	10.764	SQ.M.
S6	3.350	X	1.870	0	1	6.289	SQ.M.
S7	1.280	X	3.410	0	1	5.370	SQ.M.
TOTAL						48.114	SQ.M.

CIRCULATION AREA ON GROUND FLOOR							
A	1.720	X	1.000	0	1	11.184	SQ.M.
B	0.000	X	0.000	0	1	0.000	SQ.M.
C	1.720	X	1.000	0	1	11.184	SQ.M.
D	0.000	X	0.000	0	1	0.000	SQ.M.
E	2.550	X	1.350	0	1	3.443	SQ.M.
F	1.720	X	1.000	0	1	11.184	SQ.M.
G	0.000	X	0.000	0	1	0.000	SQ.M.
CIRCULATION AREA ON GROUND FLOOR						37.000	SQ.M.

2 BHK. + ST. RM. TYPE -A & TYP - B GROUND FLOOR F.A.R. AREA DETAIL							
3A	3.505	0	3.355	0	4	11.557	SQ.M.
3B	3.505	0	6.280	0	4	26.458	SQ.M.
3C	3.505	0	6.280	0	4	0.480	SQ.M.
3D	6.065	0	7.380	0	4	134.759	SQ.M.
3E	7.955	0	6.647	0	4	49.579	SQ.M.
3F	1.425	0	5.280	0	4	15.998	SQ.M.
3G	1.490	0	7.280	0	4	13.098	SQ.M.
1	6.060	0	0.140	0	1	0.114	SQ.M.
1	3.505	0	0.140	0	1	0.110	SQ.M.
TOTAL						358.886	SQ.M.

2 BHK. + ST. RM. TYPE -A & TYPE - B BALCONY AREA CALCULATION	BLOCK					
BALCONY 1	1.800	X	3.280	0	4	23.616 SQ.M.
BALCONY 2	1.800	X	3.325	0	4	23.940 SQ.M.
BALCONY 3	0.730	X	3.325	0	4	9.758 SQ.M.
TOTAL						81.314 SQ.M.

2 BHK. 1ST TO 19TH FLOORS F.A.R. AREA							
3A	3.505	0	3.355	0	4	11.557	SQ.M.
3B	3.505	0	6.280	0	4	26.458	SQ.M.
3C	3.505	0	6.280	0	4	0.480	SQ.M.
3D	6.065	0	7.380	0	4	134.759	SQ.M.
3E	7.955	0	6.647	0	4	49.579	SQ.M.
3F	1.425	0	5.280	0	4	15.998	SQ.M.
3G	1.490	0	7.280	0	4	13.098	SQ.M.
1	6.060	0	0.140	0	1	0.114	SQ.M.
1	3.505	0	0.140	0	1	0.110	SQ.M.
TOTAL						358.886	SQ.M.
2 BHK. 1ST TO 19TH FLOORS F.A.R. AREA						358.886	SQ.M.

2 BHK. 1ST TO 19TH FLOORS F.A.R. AREA DETAIL							
2A	2.730	X	6.680	0	4	72.931	SQ.M.
2B	3.730	X	7.470	0	4	111.576	SQ.M.
2C	0.290	X	1.800	0	4	2.088	SQ.M.
2D	2.550	X	2.280	0	4	23.256	SQ.M.
2E	6.060	X	6.280	0	4	152.347	SQ.M.
2F	4.640	X	1.210	0	4	22.458	SQ.M.
TOTAL						384.855	SQ.M.
2 BHK. 1ST TO 19TH FLOORS F.A.R. AREA						384.855	SQ.M.

BALCONY AREA CALCULATION 1ST TO 19TH FLOOR							
BALCONY 1	1.800	X	3.280	0	4	23.616	SQ.M.
BALCONY 2	1.800	X	3.325	0	4	23.940	SQ.M.
BALCONY 3	0.730	X	3.325	0	4	9.758	SQ.M.
TOTAL						57.314	SQ.M.

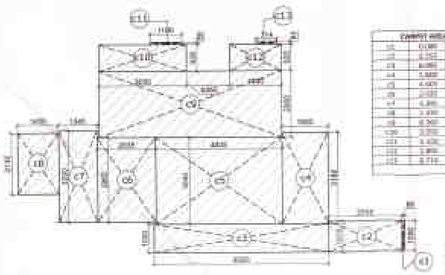
CIRCULATION AREA ON TYPICAL FLOOR							
A	1.720	X	1.000	0	1	11.184	SQ.M.
B	0.000	X	0.000	0	1	0.000	SQ.M.
C	1.720	X	1.000	0	1	11.184	SQ.M.
D	0.000	X	0.000	0	1	0.000	SQ.M.
E	2.550	X	1.350	0	1	3.443	SQ.M.
F	1.720	X	1.000	0	1	11.184	SQ.M.
G	0.000	X	0.000	0	1	0.000	SQ.M.
CIRCULATION AREA ON TYPICAL FLOOR = 44.960 - 37.000						37.000	SQ.M.

TOWER -2 2BHK BALCONY AREA CALCULATION 1ST TO 19TH FLOOR							
BALCONY 1	1.800	X	3.280	0	4	23.616	SQ.M.
BALCONY 2	1.800	X	3.325	0	4	23.940	SQ.M.
BALCONY 3	0.730	X	3.325	0	4	9.758	SQ.M.
TOTAL						57.314	SQ.M.

TOWER -3 2BHK + ST RM. TYPE A BALCONY AREA CALCULATION 1ST TO 19TH FLOOR							
BALCONY 1	1.800	X	3.280	0	4	23.616	SQ.M.
BALCONY 2	1.800	X	3.325	0	4	23.940	SQ.M.
BALCONY 3	0.730	X	3.325	0	4	9.758	SQ.M.
TOTAL						57.314	SQ.M.

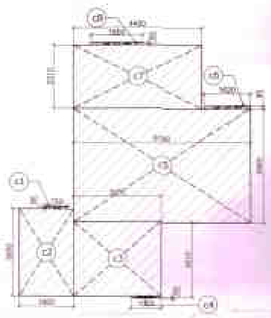
TOWER -2 2BHK + ST RM. TYPE A BALCONY AREA CALCULATION 1ST TO 19TH FLOOR							
BALCONY 1	1.800	X	3.280	0	4	23.616	SQ.M.
BALCONY 2	1.800	X	3.325	0	4	23.940	SQ.M.
BALCONY 3	0.730	X	3.325	0	4	9.758	SQ.M.
TOTAL						57.314	SQ.M.

TOWER -3 2BHK + ST RM. TYPE A BALCONY AREA CALCULATION 1ST TO 19TH FLOOR							
BALCONY 1	1.800	X	3.280	0	4	23.616	SQ.M.
BALCONY 2	1.800	X	3.325	0	4	23.940	SQ.M.
BALCONY 3	0.730	X	3.325	0	4	9.758	SQ.M.
TOTAL						57.314	SQ.M.



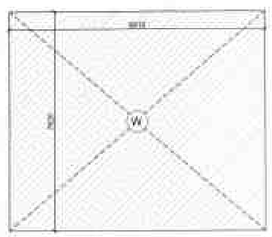
CARPET AREA DIAGRAM 2 BHK. + ST.RM. TYPE - A (M.Q.) & TYPE - B

CARPET AREA DIAGRAM 2 BHK. + ST.RM. TYPE - A (M.Q.) & TYPE - B							
C1	0.000	X	0.000	0	1	0.000	SQ.M.
C2	6.555	X	2.300	0	1	2.794	SQ.M.
C3	6.060	X	1.300	0	1	6.685	SQ.M.
C4	5.600	X	5.130	0	1	7.280	SQ.M.
C5	4.600	X	4.190	0	1	14.350	SQ.M.
C6	2.600	X	4.300	0	1	8.300	SQ.M.
C7	4.300	X	2.100	0	1	9.300	SQ.M.
C8	3.300	X	2.100	0	1	5.940	SQ.M.
C9	6.300	X	3.400	0	1	14.638	SQ.M.
C10	2.700	X	0.900	0	1	2.089	SQ.M.
C11	3.430	X	0.000	0	1	0.000	SQ.M.
C12	3.800	X	0.000	0	1	0.000	SQ.M.
C13	3.710	X	0.000	0	1	0.000	SQ.M.
TOTAL						84.000	SQ.M.



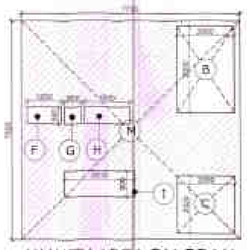
CARPET AREA DIAGRAM 2 BHK. UNIT

CARPET AREA DIAGRAM 2 BHK. UNIT							
C1	6.555	X	0.000	0	1	0.000	SQ.M.
C2	1.300	X	0.000	0	1	3.705	SQ.M.
C3	6.060	X	0.000	0	1	0.000	SQ.M.
C4	5.600	X	0.000	0	1	0.000	SQ.M.
C5	4.190	X	4.190	0	1	34.774	SQ.M.
C6	4.300	X	2.100	0	1	9.030	SQ.M.
C7	3.300	X	2.100	0	1	6.930	SQ.M.
C8	6.300	X	3.400	0	1	14.638	SQ.M.
C9	2.700	X	0.900	0	1	2.089	SQ.M.
TOTAL						68.167	SQ.M.



M.ROOM / W.TANK AREA DIAGRAM

M.ROOM / W.TANK AREA DETAIL							
W	8.200	X	7.980	0	1	67.884	SQ.M.
TOTAL						67.884	SQ.M.
TOTAL M.ROOM / W.TANK						67.884	SQ.M.



MUMTY AREA DIAGRAM

MUMTY AREA DETAIL							
M	1.200	X	1.200	0	1	44.160	SQ.M.
TOTAL							
TOTAL MUMTY AREA						44.160	SQ.M.

TOTAL F.A.R. AREA ON TYPICAL FLOOR		
AREA OF 2BHK+ST.RM. TYPE A& B	250.612	SQ.M.
AREA OF 2BHK ON TYPICAL FLOOR	205.191	SQ.M.
CIRCULATION AREA ON TYPICAL FLOOR	27.076	SQ.M.
TOTAL	482.879	SQ.M.

TOTAL F.A.R. AREA ON GROUND FLOOR		
AREA OF 2BHK+ST.RM. TYPE A& B	255.239	SQ.M.
AREA OF 2BHK ON GROUND FLOOR	153.883	SQ.M.
CIRCULATION AREA ON GROUND FLOOR	52.515	SQ.M.
TOTAL	461.648	SQ.M.

NON F.A.R. AREA ON TYPICAL FLOOR					
FIRE STAIRCASE (2)	3.000	X	2.400	13.200	SQ.M.
LIFT STAIRCASE (2)	5.000	X	2.400	12.624	SQ.M.
TOTAL				25.824	SQ.M.
DEDUCTIONS (DEDUCTIONS)	4.470	X	0.900	2.223	SQ.M.
TOTAL NON F.A.R. AREA ON TYPICAL FLOOR				23.601	SQ.M.

TOTAL F.A.R. OF TOWER (TYPICAL T-2 & T-3)					
F.A.R. ON GROUND FLOOR	461.648	X	1	461.648	SQ.M.
F.A.R. ON TYPICAL FLOOR	482.879	X	19	9174.901	SQ.M.
TOTAL F.A.R. OF TOWER - T2 & T3				9636.549	SQ.M.

GROUND COVERAGE TOWER (TYPICAL T-2 & T-3)		
F.A.R. OF GROUND FLOOR AREA	461.648	SQ.M.
STILT AREA	60.616	SQ.M.
TOTAL	522.264	SQ.M.

BUILT UP AREA TOWER (TYPICAL T-2 & T-3)				
STILT / GROUND FL.	F.A.R. AREA OF GROUND	BUILT AREA	522.264	SQ.M.
TYPICAL FLOOR F.A.R. AREA			482.879	SQ.M.
TYPICAL FLOOR NON F.A.R. AREA			23.589	SQ.M.
		TOTAL (1)	506.462	SQ.M.
TOTAL FAR AND NON FAR AREA OF TYPICAL FLOORS		19 X (1)	9622.778	SQ.M.
MUMTY AREA			44.160	SQ.M.
M.ROOM & WATER TANK			67.884	SQ.M.
TOTAL BUILT UP AREA OF TOWER T-2 & T-3			10257.286	SQ.M.

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdullpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
Architects, Engineers & Planners

ARCHITECT'S SIGNATURE: RISHIT GARG CA/94/17660

OWNER'S SIGNATURE: For Chirag Buildtec Private Limited, Authorised Signatory

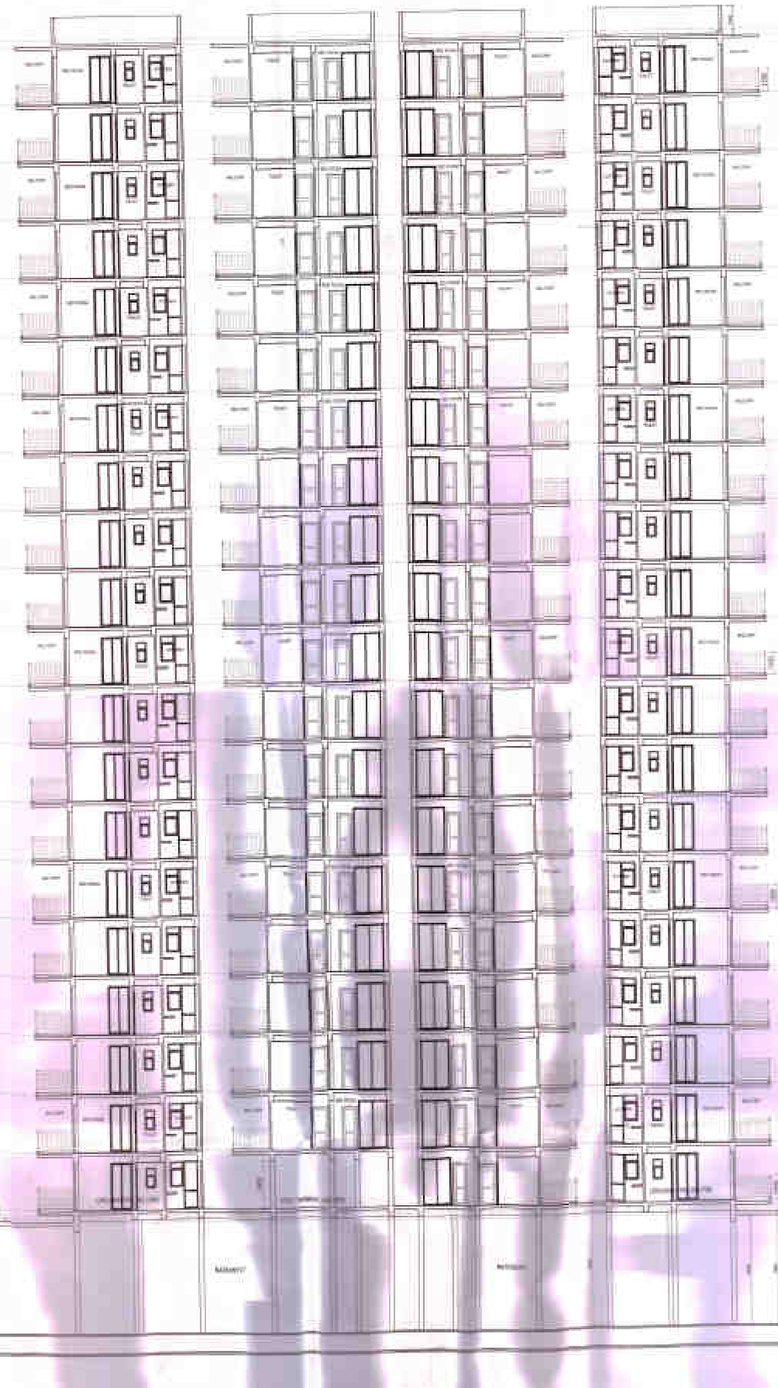
DRAWING TITLE: TOWER T-2 & T-3 (S /G+19) AREAS

DRG. NO. 12

SCALE - 1:100@A1 | DATE - JULY 2026



SECTION B-B



SECTION A-A

DTP, Rohtak
Member
EPAC (R)

DTP, (HQ)
Member
Secretary, EPAC

CTP Haryana
Joint-Chairman
EPAC

DTP(HQ)

ATP(HQ)



KEY PLAN



SUBMISSION DRAWING

CLIENT

PROJECT TITLE
Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
ARCHITECTS, ENGINEERS & PLANNERS

ARCHITECT'S SIGNATURE
MOHIT GARG
CA/98/17868

OWNER'S SIGNATURE
Authorised Signatory

DRAWING TITLE
TOWER T- 2 & T-3
(SECTIONS)

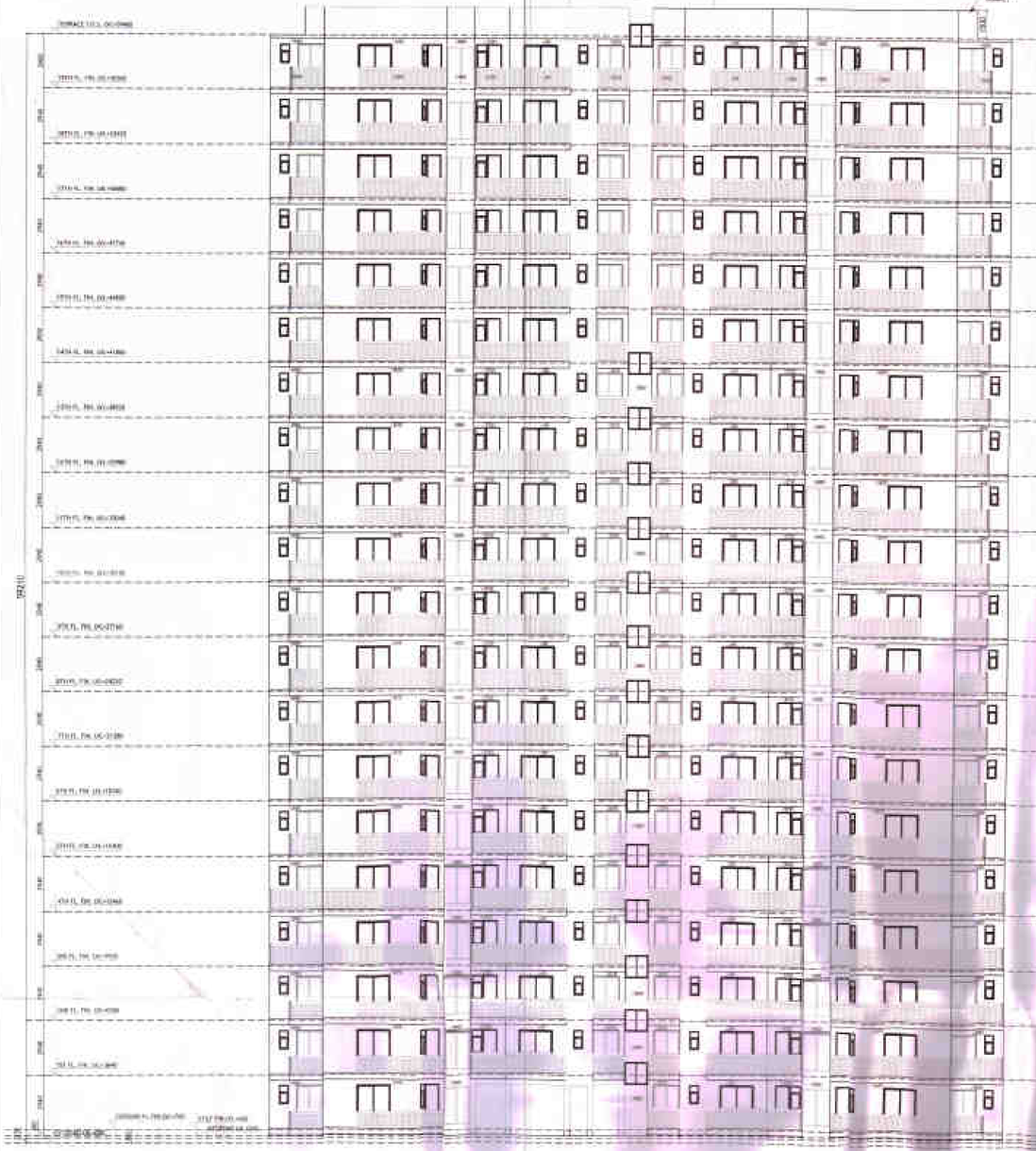
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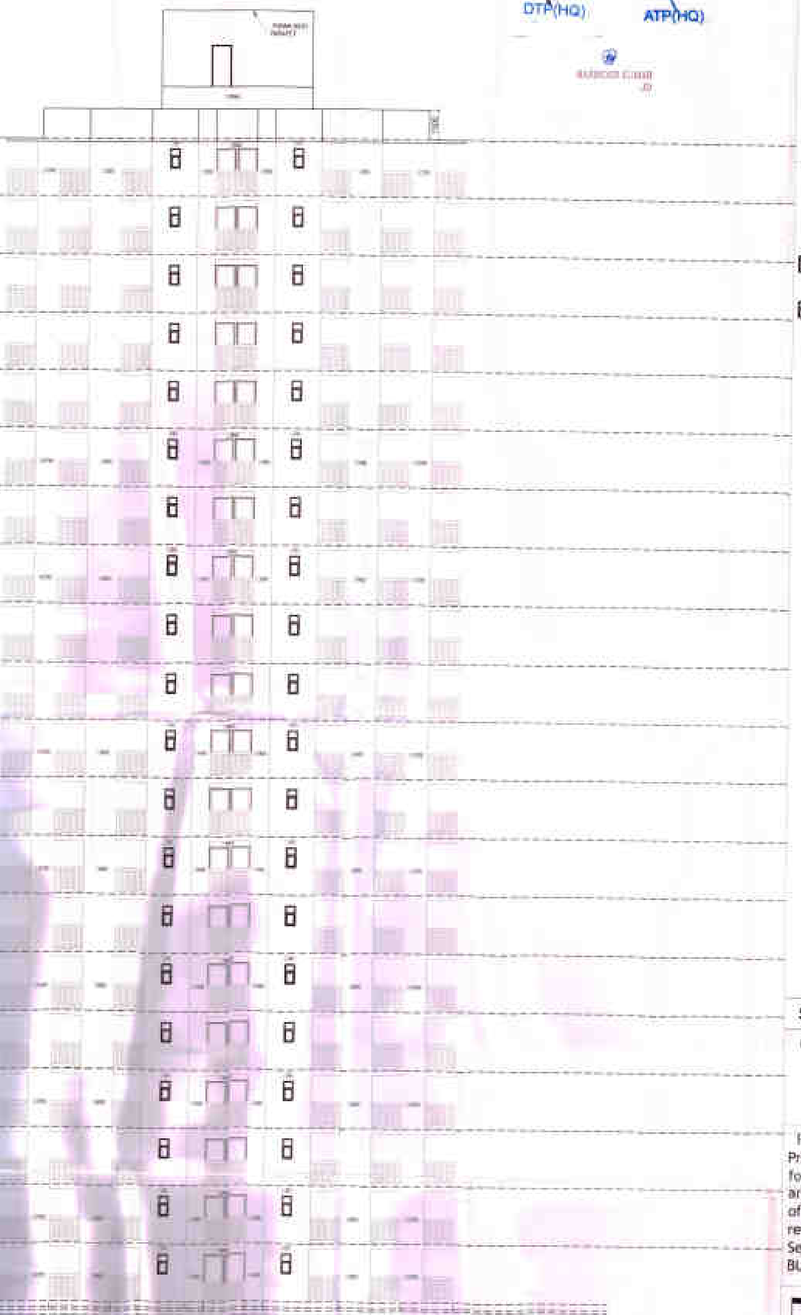
DATE - JULY 2026

DTP(HQ)

ATP(HQ)



FRONT ELEVATION



SIDE ELEVATION



KEY PLAN



FRONT ELEVATION

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
Architects, Engineers & Planners

ARCHITECT'S SIGNATURE

ROHIT GARG
CA/94/17869

OWNERS SIGNATURE

For Chirag Buildtec Private Limited

Authorised Signatory

DRAWING TITLE

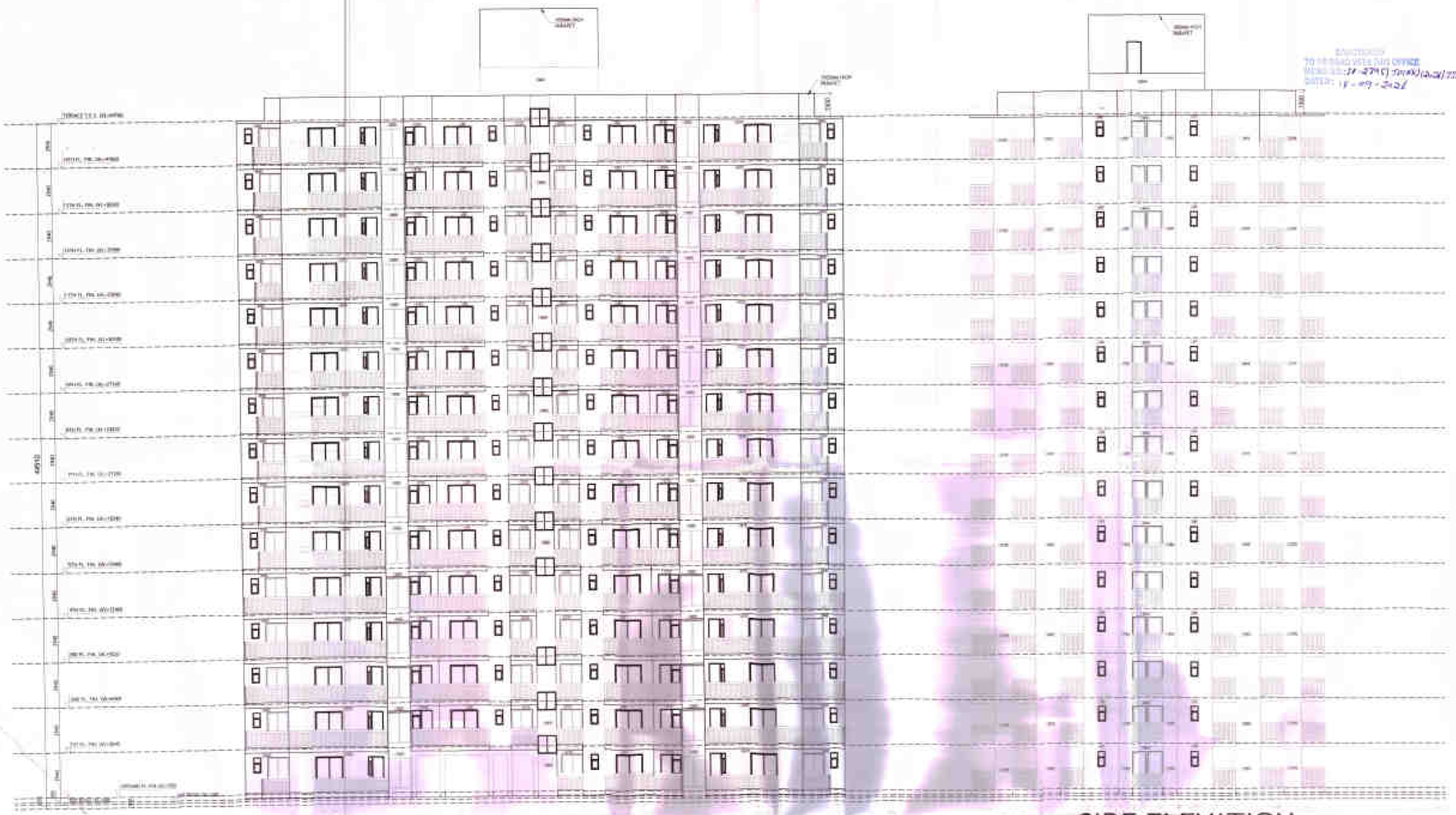
TOWER- 2
(ELEVATIONS)

DRG. NO.

