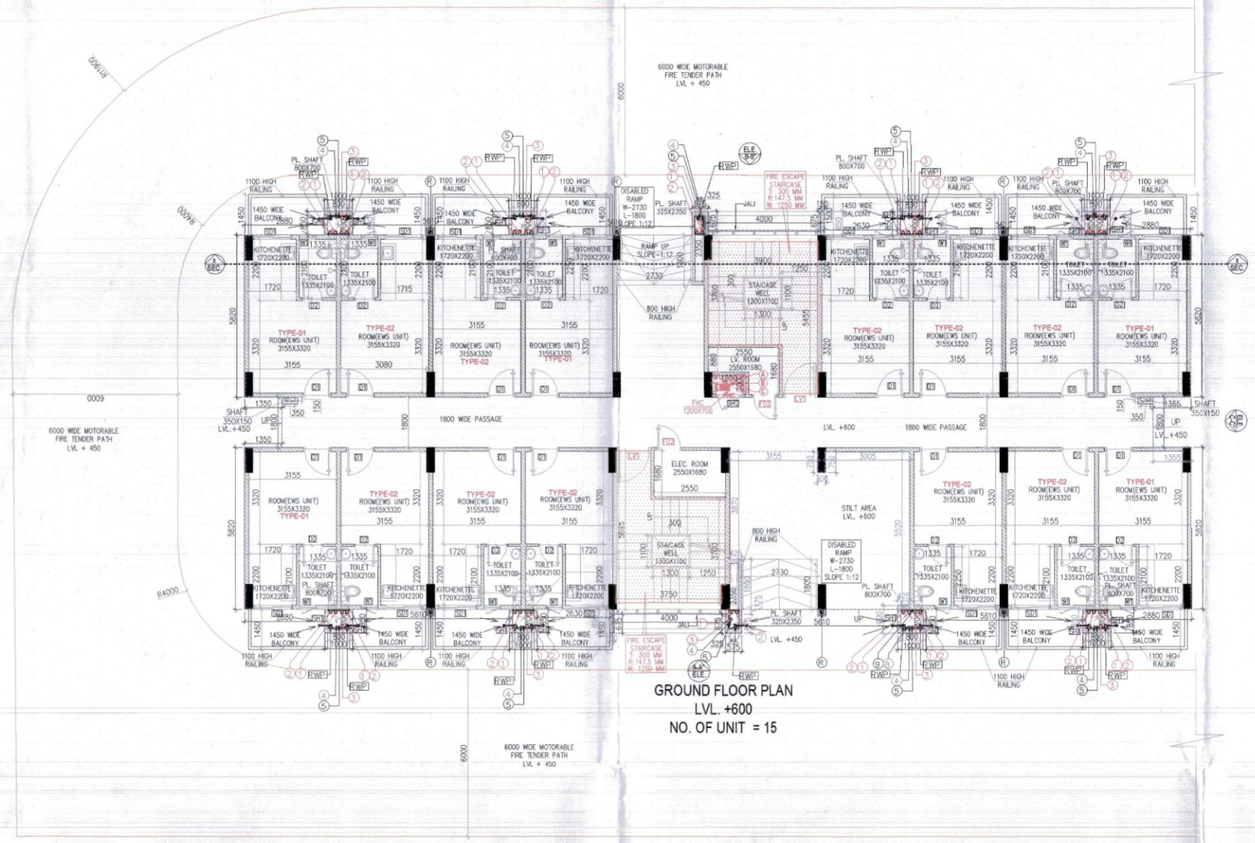
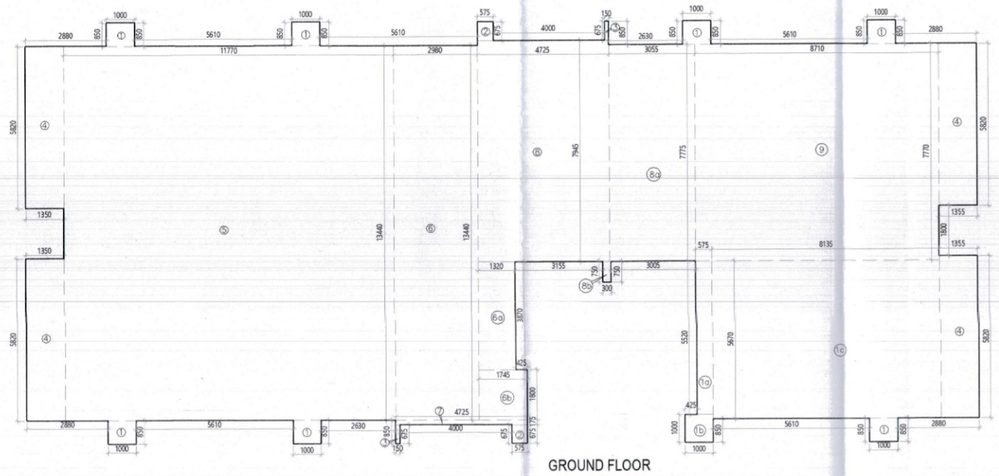


