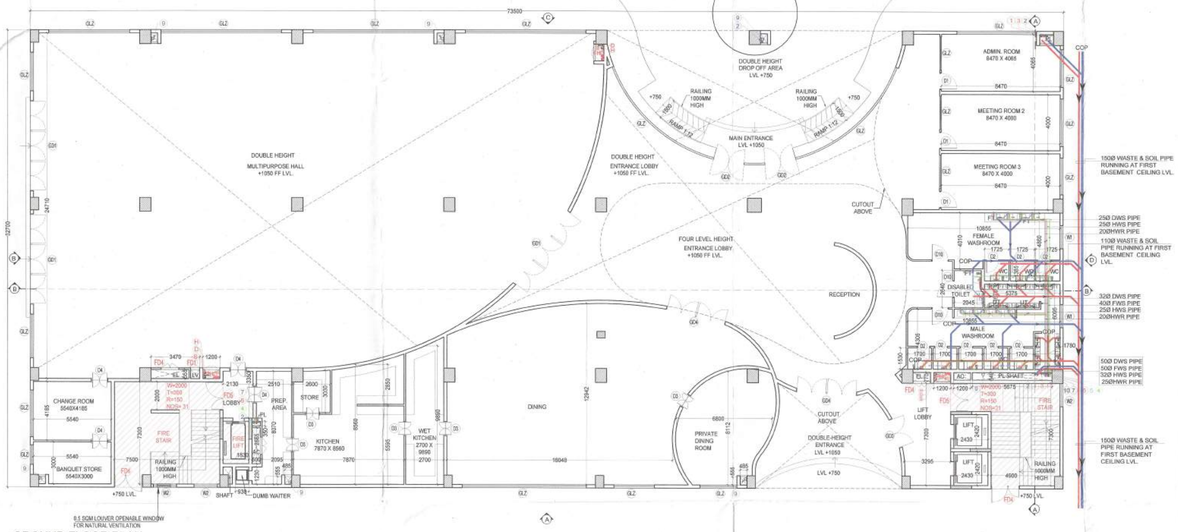
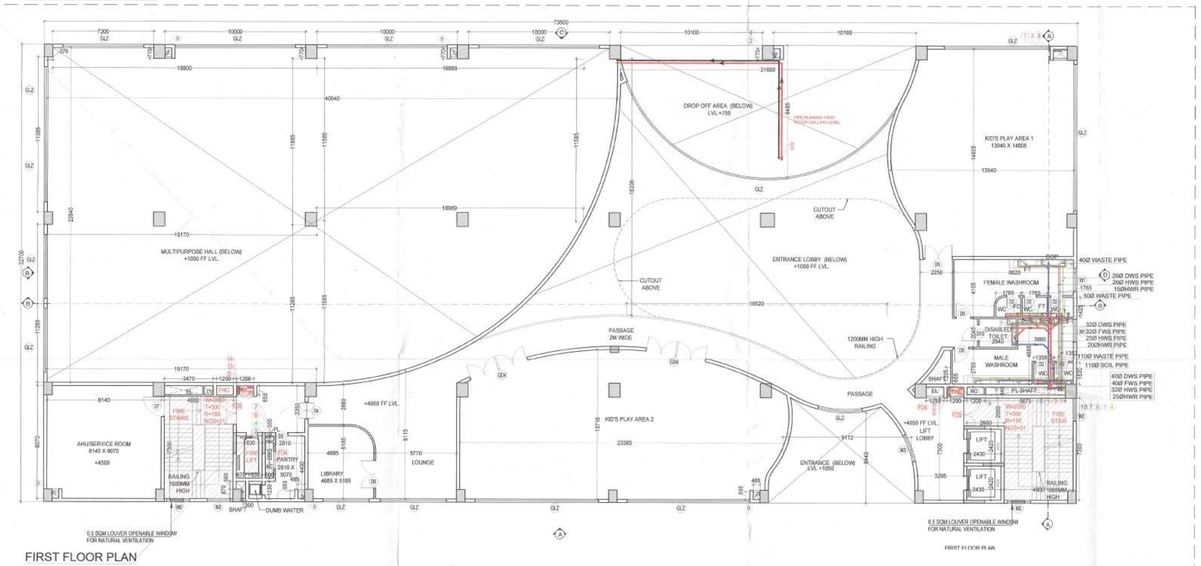
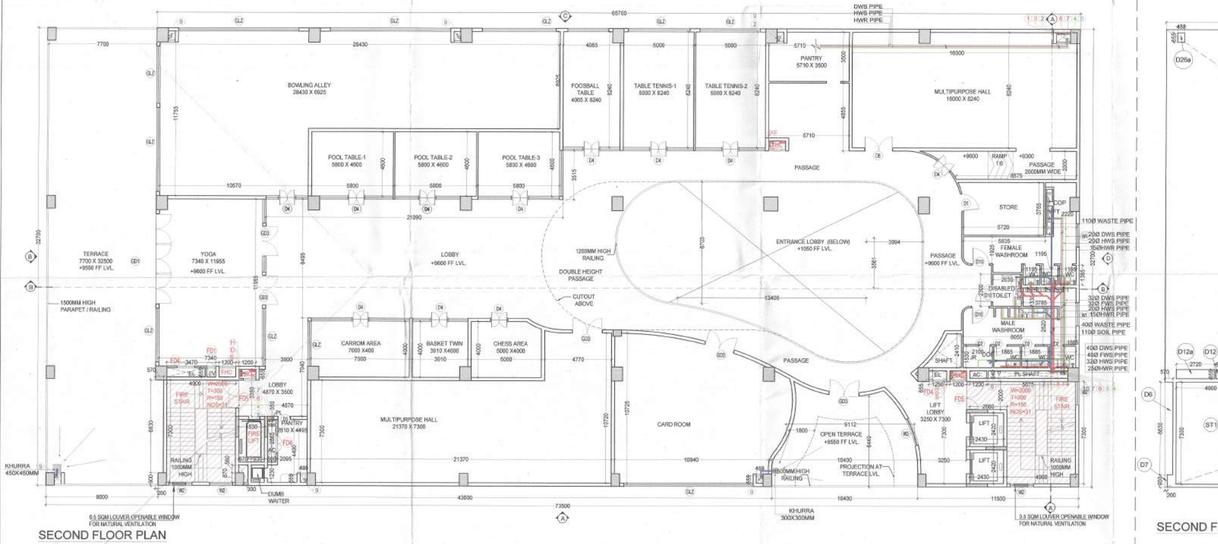