14-A

SCALE - 1:100 @A0

DATE - JULY 2026



FRONT ELEVATION

SIDE ELEVATION

DTP(HQ)

ATP(HQ)



KEY PLAN



FRONT ELEVATION

SIDE ELEVATION

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES

ARCHITECT'S SIGNATURE

ROHIT GARG
CA/94/11668

OWNER'S SIGNATURE

For Chirag Buildtec Private Limited

Authorised Signatory

DRAWING TITLE

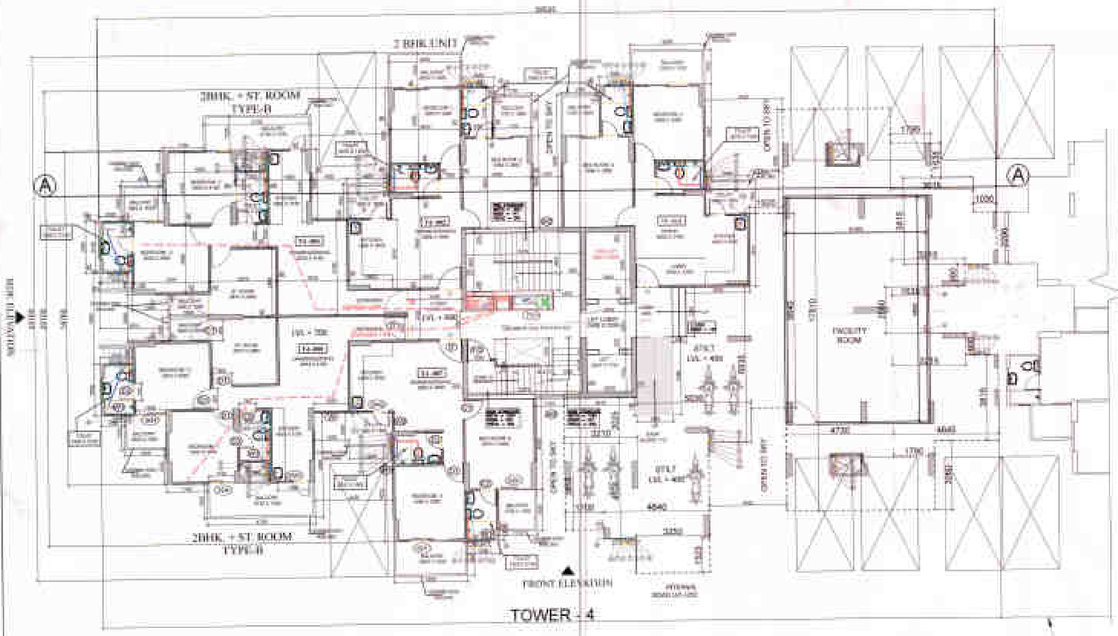
TOWER-3
(ELEVATIONS)

DRG. NO.

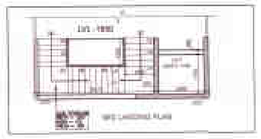
14-B

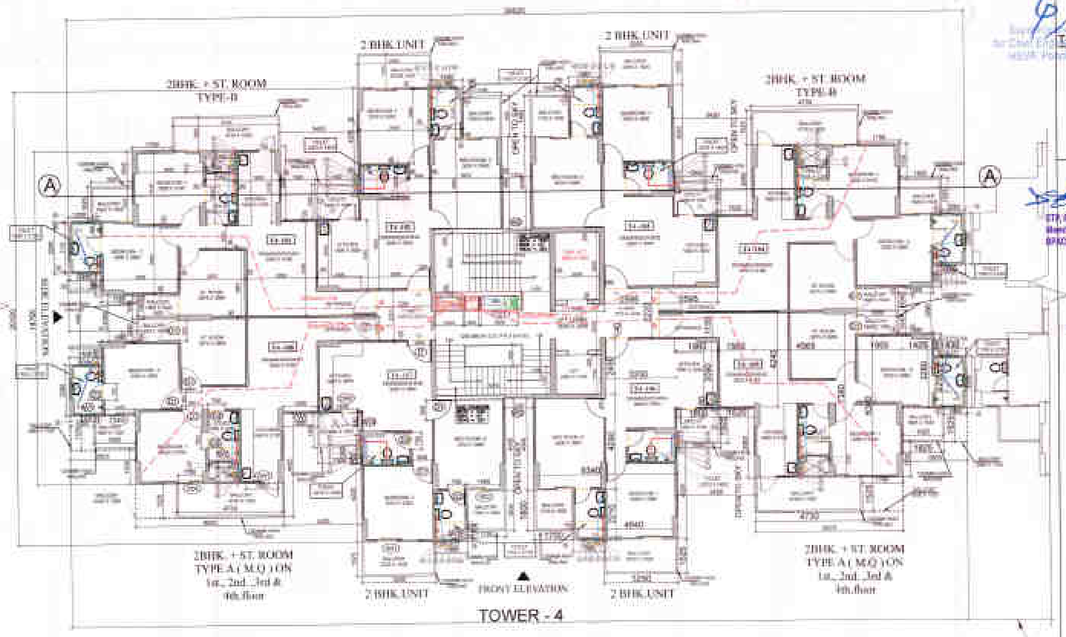
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DATE - JULY 2026

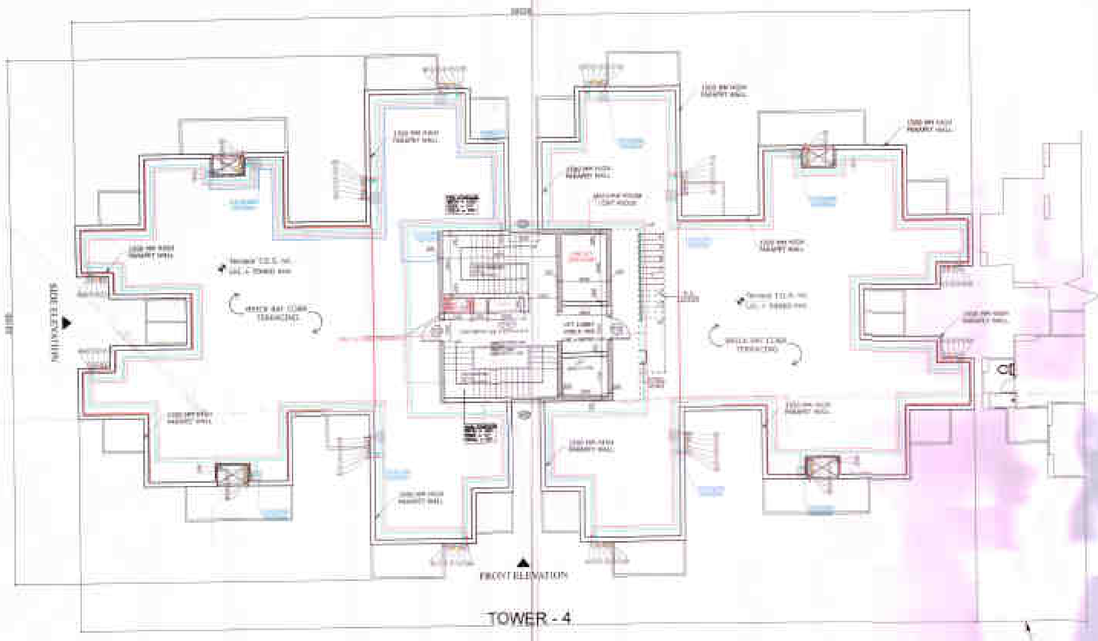


GROUND FLOOR PLAN

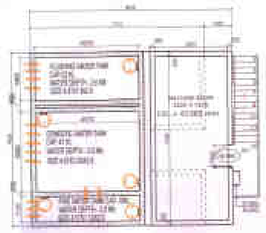




TYPICAL FLOOR PLAN (1ST TO 19th FLOOR)



TERRACE FLOOR PLAN



MACHINE ROOM / WATER TANK PLAN



MACHINE ROOM / WATER TANK PLAN ROOF PLAN

DOOR WINDOW SCHEDULE				
TYPE	SIZE	GRILL	LINTEL	DESCRIPTION
FD	1050X2100	-	2100	FIRE DOOR (1HRS RATING)
TD1	1000X2100	-	2100	TERRACE DOOR
UD	1050X2100	-	2100	UNIT ENTRY DOOR
D	1000X2100	-	2100	SLIDING DOOR
D1	900X2100	-	2100	BEDROOM
D2	900X2100	-	2100	BT. ROOM BALCONY
D3	750X2100	-	2100	TOILET
DW1	1070X2400	1100	2400	KITCHEN UTILITY
DW2	1400X2400	1100	2400	KITCHEN UTILITY
W1	1800X2400	-	2400	BEDROOM BALCONY
W2	1400X2400	-	2400	BEDROOM BALCONY
W3	1740X2400	-	2400	BEDROOM BALCONY
W4	1200X2400	-	2400	BEDROOM BALCONY
W	1020X1200	900	2100	TOILET (PARTIALLY)
W1	800X1000	1100	2100	TOILET (PARTIALLY)
W2	1270X1200	900	2100	KITCHEN
W3	830X1500	900	2400	UTILITY
M.RM	1800X2100	-	2100	MACHINE ROOM
FD	1200X2100	-	2100	LIFT SHAFT

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.1625 acres (License No. 131 of 2024 dated 27.07.2024) falling under in the Revenue estate of Village Abdullpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE LIMITED.

MEP & FIRE CONSULTANT

BEHERA ASSOCIATES PVT LTD
F-625, 1ST FLOOR,
LADO SARAI, NEW DELHI 110030,
PH : 011-42565888, 26871211(6)
E-mail : behera_associates@rediffmail.com

R.K.S. ASSOCIATES
Architects, Planners & Designers

ROHIT GARG
CHIRAG BUILDTEC

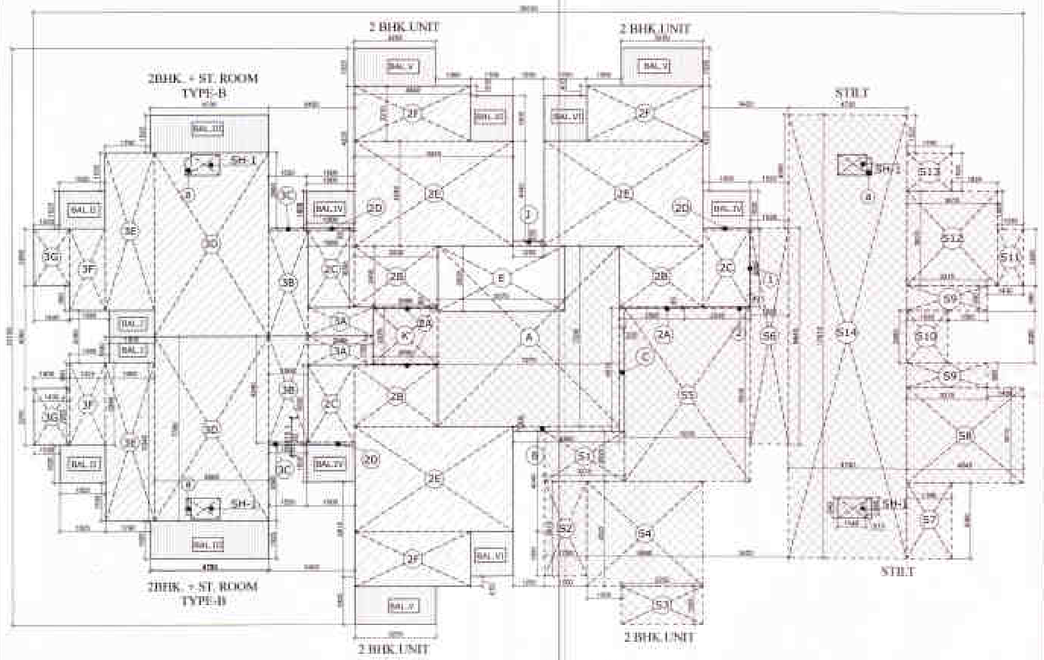
Authorised Signatory

TOWER-T-4 (S/G+19) FLOOR PLANS

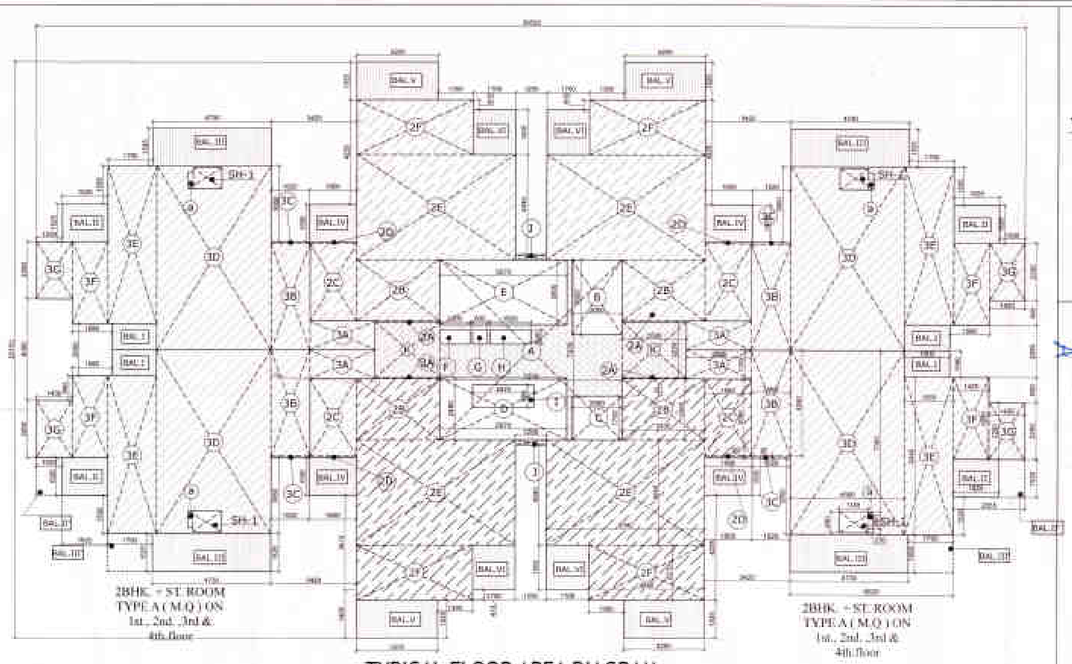
DRG. NO. 15

SCALE - 1:100@A1 DATE - JULY 2026

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: ZP-4295/SD(BS)/2026/33405 DATED : 15-09-2026



GROUND FLOOR AREA DIAGRAM



TYPICAL FLOOR AREA DIAGRAM
1ST. TO 19 TH FLOOR



Checked and found ok for Public Health (Sanitary Service only and not to commence the ... is forwarding letter ...

DTP (HQ) Member SPAC

ATP (HQ) Member Secretary, RPAC

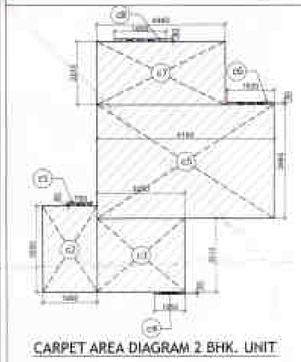
CTP Mysuru Joint-Chairman RPAC

DTP(HQ)

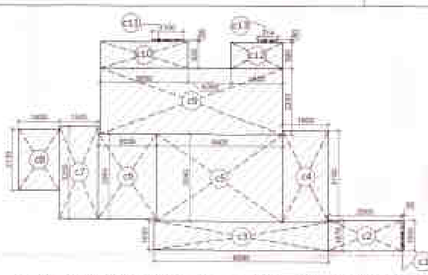
ATP(HQ)

RAMSUKHA KUMAR JD

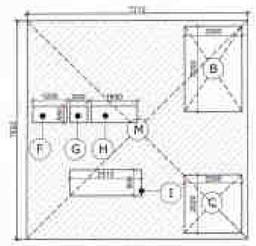
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: ... DATED: ...



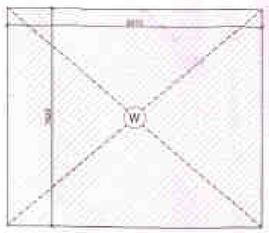
CARPET AREA DIAGRAM 2 BHK. UNIT



CARPET AREA DIAGRAM 2 BHK. + ST.RM. TYPE - A (M.Q.) & TYPE - B



MUMTY AREA DIAGRAM



M.ROOM / W.TANK AREA DIAGRAM

TOTAL F.A.R. AREA ON GROUND FLOOR		
AREA OF 2BHK+ST.RM. TYPE A& B	127.507	SQ.M.
AREA OF 2BHK ON GROUND FLOOR	154.122	SQ.M.
CIRCULATION AREA ON GROUND FLOOR	47.007	SQ.M.
TOTAL	**328.636**	SQ.M.

TOTAL F.A.R. AREA ON TYPICAL FLOOR		
AREA OF 2BHK+ST.RM. TYPE A& B	250.612	SQ.M.
AREA OF 2BHK ON TYPICAL FLOOR	205.191	SQ.M.
CIRCULATION AREA ON TYPICAL FLOOR	27.076	SQ.M.
TOTAL	**482.879**	SQ.M.

TOTAL F.A.R. OF TOWER -T4					
F.A.R. ON GROUND FLOOR	176.198	X	1	328.636	SQ.M.
F.A.R. ON TYPICAL FLOOR	482.879	X	19	9174.701	SQ.M.
TOTAL F.A.R. OF TOWER T-4				**9503.337**	SQ.M.

GROUND COVERAGE TOWER T-4		
F.A.R. OF GROUND FLOOR AREA	328.636	SQ.M.
STILT AREA	221.865	SQ.M.
TOTAL	550.501	SQ.M.

BUILT UP AREA TOWER (T-4)			
STILT / GROUND FL	F.A.R. AREA OF GROUND+STILT AREA	550.501	SQ.M.
TYPICAL FLOOR F.A.R. AREA		482.879	SQ.M.
TYPICAL FLOOR NON F.A.R. AREA		23.583	SQ.M.
	TOTAL (1)	506.462	SQ.M.
TOTAL FAR AND NON FAR AREA OF TYPICAL 19 FLOORS (1)X19		9622.778	SQ.M.
MUMTY AREA		44.462	SQ.M.
M.ROOM & WATER TANK		67.894	SQ.M.
TOTAL BUILT UP AREA OF TOWER T-4		10285.435	SQ.M.

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
Architects, Engineers & Planners

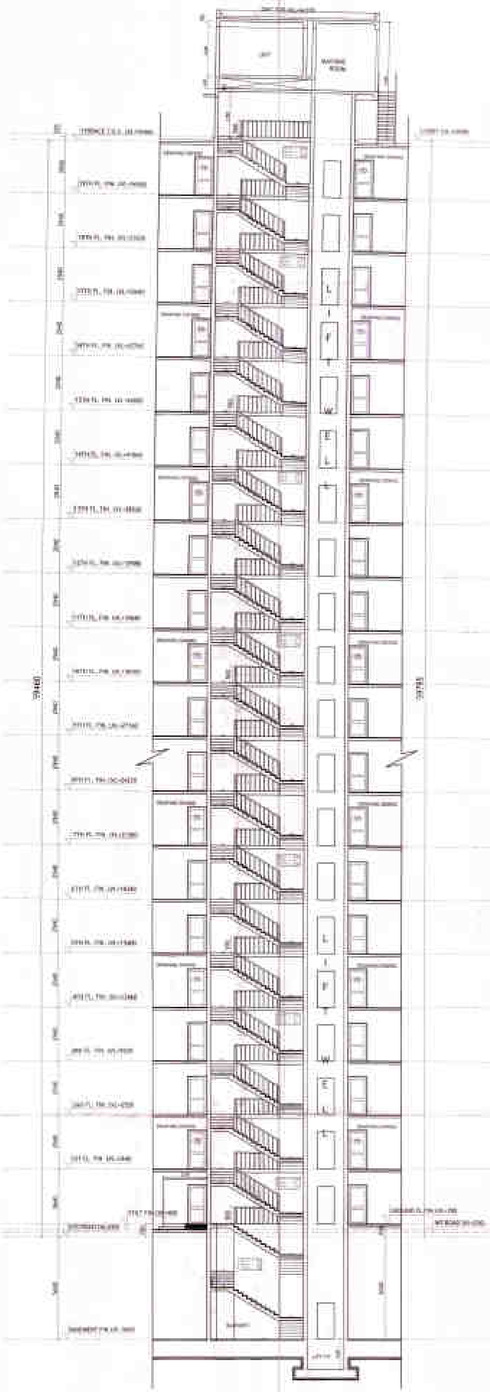
ARCHITECT'S SIGNATURE
ROHIT GARG
CAT-I/11688

OWNER'S SIGNATURE
Chirag Buildtec Private Limited
Authorised Signatory

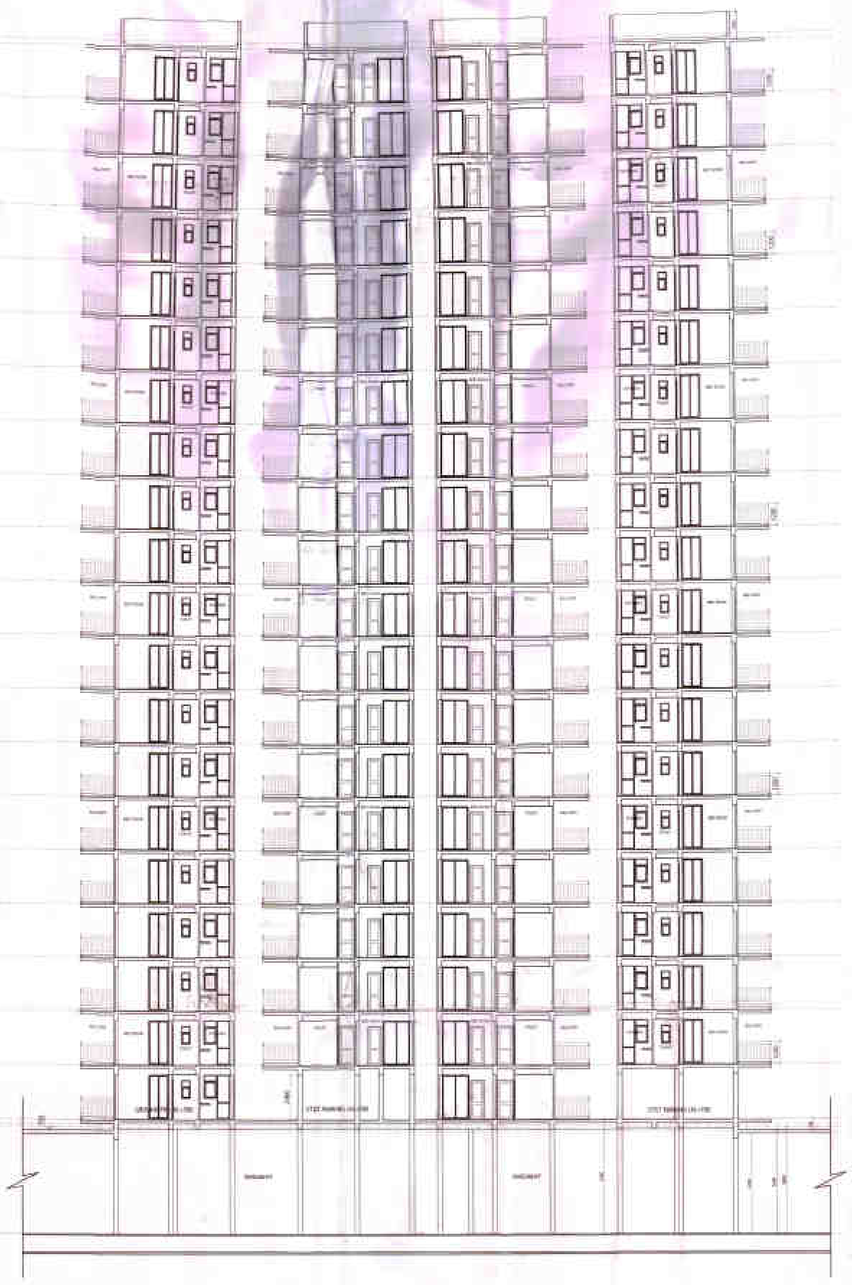
DRAWING TITLE : (SUBMISSION DRAWING)
TOWER T-4
S+G+19
AREAS

DRG. NO. 16

SCALE - 1:100@A1 | DATE - JULY 2026



SECTION B-B



SECTION A-A



KEY PLAN

SUBMISSION DRAWING

CLIENT

PROJECT TITLE
Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
Architects, Engineers & Planners

ARCHITECT'S SIGNATURE
ROHIT GARG
CA/94/11684

OWNER'S SIGNATURE
For Chirag Buildtec Private Limited
Authorised Signatory

DRAWING TITLE
TOWER T- 4
(SECTIONS)

