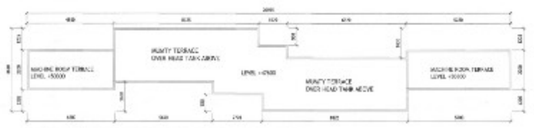
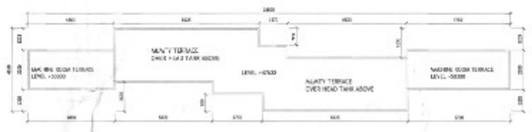
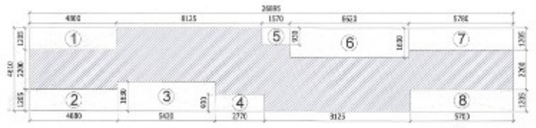


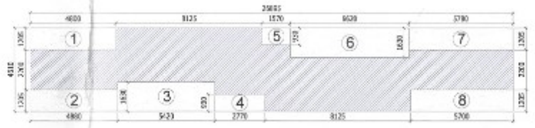
MUMTY AND MACHINE ROOM FLOOR PLAN
TOWER -16&17

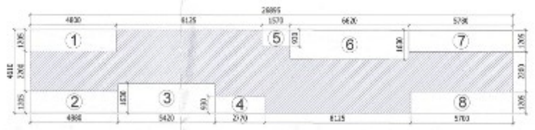


MUMTY AND MACHINE ROOM TERRACE FLOOR PLAN
TOWER-R0-16&17

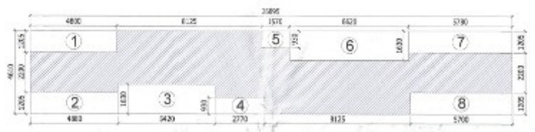


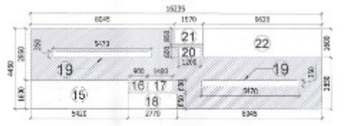
AREA DIAGRAM MUMTY AND MACHINE ROOM FLOOR PLAN
TOWER -16&17
NON-FAR

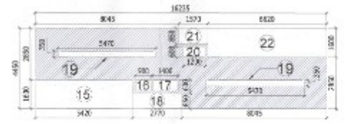




AREA DIAGRAM STILT/GROUND FLOOR PLAN
TOWER-16&17 FAR AREA







AREA DIAGRAM TYPICAL FLOOR PLAN (1st. to 14th.)
TOWER -16&17 NON-FAR AREA

- MT MULT TRAP TO FT
- FT FLOOR TRAP TRAP TO FT
- FD FLOOR DRAIN
- BD BALCONEY DRAIN
- 40Ø WASHBASIN TO FLOOR TRAP
- 50 SINK TO FLOOR TRAP
- 110 OD FLOOR TRAP TO VERTICAL

EXT EXTERNAL FIRE HYDRANT

MANHOLE SEWER

CATCH BASIN

RCC PIPE STORM WATER

DWC SEWER PIPE

LEGEND

1. 110 OD SOIL PIPE
2. 110 OD WASTE PIPE
3. 90 OD VENTE PIPE
4. COLD WATER SUPPLY
5. FLUSHING WATER SUPPLY
6. COLD WATER SUPPLY RISER
7. FLUSHING WATER SUPPLY RISER
8. RAIN WATER PIPE FOR BALCONY & TERRACE

DOOR & WINDOWS SCHEDULE

RMK.	WIDTH	HEIGHT	CILL LVL.	LINTEL LVL.
D1	900	2250	--	2250
D2	1200	2250	--	2250
D3	750	2250	--	2250
FD	1200	2250	--	2250
W1	1200	1500	750	2250
W2	750	2100	150	2250
W3	900	1500	1050	2250
W4	600	750	1500	2250
DW1	1350	2250	--	2250
DW2	2000	2250	--	2250
DW3	2350	2250	--	2250
FD1	900	2250	--	2250
FD2	1500	2250	--	2250

ALL UNITS MAIN DOOR 1 HOUR FIRE RATING.
TYPE B - TOILETS 01&02 FULLY MECHANICALLY VENTILLATED

TYPICAL PART SECTION-D
FOR TOILET DUCT

TYPICAL MECHANICAL VENTILATION CALCULATION FOR WC

S.No.	Rooms	area	height	volume	change CFM	minimum required fresh air	No. of air changes per hour	actual fresh air
		sq.ft.	ft.	cu.ft.	cfm			
1	TYPICAL	MECHANICAL VENTILATION WC						
1.1	Toilet 1	31	9.2	285	57	18	3	855
1.2	Toilet 2	31	9.2	285	57	18	3	855

				855 cfm
				855 cfm

FLOOR AREA OF MUMTY AND MACHINE ROOM

RECT.	NO.	LENGTH	BREADTH	AREA
A	1	26.083	4.610	247.372
TOTAL (G)				247.372 SQ.M

DEDUCTION

RECT.	NO.	LENGTH	BREADTH	AREA
1	2	4.300	1.200	10.320
2	2	4.800	1.275	12.240
3	2	4.200	1.600	13.440
4	2	2.775	0.900	5.000
5	2	1.100	0.900	2.000
6	2	4.500	1.600	14.400
7	2	4.700	1.200	11.280
8	2	3.700	1.200	13.752
TOTAL (D)				82.232 SQ.M
TOTAL AREA (Total A - D)				165.140