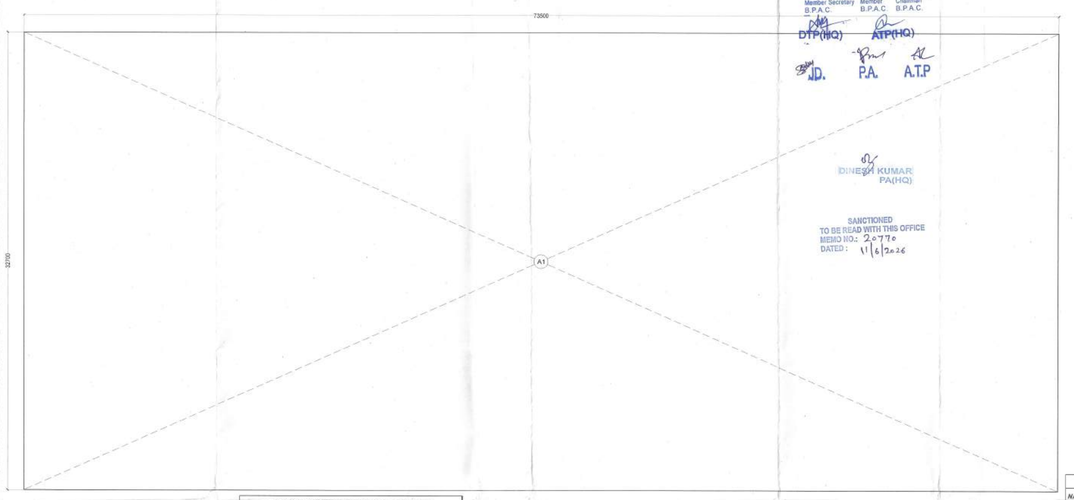
GROUND FLOOR PLAN



FIRST FLOOR PLAN

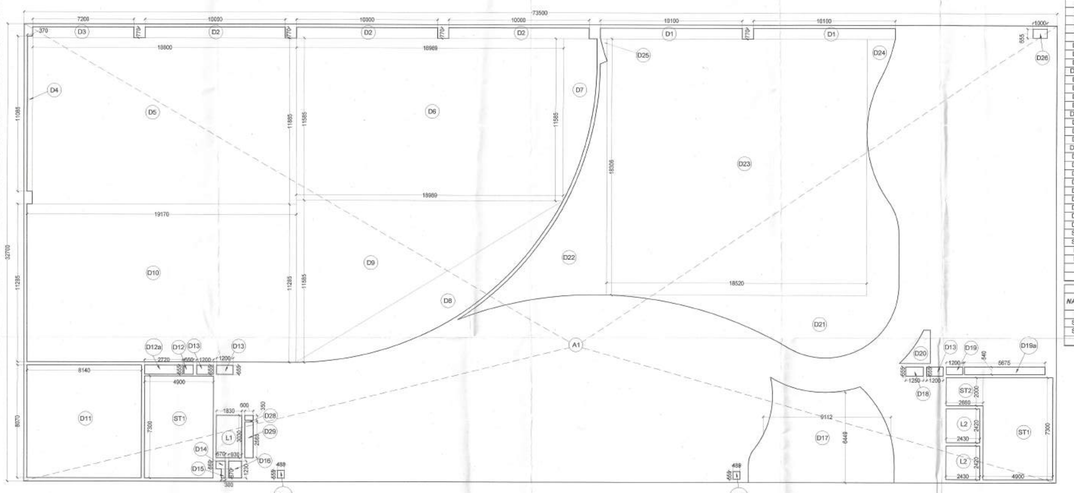


SECOND FLOOR PLAN



GROUND FLOOR AREA PLAN

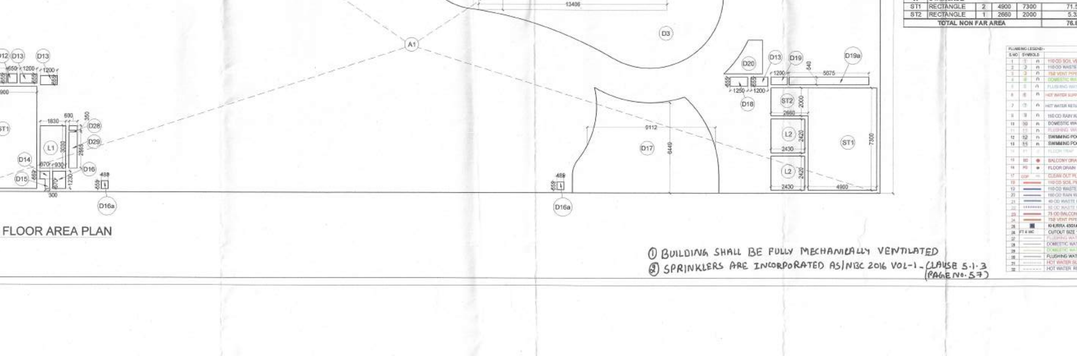
FAR AREA CALC. STILTIGR FL - 'CLUB MONARCH'					
NAME	SHAPE	NO.	SIZE		AREA
			MM	MM	(SQ.MT)
A					
A1	RECTANGLE	1	73500	32700	2403.45
				TOTAL	2403.45



FIRST FLOOR AREA PLAN

FAR AREA CALC. FIRST FL - 'CLUB MONARCH'					
NAME	SHAPE	NO.	SIZE		AREA
			MM	MM	(SQ.M T)
A1	RECTANGLE	1	73500	32700	2403.45
				TOTAL	2403.45
B	DEDUCTION				
D1	PLINE	-1			-15.55
D2	RECTANGLE	-3	10000	770	-23.10
D3	RECTANGLE	-1	7200	770	-5.54
D4	RECTANGLE	-1	370	11085	-4.10
D5	RECTANGLE	-1	16800	11585	-223.44
D6	RECTANGLE	-1	18969	11585	-219.99
D7	PLINE	-1		16.96	-19.99
D8	PLINE	-1		46.96	-46.96
D9	TRIANGLE	-0.5	18969	11585	-109.99
D10	RECTANGLE	-1	19170	11385	-216.33
D11	RECTANGLE	-1	8140	8070	-65.69
D12	RECTANGLE	-1	650	655	-0.43
D12a	RECTANGLE	-1	2720	655	-1.78
D13	RECTANGLE	-3	1200	655	-2.36
D14	RECTANGLE	-1	670	560	-0.38
D15	RECTANGLE	-1	300	670	-0.20
D16	RECTANGLE	-1	930	1230	-1.14
D16a	RECTANGLE	-2	485	555	-0.54
D17	PLINE	-1		60.08	-60.08
D18	RECTANGLE	-1	1250	655	-0.82
D19	RECTANGLE	-1	1200	540	-0.65
D19a	RECTANGLE	-1	5675	540	-3.06
D20	PLINE	-1		2.92	-2.92
D21	PLINE	-1		62.82	-62.82
D22	PLINE	-1		50.07	-50.07
D23	RECTANGLE	-1	18520	18306	-339.03
D24	PLINE	-1		5.59	-5.59
D25	PLINE	-1		0.41	-0.41
D26	RECTANGLE	-1	1000	655	-0.66
D28	RECTANGLE	-1	600	350	-0.21
D29	RECTANGLE	-1	900	655	.54
ST1	RECTANGLE	-2	4900	7300	-71.54
ST2	RECTANGLE	-1	2660	2000	-5.32
L1	RECTANGLE	-1	1830	3030	-5.54
L2	RECTANGLE	-2	2430	2420	-11.76
				TOTAL DEDUCTION	-1579.52
				TOTAL FAR AREA (A+B)	823.93

NON FAR AREA CALC. FIRST FL - 'CLUB MONARCH'					
NAME	SHAPE	NO.	SIZE		AREA
			MM	MM	(SQ.MT)
A	STAIRCASE				
ST1	RECTANGLE	2	4900	7300	71.54
ST2	RECTANGLE	1	2660	2000	5.32
	TOTAL NON FAR AREA				76.86



SECOND FLOOR AREA PLAN

FAR AREA CALC. SECOND FL - "CLUB MONARCH"					
NAME	SHAPE	NO.	SIZE		AREA
			MM	MM	(SQ.MT)
A1	RECTANGLE	1	65700	32700	2148.39
				TOTAL	2148.39
B	DEDUCTION				
D1	PLINE	-1		12.53	-12.53
D2	RECTANGLE	-1	3994	3561	-14.22
D3	PLINE	-1		43.99	-43.99
D4	RECTANGLE	-1	13406	8703	-116.67
D5	PLINE	-1		29.57	-29.57
D6	RECTANGLE	-1	570	8630	-3.78
D7	RECTANGLE	-1	200	900	-0.18
D12	RECTANGLE	-1	650	655	-0.43
D12a	RECTANGLE	-1	2720	655	-1.78
D13	RECTANGLE	-3	1200	655	-2.36
D14	RECTANGLE	-1	670	560	-0.38
D15	RECTANGLE	-1	300	670	-0.20
D16	RECTANGLE	-1	930	1230	-1.14
D16a	RECTANGLE	-2	485	555	-0.54
D17	PLINE	-1		60.08	-60.08
D18	RECTANGLE	-1	1250	655	-0.82
D19	RECTANGLE	-1	1200	540	-0.65
D19a	RECTANGLE	-1	5675	540	-3.06
D20	PLINE	-1		4.28	-4.28
D26	RECTANGLE	-1	1000	655	-0.66
D26a	RECTANGLE	-3	485	655	-0.95
D27	RECTANGLE	-1	1200	600	-0.72
D28	RECTANGLE	-1	600	350	-0.21
D29	RECTANGLE	-1	600	2565	-1.54
ST1	RECTANGLE	-2	4900	7300	-71.54
ST2	RECTANGLE	-1	2660	2000	-5.32
L1	RECTANGLE	-1	1830	3030	-5.54
L2	RECTANGLE	-2	2430	2420	-11.76
				TOTAL DEDUCTION	-394.90
				TOTAL FAR AREA (A+B)	1753.49

NON FAR AREA CALC. SECOND FL - "CLUB MONARCH"					
NAME	SHAPE	NO.	SIZE		AREA
			MM	MM	(SQ.MT)
A	STAIRCASE				
ST1	RECTANGLE	2	4900	7300	71.54
ST2	RECTANGLE	1	2660	2000	5.32
	TOTAL NON FAR AREA				76.86