DRG. NO.
17

SCALE - 1:100 @A0 | DATE - JULY 2026

STP Rohtak Member SPAC

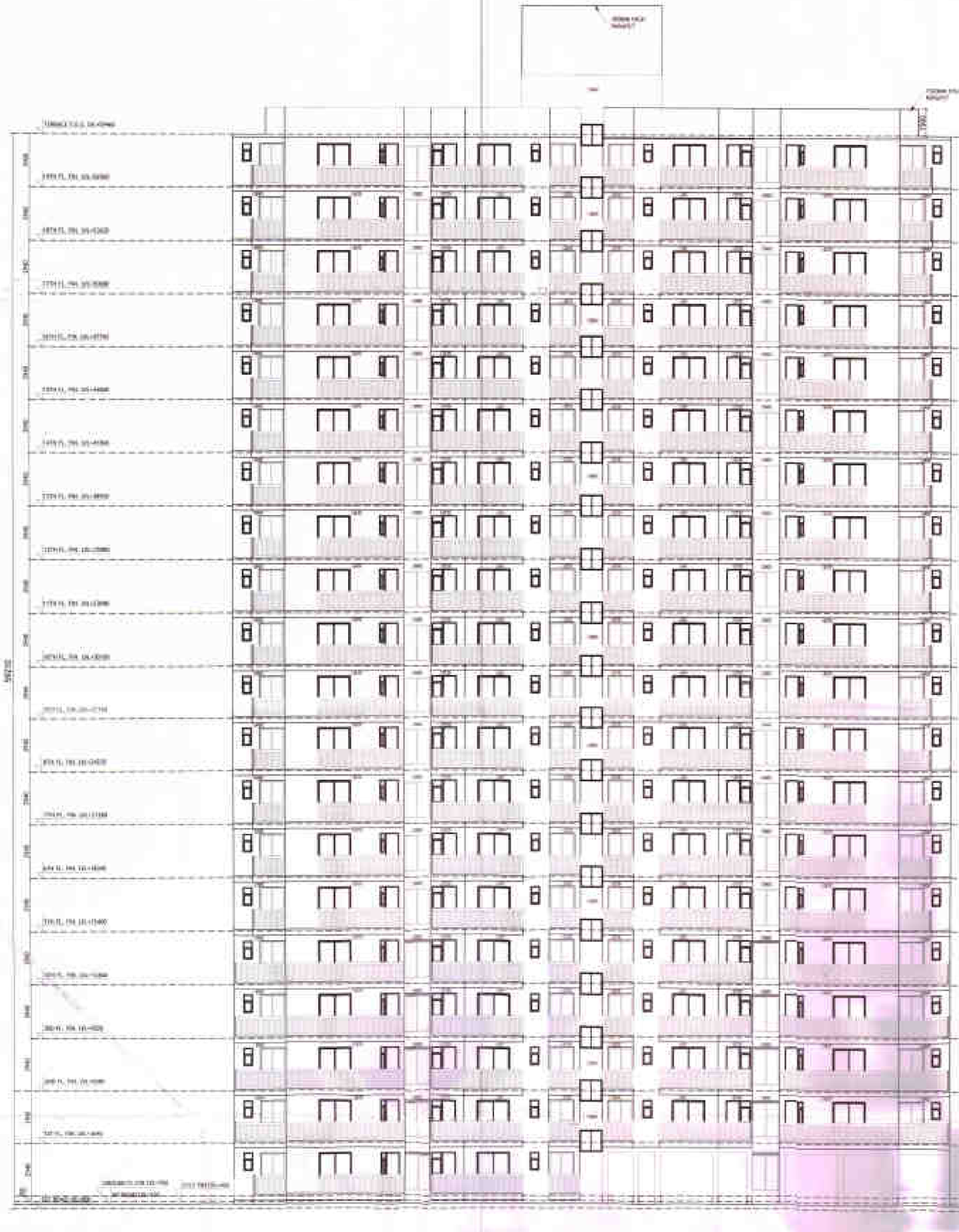
STP (HQ) Member Secretary, SPAA

DTP Haryana Asstt. Chairman SPAC

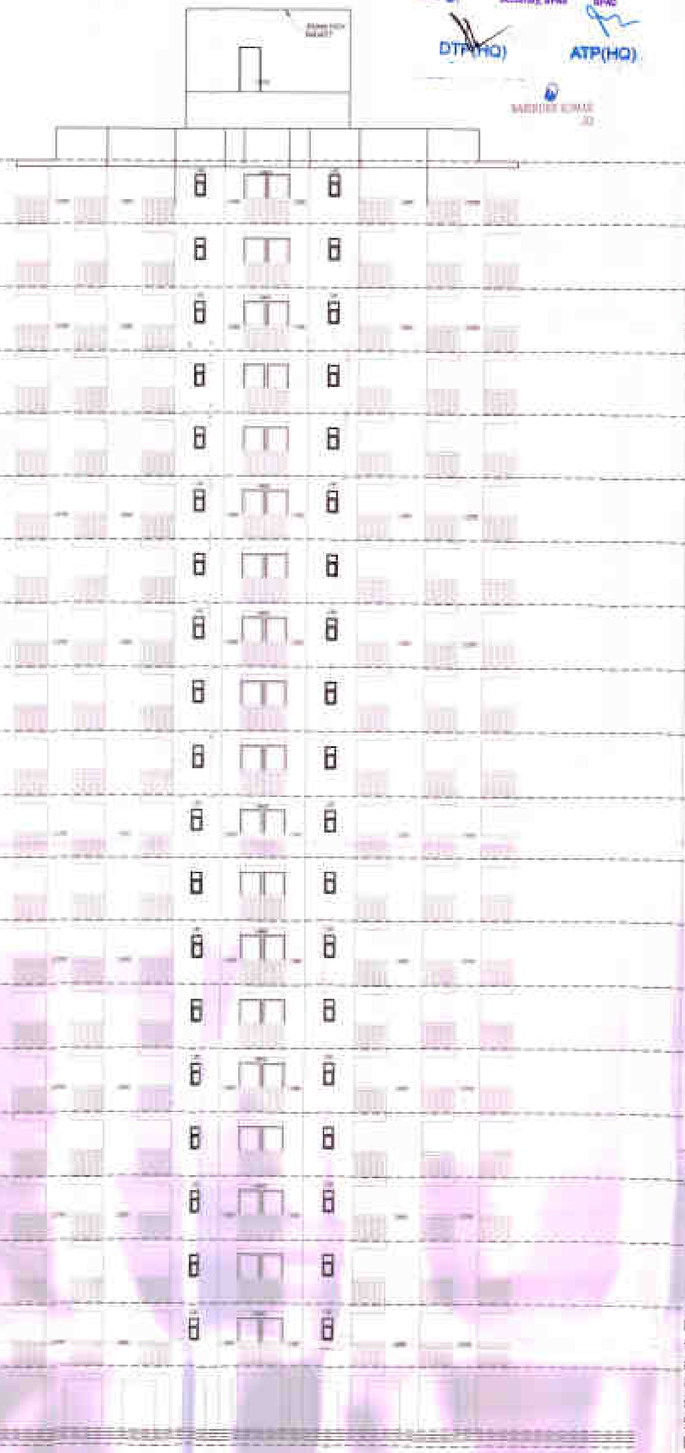
DTP(HQ)

ATP(HQ)

MEMBER SPAA



FRONT ELEVATION



SIDE ELEVATION



KEY PLAN



FRONT ELEVATION

FSC(HQ) Member SPAC

ATP(HQ) Member SPAC

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K & ASSOCIATES
Architects, Engineers & Planners

ARCHITECT'S SIGNATURE

ROHIT GARG
DA/98/17868

OWNERS SIGNATURE
For Chirag Buildtec Private Limited
Authorised Signatory

DRAWING TITLE

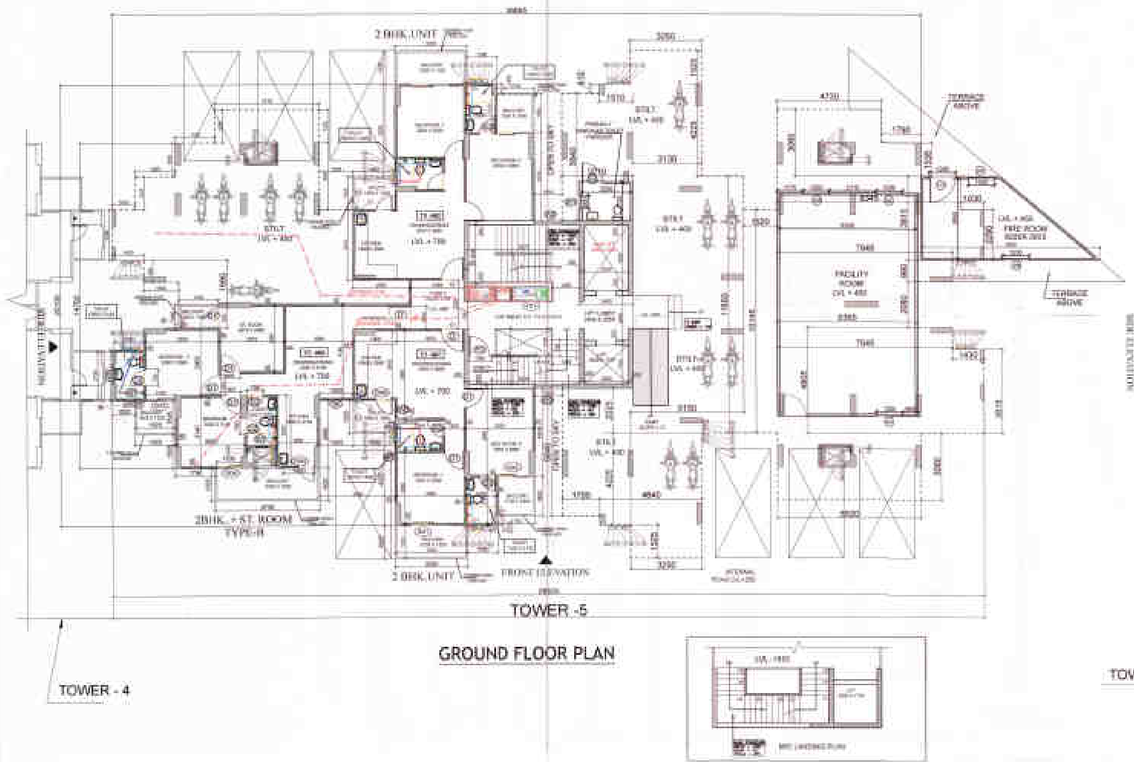
TOWER T- 4
(ELEVATIONS)

DWG. NO.

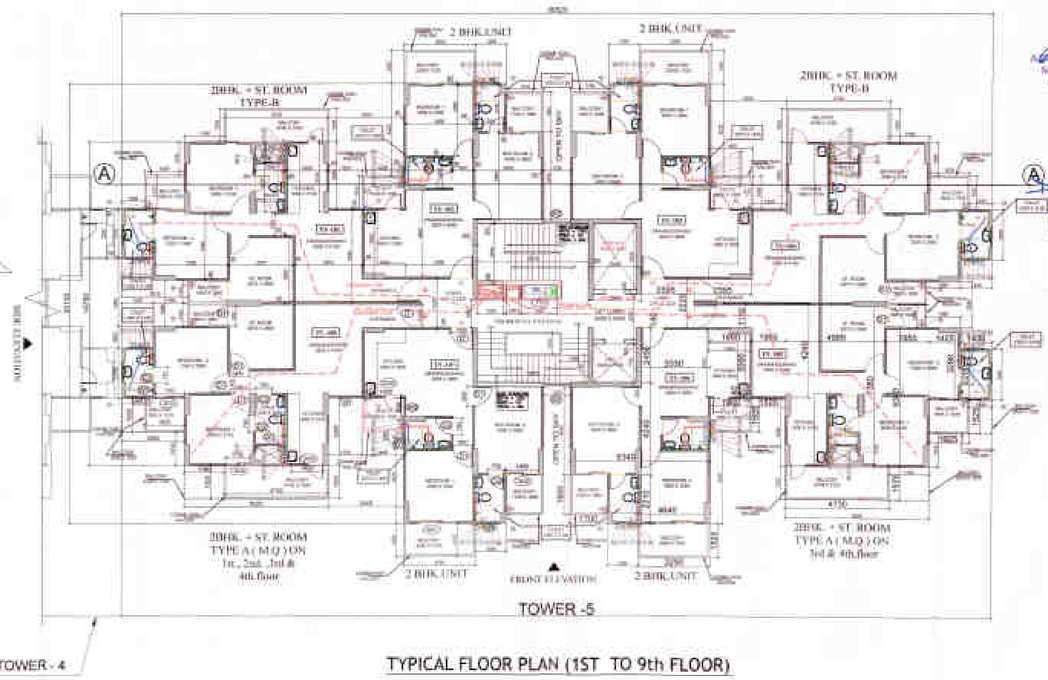
18

SCALE - 1:100 @A0

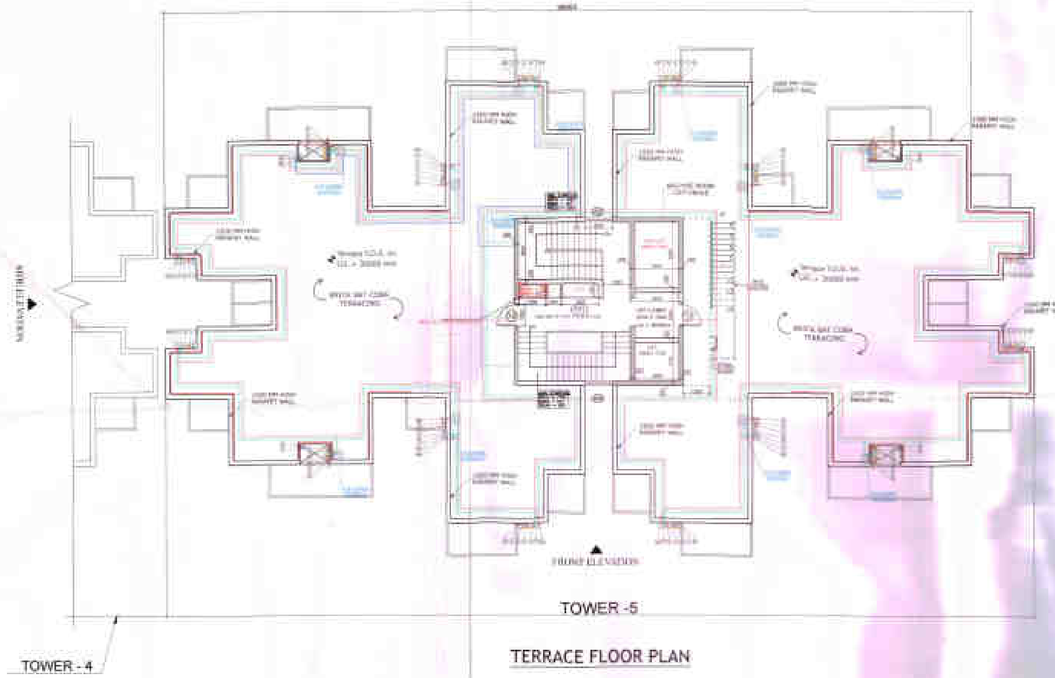
DATE - JULY 2026



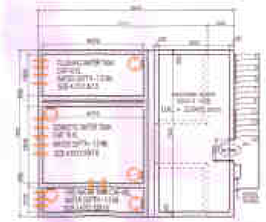
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (1ST TO 9th FLOOR)



TERRACE FLOOR PLAN



MACHINE ROOM / WATER TANK PLAN



MACHINE ROOM / WATER TANK PLAN ROOF PLAN

DOOR WINDOW SCHEDULE				
TYPE	SIZE	SILL	LINTEL	DESCRIPTION
D1	1050X2100	-	2100	FIRE DOOR 2 HRS RATING
D2	1000X2100	-	2100	TERRACE DOOR
D7	1050X2100	-	2100	TOILET DOOR
D9	900X2100	-	2100	KITCHEN DOOR
D1	900X2100	-	2100	BEDROOMS
D5	820X2100	-	2100	ST. ROOM BALCONY
D2	750X2100	-	2100	TOILET
UW1	1075X2400	1100	2400	KITCHEN UTILITY
UW2	1400X2400	1100	2400	KITCHEN UTILITY
W1	1800X2400	-	2400	BEDROOM BALCONY
W2	1440X2400	-	2400	BEDROOM BALCONY
W3	1125X2400	-	2400	BEDROOM BALCONY
W4	1680X2400	-	2400	BEDROOM BALCONY
W	4500X900	900	2400	LIVING/DINING
W1	900X1000	1100	2100	TOILET (DETAILED 1:25)
W1	1200X1200	900	2100	KITCHEN
W1	600X1500	900	2400	UTILITY
MUMH	600X2100	-	2100	MACHINE ROOM
UD1	1200X2100	-	2100	LIFT MOVE
D3	1200X2100	-	2100	FIRE DOOR
W4	1200X1200	750	2100	FIRE DOOR



DTP(HQ) ATP(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: ZP-3245/2020/BP(HQ) DATED: 18-09-2020

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (Licence No. 131 of 2020 dated 07.07.2020) falling under in the revenue estate of Village: Maidalpur, Sector-91, Sohna(s) developed by CHIRAG BALOTEE PRIVATE LIMITED.

MEP & FIRE CONSULTANT

BEHERA ASSOCIATES PVT LTD
F-020, 1ST FLOOR,
LADO SARAI, NEW DELHI 110030
PH.: 011-46582888, 08811071663
E-mail:- behera.associates@gmail.com

R.K.A ASSOCIATES

ROHIT GARG
CA/04/17868

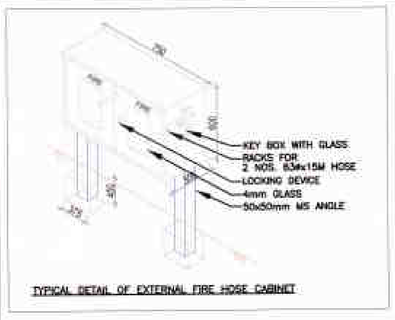
TOWER T-5 (S+9+R) FLOOR PLANS

19

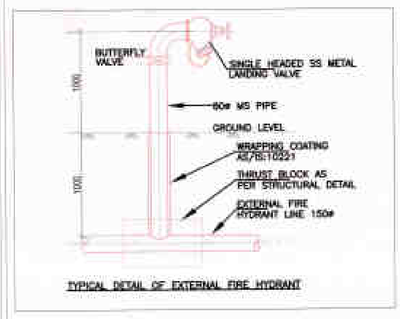
SCALE - 1:100@A1 DATE - JULY 2020

FIRE FIGHTING LEGEND:-

SYMBOL	DESCRIPTION	CAPACITY	HEAD
F1	DIESEL ENGINE DRIVEN PUMP. 1 No.	3785LPM	110M HEAD
F2	MAIN FIRE ELECTRIC PUMP.1 No.	3785LPM	110M HEAD
F3	JOCKEY PUMP-.1No.	180LPM	110M HEAD



TYPICAL DETAIL OF EXTERNAL FIRE HOSE CABINET



TYPICAL DETAIL OF EXTERNAL FIRE HYDRANT

LEGEND

SYMBOL	DESCRIPTION
	SLUICE/BUTTERFLY VALVE
	NON-RETURN VALVE
	4WAY FIRE BRIGADE CONNECTION
	2WAY FIRE BRIGADE CONNECTION
	EXTERNAL FIRE HOSE CABINET

LEGEND

SYMBOL	DESCRIPTION
	SLUICE/BUTTERFLY VALVE
	NON-RETURN VALVE
	4WAY FIRE BRIGADE CONNECTION
	2WAY FIRE BRIGADE CONNECTION
EFH	EXTERNAL FIRE HOSE CABINET

ETP, Rohtak Member, EPAC

STP, (HQ) Member Secretary, EPAC

CTP Senior Town Planner EPAC

DTP(HQ)

ATP(HQ)

HARINDER KUMAR JD

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: ZP-2795/JD(AK)/2026/17695
DATED : 17-07-2026

82.13 NATIONAL HIGHWAY NO. 352 A (V-II)

50M GREEN BELT INCLUDING SERVICE ROAD

12M WIDE SERVICE ROAD

PLOT LINE

ZONING LINE

BASEMENT LINE

3 KARAM REVENUE RASTA

38.55

60.34

60.34

6M WIDE ROAD

6M WIDE FIRE TENDER ROAD

RWH PIT-1

RWH PIT-2

RWH PIT-3

RWH PIT-4

RWH PIT-5

ENTRY 6M WIDTH

EXIT 6M WIDTH

COMMERCIAL G+2

TERRACE BELOW ON 1ST FLOOR

FIRE STAIRCASE BASEMENT TO GROUND

TERRACE

RAMP C/D GROUND TO BASEMENT ENTRY

RAMP A/B BASEMENT TO GROUND

STP & WTP BELOW

DOM WATER TANK BELOW CAP:185 KL

FIRE PUMP ROOM BELOW

PLUMBING PUMP ROOM BELOW

FIRE WATER TANK 2 BELOW CAP-250 KL

FIRE WATER TANK 2 BELOW CAP-250 KL

TO STP IN BASEMENT
WATER SUPPLY LINES THROUGH
BASEMENT CEILING'S TO EACH BLOCK

1000 FWS LINE

1000 DWS LINE

1000 RAIN WATER LINE

4000 storm water line (slope 1:500)

1500 External Fire line

GARDEN HYDRANT

EXTERNAL FIRE HYDRANT

BOREWELL-1

BOREWELL-2

LEDGEND

DWS	DOM. WATER SUPPLY LINE
FWS	FLUS. WATER SUPPLY LINE
	IRRIGATION LINE
GHL	GARDEN HYDRANT
	EXTERNAL FIRE HYDRANT
	STORM WATER MANHOLE
	STORM WATER LINE

PLUMBING LEGEND :

	STORM MANHOLE(910 & ABOVE)
	ST-STORM WATER LINE(RCC RPC)
	RAIN WATER HARVESTING PIT (44 CUM)

SEWER MANHOLE SIZE :-

DIA OF M.H	DEPTH OF MH
910mm Dia	900 TO 1650
1220mm Dia	1650 TO 2300
1520mm Dia	2300 & ABOVE

PLUMBING NOTE FOR STORM WATER :-

CATCH BASIN SIZE (MM)	DEPTH OF CB (MM)
CB - 600 X 600 mm	600 - 750 mm
CB - 750 X 750 mm	750 TO 900 mm

PLUMBING NOTE :-

DIA OF M.H	DEPTH OF MH
910mm Dia	900 TO 1650
1220mm Dia	1650 TO 2300
1520mm Dia	2300 & ABOVE

SUBMISSION DRAWING

CLIENT

Checked as per Rules on Public Health Engineering Service only subject to comments as in Surrounding letter No. ____ Dt. ____

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
Architects, Engineers & Planners
E-31, GREEN PARK MAIN, NEW DELHI - 110016, INDIA
Tel : 2656-2158, 2651-6751, 2656-7367
Fax (011)2665-2540 E-mail : rka.architects@gmail.com