STILT/GROUND FLOOR NON FAR COVERAGE

ADDITION

RECT.	NO.	LENGTH	BREADTH	AREA
A	1	75.450	27.200	2051.670
TOTAL (A)				2051.670 SQ.M

DEDUCTION

RECT.	NO.	LENGTH	BREADTH	AREA
1	3	0.900	0.180	0.486
2	4	1.800	1.800	12.960
3	4	1.800	1.800	12.960
4	4	5.900	2.400	56.640
5	4	5.900	2.400	56.640
6	4	2.200	1.125	10.395
6A	4	2.200	1.125	10.395
7	2	3.600	1.800	12.960
8	2	2.270	2.200	9.988
9	4	1.800	1.775	12.762
10	4	1.800	1.775	12.762
11	4	3.450	1.675	23.115
12	2	3.450	1.675	11.557
13	2	0.900	0.675	1.215
14	2	1.675	0.675	2.264
15	2	1.675	0.675	2.264
16	2	0.900	0.675	1.215
17	2	1.675	0.675	2.264
18	2	1.675	0.675	2.264
19	2	3.450	1.675	11.557
20	2	3.450	1.675	11.557
21	2	0.900	0.675	1.215
22	2	1.675	0.675	2.264
23	2	1.675	0.675	2.264
24	2	0.900	0.675	1.215
TOTAL (D)				324.000 SQ.M
TOTAL AREA (Total A - D)				1727.670

TOTAL F.A.R AREA (A)	1727.670
TOTAL NON - F.A.R AREA (D-A)	1412.258
STILT PARKING ECS PERMISSIBLE	16.00 X 23.00 = 368.00 SQ.M
	368.00 SQ.M
ECS PROVIDED ON TOWER 09&10,07&,10&17	40 ECS 1241.00
TWO WHEELER PROVIDED TOWER 09&10,07&,10&17	124 ECS

REST/TYPICAL FLOOR FAR AREA

ADDITION

RECT.	NO.	LENGTH	BREADTH	AREA
A	1	75.300	21.500	1618.950
TOTAL (A)				1618.950 SQ.M

DEDUCTION

RECT.	NO.	LENGTH	BREADTH	AREA
1	2	0.850	0.180	0.306
2	4	1.450	4.330	25.142
3	2	3.170	2.200	13.948
4	4	3.900	2.980	46.488
4A	4	3.380	2.980	40.290
5	4	2.250	1.125	10.125
5A	4	2.250	1.125	10.125
6	2	2.100	1.800	7.560
7	2	3.000	1.800	10.800
8	2	2.270	2.200	9.988
9	4	1.900	1.075	8.170
10	6	3.090	2.080	38.688
11	4	3.090	2.080	25.750
12	2	3.450	1.675	11.557
13	4	1.480	1.375	8.140
14	4	1.675	1.375	9.213
15	2	1.400	1.000	2.800
16	2	0.900	0.600	1.080
17	2	1.400	1.000	2.800
18	2	1.400	1.000	2.800
19	4	3.450	0.900	12.420
20	2	3.450	0.900	6.210
21	2	0.900	0.600	1.080
22	2	1.400	1.000	2.800
23	2	1.400	1.000	2.800
24	2	0.900	0.600	1.080
TOTAL (D)				246.216
TOTAL NON F.A.R AREA (A-D)				1372.734
TOTAL F.A.R AREA (A-D)				1372.734

TOTAL NON - F.A.R AREA (D)	246.216
TOTAL F.A.R AREA (A-D)	1372.734
TOTAL F.A.R AREA (Total 1 - 2)	3100.404
TOTAL NON - F.A.R AREA (Total 1 - 2)	1658.474
TOTAL AREA (Total 1 - 2)	4758.878