DOOR WINDOW SCHEDULE						
TYPE	WIDTH	HEIGHT	CILL	LINTEL	DESCRIPTION	
D1	1200	2700	OB	2706		
D2	900	2400	OB	2406		
D3	1000	2700	OB	2706	DOUBLE DOOR	
D4	1200	2700	OB	2706	DOUBLE DOOR	
D5	900	2700	OB	2706		
D6	2000	2700	OB	2706	DOUBLE DOOR	
D7	1500	2700	OB	2706		
D8	1070	2400	OB	2406		
D9	1550	2700	OB	2706	DOUBLE DOOR	
D10	1200	2400	OB	2406		
SD1	4880	2700	OB	2706	SLIDING DOOR	
GD1	8450	2700	±60	2760	GLASS DOOR	
GD2	8090	2700	±60	2760	GLASS DOOR	
GD3	2150	2700	±60	2760	GLASS DOOR	
GD4	4300	2700	±60	2760	GLASS DOOR	
GD5	1200	2700	±60	2760	GLASS DOOR	
W1	1650	1200	1200	2400		
W2	1650	1200	AS / STAIRCASE			
W3	2300	1200	1200	2400		
GLZ	6550	36520/600	±100	37520/700	GLAZING	
FD1	950	2300	+100	2300	2HR FIRE RATED DOOR	
FD2	1500	2700	60	2760	2HR FIRE RATED DOOR	
FD3	1350	2700	60	2760	2HR FIRE RATED DOOR	
FD4	1350	2300	+100	2360	2HR FIRE RATED DOOR	
FD5	2000	2400	60	2460	2HR FIRE RATED DOOR	

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 12776 dt. 11/12/2016

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

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

DTP(HQ) ATP(HQ)

J.D. P.A. A.T.P

ADFO (HQ) Member BPAC

FSO Member BPAC

DINESH KUMAR PA(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 20770 DATED: 11/12/2016

AD PA ATP

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

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

ARCHITECTS:
VASTUKRITI
HOUSE, CONS. ARCHITECTS & MANAGEMENT
B-435, 2ND FLOOR, SAKET BUILDING ENCLAVE, NEW DELHI-110029
PHONE: +91-9810-000-000, +91-11-4000-0000
Satellite: 91-11-26101042

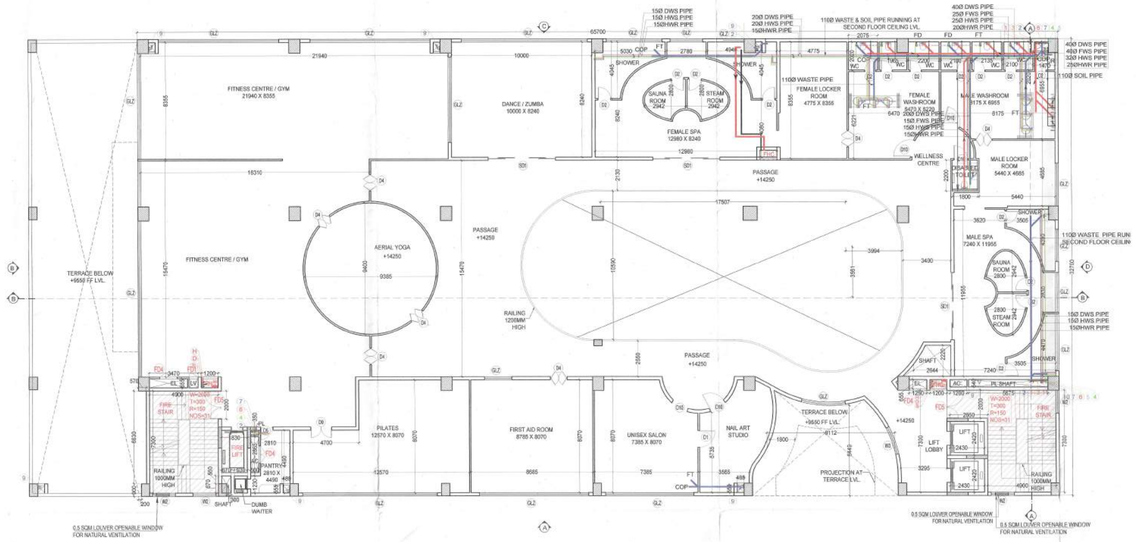
OWNER'S SIGNATURE:
For DVOK BUILDCON LLP
Designated Partner/Auth. Signatory

ARCHITECT'S SIGNATURE:
ROHIT JAIN
Regn. No. CA/98/1404

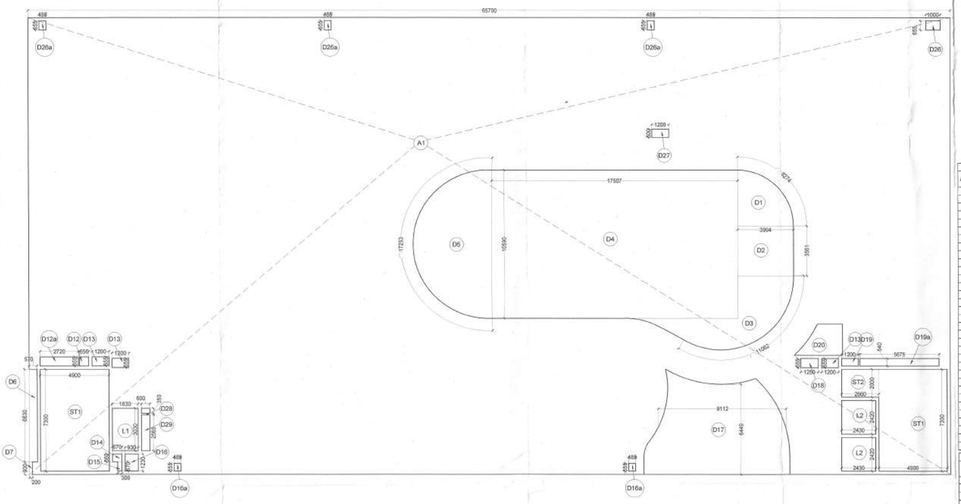
DRAWING TITLE:
CLUB MONARCH - FLOOR PLANS & AREAS
GROUND FLR, 1ST FLR & 2ND FLR

DATE:	20.02.2026	DRG. NO.:
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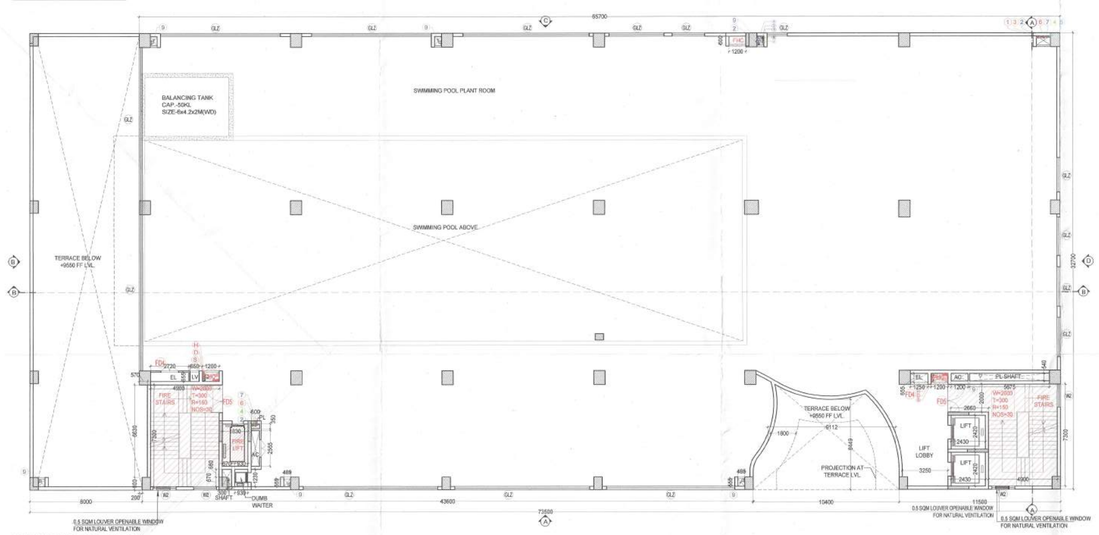
1) BUILDING SHALL BE FULLY MECHANICALLY VENTILATED
2) SPRINKLERS ARE INCORPORATED AS PER NBC 2016 VOL-1 - CLAUSE 5.1.3 (PAGE NO. 547)