GROUND FLOOR PLAN
LVL. +600
NO. OF UNIT = 15

GROUND FLOOR AREA CALCULATION (EWS)								
GROSS - A								
1	7	X	1.000	X	0.850	=	5.950	SQM
1a	1	X	0.575	X	5.520	=	3.174	SQM
1b	1	X	1.000	X	1.000	=	1.000	SQM
1c	1	X	8.135	X	5.670	=	46.125	SQM
2	2	X	0.575	X	0.675	=	0.776	SQM
3	2	X	0.150	X	0.675	=	0.203	SQM
4	4	X	1.355	X	5.820	=	31.544	SQM
5	1	X	11.770	X	13.440	=	158.189	SQM
6	1	X	2.980	X	13.440	=	40.051	SQM
6a	1	X	1.320	X	3.870	=	5.108	SQM
6b	1	X	1.745	X	1.800	=	3.141	SQM
7	1	X	4.725	X	0.175	=	0.827	SQM
8	1	X	4.725	X	7.945	=	37.540	SQM
8a	1	X	3.055	X	7.775	=	23.753	SQM
8b	1	X	0.300	X	0.750	=	0.225	SQM
9	1	X	8.710	X	7.770	=	67.677	SQM
					TOTAL	=	425.283	SQM
TOTAL FAR AREA OF GROUND FLOOR (EWS)			GROSS - A					
			425.283	SQM				

PLUMBING VERTICAL PIPES SCHEDULES:-		
1		100ø SOIL PIPE
2		100ø WASTE PIPE
2A		100ø KITCHEN WASTE PIPE
2B		100ø UTILITY WASTE PIPE
3		100ø VENT PIPE
4		DOMESTIC WATER SUPPLY MAIN PIPE
5		DOMESTIC WATER SUPPLY BRANCH PIPE
6		FLUSHING WATER SUPPLY MAIN PIPE
7		FLUSHING WATER SUPPLY BRANCH PIPE
8		DOMESTIC WATER RISER TO OHT
9		FLUSHING WATER RISER TO OHT
R		ROOF RAIN WATER PIPE
RWP		BALCONY RAIN WATER PIPE
WC		WC DROP CUTOUT SIZE 150x150mm
FT		FLOOR TRAP CUTOUT SIZE 150x150mm
FD		FLOOR DRAIN CUTOUT SIZE 100x100mm
WB		WASH BASIN CUTOUT SIZE 75x75MM
BD		BALCONY DRAIN
		RAIN WATER KHURRA SIZE 450X450 MM

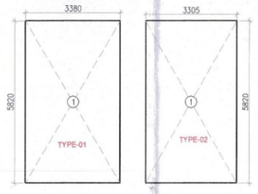


GROUND FLOOR

Note :-

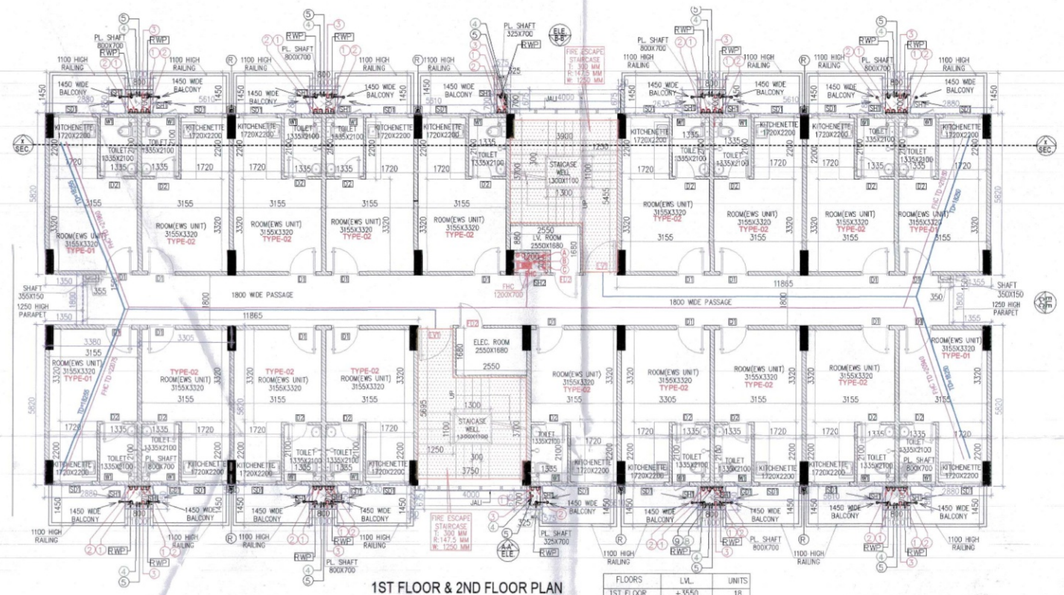
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST
4. ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