ARCHITECT'S SIGNATURE

ROHIT GARG
CA/94/17865

OWNER'S SIGNATURE

For Chirag Buildtec Private Limited

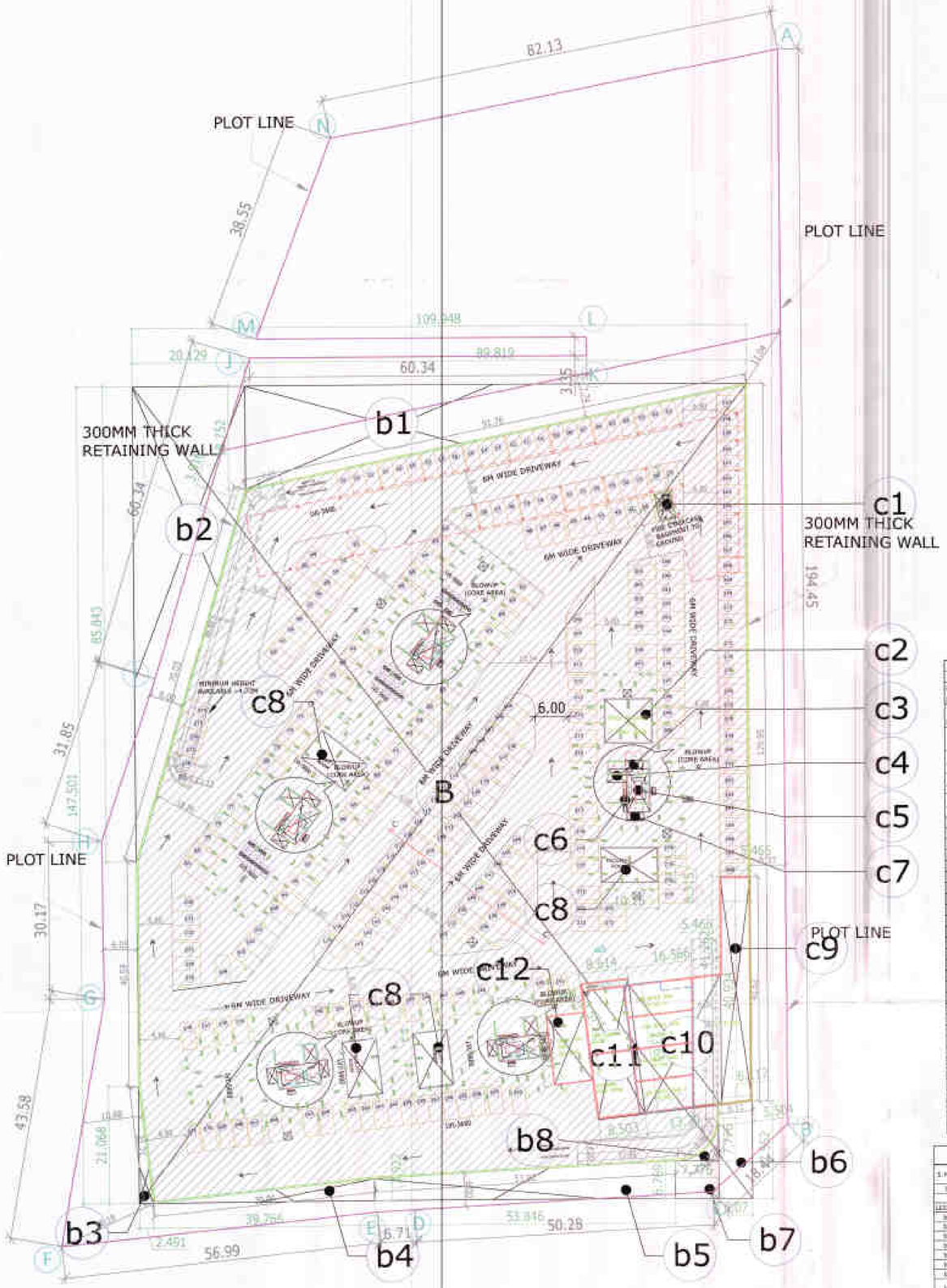
Authorised Signatory

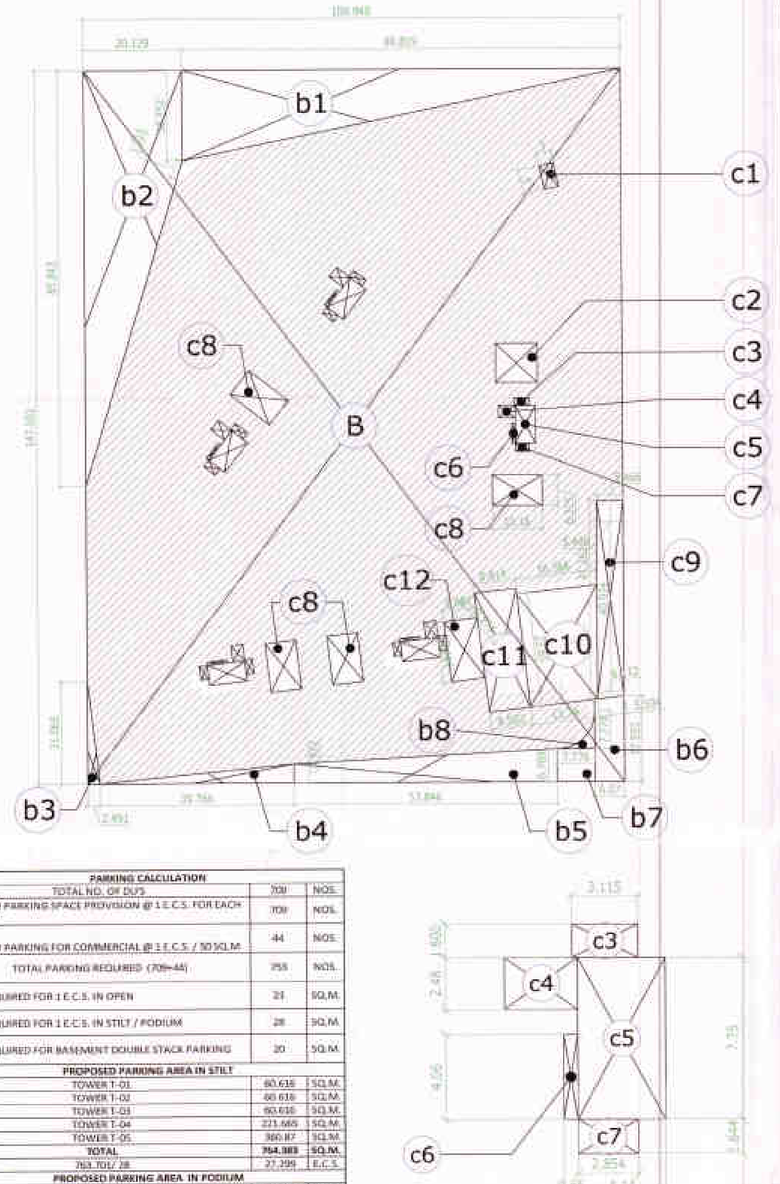
DRAWING TITLE

MEP SERVICES SITE PLAN

DRG. NO. 1A

SCALE -1:300 @A0 DATE - JULY 2026







PARKING CALCULATION		
TOTAL NO. OF DU'S	709	NOS.
REQUIRED PARKING SPACE PROVISION @ 1 E.C.S. FOR EACH DU	709	NOS.
REQUIRED PARKING FOR COMMERCIAL @ 1 E.C.S. / 50 SQ.M.	44	NOS.
TOTAL PARKING REQUIRED (709+44)	753	NOS.
AREA REQUIRED FOR 1 E.C.S. IN OPEN	23	SQ.M.
AREA REQUIRED FOR 1 E.C.S. IN STILT / PODIUM	28	SQ.M.
AREA REQUIRED FOR BASEMENT DOUBLE STACK PARKING	20	SQ.M.
PROPOSED PARKING AREA IN STILT		
TOWER T-01	60.616	SQ.M.
TOWER T-02	60.616	SQ.M.
TOWER T-03	60.616	SQ.M.
TOWER T-04	221.665	SQ.M.
TOWER T-05	360.87	SQ.M.
TOTAL	**764.383**	**SQ.M.**
763.701/ 28	27.299	E.C.S.
PROPOSED PARKING AREA IN PODIUM		
PODIUM	982.501	SQ.M.
TOTAL	**982.501**	**SQ.M.**
982.501/ 28	35.089	E.C.S.
PROPOSED PARKING AREA IN OPEN		
TOTAL OPEN PARKING AREA	3836.441	SQ.M.
3836.441/ 23	166.802	E.C.S.
PROPOSED BASEMENT DOUBLE STACK PARKING AREA		
TOTAL BASEMENT PARKING AREA	12274.501	SQ.M.
(12274.501/ 20)	613.725	E.C.S.
TOTAL PROPOSED E.C.S.		
PROPOSED E.C.S IN OPEN	167	E.C.S.
PROPOSED E.C.S IN STILT	27	E.C.S.
PROPOSED E.C.S IN PODIUM	35	E.C.S.
PROPOSED E.C.S IN BASEMENT DOUBLE STACK	616	E.C.S.
TOTAL E.C.S.	**843**	E.C.S.
TOTAL NOS. PRARKING PROVIDED		
PROPOSED MECHANICAL PARKING IN BASEMENT (277 X 2)	554	NOS.
PROPOSED OPEN PARKING	162	NOS.
PROPOSED PODIUM PARKING	46	NOS.
TOTAL NOS. PRARKING PROVIDED	**762**	NOS.

BASEMENT AREA CALCULATION					
S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
B	RECTANGLE	109.948	147.501	1	16217.440
LESS AREA					
b1	TRIANGLE	1/2 X 89.819 X 18.752		1	842.143
b2	TRAPEZIUM	1/2 X (18.752 + 85.843) X 20.129		1	1052.096
b3	TRIANGLE	1/2 X 2.491 X 21.088		1	26.240
b4	TRIANGLE	1/2 X 39.754 X 3.913		1	77.981
b5	TRAPEZIUM	1/2 X (3.922 + 0.763) X 53.846		1	387.884
b6	TRAPEZIUM	1/2 X (10.884+ 17.352) X 9.07		1	306.382
b7	RECTANGLE	6.760	7.776	1	52.556
b8	SQUARE - QUARTER CIRCLE	(7.776 X 7.776) - 3.1416 X (7.776^2) / 4		1	12.976
					2456.358
TOTAL BASEMENT AREA = (16217.440 - 2456.358) =					13760.572

TOWER CORE AREA DETAIL

BASEMENT PARKING AREA CALCULATION					
S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
TOTAL BASEMENT AREA					13760.572
LESS AREA					
c1	RECTANGLE	5.000	5.200	5	73.000
c2	RECTANGLE	8.500	8.080	1	68.169
c3	RECTANGLE	8.115	5.200	5	84.520
c4	RECTANGLE	5.200	2.450	5	63.700
c5	RECTANGLE	8.140	2.750	5	100.485
c6	RECTANGLE	2.660	4.960	5	13.300
c7	RECTANGLE	2.954	1.644	5	23.460
c8	RECTANGLE	10.160	6.315	8	256.542
c9	RECTANGLE	1/2 X (40.020+ 45.352) X 5.400		2	232.770
c10	TRAPEZIUM	1/2 X (18.500+13.79) X 23.01		1	256.960
c11	RECTANGLE	8.614	24.85	1	214.058
c12	RECTANGLE	5.882	12.897	2	85.901
TOTAL					1486.071
BASEMENT PARKING AREA = (13760.572 - 1486.071) =					12274.501 SQ.M.
PERMISSIBLE E.C.S =(12274.501/20)					613.725 E.C.S.

DOOR AND WINDOW SCHEDULE				
TYPE	SIZE	CILL	LINTEL	DESCRIPTION
FD	1200 X 2400	---	2400	CORE AREA
D	1000 X 2400	---	2400	EV FACILITY ROOM

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
Architects, Engineers & Planners
S-31, GREEN PARK MAIN, NEW DELHI - 110016, INDIA
Tel : 2656-0153, 2651-8721, 2652-7337
Fax: (011) 2665-2340 E-mail : rka.architects@gmail.com

ARCHITECT'S SIGNATURE

ROHIT GARG

OWNER'S SIGNATURE

For Chirag Buildtec Private Limited

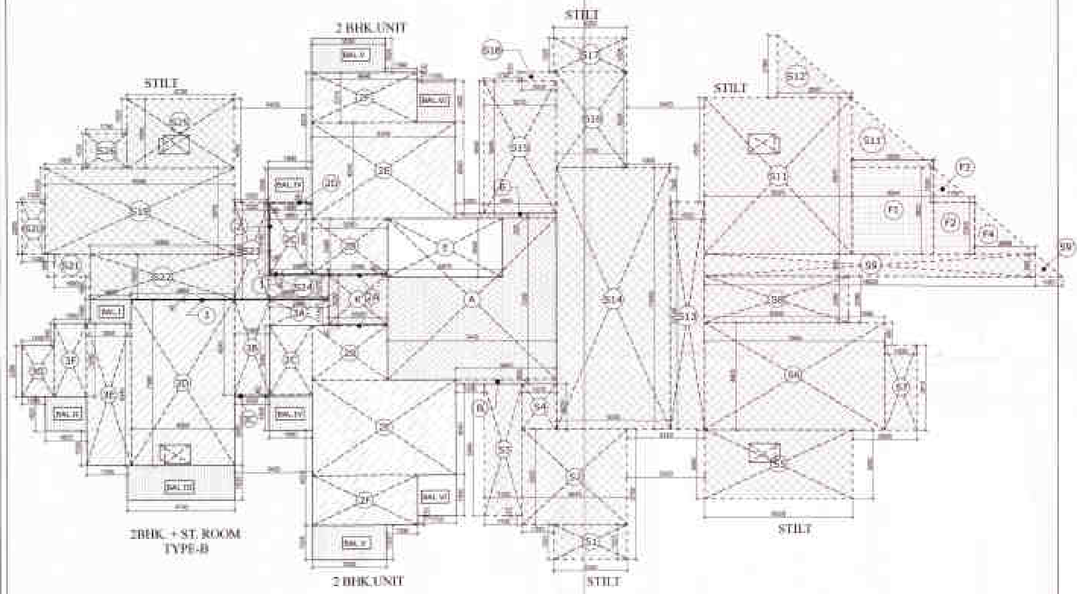
Authorised Signatory

DRAWING TITLE (SUBMISSION DRAWING)

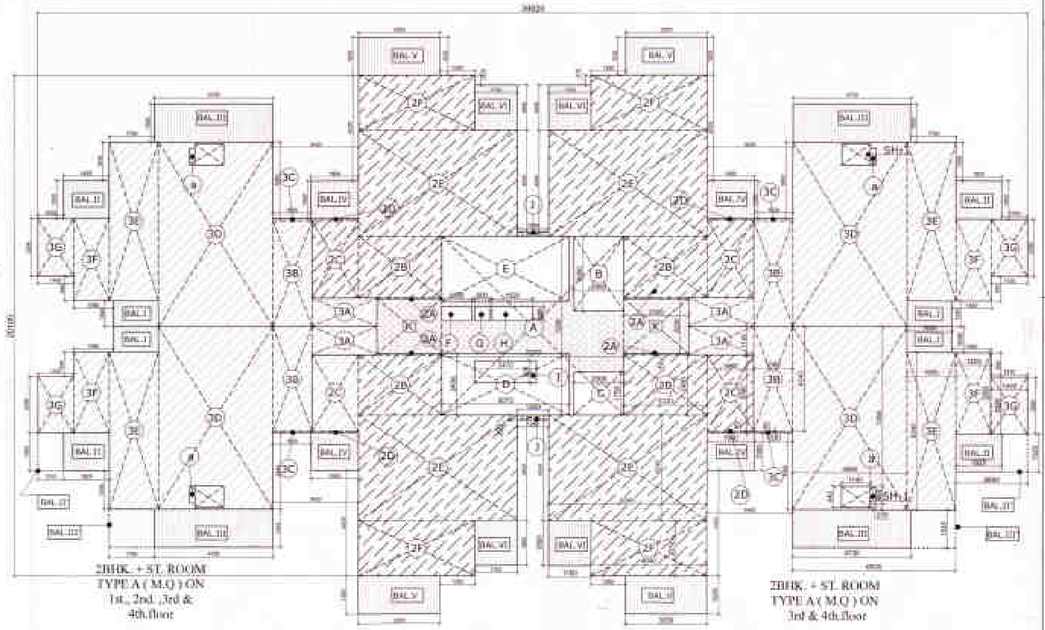
BASEMENT PLAN

DRG. NO. 02

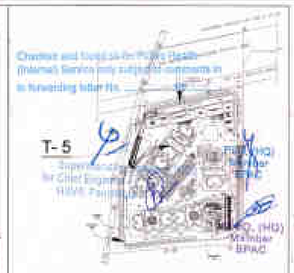
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GROUND FLOOR AREA DIAGRAM



TYPICAL FLOOR AREA DIAGRAM
1ST. TO 9 TH FLOOR



Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter no. ____

STP, Pinjore Member, BPAC

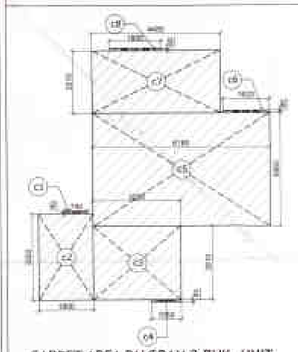
DTP(HQ) Member Secretary, BPAC

CTP(Env.)cum-Chairman BPAC

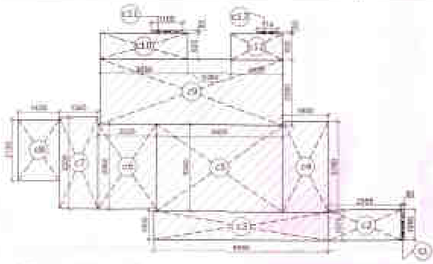
DTP(HQ)

ATP(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: ZP-2391(SH-IV)/2026
DATED: 16-09-2026



CARPET AREA DIAGRAM 2 BHK. UNIT



CARPET AREA DIAGRAM 2 BHK. + ST.RM. TYPE - A (M.Q.) & TYPE - B

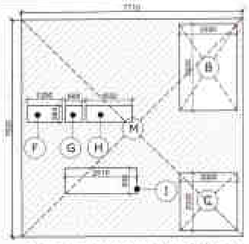
TOTAL F.A.R. AREA ON GROUND FLOOR		
AREA OF 2BHK+ST.RM. TYPE A& B	64.102	SQ.M.
AREA OF 2BHK ON GROUND FLOOR	102.824	SQ.M.
CIRCULATION AREA ON GROUND FLOOR	48.147	SQ.M.
TOTAL	**215.073**	SQ.M.

TOTAL F.A.R. AREA ON TYPICAL FLOOR		
AREA OF 2BHK+ST.RM. TYPE A& B	250.612	SQ.M.
AREA OF 2BHK ON TYPICAL FLOOR	205.191	SQ.M.
CIRCULATION AREA ON TYPICAL FLOOR	27.076	SQ.M.
TOTAL	**482.879**	SQ.M.

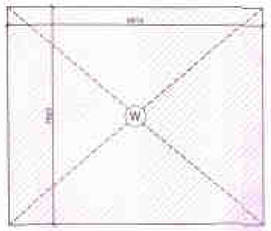
TOTAL F.A.R. OF TOWER -T5					
F.A.R. ON GROUND FLOOR	215.073	X	1	215.073	SQ.M.
F.A.R. ON TYPICAL FLOOR	482.879	X	9	4345.911	SQ.M.
TOTAL F.A.R. OF TOWER T-5				**4560.984**	SQ.M.

GROUND COVERAGE TOWER T-5		
F.A.R. OF GROUND FLOOR AREA	215.073	SQ.M.
STILT AREA	370.820	SQ.M.
FIRE ROOM	22.345	SQ.M.
TOTAL	**608.238**	SQ.M.

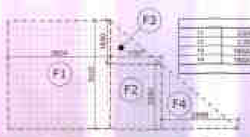
BUILT UP AREA TOWER (T-5)			
STILT / GROUND FL.	F.A.R. AREA OF GROUND+STILT AREA+FIRE RM. AREA	**608.238**	**SQ.M.**
TYPICAL FLOOR F.A.R. AREA		482.879	SQ.M.
TYPICAL FLOOR NON F.A.R. AREA		23.583	SQ.M.
	TOTAL (1)	506.462	SQ.M.
TOTAL FAR AND NON FAR AREA OF TYPICAL 9 FLOORS (1)x9		**4556.158**	**SQ.M.**
MUMTY AREA		44.462	SQ.M.
M ROOM & WATER TANK		67.894	SQ.M.
TOTAL BUILT UP AREA OF TOWER T-5		**5278.802**	**SQ.M.**



MUMTY AREA DIAGRAM



M.ROOM / W.TANK AREA DIAGRAM



FIRE ROOM AREA DIAGRAM

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

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R.K.& ASSOCIATES
Architects, Engineers & Planners
S-31, GREEN PARK MAIN, NEW DELHI - 110016 (INDIA)
Tel : 26515188, 26511691, 26861731
Fax : 26519686 (Delhi) E-mail : rkassociates@gmail.com

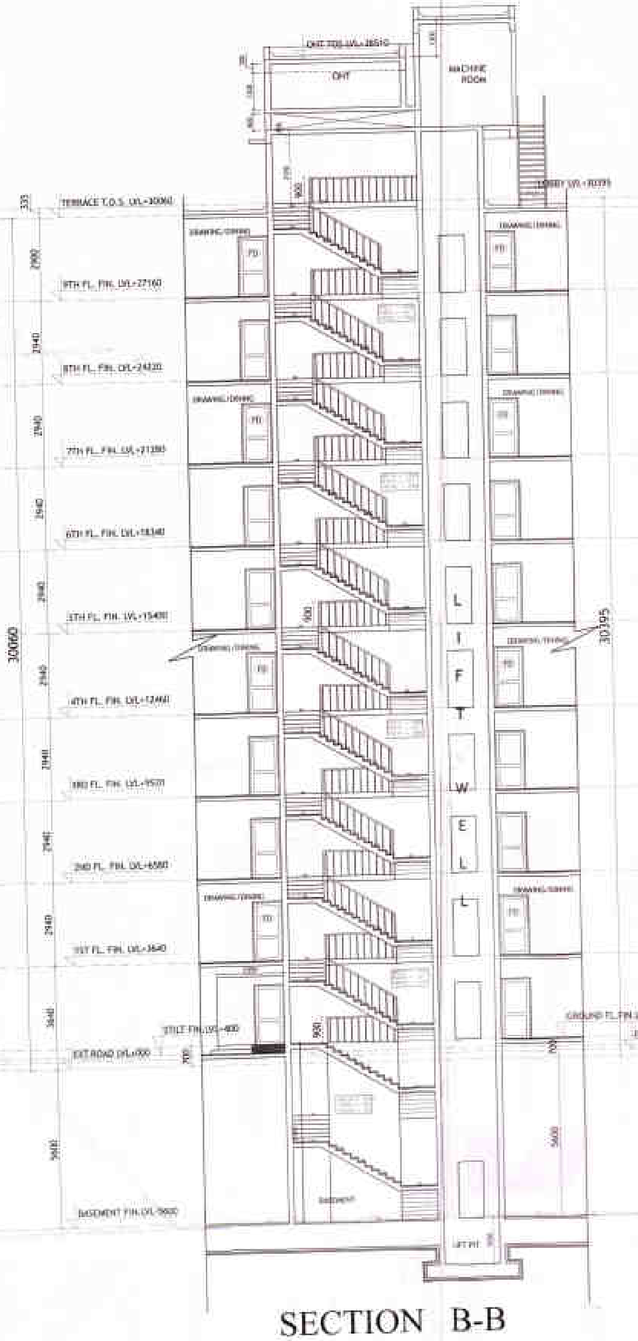
ARCHITECT'S SIGNATURE
ROHIT GARG
CA/94/17868

OWNER'S SIGNATURE
For Chirag Buildtec Private Limited
Authorised Signatory

DRAWING TITLE (SUBMISSION DRAWING)
TOWER T-5
S/G+9
AREAS

DRG. NO.
20

SCALE - 1:100@A1 | DATE - JULY 2026



SECTION B-B



SECTION A-A





SUBMISSION DRAWING

CLIENT

PROJECT TITLE

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R.K.& ASSOCIATES
Architects, Engineers & Planners

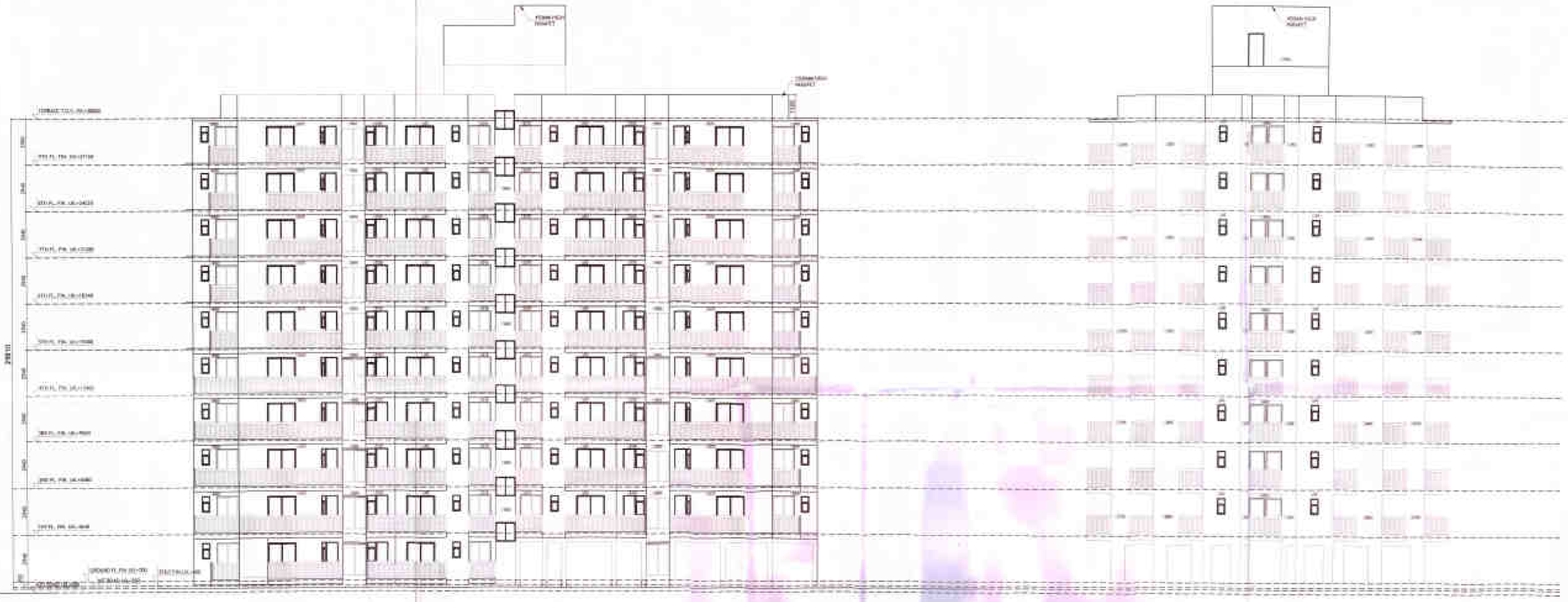
ARCHITECT'S SIGNATURE
ROHIT GARG
CA/94/17868

OWNER'S SIGNATURE
For Chirag Buildtec Private Limited
Authorised Signatory

DRAWING TITLE
TOWER T- 5
(SECTIONS)

DRG. NO.
21

SCALE - 1:100 @A1 | DATE - JULY 2026



FRONT ELEVATION

SIDE ELEVATION

DTP Ashish Member EPAC

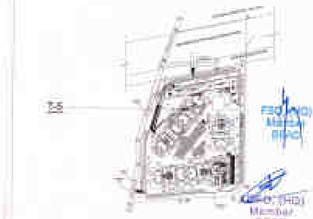
DTP (HQ) Member Secretary, EPAC

STP Haryana cum-Chairman EPAC

DTP(HQ)

ATP(HQ)

NARENDER KUMAR JD



KEY PLAN



FRONT ELEVATION

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

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R.K.& ASSOCIATES

ARCHITECT'S SIGNATURE

RISHIT GARG

OWNER'S SIGNATURE

DRAWING TITLE

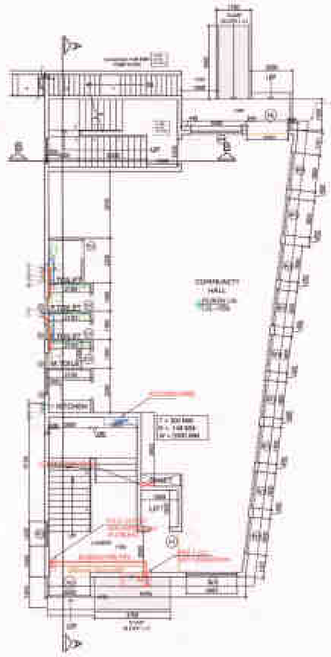
TOWER T- 5
(ELEVATIONS)

DRG. NO.

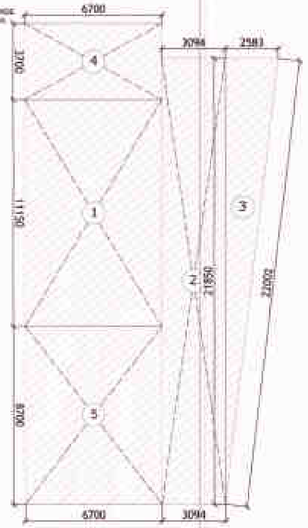
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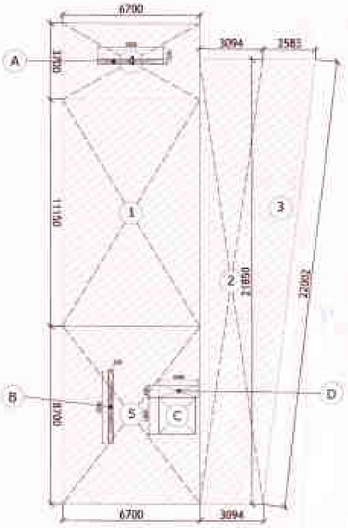
DATE - JULY 2026



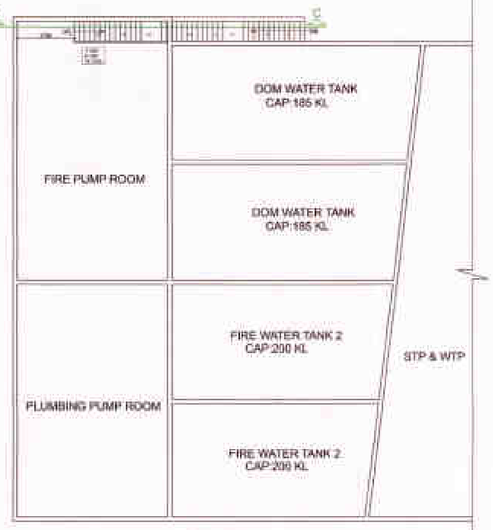
CRECHE GROUND FLOOR PLAN



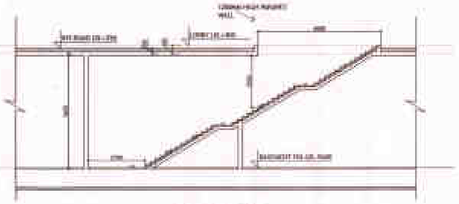
GROUND FLOOR AREA DIAGRAM



FIRST FLOOR AREA DIAGRAM



BASEMENT PLAN



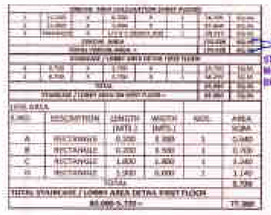
SECTION C-C

CRECHE AREA CALCULATION (GROUND FLOOR)							
1	11.150	X	6.700	X	1	74.705	SQ.M.
2	5.894	X	11.950	X	1	67.609	SQ.M.
3	TRIANGLE	X	1/2 X 2.583 X 21.380		1	28.215	SQ.M.
TOTAL						170.529	SQ.M.
TOTAL CRECHE AREA =						170.529	SQ.M.
STAIRCASE / LOBBY AREA DETAIL GROUND FLOOR							
4	6.700	X	3.700	X	1	24.790	SQ.M.
5	6.700	X	6.700	X	1	58.209	SQ.M.
TOTAL						83.000	SQ.M.
STAIRCASE / LOBBY AREA ON GROUND FLOOR =						83.000	SQ.M.