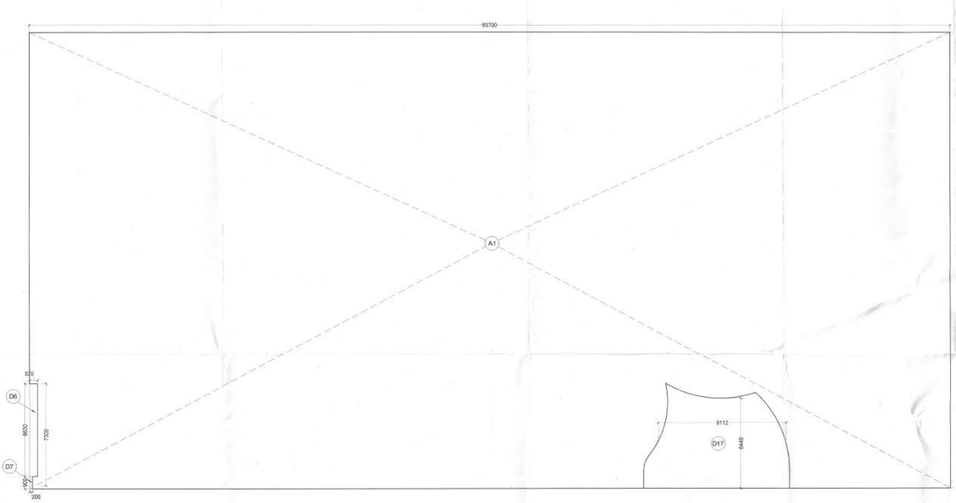
THIRD FLOOR PLAN



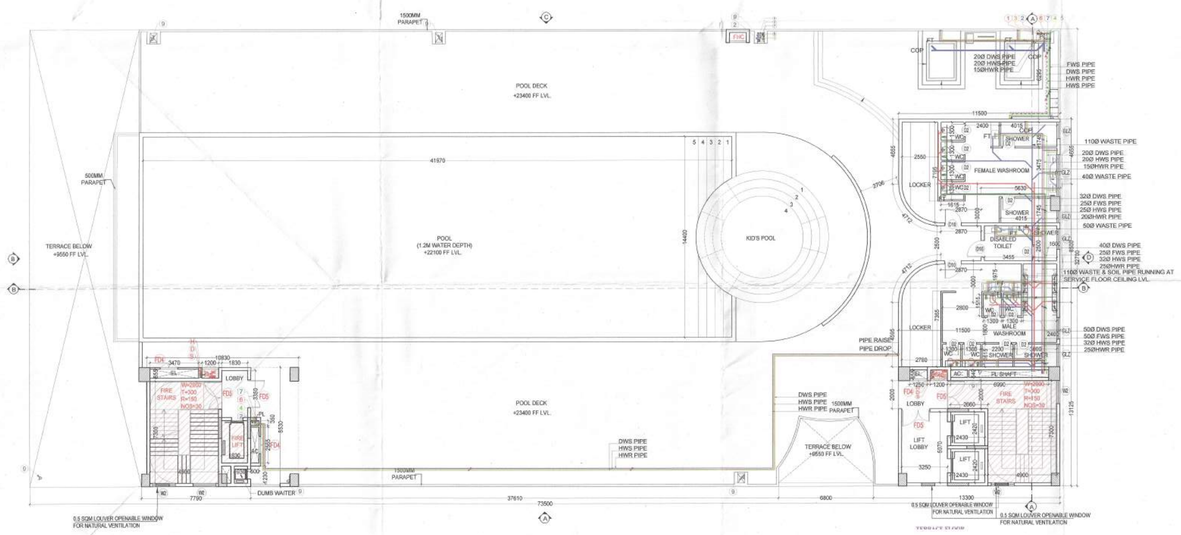
THIRD FLOOR AREA PLAN



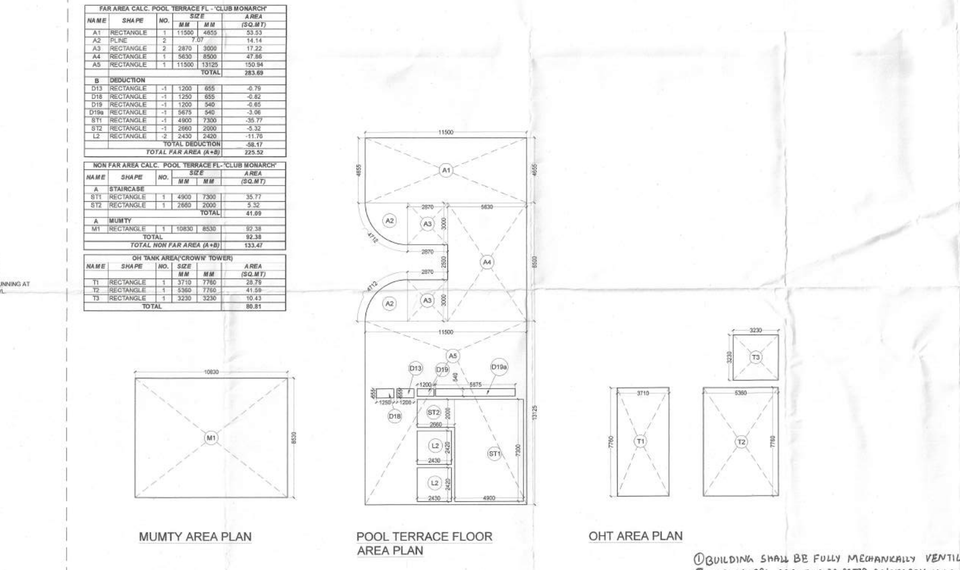
SERVICE FLOOR PLAN



SERVICE FLOOR AREA PLAN



POOL TERRACE FLOOR PLAN



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

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

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

MUMTY AREA PLAN

POOL TERRACE FLOOR AREA PLAN

OHT AREA PLAN

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

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

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

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

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

DTP(HQ) — ATP(HQ)

JD — PA — ATP

DINESH KUMAR PA(HQ)

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

Superintending Engineer (HQ) for

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

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

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

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

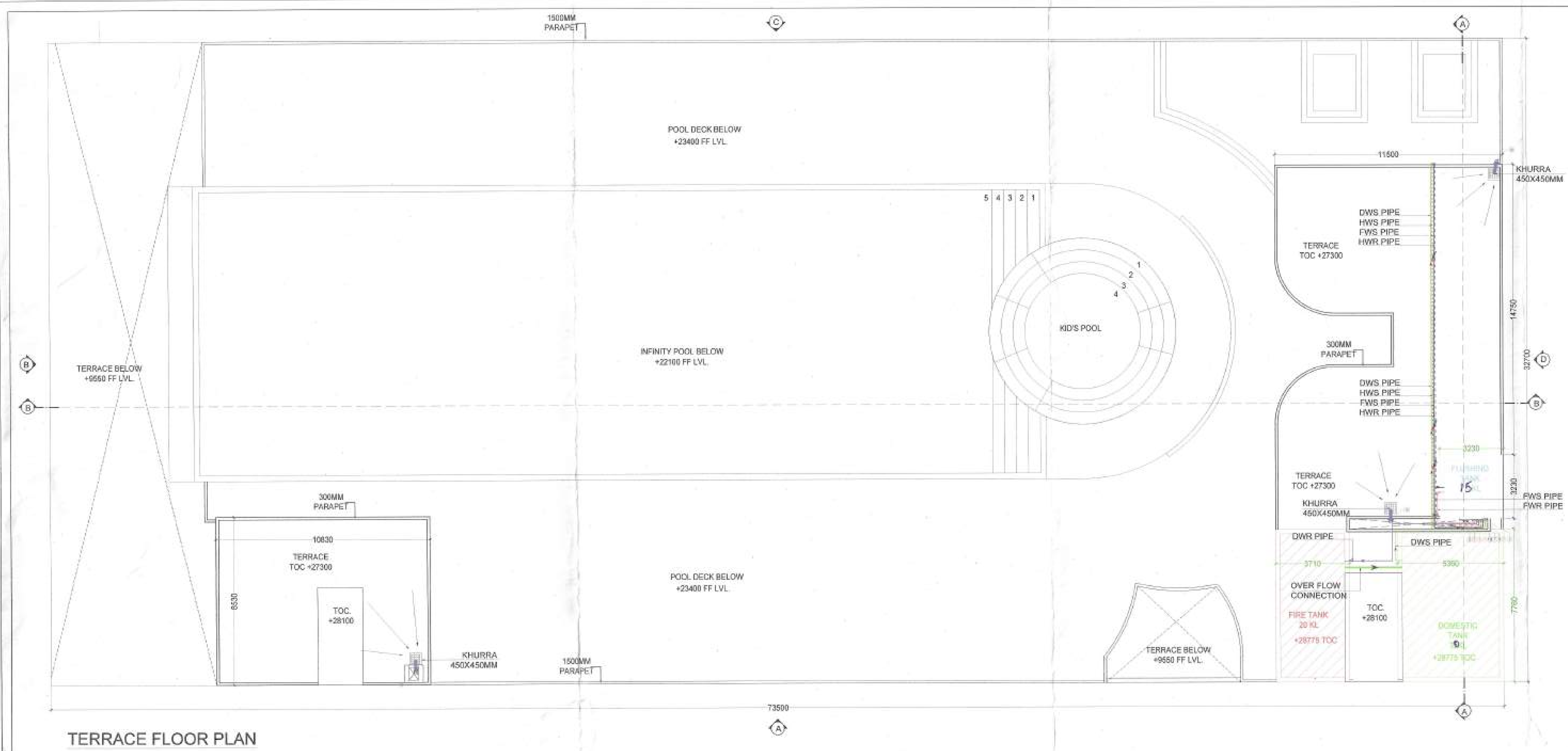
ARCHITECTS:
VASTUKRITI
ARCHITECTURE · INTERIORS · MANAGEMENT
S-405, 2ND FLOOR, RATAN KUNJ ENCLAVE, NEW DELHI-110029
MAIL-ID: INFO@VASTUKRITI.COM
PHONE: 91-11-29121242