Tag	Width (MM)	Height (MM)	Sill (MM)	Lintel (MM)	DOOR TYPE	OPENING TYPE	LOCATION
EWS							
SCHEDULE OF NON FIRE RATED DOORS							
D1	1000	2280	0	2280	WOODEN FLUSH DOOR (1HR. FIRE RESISTANT)	SINGLE LEAF DOOR	UNIT ENTRANCE
D2	750	2280	0	2280	WOODEN FLUSH DOOR	SINGLE LEAF DOOR	TOILETS
SCHEDULE OF WINDOWS							
W1	600	1060	1200	2260	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	TOILET
SCHEDULE OF SLIDING DOORS							
SD1	1350	2280	0	2280	SLIDING DOOR ALUMINIUM + GLASS	SLIDING PANEL	KITCHEN AREA
SCHEDULE OF FIRE DOORS (2HR FIRE RATED)							
LV1	1200	2280	0	2280	LOUVERED DOOR	SINGLE SHUTTER DOOR, OPENABLE	LOBBY AREA
FD2	900	2280	0	2280	HINGED GLASS DOOR / WINDOW	OUTSIDE + FIXED	
SCHEDULE OFSHUTTS							
SH1	700	2100	150	2250	HINGED GLASS DOOR	SINGLE SHUTTER DOOR	PL. SHAFT
SH2	900	2100	150	2250	HINGED GLASS DOOR	SINGLE SHUTTER DOOR,	FHC



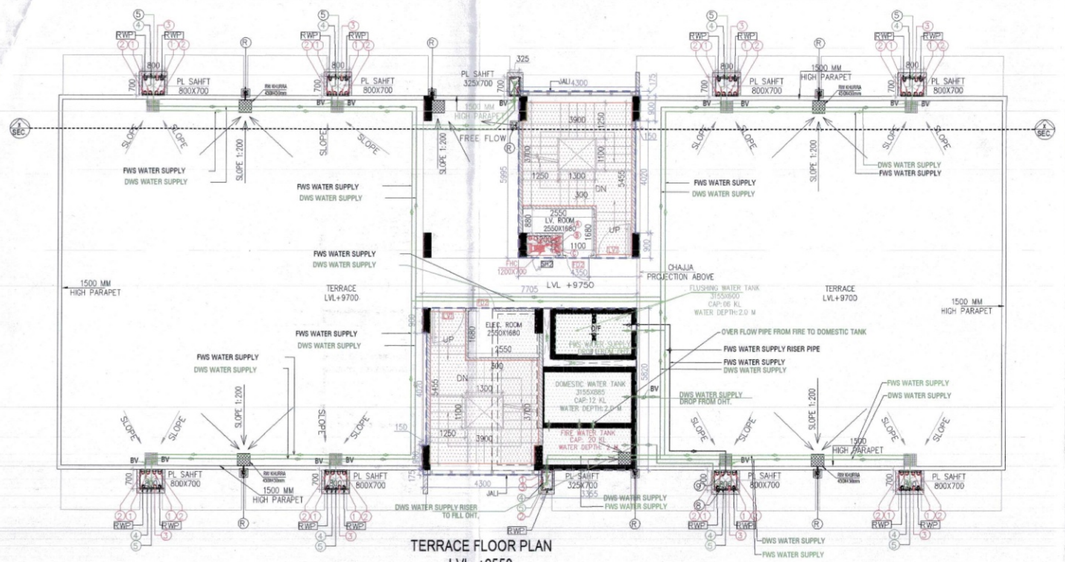
TYPE-1 UNIT AREA (EWS)									
GROSS - A									
1	+	1	X	3.380	X	5.820	=	19.672	SQM
						TOTAL	=	19.672	SQM
TOTAL TYPE-1 UNIT AREA							=	19.672	SQM
							=	GROSS-A	SQM
							=	19.672	SQM
TYPE-2 UNIT AREA (EWS)									
GROSS - A									
1	+	1	X	3.305	X	5.820	=	19.235	SQM
						TOTAL	=	19.235	SQM
TOTAL TYPE-2 UNIT AREA							=	GROSS-A	SQM
							=	19.235	SQM