GROUND COVERAGE CALCULATION COMMUNITY HALL

= 170.529+83.080

= 253.608 SQ.M.

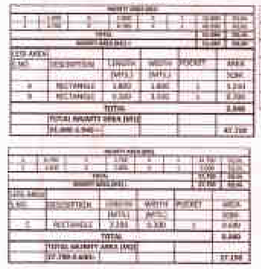


LEVEL AREA					
S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	NOOS.	AREA SQM.
A	RECTANGLE	0.300	6.700	1	2.010
B	RECTANGLE	0.200	6.700	1	1.340
C	RECTANGLE	1.800	6.700	1	12.060
D	RECTANGLE	1.800	6.700	1	12.060
TOTAL					27.470
TOTAL STAIRCASE / LOBBY AREA DETAIL FIRST FLOOR					
83.000-5.530 =					77.470

FIRST FLOOR AREA CHECHE

= 130.063 + 77.366

= 247.423 SQ.M.



MUMTY AREA CALCULATION						
1	2.700	X	1.000	X	1	2.700
2	2.400	X	1.000	X	1	2.400
TOTAL						5.100
MUMTY AREA (M1) =						5.100
LEVEL AREA						
S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	NOOS.	AREA SQM.	
A	RECTANGLE	1.800	1.800	1	3.240	
B	RECTANGLE	0.300	3.500	1	1.050	
TOTAL					4.290	
TOTAL MUMTY AREA (M1) =					4.290	

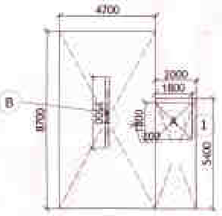
MUMTY AREA CALCULATION						
1	2.700	X	1.000	X	1	2.700
2	2.400	X	1.000	X	1	2.400
TOTAL						5.100
MUMTY AREA (M1) =						5.100
LEVEL AREA						
S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	NOOS.	AREA SQM.	
C	RECTANGLE	2.200	3.300	1	7.260	
TOTAL					7.260	
TOTAL MUMTY AREA (M2) =					7.260	



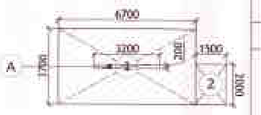
MUMTY AREA PLAN -1



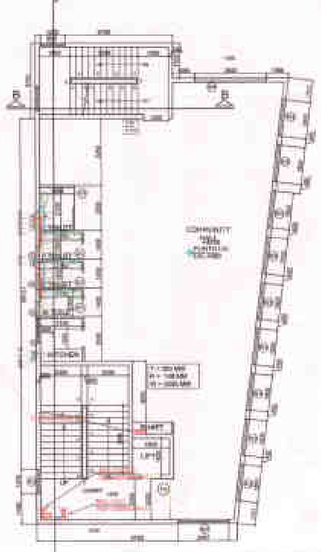
MUMTY AREA PLAN -2



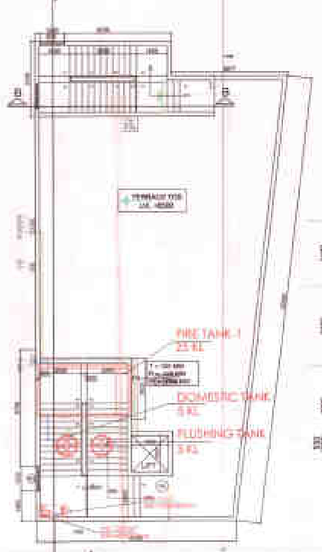
MUMTY AREA DIAGRAM -1



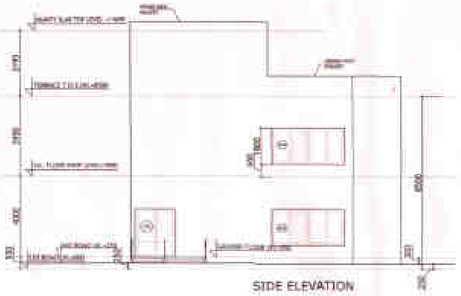
MUMTY AREA DIAGRAM -2



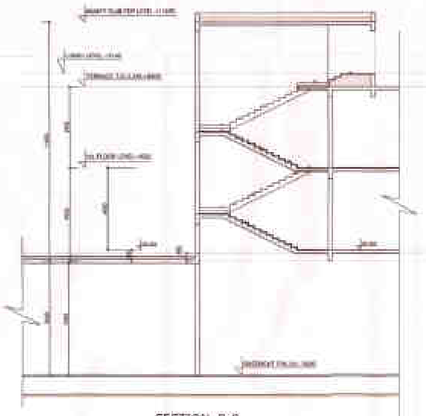
CRECHE FIRST FLOOR PLAN



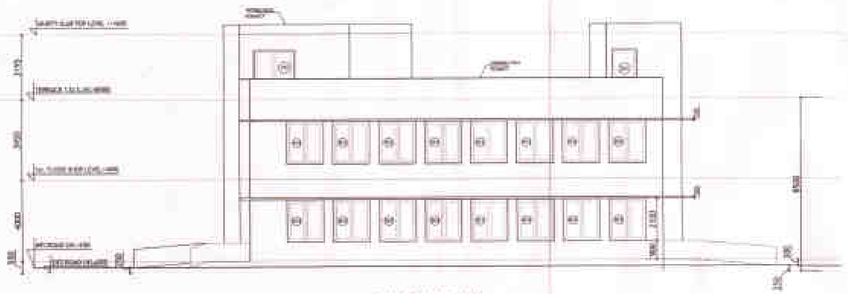
TERRACE PLAN



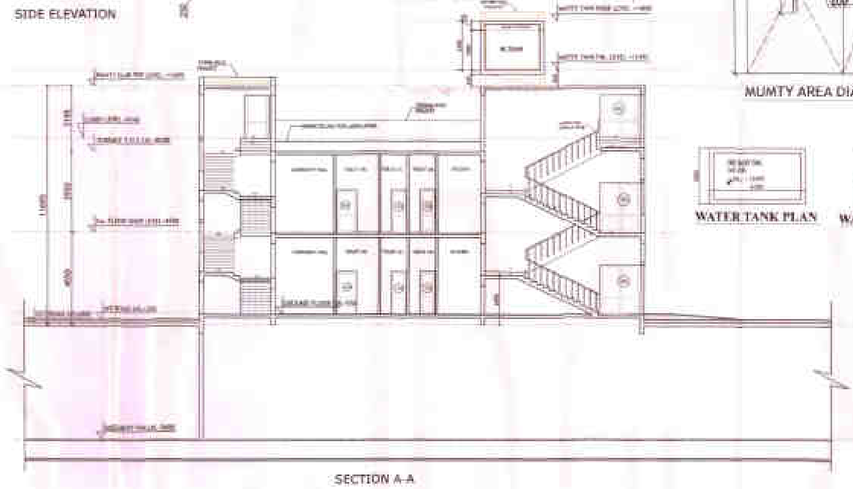
SIDE ELEVATION



SECTION B-B



SIDE ELEVATION



SECTION A-A

WATER TANK PLAN



WATER TANK ROOF PLAN



W.TANK AREA DIAGRAM

WATER TANK AREA CALCULATION

F.T. = 4.780 X 2.690 = 12.864 SQ.M.

TOTAL = 12.864 SQ.M.

PLUMBING LEGEND :-

①	110 OD SOIL & VENT PIPE	
②	110 OD WASTE & VENT PIPE	
②A	110 OD KITCHEN WASTE PIPE	
③	75 OD ANTISYPHONAGE PIPE	
④	110 OD RAIN WATER PIPE	
⑤	75 OD BALCONY DRAIN PIPE	
⑥	DOMESTIC WATER SUPPLY PIPE	
⑥A	DOMESTIC WATER SUPPLY PIPE FOR UPPER TWO FLOOR	
⑦	FLUSHING WATER SUPPLY PIPE	
⑧	DOMESTIC WATER RISER PIPE	
⑨	FLUSHING WATER RISER PIPE	
FT ⊕	FLOOR TRAP	
FD ⊕	FLOOR DRAIN	
⊠	150x150mm CUTOUT	



KEY PLAN

CRECH AND COMMUNITY

TYPE	SIZE	CILL	LINTEL	DESCRIPTION
FD	2000 X 2400	---	2400	ENTRANCE
FD1	1100 X 2400	---	2400	KITCHEN
FD2	1200 X 2400	---	2400	STAIRCASE
D1	850 X 2100	---	2100	TOILET
D2	750 X 2100	---	2100	TOILET
V	750 X 600	1800	2400	TOILET
W1	1200 X 1200	1200	2400	KITCHEN
W2	1200 X 1500	900	2400	LOBBY
W3	1800 X 2100	900	3000	HALL
W4	3550 X 1800	600	2400	HALL

SUBMISSION DRAWING

CLIENT

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R.K.& ASSOCIATES

ARCHITECT'S SIGNATURE

ROHIT GARG

CA/94/11868

OWNERS SIGNATURE

For Chirag Buildtec Private Limited

Authorised Signatory

DRAWING TITLE

CRECH AND COMMUNITY (PLANS,SECTION AND ELEVATIONS)

DRG. NO.

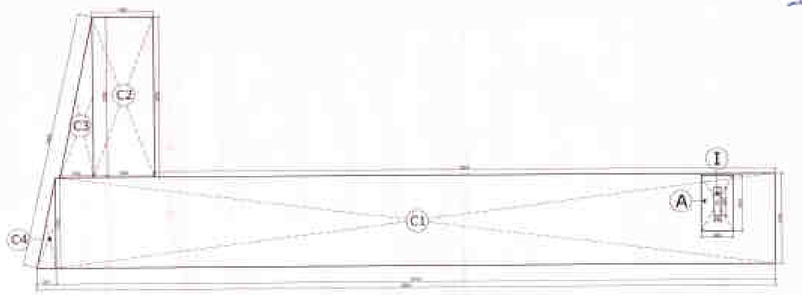
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DATE - JULY 2026



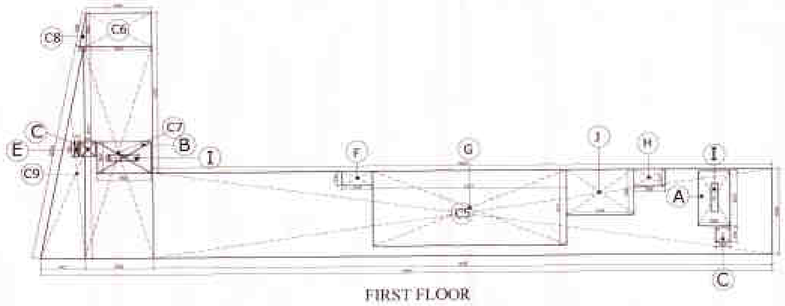
GROUND FLOOR



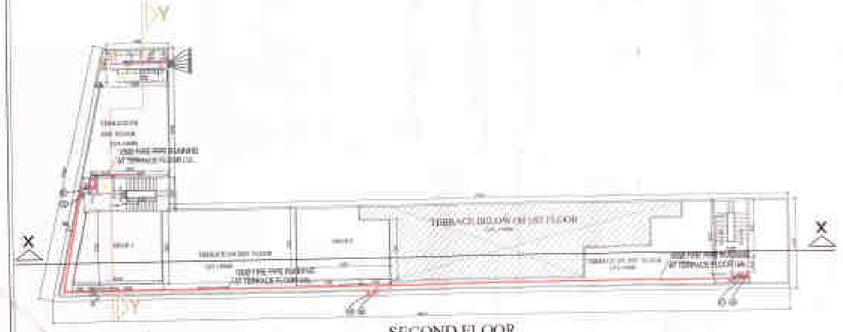
GROUND FLOOR



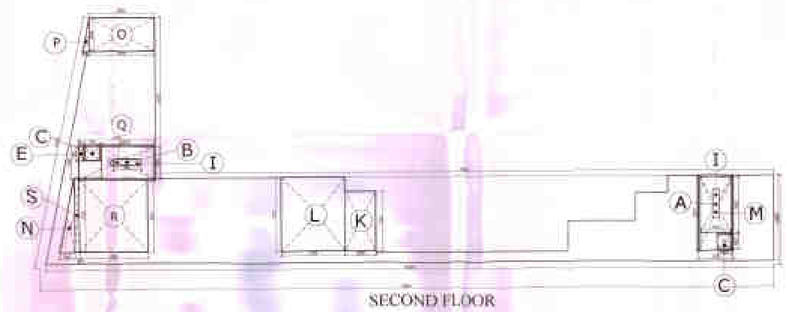
FIRST FLOOR



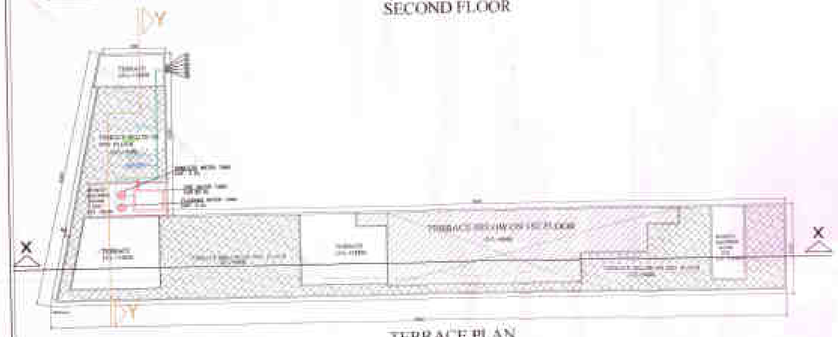
FIRST FLOOR



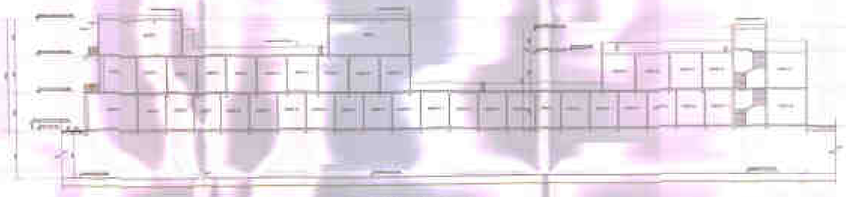
SECOND FLOOR



SECOND FLOOR



TERRACE PLAN



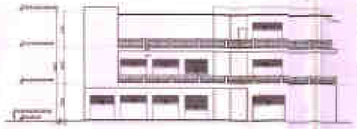
SECTION X - X



SECTION Y - Y



FRONT ELEVATION



SIDE ELEVATION



MUMTY M2
AREA PLAN



M2
MUMTY M2 PLAN



MUMTY M1
AREA PLAN



MUMTY M1 PLAN

MUMTY AREA DETAIL

MUMTY M2	(MTS.)	M.SQ.	SQ.M.
MUMTY M2	(MTS.)	M.SQ.	SQ.M.
TOTAL AREA			SQ.M.



WATER TANK AREA CALCULATION

V = 3.721 x 2.073 = 9.972 SQ.M.
TOTAL = 9.972 SQ.M.

COMMERCIAL BUILT UP AREA DETAIL

GROUND FLOOR	F.A.R. OF GROUND FL. (MTS.)	(MTS.)	SQ.M.
	1146.25 + 146.756 = 1293		
FIRST FLOOR	F.A.R OF 1ST FLOOR = (MTS.)	M.SQ.	SQ.M.
	775.536 + 36.784 = 812.320		
SECOND FLOOR	F.A.R OF 2ND FLOOR (MTS.)	(MTS.)	SQ.M.
	565.786 + 36.784 = 602.570		
MUMTY AREA	(MTS.)	M.SQ.	SQ.M.
	M1 = 9.972 + M2 = 34.048		
WATER TANK	(MTS.)	M.SQ.	SQ.M.
	9.972		
	TOTAL BUILT UP AREA		SQ.M.

COMMERCIAL GROUND FLOOR F.A.R. AREA DETAIL

S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
C1	RECTANGLE	87.720	11.070	1	971.180
C2	RECTANGLE	19.781	7.468	1	148.352
C3	TRIANGLE	1/2 X 5.132 X 18.782		1	48.800
C4	TRIANGLE	1/2 X 2.311 X 11.670		1	13.751
TOTAL					1173.044
LESS AREA					
A	RECTANGLE	6.870	3.990	1	26.793
TOTAL					26.793
TOTAL GROUND FLOOR AREA - LESS AREA = 1173.044- 26.793					1146.251

COMMERCIAL FIRST FLOOR F.A.R. AREA DETAIL

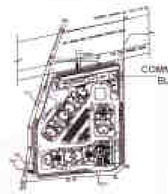
S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
C5	RECTANGLE	75.547	10.320	1	794.759
C6	RECTANGLE	8.050	4.099	1	32.980
C7	RECTANGLE	26.234	8.344	1	218.730
C8	TRIANGLE	1/2 X 0.856 X 5.096		1	4.754
C9	TRIANGLE	1/2 X 5.473 X 26.234		1	71.735
TOTAL					1119.962
LESS AREA					
A	RECTANGLE	3.900	6.870	1	26.793
B	RECTANGLE	6.600	3.900	1	25.740
C	RECTANGLE	1.800	1.800	2	6.480
E	RECTANGLE	1.800	0.600	1	1.080
F	RECTANGLE	3.706	1.710	1	6.410
G	RECTANGLE	23.717	9.270	1	219.857
H	RECTANGLE	3.985	2.077	1	8.277
J	RECTANGLE	9.384	5.389	1	49.796
TOTAL					340.386
TOTAL 1ST FLOOR AREA - LESS AREA = 1119.962- 340.373					779.576

COMMERCIAL SECOND FLOOR F.A.R. AREA DETAIL

S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
O	RECTANGLE	8.050	4.099	1	32.980
P	TRIANGLE	1/2 X 0.856 X 4.099		1	1.754
Q	RECTANGLE	9.801	4.300	1	42.180
R	RECTANGLE	8.585	8.920	1	76.578
S	RECTANGLE	0.596	9.120	1	5.981
N	TRIANGLE	1/2 X 1.304 X 9.120		1	5.687
L	RECTANGLE	7.726	9.120	1	71.790
K	RECTANGLE	3.708	7.386	1	27.273
M	RECTANGLE	4.300	9.270	1	39.861
TOTAL					304.086
LESS AREA					
A	RECTANGLE	3.900	6.870	1	26.793
B	RECTANGLE	6.600	3.900	1	25.740
C	RECTANGLE	1.800	1.800	2	6.480
E	RECTANGLE	0.600	1.800	1	1.080
TOTAL					60.093
TOTAL 2ND FLOOR AREA - LESS AREA = 365.875-60.093					244.855
TOTAL FAR AREA (GROUND+FIRST+SECOND)					2170.722

PLUMBING LEGEND:-

1	110 OD SOIL & VENT PIPE
2	110 OD WASTE & VENT PIPE
3	110 OD KITCHEN WASTE PIPE
4	75 OD RAINWATER PIPE
5	110 OD RAIN WATER PIPE
6	75 OD BALCONY DRAIN PIPE
7	DOMESTIC WATER SUPPLY PIPE
8	DOMESTIC WATER SUPPLY PIPE FOR 1ST, UPPER TWO FLOOR
9	FLUSHING WATER SUPPLY PIPE
10	DOMESTIC WATER RISER PIPE
11	FLUSHING WATER RISER PIPE
11	FLOOR TRAP
12	FLOOR DRAIN
13	150x150mm CLEANOUT



KEY PLAN

TYPE	SIZE	CILL	LINTEL	DESCRIPTION
RS	3000 X 2800	---	2800	SHOPS
RS1	2100 X 2800	---	2800	SHOPS
FD2	1200 X 2400	---	2400	STAIRCASE
D1	950 X 2100	---	2100	TOILET
D2	750 X 2100	---	2100	TOILET
V	750 X 600	1800	2400	TOILET

SUBMISSION DRAWING

CLIENT

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under the revenue estate of Village- Abdullpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES

ARCHITECT'S SIGNATURE

RONIT GARG
CA/94/17068

OWNER'S SIGNATURE

For Chirag Buildtec Private Limited

Authorised Signatory

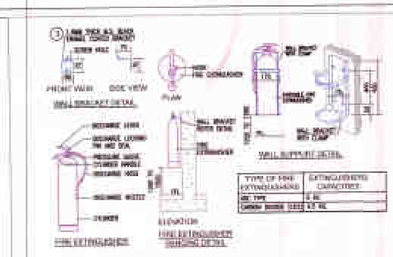
DRAWING TITLE: COMMERCIAL BLOCK (PLANS,SECTION AND ELEVATIONS)

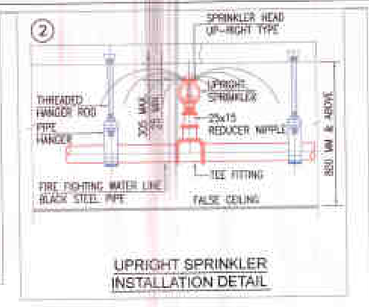
DRG. NO. 23

SCALE - 1:250 @A0 | DATE - JULY 2026

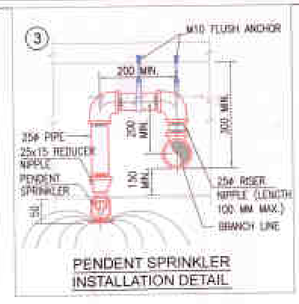
FIRE LEGEND :

LEGEND	DESCRIPTION
A	150Ø M.S. FIRE HYDRANT RISER
B	80Ø M.S. DRAIN PIPE
C	150Ø M.S. FIRE SPRINKLER RISER (ONLY IN BASEMENT)
	NORMAL THROW SIDE WALL SPRINKLER
	PENDENT TYPE SPRINKLER
	UPRIGHT TYPE SPRINKLER
	CO2 TYPE 4.5 KG FIRE EXTINGUISHER
	ABC TYPE 6KG FIRE EXTINGUISHER
	FLOW SWITCH ASSEMBLY WITH BUTTER FLY VALVE
	DRAIN ASSEMBLY
FHC	FIRE HOSE CABINET WITH MS & GLASS DOOR OF SIZE 2100 x 900 MM
	VALVE
	NON RETURN VALVE (NRV)
ARC	AIR CUSHION TANK
ARV	AIR RELEASE VALVE





UPRIGHT SPRINKLER INSTALLATION DETAIL



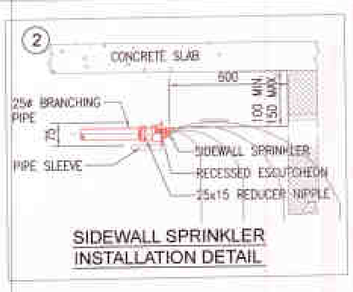
PENDENT SPRINKLER INSTALLATION DETAIL

STR (HQ) Mumbai Secretary, BPAC

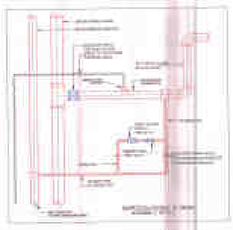
CIP Noronha Ian Chairman BPAC

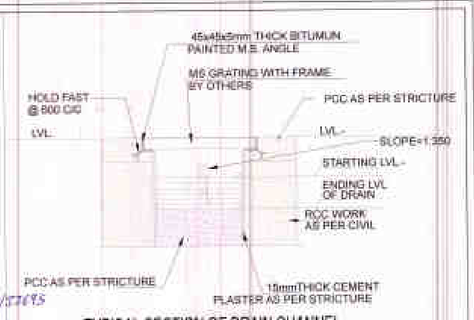
DTP(HQ)

ATP(HQ)

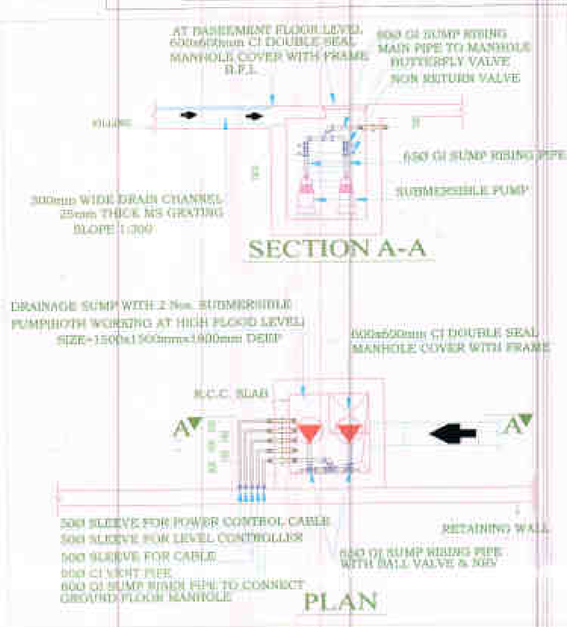


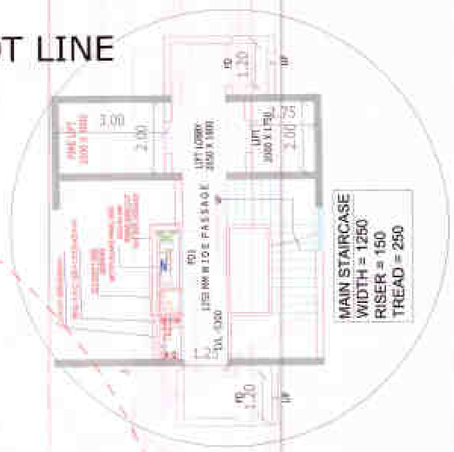
SIDEWALL SPRINKLER INSTALLATION DETAIL





TYPICAL SECTION OF DRAIN CHANNEL





BLOWUP OF PUMP ROOM STAIRCASE 'C'

PLOT LINE

82.13

38.55

60.34

3.35

11.04

91.76

1 W + 1 SB SUMP PUMP

300MM THICK RETAINING WALL

6M WIDE DRIVEWAY

LVL-5600

9.36

FIRE STAIRCASE BASEMENT TO GROUND

BLOWUP (CORE AREA) 'A'

17.04

MINIMUM HEIGHT AVAILABLE =4.72M

22.57

FACILITY ROOM

7.60

BLOWUP 'C'

FIRE PUMP ROOM BELOW

PLUMBING PUMP ROOM BELOW

DOM WATER TANK BELOW CAP:185 KL

FIRE WATER TANK 2 BELOW CAP:200 KL

STP & WTP BELOW

8.34

53.92

50.28

56.99

6.71

39.96

18.18

43.58

30.17

31.85

194.45

129.95

40.62

18.44

TYPICAL DETAIL 'A'

PLOT LINE

SUBMISSION DRAWING

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

MEP & FIRE CONSULTANT

BEHERA ASSOCIATES PVT LTD
F-620, 1ST FLOOR,
LADO SARAI, NEW DELHI 110030
PH:- 011-40583898, 09811911853
E mail:- behera.associates@gmail.com

R.K.& ASSOCIATES
S-31, GREEN PARK MAIN, NEW DELHI - 110016, INDIA.