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

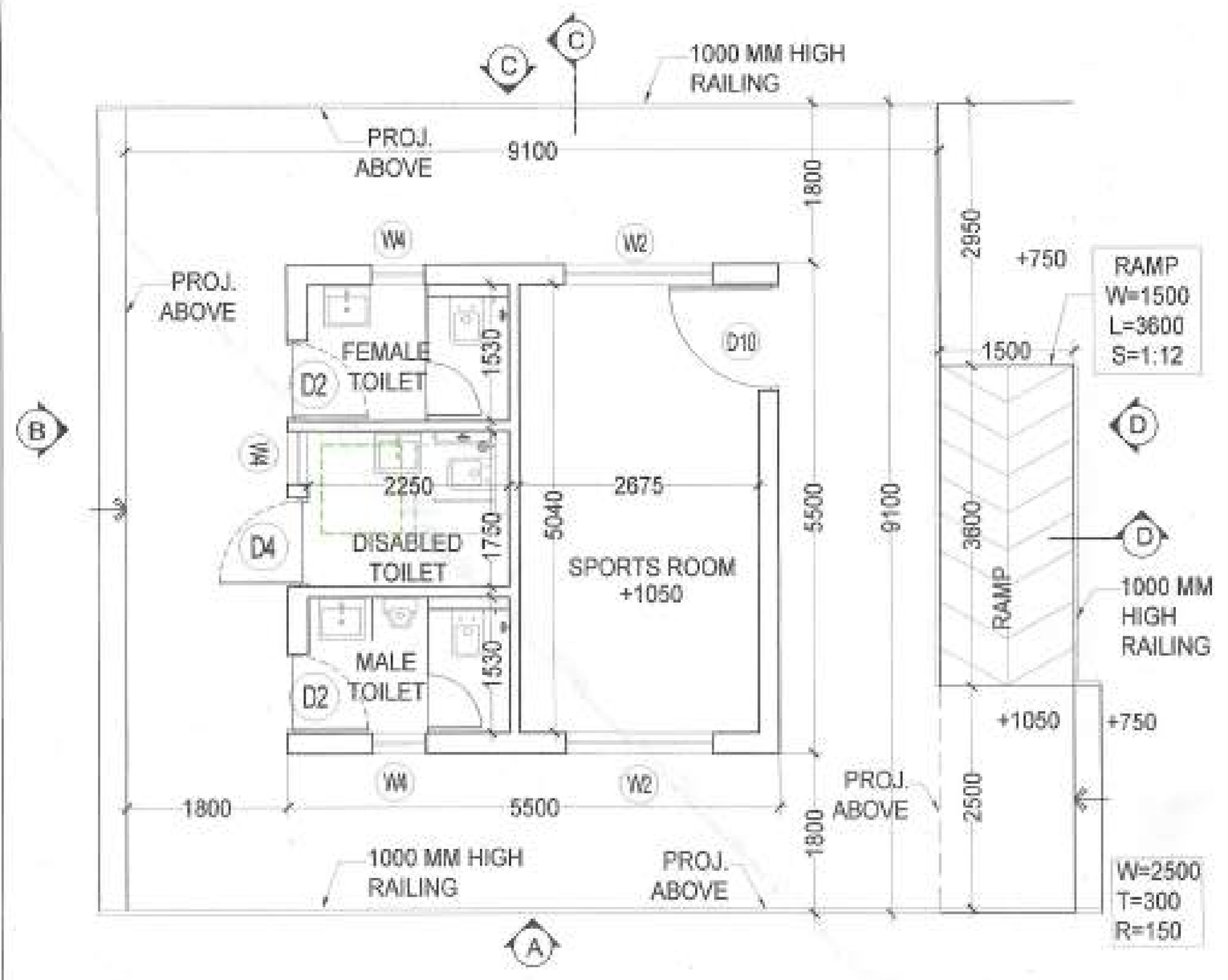
ARCHITECT'S SIGNATURE:
ROHIT JAIN
Regn. No. CA/98/11434

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

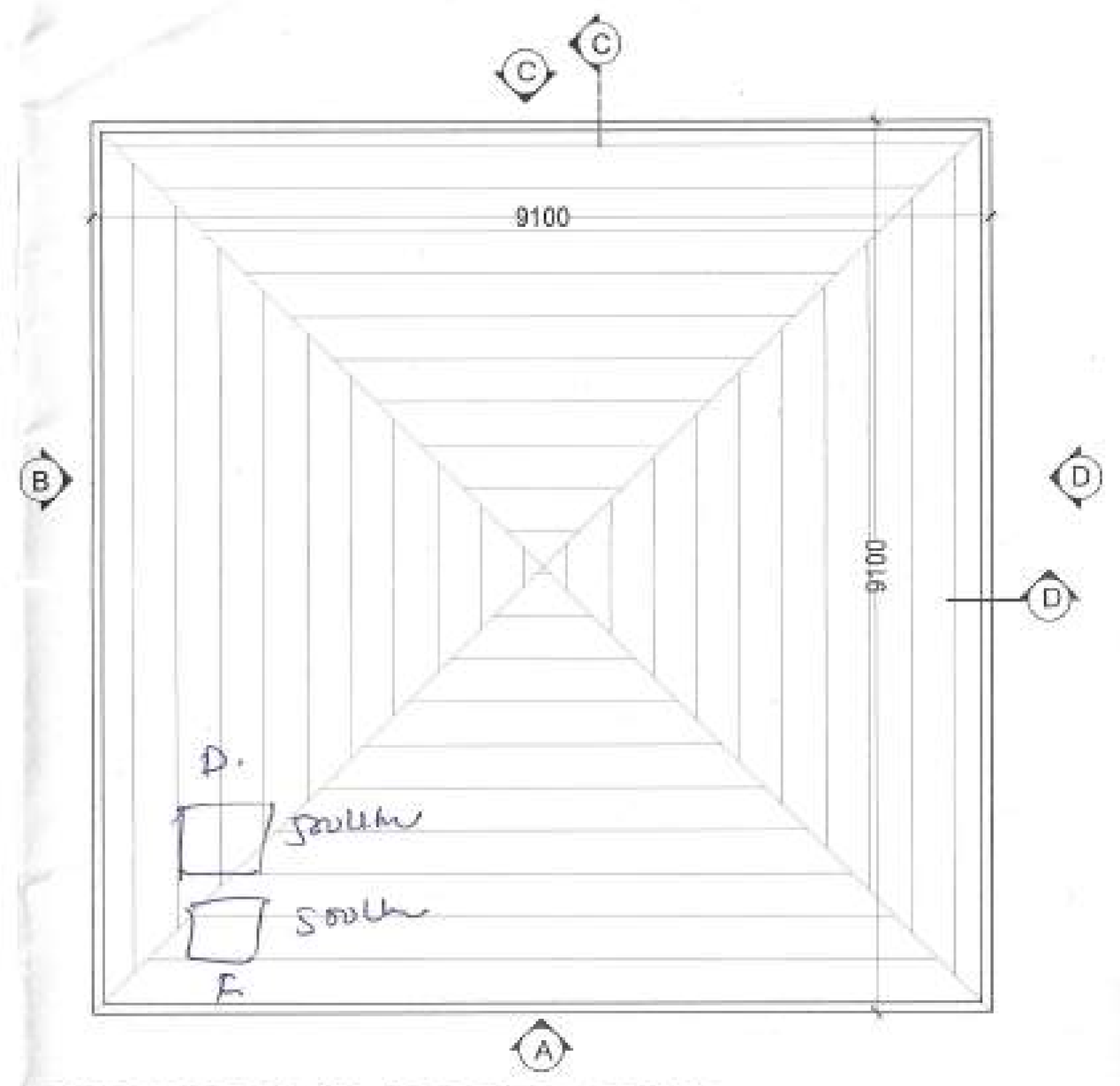
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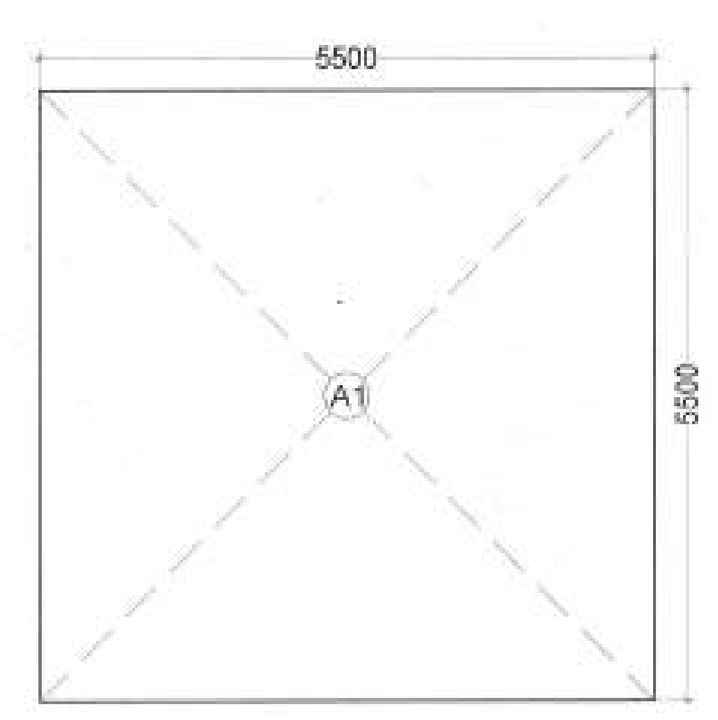
TERRACE FLOOR PLAN