211.745	SQFT							
211.745	SQFT							
GROSS-A	SQFT							
211.745	SQFT							
207.047	SQFT							
207.047	SQFT							
GROSS-A	SQFT							
207.047	SQFT							



1ST FLOOR & 2ND FLOOR PLAN

FLOORS	LVL	UNITS
1ST FLOOR	+3650	15
2ND FLOOR	+6500	15
TOTAL		30



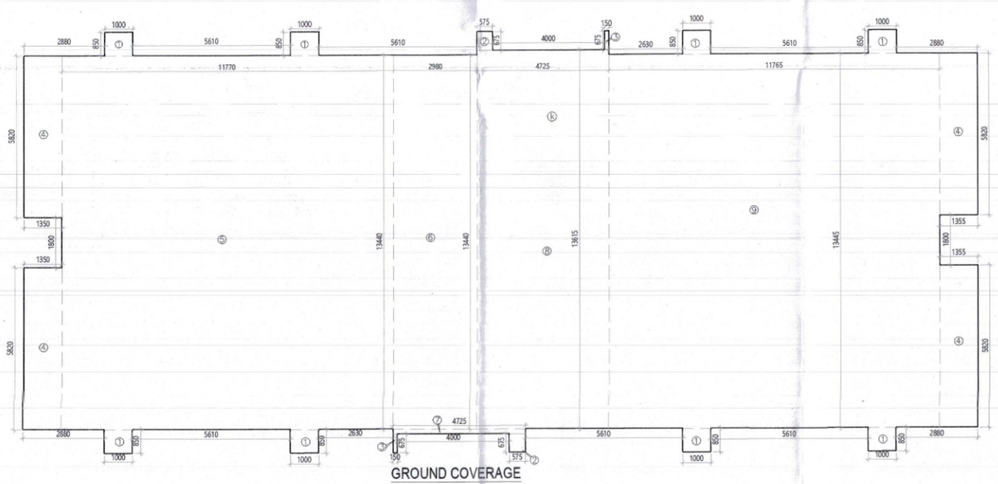
TERRACE FLOOR PLAN
LVL. +9550

1ST & 2ND FLOOR AREA CALCULATION (EWS)								
GROSS - A								
1	8	X	1.000	X	0.850	=	6.800	SQM
2	2	X	0.575	X	0.675	=	0.776	SQM
3	2	X	0.150	X	0.675	=	0.203	SQM
4	4	X	1.355	X	5.820	=	31.544	SQM
5	1	X	11.770	X	13.440	=	158.189	SQM
6	1	X	2.980	X	13.440	=	40.051	SQM
7	1	X	4.725	X	0.175	=	0.827	SQM
8	1	X	4.725	X	13.615	=	64.331	SQM
9	1	X	11.765	X	13.445	=	158.180	SQM
					TOTAL	=	460.901	SQM
DEDUCTION								
GROSS - B								
a	8	X	0.800	X	0.700	=	4.480	SQM
b	2	X	0.325	X	0.700	=	0.455	SQM
c	2	X	0.350	X	0.150	=	0.105	SQM
d	1	X	3.900	X	3.700	=	14.430	SQM
e	1	X	2.550	X	1.680	=	4.284	SQM
f	1	X	1.200	X	0.700	=	0.840	SQM
g	1	X	1.100	X	0.800	=	0.880	SQM
h	1	X	2.550	X	0.880	=	2.244	SQM
k	1	X	3.905	X	3.700	=	14.449	SQM
					TOTAL	=	42.167	SQM
TOTAL FAR AREA 1ST & 2ND FLOOR (EWS)	=	GROSS - A	-	GROSS - B				
TOTAL	=	460.901	-	42.167				
NON FAR AREA								
GROSS – C								
d	1	X	3.900	X	3.700	=	14.430	SQM
e	1	X	2.550	X	1.680	=	4.284	SQM
g	1	X	1.100	X	0.800	=	0.880	SQM
h	1	X	2.550	X	0.880	=	2.244	SQM
k	1	X	3.905	X	3.700	=	14.449	SQM
					TOTAL	=	36.287	SQM
TOTAL NON FAR AREA OF 1ST & 2ND FLOOR (EWS)	=	GROSS - C						
TOTAL	=	36.287	SQM					
TOTAL BUILT-UP AREA OF 1ST & 2ND FLOOR (EWS)	=	FAR AREA	+	NON FAR AREA				
TOTAL	=	418.735	+	36.287				
	=	455.021	SQM					