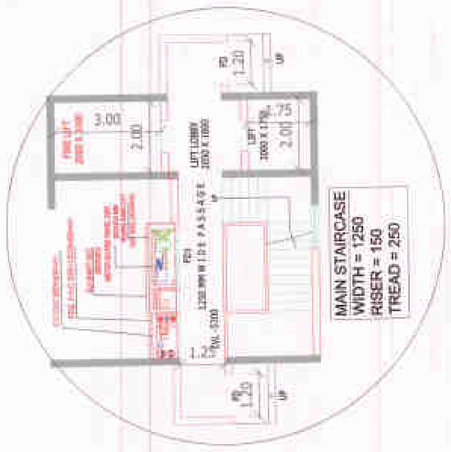
ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE

ROHIT GARG

DRAWING TITLE (SUBMISSION DRAWING)	DRG. NO.
PLUMBING & FIRE FIGHTING LAYOUT BASEMENT	02A

SCALE - 1:100@A0 DATE - JULY 2026



BLOWUP OF PUMP ROOM STAIRCASE
'C'

DTP(HQ)

ATP(HQ)

PLOT LINE

82.13

38.55

60.34

3.35

91.76

11.04

300MM THICK
RETAINING WALL

6M WIDE DRIVEWAY

FIRE STAIRCASE BASEMENT TO GROUND

BLOWUP (CORE AREA) 'A'

MINIMUM HEIGHT AVAILABLE =4.72M

BLOWUP 'C'

PLOT LINE

194.45

300MM THICK
RETAINING WALL

PLOT LINE

1 W + 1 SB
SUMP PUMP

DOM WATER TANK BELOW CAP:185 KL

DOM WATER TANK BELOW CAP:185 KL

FIRE WATER TANK 2 BELOW CAP:200 KL

FIRE WATER TANK 1 BELOW CAP:200 KL

FIRE PUMP ROOM BELOW

PLUMBING

STP & WTP BELOW

DRAINAGE SUMP 1500X1500X1500MM EFFECTIVE DEPTH WITH SUBMERSIBLE PUMPS

COLOUR CODE LEGEND: -

- NORMAL & SMOKE EXHAUST SYSTEM
- SMOKE EXHAUST SYSTEM
- FRESH AIR/ MAKE-UP AIR SYSTEM
- NORMAL EXH. AIR GRILLE
- FRESH AIR/ MAKE-UP GRILLE
- PRESSURIZATION AIR GRILLE

SUBMISSION DRAWING

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

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E-31, GREEN PARK MAIN, NEW DELHI - 110016, INDIA
Tel : 2696-3168, 2651-6781, 3656-7357
Fax: (011) 2686-2945 E-mail : rka.architects@gmail.com

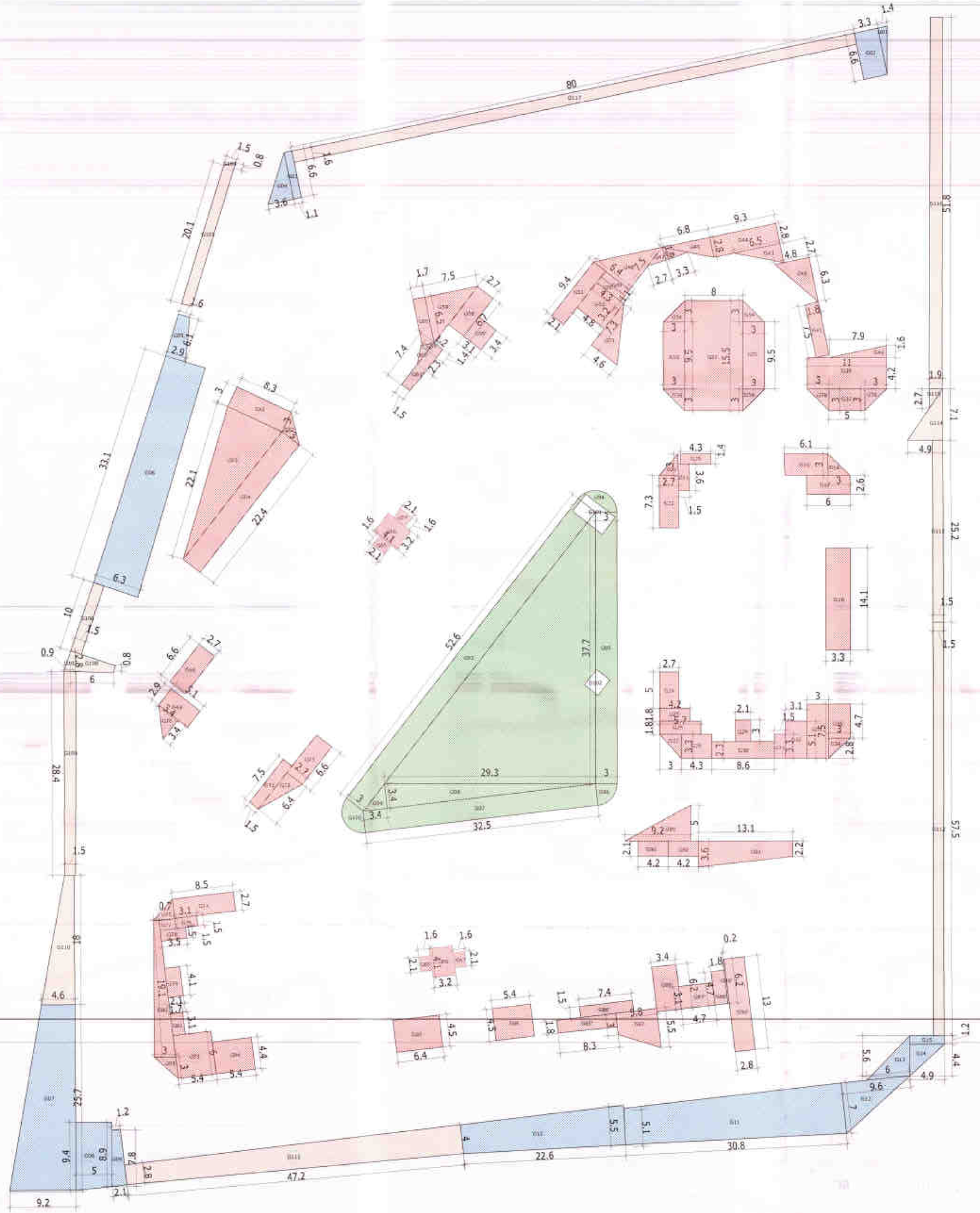
ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE

DRAWING TITLE (SUBMISSION DRAWING)
VENTILATION LAYOUT
BASEMENT

DRG. NO.
02B

SCALE - 1:100 @A0 DATE - JULY 2026



AREA ON GROUND OVER BASEMENT CALCULATION

G16	RECTANGLE	14.100	3.300	1	46.530
G17	RECTANGLE	6.000	2.600	1	15.600
G18	TRIANGLE	1/2X 3.0X3.0		1	4.500
G19	RECTANGLE	3.000	6.100	1	18.300
G20	RECTANGLE	1.400	4.300	1	6.020
G21	RECTANGLE	3.600	1.500	1	5.400
G22	TRIANGLE	1/2X2.7 X 3.0		1	4.050
G23	RECTANGLE	7.300	2.700	1	19.710
G24	RECTANGLE	2.700	5.000	1	13.500
G25	RECTANGLE	4.200	1.800	1	7.560
G26	RECTANGLE	5.700	1.800	1	10.260
G27	TRIANGLE	1/2X3.3X3.0		1	4.950
G28	RECTANGLE	3.300	4.300	1	14.190
G29	RECTANGLE	2.100	3.000	1	6.300
G30	RECTANGLE	2.300	8.600	1	19.780
G31	RECTANGLE	3.300	1.500	1	4.950
G32	RECTANGLE	5.100	3.100	1	15.810
G33	RECTANGLE	7.500	3.000	1	22.500
G34	TRIANGLE	1/2X2.8X3.0		1	4.200
G35	RECTANGLE	4.700	3.000	1	14.100
G36	TRIANGLE	1/2X3.0X3.0		1	4.500
G37	RECTANGLE	5.000	3.000	1	15.000
G38	TRIANGLE	1/2X3.0X3.0		1	4.500
G39	RECTANGLE	11.000	4.200	1	46.200
G40	TRIANGLE	1/2X1.6X7.9		1	6.320
G41	RECTANGLE	7.500	1.800	1	13.500
G42	TRIANGLE	1/2X6.3X4.8		1	15.120
G43	TRIANGLE	1/2X6.5X2.7		1	8.775
G44	RECTANGLE	9.300	2.800	1	26.040
G45	TRIANGLE	1/2X2.8X6.8		1	9.520
G46	TRIANGLE	1/2X1.9X3.3		1	3.135
G47	TRIANGLE	1/2X1.9X2.7		1	2.565
G48	TRIANGLE	1/2X6.4X7.5		1	24.000
G49	RECTANGLE	1.000	4.300	1	4.300
G50	RECTANGLE	1.000	4.300	1	4.300
G51	RECTANGLE	9.400	2.200	1	19.740
G52	RECTANGLE	9.200	4.800	1	19.360
G53	RECTANGLE	7.300	4.600	1	33.580
G54	TRIANGLE	1/2X3.0X3.0		2	9.000
G55	RECTANGLE	9.500	3.000	2	57.000
G56	TRIANGLE	1/2X3.0X3.0		2	9.000
G57	RECTANGLE	15.500	8.000	1	124.000
G58	RECTANGLE	6.700	2.700	1	18.090
G58'	RECTANGLE	3.100	3.400	1	10.540
G59	TRIANGLE	1/2X7.5X6.5		1	24.375
G59'	TRIANGLE	1/2X1.2X1.4		1	0.840
G60	RECTANGLE	6.500	1.700	1	11.050
G60'	TRIANGLE	1/2X1.2X2.3		1	1.380
G61	RECTANGLE	8.300	3.000	1	24.900
G61'	RECTANGLE	7.400	1.500	1	11.100
G62	TRIANGLE	1/2X3.0X3.0		1	4.500
G63	TRIANGLE	1/2X22.1X8.3		1	91.715
G64	RECTANGLE	3.000	22.400	1	67.200
G65	RECTANGLE	1.600	2.180	2	6.720
G66	RECTANGLE	4.100	3.200	2	26.240
G67	RECTANGLE	2.100	1.600	2	6.720
G68	RECTANGLE	6.600	2.700	1	17.820
G69	RECTANGLE	5.100	2.900	1	14.790
G70	TRIANGLE	1/2X3.4X3.4		1	5.780
G71	RECTANGLE	7.500	1.500	1	11.250
G72	TRIANGLE	1/2X6.4X2.7		1	8.640
G73	RECTANGLE	6.600	2.700	1	17.820
G74	RECTANGLE	8.400	2.700	1	22.680
G75	TRIANGLE	1/2X3.0X2.7		1	4.050
G76	RECTANGLE	1.500	3.100	1	4.650
G77	RECTANGLE	2.200	1.500	1	3.300
G78	RECTANGLE	3.500	1.500	1	5.250
G79	RECTANGLE	4.100	2.100	1	8.610
G80	TRAPEZIUM	1/2 X (0.7+3.0) X19.1		1	35.335
G81	RECTANGLE	1.700	3.100	1	5.270
G82	TRIANGLE	1/2X3.0X3.0		1	4.500
G83	RECTANGLE	6.000	5.400	1	32.400
G84	RECTANGLE	5.400	4.400	1	23.760
G85	RECTANGLE	4.500	6.400	1	28.800
G85'	RECTANGLE	1.800	8.300	1	14.940
G86	RECTANGLE	4.500	5.400	1	24.300
G86'	RECTANGLE	7.400	1.500	1	11.100
G87	TRAPEZIUM	1/2 X (5.0+5.5) X5.8		1	24.650
G87'	RECTANGLE	4.700	3.100	1	14.570
G88	RECTANGLE	6.200	3.400	1	21.080
G88'	RECTANGLE	1.800	4.700	1	8.460
G89	TRIANGLE	1/2X5.0X9.2		1	23.000
G89'	RECTANGLE	0.200	6.200	1	1.240
G90	RECTANGLE	4.200	2.100	1	8.820
G90'	RECTANGLE	13.000	2.800	1	36.400
G91	TRAPEZIUM	1/2 X (3.6+2.2) X13.1		1	37.990
G92	RECTANGLE	4.200	2.100	1	8.820
TOTAL (B)					1509.110

AREA ON NATURAL GROUND CALCULATION

S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
G1	TRIANGLE	1/2X1.4 X6.6		1	4.620
G2	RECTANGLE	3.300	6.600	1	21.780
G3	RECTANGLE	6.600	1.100	1	7.260
G4	TRIANGLE	1/2X3.6X6.6		1	11.880
G5	TRAPEZIUM	1/2 X (1.6+2.9) X 6.1		1	13.725
G6	RECTANGLE	6.300	33.100	1	208.530
G7	TRAPEZIUM	1/2 X (4.6+9.2) X 25.7		1	177.330
G8	TRAPEZIUM	1/2 X (8.9+9.4) X 5.0		1	45.750
G9	TRAPEZIUM	1/2 X (1.2+2.1) X 7.8		1	12.870
G10	TRAPEZIUM	1/2 X (4.0+5.5) X22.7		1	107.825
G11	TRAPEZIUM	1/2 X (5.1+7.0) X30.8		1	186.340
G12	TRIANGLE	1/2X9.6X7.0		1	33.600
G13	TRIANGLE	1/2X6.0X5.6		1	16.800
G14	TRIANGLE	1/2X4.9X4.4		1	10.780
G15	RECTANGLE	4.900	1.200	1	5.880
TOTAL (A)					864.970

PODIUM GREEN AREA CALCULATION

S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
G93	RECTANGLE	52.600	3.000	1	157.800
G94	SECTOR	142/360*22/7*3.0*3.0		1	11.157
G95	RECTANGLE	37.700	3.000	1	113.100
G96	RECTANGLE	90/360*22/7*3.0*3.0		1	7.071
G97	RECTANGLE	32.500	3.000	1	97.500
G98	TRIANGLE	1/2X3.4X29.3		1	49.810
G99	TRIANGLE	1/2X3.4X3.4		1	5.780
G100	SECTOR	128/360*22/7*3.0*3.0		1	10.057
G101	TRIANGLE	1/2X29.3X37.7		1	552.305
TOTAL					1004.581
LESS AREA					
G102	RECTANGLE	5.200	3.000	1	15.600
G103	RECTANGLE	2.700	2.400	1	6.480
TOTAL					22.080
TOTAL AREA (452.276-22.080)					982.501
TOTAL AREA (C)					982.501

PERIPHERAL GREEN (1.5M STRIP) AREA CALCULATION

S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
G104	TRIANGLE	1/2 X 1.5X0.8		1	0.600
G105	RECTANGLE	20.100	1.500	1	30.150
G106	RECTANGLE	1.500	10.000	1	15.000
G107	TRIANGLE	1/2X2.8X0.9		1	1.260
G108	TRAPEZIUM	1/2 X (0.8+2.8) X6.0		1	10.800
G109	RECTANGLE	28.400	1.500	1	42.600
G110	TRAPEZIUM	1/2 X (1.5+4.6) X18.0		1	54.900
G111	TRAPEZIUM	1/2 X (2.8+4.000) X47.2		1	160.480
G112	RECTANGLE	1.500	57.500	1	86.250
G113	RECTANGLE	25.200	1.500	1	37.800
G114	TRIANGLE	1/2X7.1X4.9		1	17.395
G115	TRIANGLE	1/2X1.9X2.7		1	2.565
G116	RECTANGLE	51.800	1.900	1	98.420
G117	RECTANGLE	1.600	80.000	1	128.000
TOTAL (D)					686.220

LEGEND GREEN AREA.

A. AREA ON NATURAL GROUND = 864.970 SQ.M

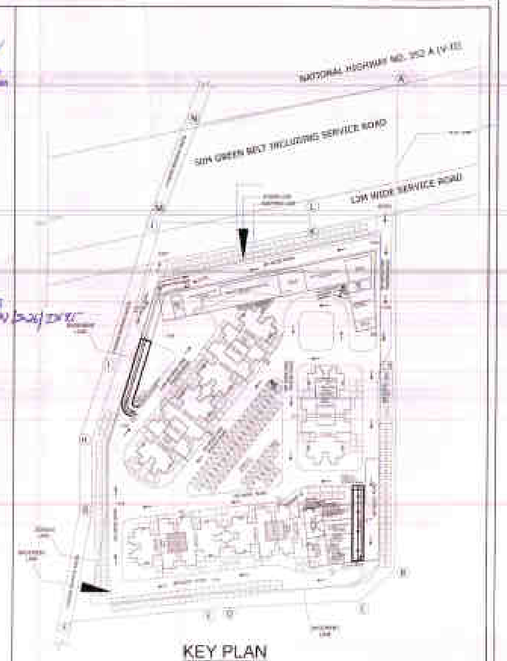
B. AREA ON GROUND OVER BASEMENT = 1509.110 SQ.M

C. AREA ON PODIUM = 982.501 SQ.M

D. PERIPHERAL GREEN (1.5M STRIP) = 686.220 SQ.M

TOTAL PROPOSED GREEN AREA (A+B+C)=3356.581 SQ.M

3356.581 /19056.570 = 17.61% OF TOTAL PLOT AREA



KEY PLAN

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
Architects, Engineers & Planners
E-31, GREEN PARK MAIN, NEW DELHI - 110016, INDIA
Tel. : 2696-2158, 2651-6751, 2656-7357
Fax: (011) 2685 2540 E-mail : rka.architects@gmail.com

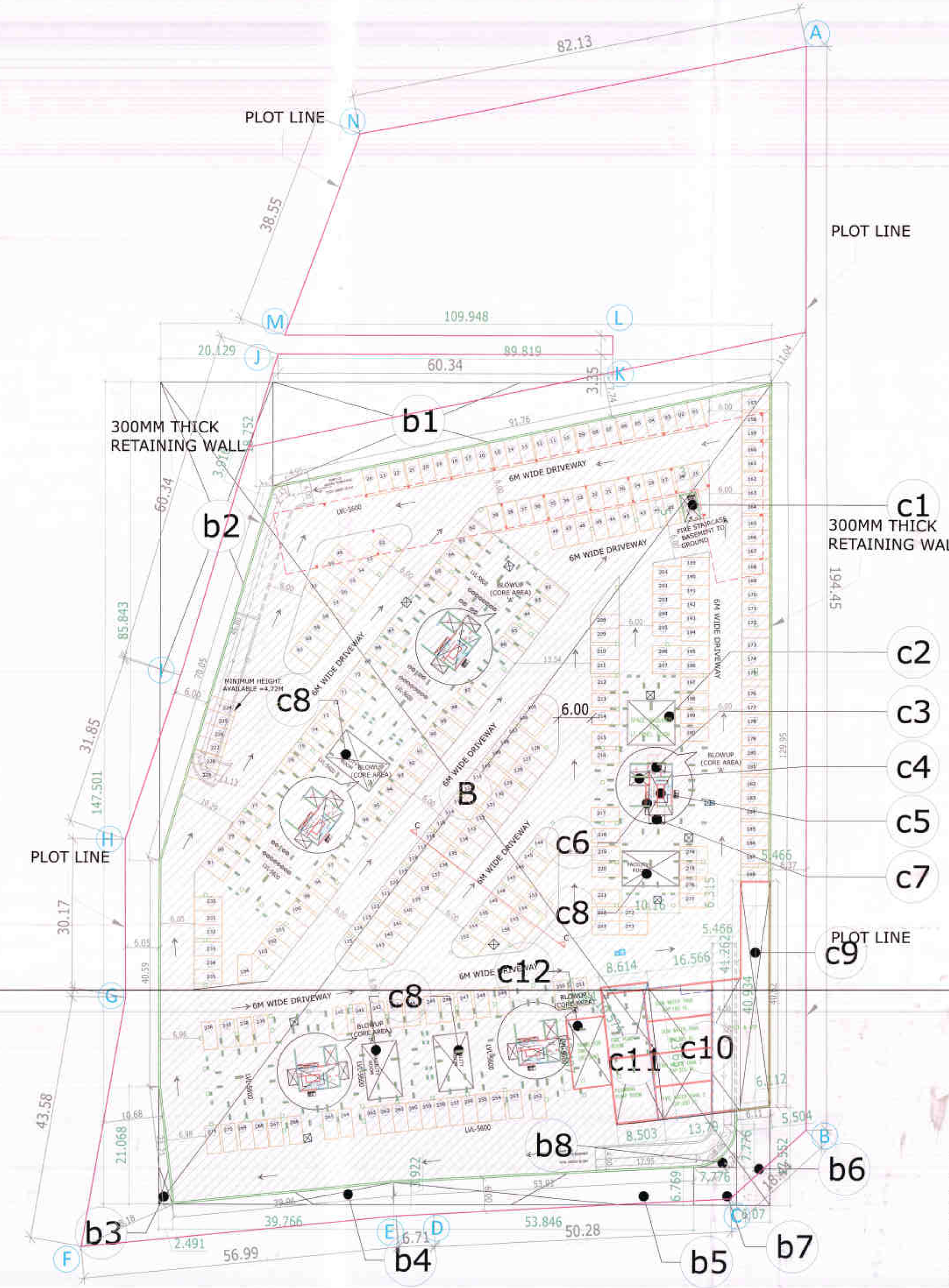
ARCHITECT'S SIGNATURE
ROHIT GARG
CA/94/17868

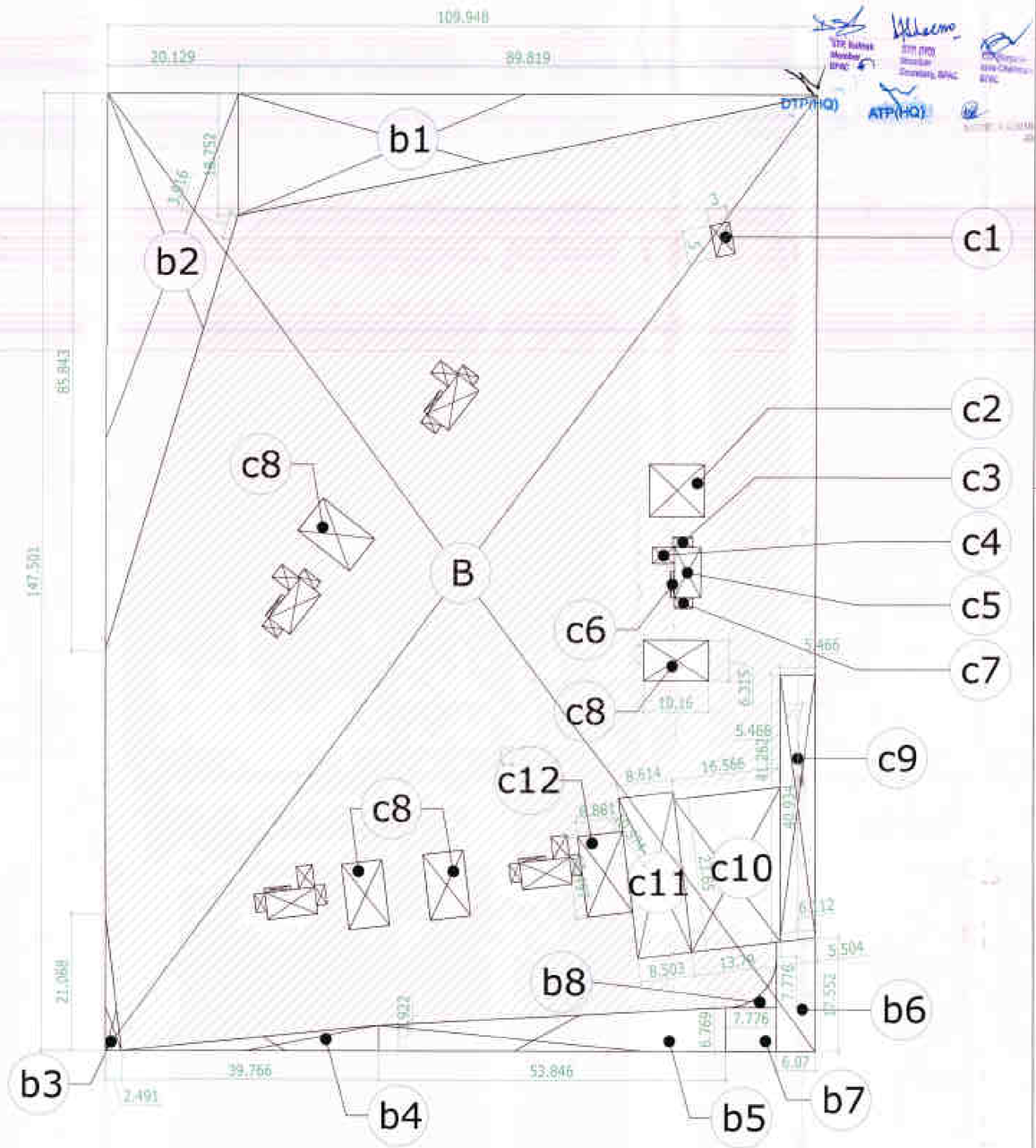
OWNER'S SIGNATURE
For Chirag Buildtec Private Limited
Authorised Signatory

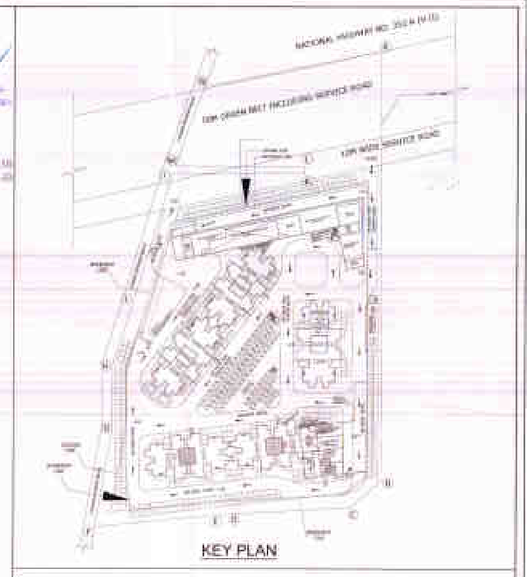
DRAWING TITLE (SUBMISSION DRAWING)
GREEN AREA

DRG. NO. 03

SCALE - 1:250@A0 DATE - JULY 2026

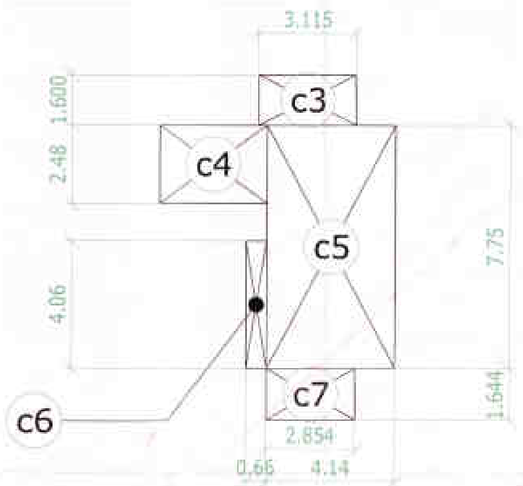






PARKING CALCULATION		
TOTAL NO. OF DU'S	709	NOS.
REQUIRED PARKING SPACE PROVISION @ 1 E.C.S. FOR EACH DU	709	NOS.
REQUIRED PARKING FOR COMMERCIAL @ 1 E.C.S. / 50 SQ.M	44	NOS.
TOTAL PARKING REQUIRED (709+44)	753	NOS.
AREA REQUIRED FOR 1 E.C.S. IN OPEN	23	SQ.M.
AREA REQUIRED FOR 1 E.C.S. IN STILT / PODIUM	28	SQ.M.
AREA REQUIRED FOR BASEMENT DOUBLE STACK PARKING	20	SQ.M.
PROPOSED PARKING AREA IN STILT		
TOWER T-01	60.616	SQ.M.
TOWER T-02	60.616	SQ.M.
TOWER T-03	60.616	SQ.M.
TOWER T-04	221.665	SQ.M.
TOWER T-05	360.188	SQ.M.
TOTAL	**763.701**	**SQ.M.**
763.701/ 28	27.275	E.C.S.
PROPOSED PARKING AREA IN PODIUM		
PODIUM	982.501	SQ.M.
TOTAL	**982.501**	**SQ.M.**
982.501/ 28	35.089	E.C.S.
PROPOSED PARKING AREA IN OPEN		
TOTAL OPEN PARKING AREA	3877.349	SQ.M.
4435.567/ 23	168.580	E.C.S.
PROPOSED BASEMENT DOUBLE STACK PARKING AREA		
TOTAL BASEMENT PARKING AREA	12274.501	SQ.M.
(12274.501/ 20)	613.725	E.C.S.
TOTAL PROPOSED E.C.S.		
PROPOSED E.C.S IN OPEN	169	E.C.S.
PROPOSED E.C.S IN STILT	27	E.C.S.
PROPOSED E.C.S IN PODIUM	35	E.C.S.
PROPOSED E.C.S IN BASEMENT DOUBLE STACK	614	E.C.S.
TOTAL E.C.S.	**845**	E.C.S.
TOTAL NOS. PRARKING PROVIDED		
PROPOSED MECHANICAL PARKING IN BASEMENT (277 X 2)	554	NOS.
PROPOSED OPEN PARKING	162	NOS.
PROPOSED PODIUM PARKING	46	NOS.
TOTAL NOS. PRARKING PROVIDED	**762**	NOS.