GROUND FLOOR PLAN (SPORTS ROOM)

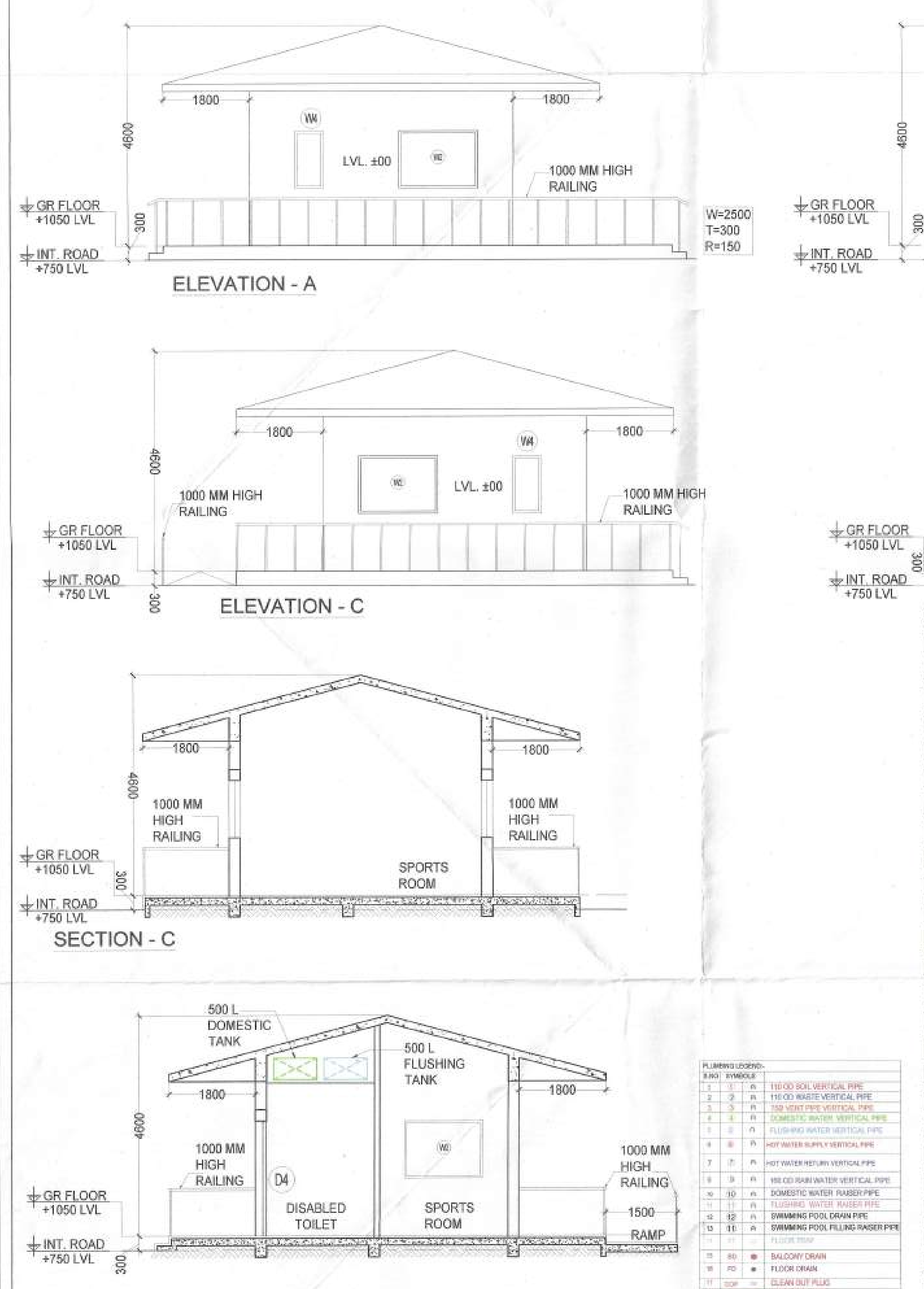


TERRACE PLAN (SPORTS ROOM)

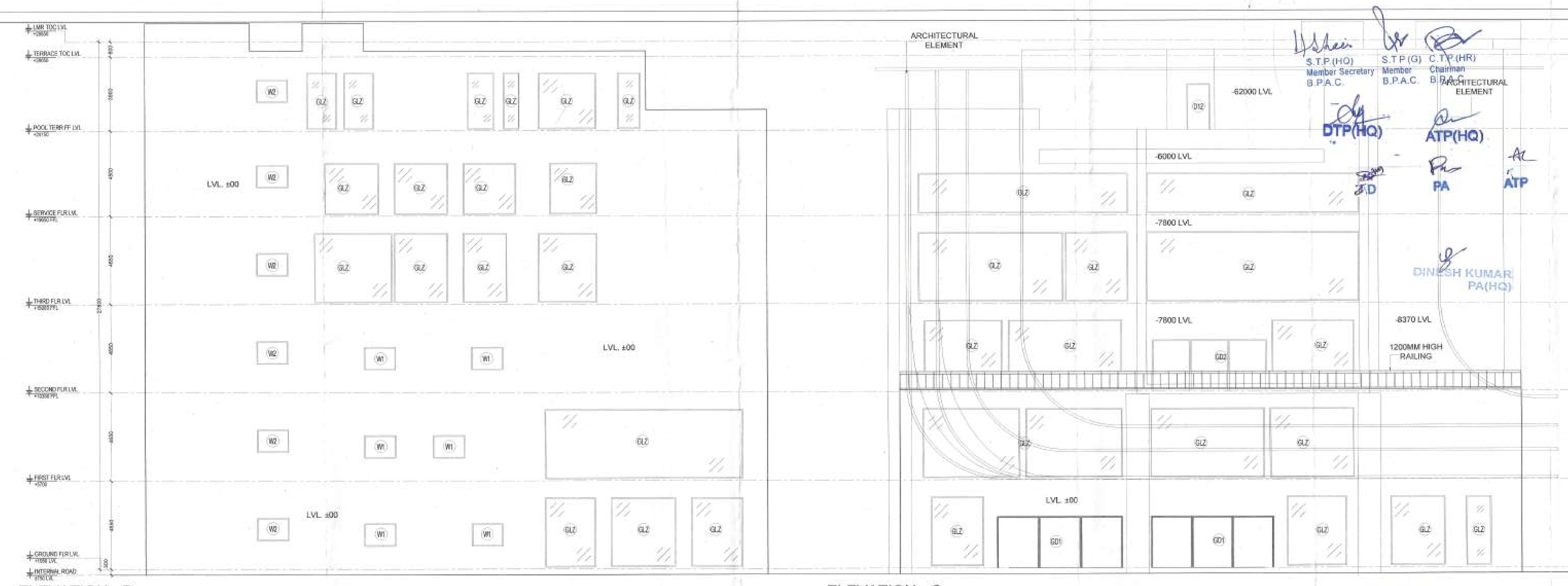


AREA PLAN (SPORTS ROOM)