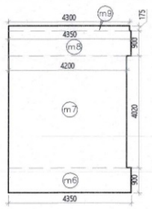


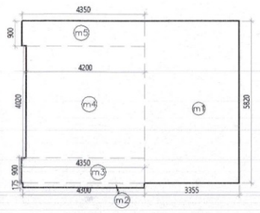
1ST FLOOR & 2ND FLOOR

GROUND COVERAGE(EWS)								
GROSS - A								
1	8	X	1.000	X	0.850	=	6.800	SQM
2	2	X	0.575	X	0.675	=	0.776	SQM
3	2	X	0.150	X	0.675	=	0.203	SQM
4	4	X	1.355	X	5.820	=	31.544	SQM
5	1	X	11.770	X	13.440	=	158.189	SQM
6	1	X	2.980	X	13.440	=	40.051	SQM
7	1	X	4.725	X	0.175	=	0.827	SQM
8	1	X	4.725	X	13.615	=	64.331	SQM
9	1	X	11.765	X	13.445	=	158.180	SQM
					TOTAL	=	460.901	SQM
TOTAL GROUNDD COVERAGE (EWS)	=	GROSS - A						
	=	460.901	SQM					
TOTAL NON FAR AREA OF GROUND FLOOR (EWS)	=	GROUND COVERAGE	-	GROUND FLOOR FAR				
	=	460.901	-	425.283				
	=	35.618	SQM					



GROUND COVERAGE
EWS





MUMTY

MUMTY AREA CALCULATION (EWS)								
GROSS - A								
m1	1	X	3.355	X	5.820	=	19.526	SQM
m2	1	X	4.300	X	0.175	=	0.753	SQM
m3	1	X	4.350	X	0.900	=	3.915	SQM
m4	1	X	4.200	X	4.020	=	16.884	SQM
m5	1	X	4.350	X	0.900	=	3.915	SQM
m6	1	X	4.350	X	0.900	=	3.915	SQM
m7	1	X	4.200	X	4.020	=	16.884	SQM
m8	1	X	4.350	X	0.900	=	3.915	SQM
m9	1	X	4.300	X	0.175	=	0.753	SQM
					TOTAL	=	70.459	SQM

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

Project

PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY FOR PHASE 3 AREA MEASURING 8.19375 ACRES PART OF TOTAL LICENSED LAND MEASURING 34.175 ACRES(LICENCE NO. 16 OF 2008 DATED 31.01.2008, LICENCE NO. 28 OF 2008 DATED 17.02.2008, LICENCE NO. 44 OF 2011 DATED 13.05.2011) IN SECTOR-59 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BTVS BUILDWELL PVT LTD. AND OTHERS IN COLLABORATION WITH BASE EXPORTS PVT LTD. AND BUZZ HOTELS PVT. LTD.

Architects:

Morphogenesis
Plot No. 41, Industrial Estate,
Okhla Phase-III,
New Delhi 110020, India
TEL: +91 11 41828070
FAX: 91 11 26490351
E Mail:studio@morphogenesis.org

Associate Architects:

SBA Design N Code LLP
Architecture·Codes·Interiors

SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS)
Plot no. 10 A&B, Bhawani Kunj,
Behind D2,Vasant Kunj,
New Delhi-110070.
Mob.: 9810791652,9811077209

S.T.P.(HQ) Member Secretary BPAC
S.T.P.(HQ) Member BPAC
C.E.(HQ) Chairman BPAC
DTP(HQ)
DIRECTOR KUMAR PA(HQ)
JD.
ATP(HQ)
ATP
Chief Architect (Head Office) in forwarding memo No. 26646 dt. 03/7/26
C.A.O. (HQ) Member BPAC
FBO. (HQ) Member BPAC
Superintending Engineer for Chief Engineer HSVP, Panchkula

OWNER'S SEAL & SIGNATURE

BIP HOLDER SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

REENA SHARMA
B.ARCH.
CA/2007/27247

JUL.-2026	Scale : 1:100	
Drawing Title:- EWS (GROUND FLOOR, 1ST, 2ND & TERRACE FLOOR PLAN & AREA CALCULATION		Drawing No:- EW-01
		03-20072026