BASEMENT AREA CALCULATION					
S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
B	RECTANGLE	109.948	147.501	1	16217.440
LESS AREA					
b1	TRIANGLE	1/2 X 89.819 X 18.752		1	842.143
b2	TRAPEZIUM	1/2 X (18.752 + 85.843) X 20.129		1	1052.696
b3	TRIANGLE	1/2 X 2.491 X 21.068		1	26.240
b4	TRIANGLE	1/2 X 39.766 X 3.922		1	77.981
b5	TRAPEZIUM	1/2 X (3.922 + 6.769) X 53.846		1	287.834
b6	TRAPEZIUM	1/2 X (16.834+ 17.552) X 6.07		1	104.362
b7	RECTANGLE	6.769	7.776	1	52.636
b8	SQUARE - QUARTER CIRCLE	(7.776 X 7.776) - 3.1416 X (7.776^2) / 4		1	12.976
					2456.868
TOTAL BASEMENT AREA = 16217.440 - 2456.868 =					**13760.572**



TOWER CORE AREA DETAIL

BASEMENT PARKING AREA CALCULATION					
S.NO.	DESCRIPTION	LENGTH (MTS.)	WIDTH (MTS.)	POCKET NOS.	AREA SQM.
TOTAL BASEMENT AREA					**13760.572**
LESS AREA					
c1	RECTANGLE	3.000	5.200	1	15.600
c2	RECTANGLE	8.560	8.080	1	69.165
c3	RECTANGLE	3.115	1.600	5	24.920
c4	RECTANGLE	3.200	2.480	5	39.680
c5	RECTANGLE	4.140	7.750	5	160.425
c6	RECTANGLE	0.660	4.060	5	13.398
c7	RECTANGLE	2.854	1.644	5	23.460
c8	RECTANGLE	10.160	6.315	4	256.642
c9	RECTANGLE	1/2 X (40.616+ 41.262) X 5.466		1	223.773
c10	TRAPEZIUM	1/2 X (16.566+13.79) X 23.65		1	358.960
c11	RECTANGLE	8.614	24.85	1	214.058
c12	RECTANGLE	6.881	12.497	1	85.992
TOTAL					**1486.071**
BASEMENT PARKING AREA = 13760.572 - 1486.071 =					**12274.501 SQ.M.**
PERMISSIBLE E.C.S =12274.501/20					**613.725 E.C.S**

DOOR AND WINDOW SCHEDULE				
TYPE	SIZE	CILL	LINTEL	DESCRIPTION
FD	1200 X 2400	---	2400	CORE AREA
D	1000 X 2400	---	2400	EV FACILITY ROOM

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
Architects, Engineers & Planners
E-31, GREEN PARK MAIN, NEW DELHI - 110016, INDIA
Tel. : 2696-3158, 2651-6751, 2656-7357
Fax: (011) 2600-2540 E-mail : rka.architects@gmail.com

ARCHITECT'S SIGNATURE

ROHIT GAUR

OWNER'S SIGNATURE

For Chirag Buildtec Private Limited

Authorised Signatory

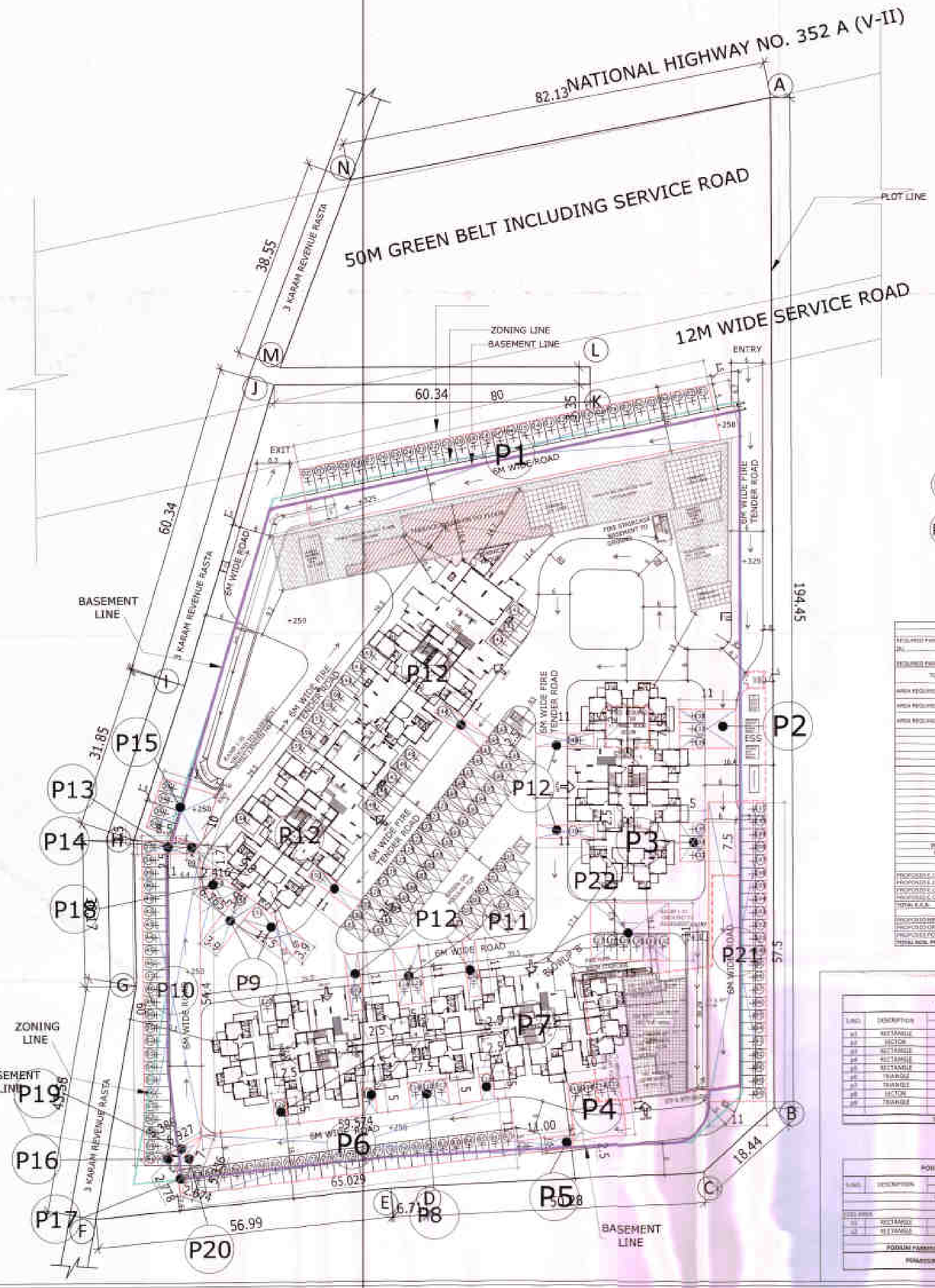
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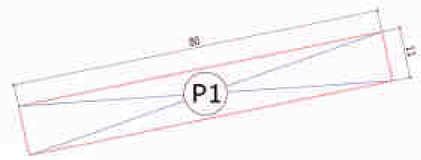
BASEMENT PARKING PLAN

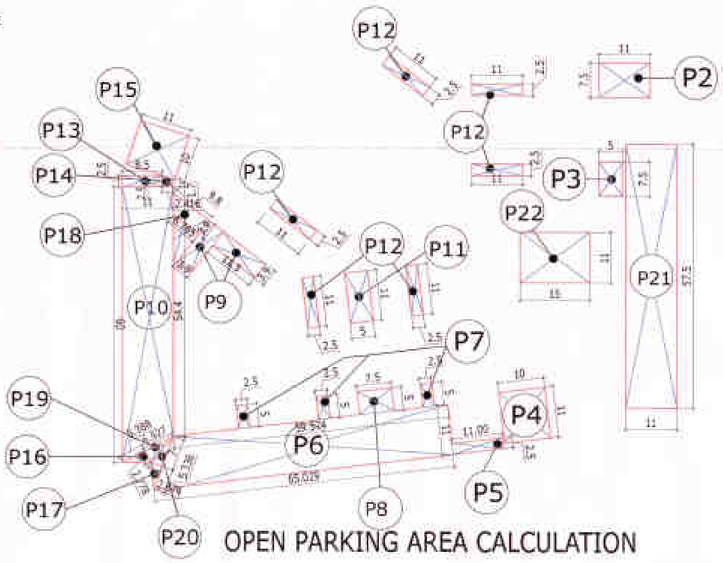
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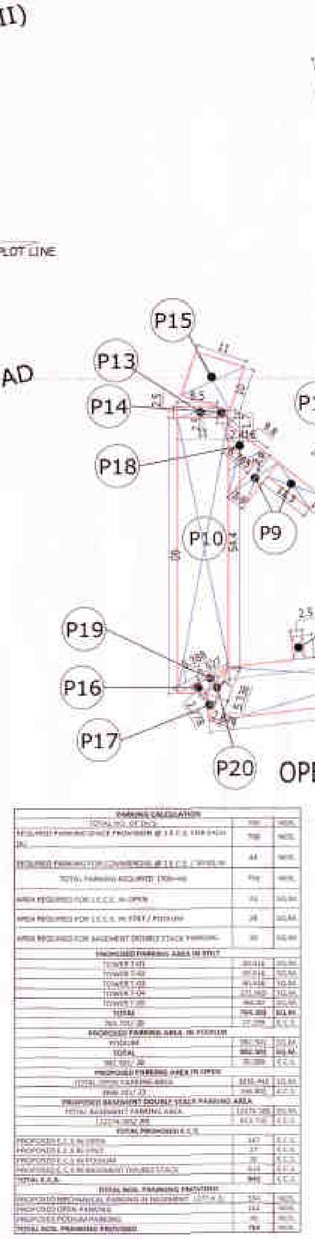
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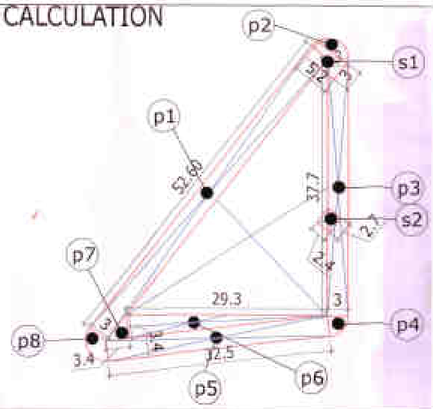


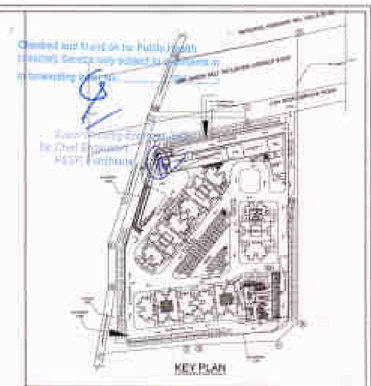
OPEN PARKING AREA CALCULATION



PODIUM AREA CALCULATION







DOOR AND WINDOW SCHEDULE

TYPE	SIZE	CILL	LINTEL	DESCRIPTION
FD	1200 X 2400	---	2400	CORE AREA
D	1000 X 2400	---	2400	EV FACILITY ROOM

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

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R.K.& ASSOCIATES
ARCHITECTS · ENGINEERS & PLANNERS
A-91, GREEN PARK MAIN, NEW DELHI - 110016, INDIA

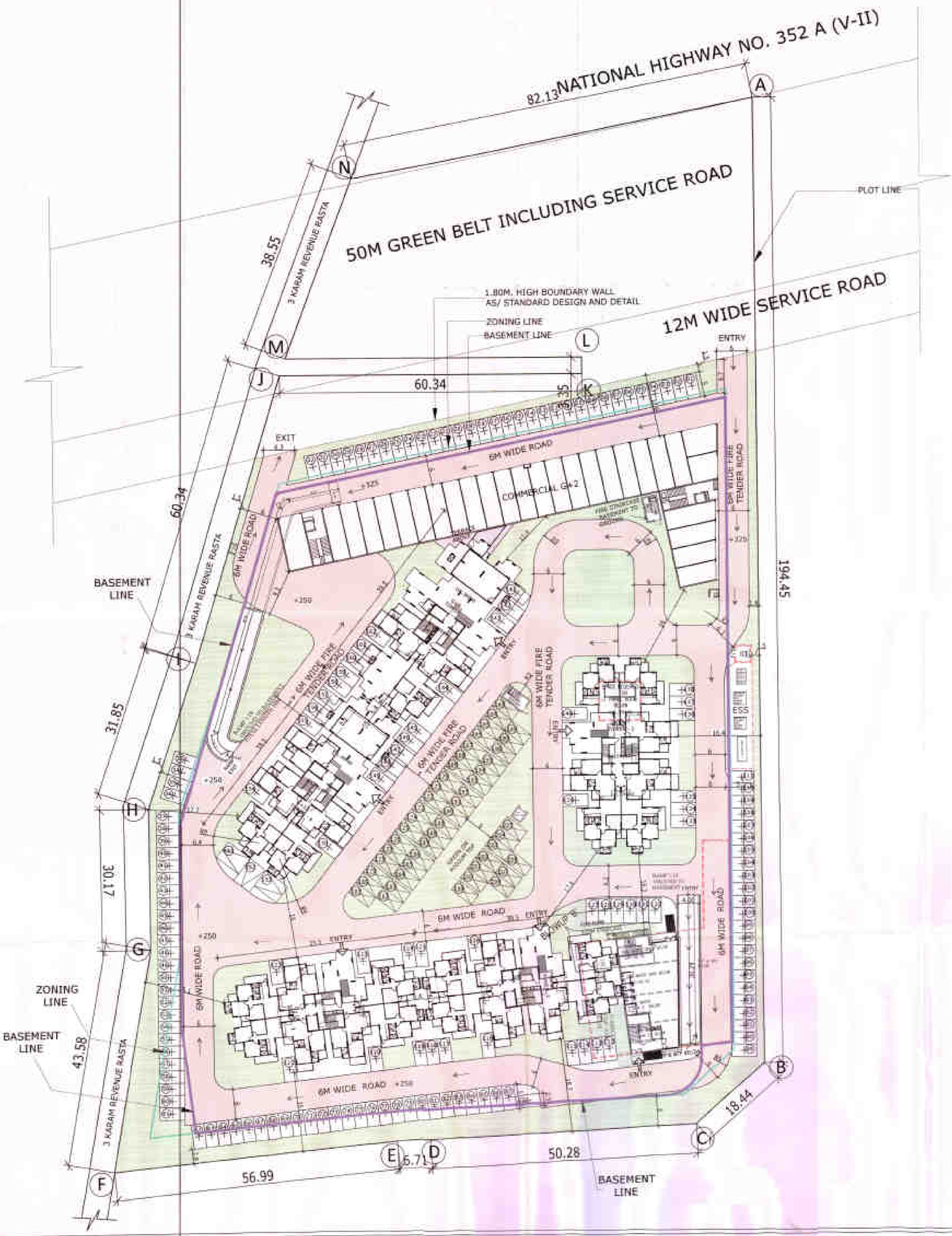
ARCHITECT'S SIGNATURE
ROHIT GARG
CA/94/17966

OWNER'S SIGNATURE

DRAWING TITLE (SUBMISSION DRAWING): SITE PLAN PARKING

DRG. NO. 05

SCALE - 1:100@A0 | DATE - JULY 2026





DTP, Rohtak
Member
BPAC

DTP (HQ)
Member
Secretary, BPAC

CTP, Narayna
Addl. Chairman
BPAC

DTP(HQ)

ATP(HQ)

ADMN. (HQ)
Member
BPAC

WARRIOR KUMAR
JD

FSO (HQ)
Member
BPAC

DOOR AND WINDOW SCHEDULE				
TYPE	SIZE	CILL	LINTEL	DESCRIPTION
FD	1200 X 2400	---	2400	CORE AREA
D	1000 X 2400	---	2400	EV FACILITY ROOM

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

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Architects, Engineers & Planners
501, GREEN PARK MAIN, NEW DELHI - 110016, INDIA
Tel : 2656-2156, 2651-0751, 2656-7367
Fax: (011) 2686-2346 E-mail : rka.architects@gmail.com

ARCHITECT'S SIGNATURE
ROHIT GARG
CA/94/17568

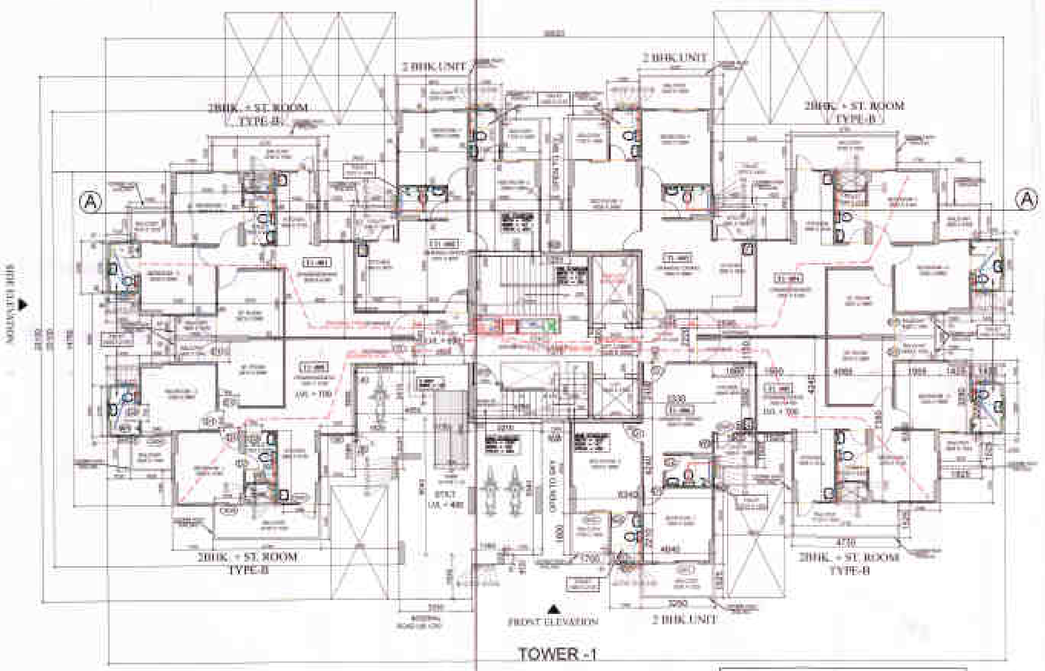
OWNER'S SIGNATURE
For Chirag Buildtec Private Limited
Authorised Signatory

DRAWING TITLE (SUBMISSION DRAWING)
STILT/GROUND PLAN

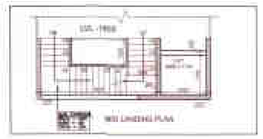
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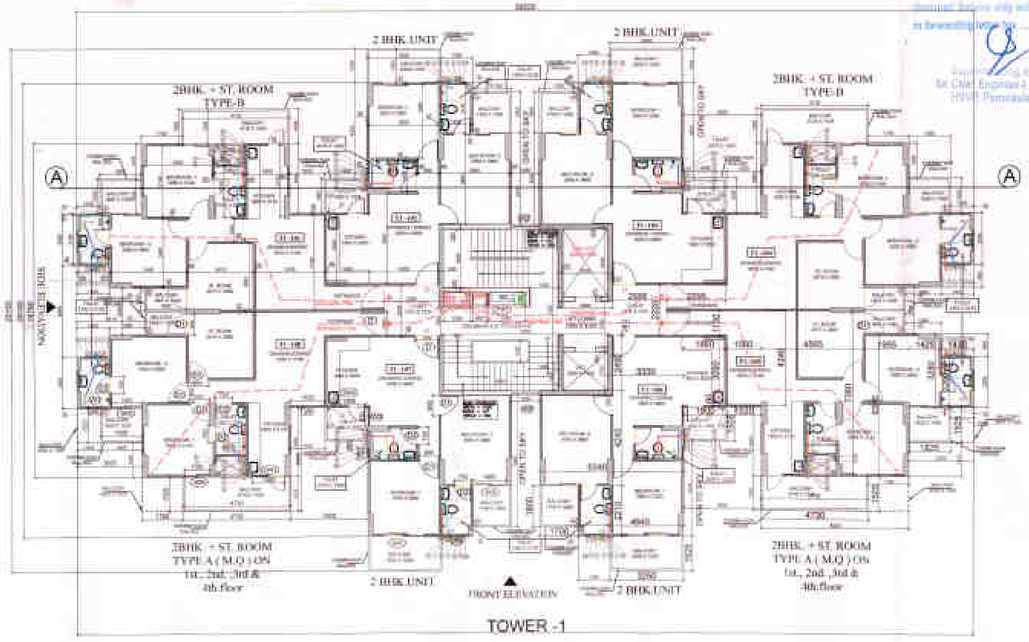
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DATE - JULY 2026



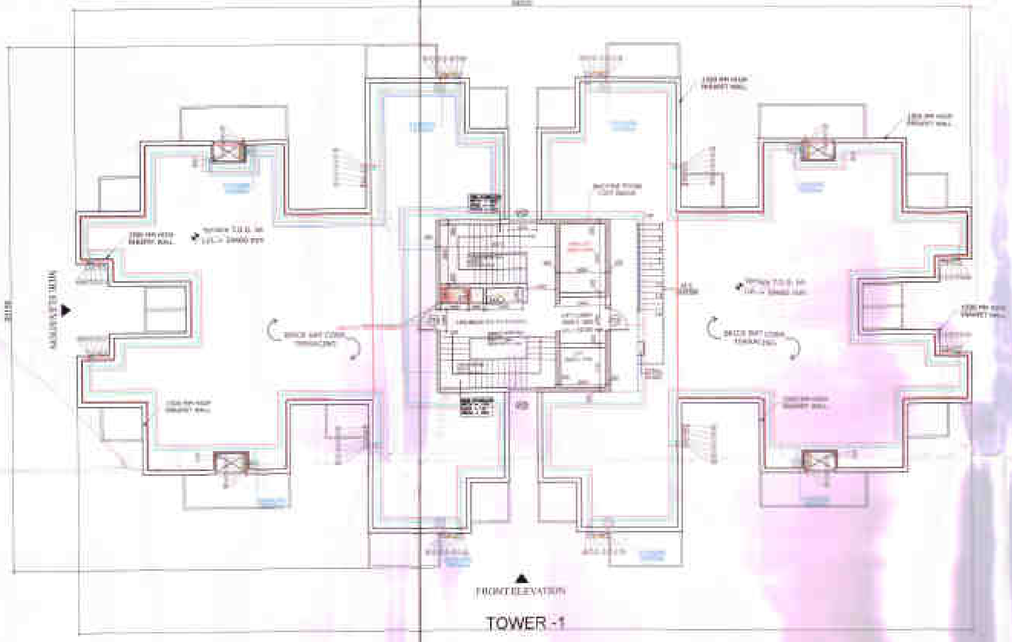
GROUND FLOOR PLAN



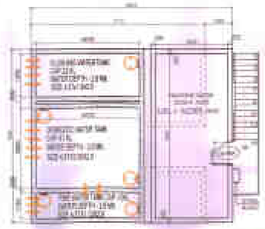


TYPICAL FLOOR PLAN (1ST TO 19 th FLOOR)





TERRACE FLOOR PLAN



MACHINE ROOM / WATER TANK PLAN



MACHINE ROOM / WATER TANK PLAN ROOF PLAN

PLUMBING LEGEND	
	CW GI SOIL & VENT PIPE
	CW GI WASTE & VENT PIPE
	CW GI RAINWATER PIPE
	CW GI RWP/SWP
	CW GI TRAP WASTE PIPE
	CW GI RECESSED DRAIN PIPE
	DOMESTIC WATER SUPPLY PIPE
	DOMESTIC WATER SUPPLY PIPE (HOT WATER SUPPLY PIPE)
	FLUSHING WATER SUPPLY PIPE
	DOMESTIC WATER WASTE PIPE
	FLUSHING WATER WASTE PIPE
	FLOOR DRAIN
	FLOOR TRAP
	CW/150mm DIA GI

DOOR WINDOW SCHEDULE

TYPE	SIZE	CILL	LINTEL	DESCRIPTION
FD	1010X2100	-	2300	FIRE DOOR 2 HOUR RATING
TD	1000X2100	-	2300	TERRACE DOOR
D	1050X2100	-	2300	UNIT ENTRY DOOR
D	1000X2100	-	2300	BEDROOM
D1	900X2100	-	2300	BEDROOM
SD	900X2100	-	2300	ST. ROOM BALCONY
SD	750X2100	-	2300	TOILET
SD&V	750X2400	1100	2400	KITCHEN UTILITY
SD&V	840X2400	1100	2400	KITCHEN UTILITY
SD3	900X2400	-	2400	BEDROOM BALCONY
SD3	1140X2400	-	2400	BEDROOM BALCONY
SD3	1350X2400	-	2400	BEDROOM BALCONY
SD4	1500X2400	-	2400	BEDROOM BALCONY
W	1200X1500	900	2400	DRAWING/DINING
W1	900X1500	1100	2400	TOILET (DINING/KITCHEN)
W2	1200X1500	900	2400	STAIRCASE
W3	800X1500	900	2400	UTILITY
M.R/M	1000X2500	-	2500	MACHINE ROOM
HD1	1620X2400	-	2400	FOOL PROOF

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans pertaining to for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village Asaitpur, Sector-84, Gurgaon developed by CHIRAG BUILDTECH PRIVATE LIMITED.