FAR AREA CALC. GROUND FL - 'SPORTS ROOM'					
NAME	SHAPE	NO.	SIZE		AREA
			MM	MM	(SQ.MT)
A1	RECTANGLE	1	5500	5500	30.25
TOTAL					30.25

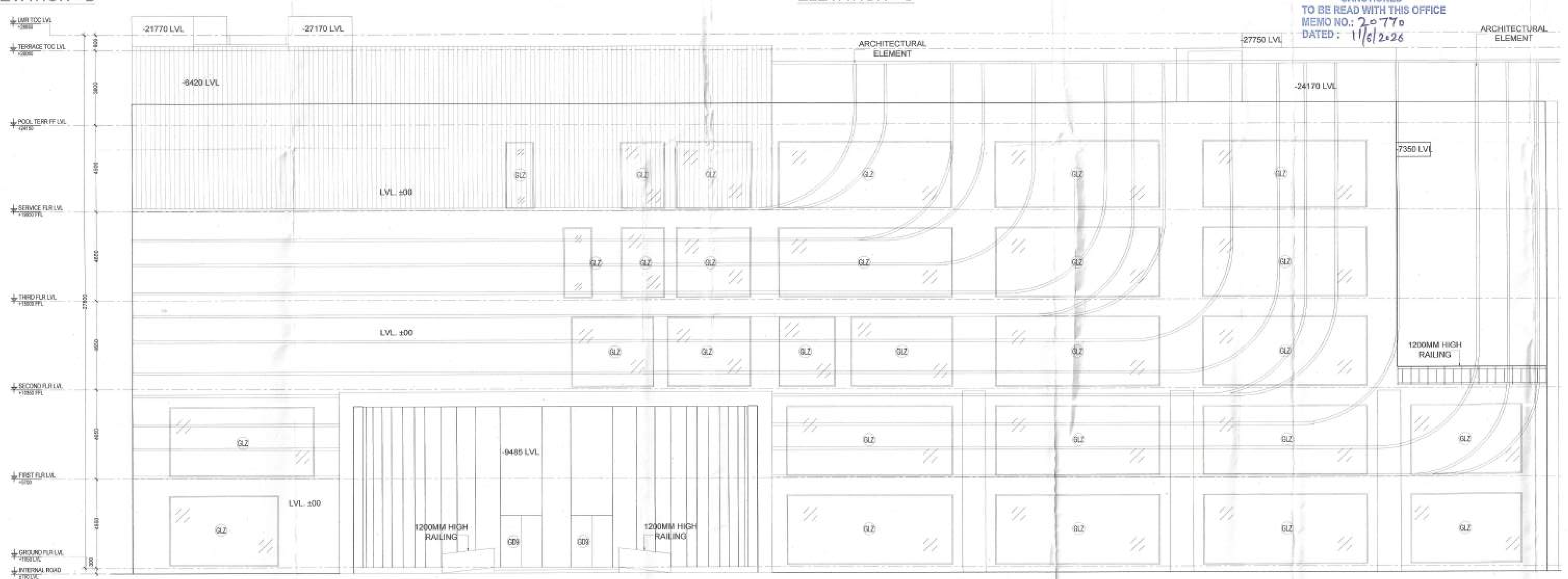


PLUMBING LEGEND:-			
S.NO	SYMBOLS		
1			110 OD SOIL VERTICAL PIPE
2			110 OD WASTE VERTICAL PIPE
3			75Ø VENT PIPE VERTICAL PIPE
4			DOMESTIC WATER VERTICAL PIPE
5			FLUSHING WATER VERTICAL PIPE
6			HOT WATER SUPPLY VERTICAL PIPE
7			HOT WATER RETURN VERTICAL PIPE
8			160 OD RAIN WATER VERTICAL PIPE
10	10		DOMESTIC WATER RAISER PIPE
11	11		FLUSHING WATER RAISER PIPE
12	12		SWIMMING POOL DRAIN PIPE
13	13		SWIMMING POOL FILLING RAISER PIPE
14			FLOOR TRAP
15	BD		BALCONY DRAIN
16	FD		FLOOR DRAIN
17	COP		CLEAN OUT PLUG
18			110 OD SOIL PIPE
19			110 OD WASTE PIPE
20			160 OD RAIN WATER PIPE
21			40 OD WASTE PIPE
22			50 OD WASTE PIPE
23			75 OD BALCONY PIPE
24			75Ø VENT PIPE
25			KHURRA 450X450MM
26	FT & WC		CUTOUT SIZE 150mmX150mm
27			FLUSHING WATER RAISER PIPE
28			DOMESTIC WATER RAISER PIPE
29			DOMESTIC WATER SUPPLY PIPE
30			FLUSHING WATER SUPPLY PIPE
31			HOT WATER SUPPLY PIPE
32			HOT WATER RETURN SUPPLY PIPE