MEP & FIRE CONSULTANT

BEHERA ASSOCIATES PVT LTD
F-600, 1ST FLOOR,
LADO SARAI, NEW DELHI-110030
PH.: 011-40868888, 26511111
E-mail: behera.associates@gmail.com

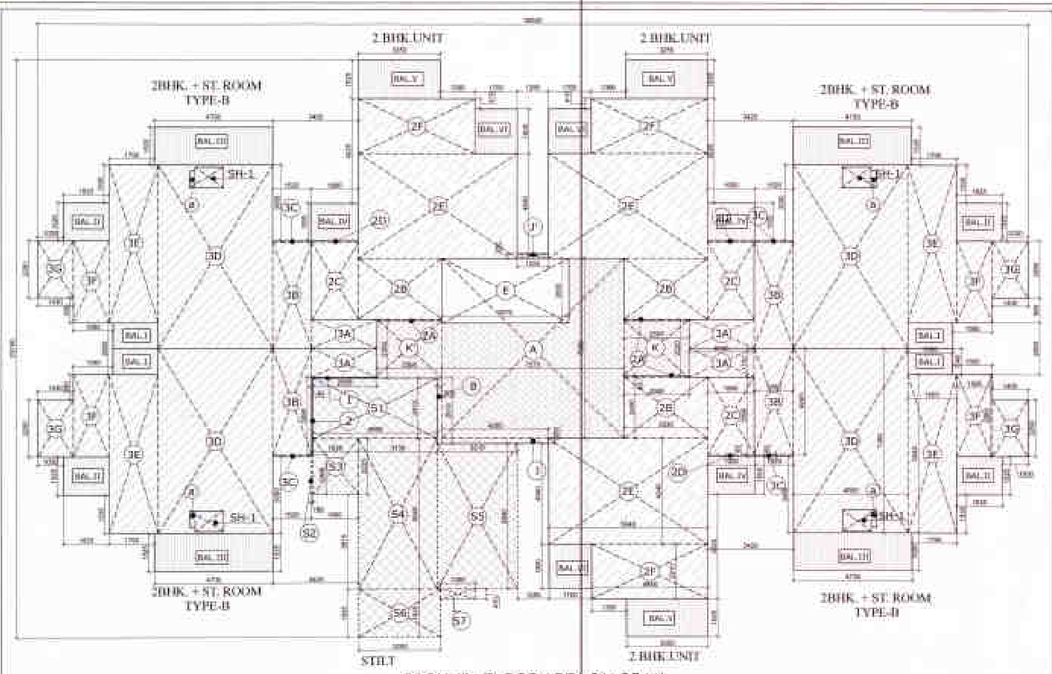
RJK & ASSOCIATES
ARCHITECTS | PLANNERS | ENGINEERS

ROHIT GARG
CA/2021/70868

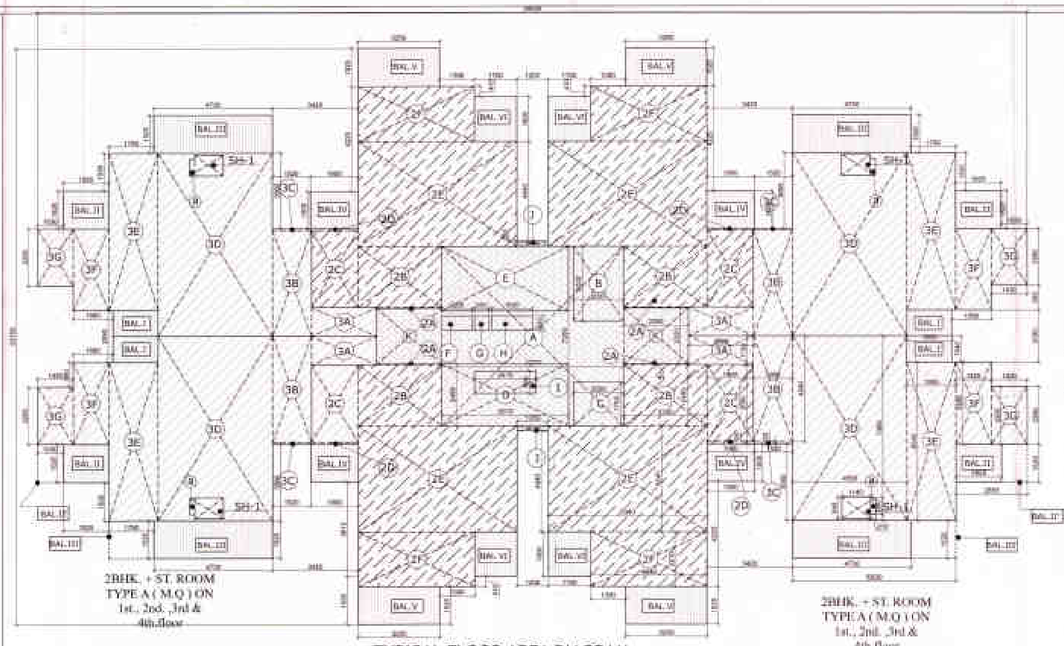
TOWER 1 - 1 (S/G+19) FLOOR PLANS

07

SCALE : 1:100@A1 | NTS | JULY 2026



GROUND FLOOR AREA DIAGRAM



TYPICAL FLOOR AREA DIAGRAM
1ST. TO 19 TH FLOOR



KEY PLAN

STP Rohtash Member BPAC
STP (HQ) Member Secretary, BPAC
Dir Haryana Vice-Chairman BPAC
DTP(HQ)
ATP(HQ)
ATP(HQ) Member BPAC
FSO (HQ) Member BPAC
MEMBER SENIOR

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO. ZP-2395/JD(DK)/2026/1[illegible]
DATED 18-09-2026

2 BHK. + ST. RM. TYPE - A & TYPE - B GROUND FLOOR F.A.R. AREA DETAIL							
2A	2.595	X	1.350	X	4	13.997	SQ.M.
2B	1.580	X	4.340	X	4	26.408	SQ.M.
2C	1.520	X	0.080	X	4	0.486	SQ.M.
2D	4.565	X	7.890	X	4	134.759	SQ.M.
3E	1.955	X	6.340	X	4	49.578	SQ.M.
3F	1.425	X	3.280	X	4	18.698	SQ.M.
3G	1.480	X	2.290	X	4	13.088	SQ.M.
1	3.080	X	0.040	X	1	0.124	SQ.M.
2	3.500	X	0.040	X	1	0.140	SQ.M.
TOTAL:						255.239	SQ.M.

2 BHK. GROUND FLOOR F.A.R. AREA DETAIL							
2A	2.595	X	0.040	X	1	0.052	SQ.M.
2B	3.330	X	2.400	X	1	24.408	SQ.M.
2C	0.080	X	1.000	X	1	17.342	SQ.M.
2D	1.900	X	0.080	X	1	0.400	SQ.M.
2E	8.340	X	4.230	X	1	84.643	SQ.M.
2F	4.640	X	2.210	X	1	35.783	SQ.M.
TOTAL:						153.893	SQ.M.
2 BHK. GROUND FLOOR F.A.R. AREA :						153.893	SQ.M.

STILT AREA DETAIL							
S1	4.860	X	2.400	X	1	11.664	SQ.M.
S2	5.085	X	1.355	X	1	6.891	SQ.M.
S3	1.830	X	3.225	X	1	4.052	SQ.M.
S4	2.330	X	4.080	X	1	18.900	SQ.M.
S5	3.210	X	5.840	X	1	18.746	SQ.M.
S6	3.200	X	2.890	X	1	6.288	SQ.M.
S7	1.500	X	3.410	X	1	6.976	SQ.M.
TOTAL:						90.838	SQ.M.

2 BHK. BALCONY AREA CALCULATION GROUND FLOOR							
BALCONY V	1.800	X	1.800	X	1	3.240	SQ.M.
BALCONY V	3.710	X	1.525	X	4	22.646	SQ.M.
BALCONY VI	1.800	X	1.700	X	1	3.060	SQ.M.
TOTAL:						28.946	SQ.M.

CIRCULATION AREA ON GROUND FLOOR							
A	7.270	X	1.200	X	1	12.240	SQ.M.
B	6.300	X	2.610	X	1	17.313	SQ.M.
J	4.300	X	0.300	X	1	6.452	SQ.M.
K	1.350	X	0.300	X	2	0.810	SQ.M.
L	2.500	X	2.300	X	1	5.750	SQ.M.
S	2.500	X	2.220	X	1	5.742	SQ.M.
TOTAL:						53.307	SQ.M.
LESS AREA							
2	5.070	X	2.400	X	1	12.192	SQ.M.
CIRCULATION AREA ON GROUND FLOOR :						50.515	SQ.M.

2 BHK. + ST. RM. TYPE - A & TYPE - B 1 ST. TO 19 TH. FLOOR F.A.R. AREA DETAIL							
3A	2.595	X	1.350	X	4	13.997	SQ.M.
2B	1.580	X	4.340	X	4	26.408	SQ.M.
2C	1.520	X	0.080	X	4	0.486	SQ.M.
2D	4.565	X	7.890	X	4	134.759	SQ.M.
3E	1.955	X	6.340	X	4	49.578	SQ.M.
3F	1.425	X	3.280	X	4	18.698	SQ.M.
3G	1.480	X	2.290	X	4	13.088	SQ.M.
TOTAL:						256.813	SQ.M.
LESS AREA							
1H.T.	1.240	X	0.930	X	4	4.631	SQ.M.
2	0.080	X	0.210	X	4	0.672	SQ.M.
						5.303	SQ.M.
1ST. TO 19TH. FLOOR F.A.R. AREA = 256.813 - 5.303 =						251.510	SQ.M.

2 BHK. + ST. RM. TYPE - A BALCONY AREA CALCULATION 1ST TO 19TH FLOOR							
BALCONY I	1.800	X	1.800	X	4	12.960	SQ.M.
BALCONY II	3.825	X	1.525	X	4	23.358	SQ.M.
BALCONY III	4.730	X	1.525	X	4	28.853	SQ.M.
TOTAL:						65.171	SQ.M.

2 BHK. + ST. RM. TYPE A (M.Q.) BALCONY AREA CALCULATION 1ST TO 19TH FLOOR							
BALCONY I	1.800	X	1.800	X	4	12.960	SQ.M.
BALCONY II	3.825	X	1.525	X	4	23.358	SQ.M.
BALCONY III	4.730	X	1.525	X	4	28.853	SQ.M.
TOTAL:						65.171	SQ.M.

2 BHK. + ST. RM. TYPE A (M.Q.) BALCONY AREA CALCULATION 1ST TO 19TH FLOOR							
BALCONY I	1.800	X	1.800	X	4	12.960	SQ.M.
BALCONY II	3.825	X	1.525	X	4	23.358	SQ.M.
BALCONY III	4.730	X	1.525	X	4	28.853	SQ.M.
TOTAL:						65.171	SQ.M.

2 BHK. 1 ST TO 19TH. FLOOR F.A.R. AREA DETAIL							
3A	2.595	X	1.350	X	4	14.021	SQ.M.
2B	3.330	X	2.400	X	4	31.968	SQ.M.
2C	3.000	X	1.000	X	4	12.000	SQ.M.
2D	1.900	X	0.080	X	4	0.608	SQ.M.
2E	8.340	X	4.230	X	4	141.026	SQ.M.
2F	4.640	X	2.210	X	4	41.018	SQ.M.
TOTAL:						390.641	SQ.M.
2 BHK. 1 ST TO 19TH. FLOOR F.A.R. AREA :						390.641	SQ.M.

2 BHK. BALCONY AREA CALCULATION 1 ST. TO 19TH. FLOOR							
BALCONY IV	1.800	X	1.800	X	4	12.960	SQ.M.
BALCONY V	3.710	X	1.525	X	4	22.646	SQ.M.
BALCONY VI	1.800	X	1.800	X	4	12.960	SQ.M.
TOTAL:						48.566	SQ.M.

CIRCULATION AREA ON TYPICAL FLOOR							
A	7.300	X	7.270	X	1	53.071	SQ.M.
J	1.250	X	0.300	X	1	0.300	SQ.M.
K	2.500	X	2.220	X	1	11.557	SQ.M.
TOTAL:						64.928	SQ.M.
LESS AREA							
B	3.000	X	3.000	X	1	0.900	SQ.M.
C	1.750	X	1.000	X	1	1.820	SQ.M.
D	5.070	X	2.660	X	1	13.483	SQ.M.
E	5.070	X	2.660	X	1	13.483	SQ.M.
F	1.200	X	0.580	X	1	0.696	SQ.M.
G	1.000	X	0.580	X	1	0.580	SQ.M.
H	1.000	X	0.580	X	1	0.580	SQ.M.
I	3.500	X	0.580	X	1	0.940	SQ.M.
CIRCULATION AREA ON TYPICAL FLOOR = 64.928 - 37.280 =						27.276	SQ.M.

NON F.A.R. AREA ON TYPICAL FLOOR						
FIRE STAIRCASE (C)	3.000	x	2.600	13.000	SQ.M.	
LIFTS STAIRCASE (D)	3.000	x	2.600	13.000	SQ.M.	
			TOTAL	26.000	SQ.M.	
CHAMFERS (DEDUCTION) (I)	2.470	x	0.900	2.223	SQ.M.	
TOTAL NON F.A.R. AREA ON TYPICAL FLOOR :				23.985	SQ.M.	

CARPET AREA DIAGRAM 2 BHK. UNIT							
C1	8.750	X	0.080	X	1	0.700	SQ.M.
C2	1.000	X	9.050	X	1	5.795	SQ.M.
C3	1.010	X	1.310	X	1	7.961	SQ.M.
C4	1.050	X	0.080	X	1	12.864	SQ.M.
C5	6.180	X	2.300	X	1	24.472	SQ.M.
C6	0.080	X	3.320	X	1	0.220	SQ.M.
C7	1.210	X	4.480	X	1	8.965	SQ.M.
C8	9.080	X	1.800	X	1	6.144	SQ.M.
TOTAL:						68.047	SQ.M.

CARPET AREA DIAGRAM 2 BHK. UNIT

CARPET AREA DIAGRAM 2 BHK. + ST.RM. TYPE - A (M.Q.) & TYPE - B							
C1	0.080	X	1.700	X	1	0.136	SQ.M.
C2	0.970	X	1.070	X	1	2.734	SQ.M.
C3	6.080	X	1.000	X	1	6.080	SQ.M.
C4	2.980	X	0.280	X	1	0.280	SQ.M.
C5	6.400	X	0.080	X	1	12.800	SQ.M.
C6	3.270	X	0.990	X	1	6.004	SQ.M.
C7	0.080	X	9.050	X	1	4.304	SQ.M.
C8	1.900	X	0.080	X	1	0.540	SQ.M.
C9	6.860	X	2.300	X	1	15.778	SQ.M.
C10	1.000	X	0.920	X	1	2.806	SQ.M.
C11	1.100	X	0.080	X	1	0.088	SQ.M.
C12	1.800	X	0.080	X	1	1.440	SQ.M.
C13	0.710	X	0.080	X	1	0.057	SQ.M.
TOTAL:						59.996	SQ.M.

CARPET AREA DIAGRAM 2 BHK. + ST.RM. TYPE - A (M.Q.) & TYPE - B

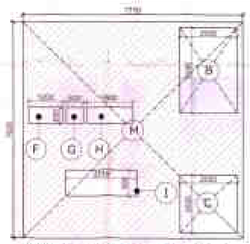
TOTAL F.A.R. AREA ON GROUND FLOOR		
AREA OF 2BHK+ST.RM. TYPE B	255.239	SQ.M.
AREA OF 2BHK ON GROUND FLOOR	153.893	SQ.M.
CIRCULATION AREA ON GROUND FLOOR	52.515	SQ.M.
TOTAL	**461.648**	SQ.M.

TOTAL F.A.R. AREA ON TYPICAL FLOOR		
AREA OF 2BHK+ST.RM. TYPE A& B	250.612	SQ.M.
AREA OF 2BHK ON TYPICAL FLOOR	205.191	SQ.M.
CIRCULATION AREA ON TYPICAL FLOOR	27.076	SQ.M.
TOTAL	**482.879**	SQ.M.

GROUND COVERAGE TOWER T-1		
F.A.R. OF GROUND FLOOR AREA	461.648	SQ.M.
STILT AREA	60.616	SQ.M.
TOTAL	**522.264**	SQ.M.

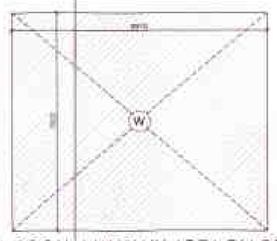
TOTAL F.A.R. OF TOWER -T1					
F.A.R. ON GROUND FLOOR	461.648	X	1	461.648	SQ.M.
F.A.R. ON TYPICAL FLOOR	482.879	X	19	9174.692	SQ.M.
TOTAL F.A.R. OF TOWER T-1				**9636.340**	SQ.M.

BUILT UP AREA TOWER T-1			
STILT / GROUND FL.	F.A.R. AREA OF GROUND+STILT AREA	522.264	SQ.M.
TYPICAL FLOOR F.A.R. AREA		482.879	SQ.M.
TYPICAL FLOOR NON F.A.R. AREA		23.583	SQ.M.
	TOTAL (1)	506.462	SQ.M.
TOTAL FAR AND NON FAR AREA OF TYPICAL 19 FLOORS (1) X19		9622.778	SQ.M.
MUMTY AREA		46.462	SQ.M.
M.ROOM & WATER TANK		67.894	SQ.M.
TOTAL BUILT UP AREA OF TOWER T-1		10257.398	SQ.M.



MUMTY AREA DIAGRAM

MUMTY AREA DETAIL							
M	7.700	X	2.800	X	1	21.560	SQ.M.
			TOTAL:			46.098	SQ.M.
LESS AREA							
B	2.000	X	1.000	X	1	0.000	SQ.M.
C	2.000	X	2.000	X	1	4.000	SQ.M.
F	1.200	X	0.580	X	1	0.696	SQ.M.
G	1.000	X	0.580	X	1	0.580	SQ.M.
H	1.000	X	0.580	X	1	0.580	SQ.M.
I	3.500	X	0.580	X	1	1.218	SQ.M.
			TOTAL:			46.098	SQ.M.
TOTAL MUMTY AREA						46.462	SQ.M.



M.ROOM / W.TANK AREA DIAGRAM

M.ROOM / W.TANK AREA DETAIL							
W	8.000	X	7.900	1		67.894	SQ.M.
			TOTAL:			67.894	SQ.M.
TOTAL M.ROOM / W.TANK :						67.894	SQ.M.

SUBMISSION DRAWING

CLIENT

PROJECT TITLE

Proposed Building Plans submitting herewith for Affordable Group Housing Colony over an area measuring 5.2625 acres (License No. 131 of 2026 dated 07.07.2026) falling under in the revenue estate of Village- Abdulpur, Sector-91, Sonipat developed by CHIRAG BUILDTEC PRIVATE. LIMITED.

R.K.& ASSOCIATES
Architects, Engineers & Planners
R-9, GROUND FLOOR, NEAR METRO PILLAR NO-64, SECTOR-15, PART-II, GURUGRAM-122001 (HARYANA)
Tel. : 0124-4113100, 4113101, 4113102, 4113103
Fax : 0124-4113104 E-mail : rkassociates@gmail.com

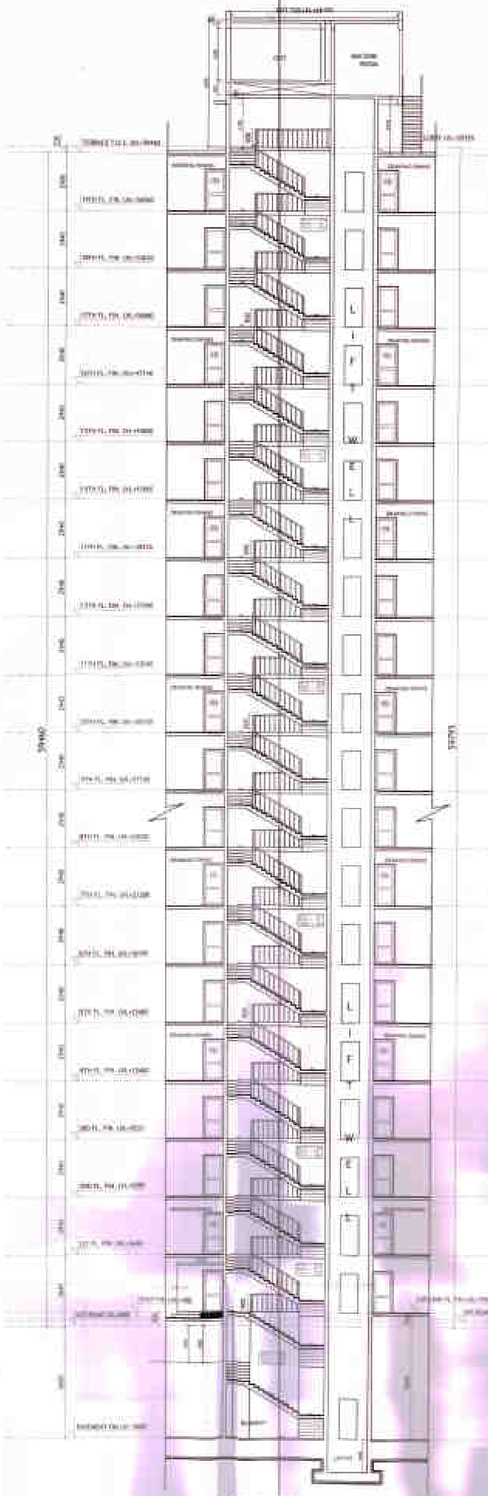
ARCHITECT'S SIGNATURE
ROHIT GARG
CA/94/17662

Authorised Signatory

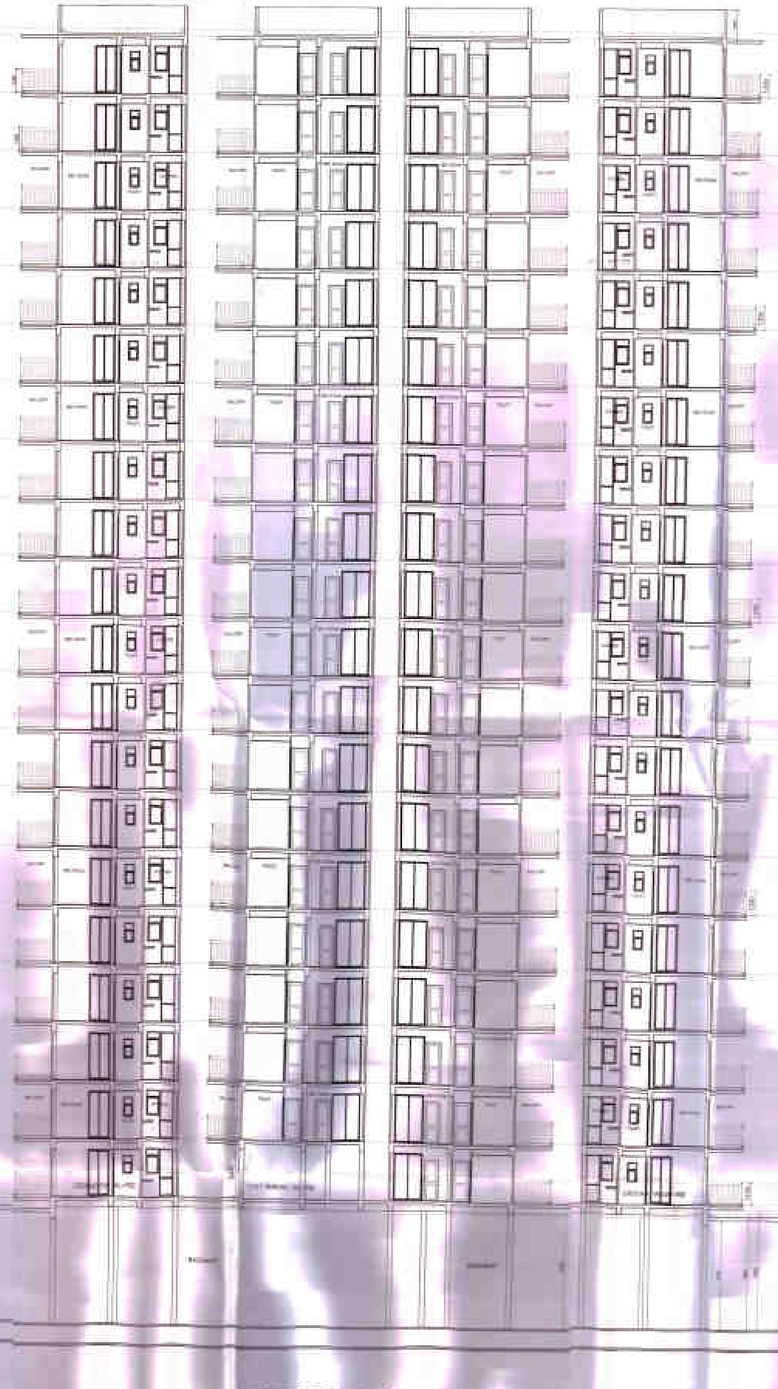
DRAWING TITLE : (SUBMISSION DRAWING)
TOWER T-1
S /G+19
AREAS

DRG. NO. 8

SCALE - 1:100 @A1 | DATE - JULY 2026



SECTION B-B



SECTION A-A

DTP(HQ)

ATP(HQ)



KEY PLAN



SUBMISSION DRAWING

CLIENT

PROJECT TITLE

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R.K.& ASSOCIATES

ARCHITECT'S SIGNATURE

ROHIT GARG

CA/94/17868

OWNERS SIGNATURE

For Chirag Buildtec Private Limited

Authorised Signatory

DRAWING TITLE

TOWER T- 1
(SECTIONS)

DRG. NO.

09

SCALE - 1:100 @A0

DATE - JULY 2026