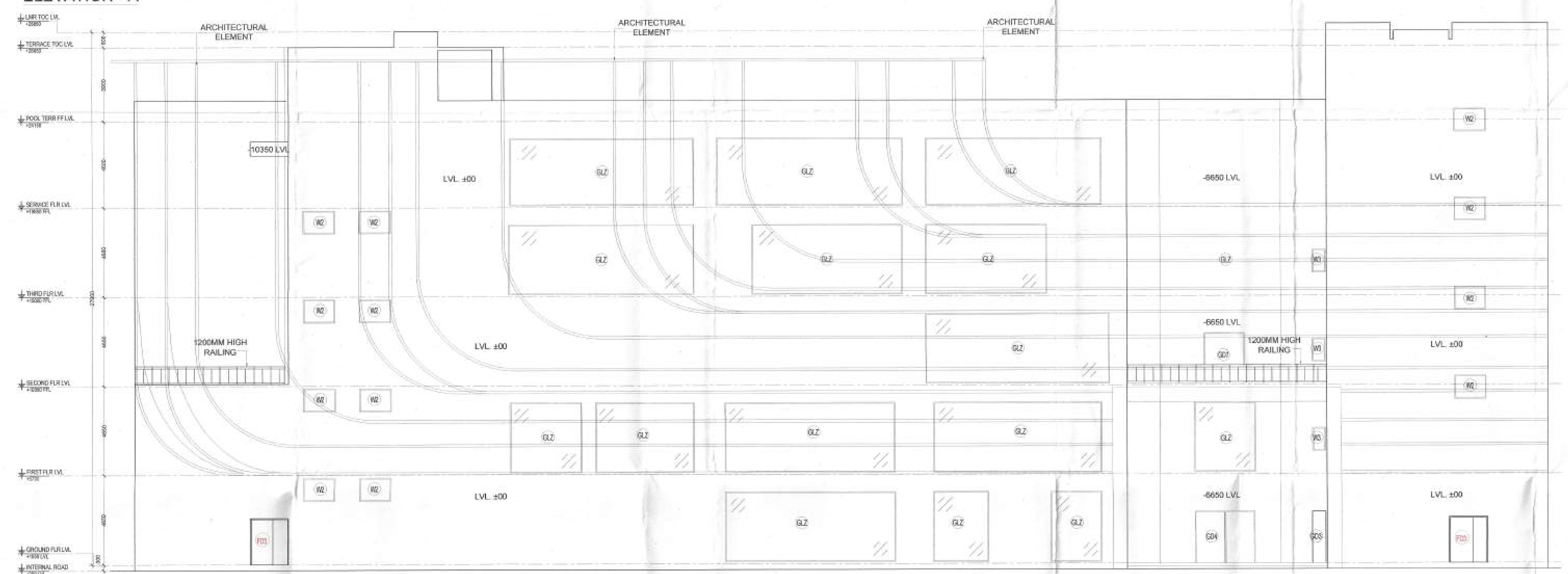


ELEVATION - B

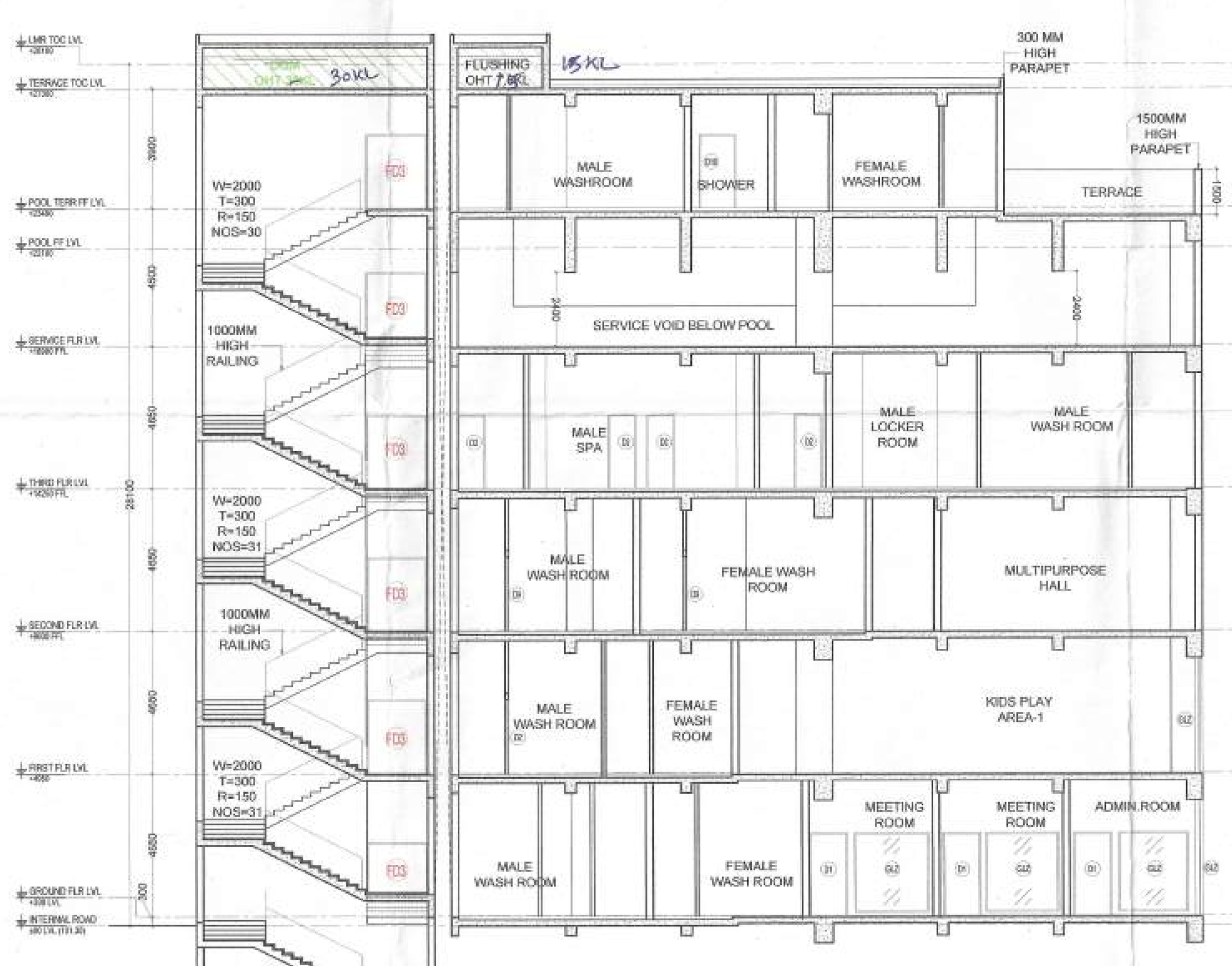
ELEVATION - C



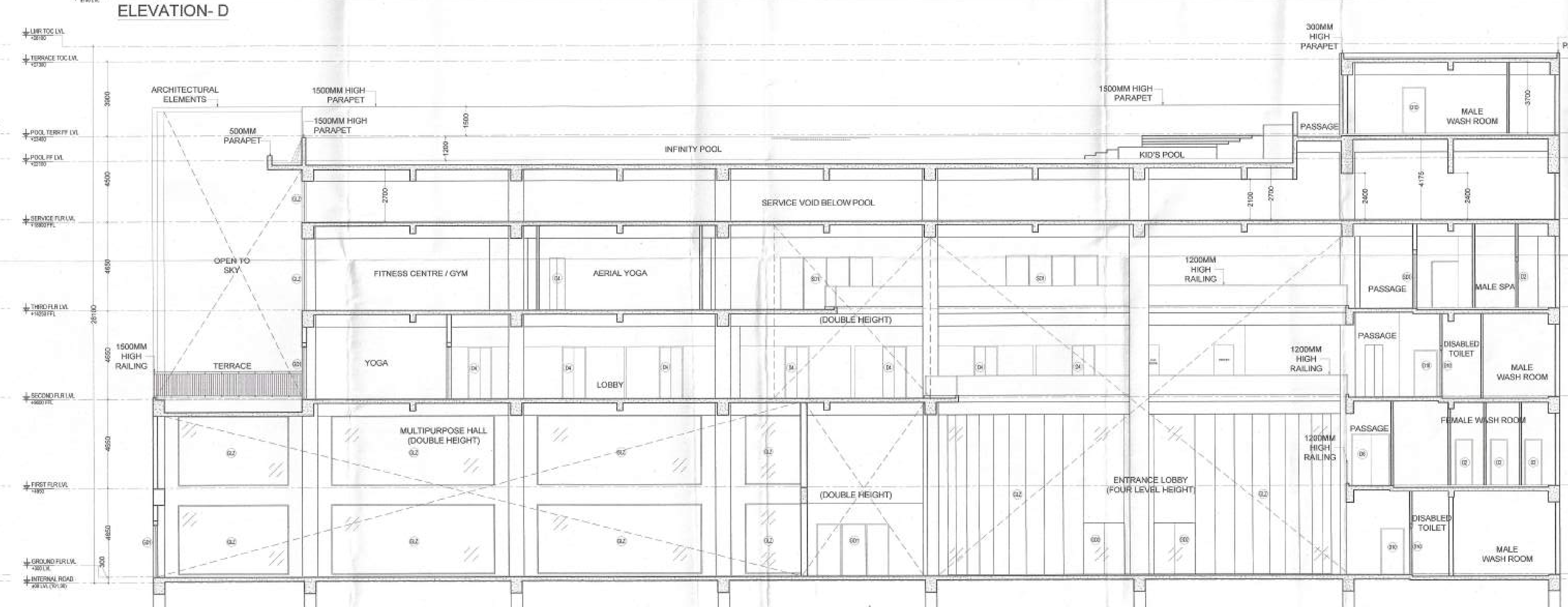
ELEVATION - A



ELEVATION- D



SECTION- A



SECTION- B

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
J.D
PA
ATP
DINESH KUMAR PA(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 127770 Dt. 01/05/2026

Superintending Engineer (HQ) for Chief Engineer-I HSVP

ADFO, (HQ) Member BPAC
FSO, (HQ) Member BPAC

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 20770
DATED: 11/6/2026

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HEIGHT	CILL	LINTEL	DESCRIPTION
D1	1200	2700	00	2700	
D2	900	2400	00	2400	
D3	1000	2700	00	2700	DOUBLE DOOR
D4	1200	2700	00	2700	DOUBLE DOOR
D5	900	2700	00	2700	
D6	2000	2700	00	2700	DOUBLE DOOR
D7	1500	2700	00	2700	
D8	1070	2400	00	2400	
D9	1500	2700	00	2700	DOUBLE DOOR
D10	1200	2400	00	2400	
SD1	4800	2700	00	2700	SLIDING DOOR
GD1	6450	2700	±00	2700	GLASS DOOR
GD2	6000	2700	±00	2700	GLASS DOOR
GD3	2150	2700	±00	2700	GLASS DOOR
GD4	4300	2700	±00	2700	GLASS DOOR
GD5	1200	2700	±00	2700	GLASS DOOR
W1	1650	1200	1200	2400	
W2	1650	1200	AS / STAIRCASE		
W3	2000	1200	1200	2400	
GLZ	6550	3650/2600	±100	3750/2700	GLAZING
FD1	850	2300	+100	2300	2HR FIRE RATED DOOR
FD2	1000	2700	00	2700	2HR FIRE RATED DOOR
FD3	1200	2700	00	2700	2HR FIRE RATED DOOR
FD4	1250	2300	+100	2300	2HR FIRE RATED DOOR
FD5	2000	2400	00	2400	2HR FIRE RATED DOOR

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

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

ARCHITECTS:
VASTUKRITI
ARCHITECTURE - INTERIORS - MANAGEMENT
B-4/20, 2ND FLOOR, SAFDARJUNG ENCLAVE, NEW DELHI-110029
email: vastukriti@vastukriti.com
telefax: 91-11-26101242

N

OWNER'S SIGNATURE:
For DVOK BUILDCON LLP
Designated Partner/Auth. Signatory

ARCHITECT'S SIGNATURE:
ROHIT JAIN
Regn. No. CA/88/11424

DRAWING TITLE
CLUB MONARCH - TERRACE, SEC, ELE SPORTS ROOM - PLAN, SEC, ELE

DATE:	20.02.2026	DRG. NO.:
SCALE:	1:150 @ A0	05
DEALT	NEHA	