				466.878 SQ.M
TOTAL AREA (Total 1 - 2)				1150.053

NON-F.A.R AREA

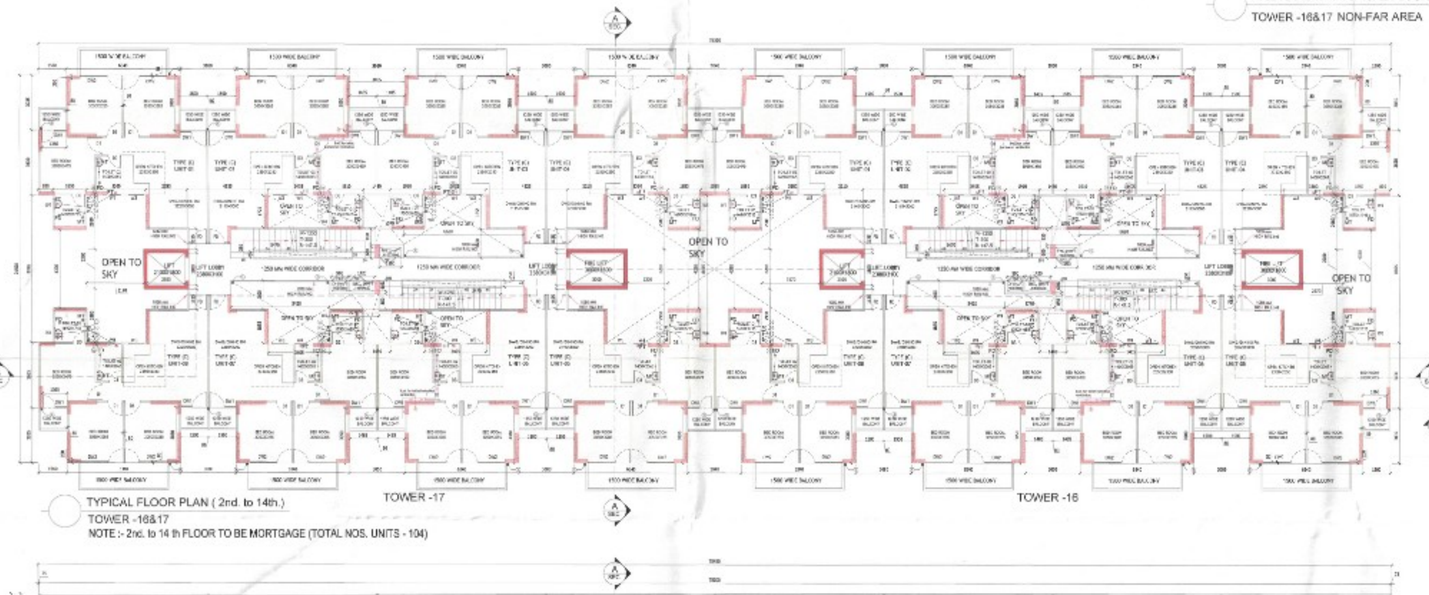
ADDITION

RECT.	NO.	LENGTH	BREADTH	AREA
3	1	36.200	4.850	175.570 SQ.M
TOTAL (1)			Total	175.570 SQ.M

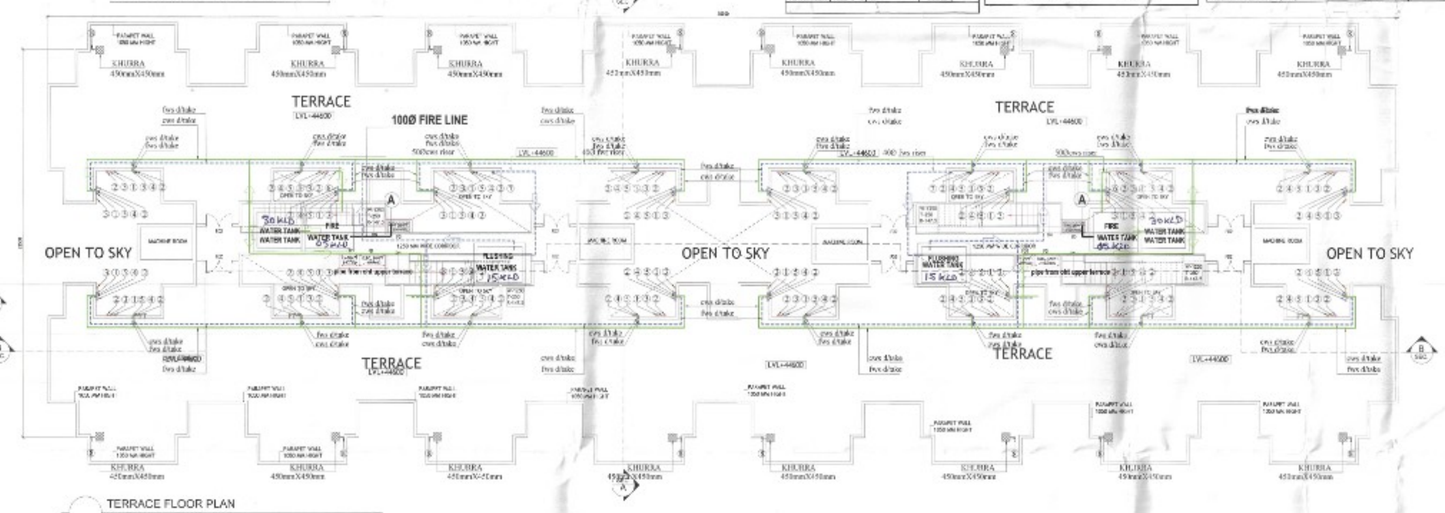
DEDUCTION

RECT.	NO.	LENGTH	BREADTH	AREA
15	2	5.620	1.600	17.958 SQ.M
16	2	0.900	0.600	1.080 SQ.M
17	2	1.400	0.600	1.680 SQ.M
18	2	2.770	0.850	4.709 SQ.M
19	4	3.470	0.550	7.634 SQ.M
20	2	3.200	0.600	3.840 SQ.M
23	2	1.570	0.850	2.669 SQ.M
22	2	6.620	1.600	21.184 SQ.M
			Total	57.754 SQ.M

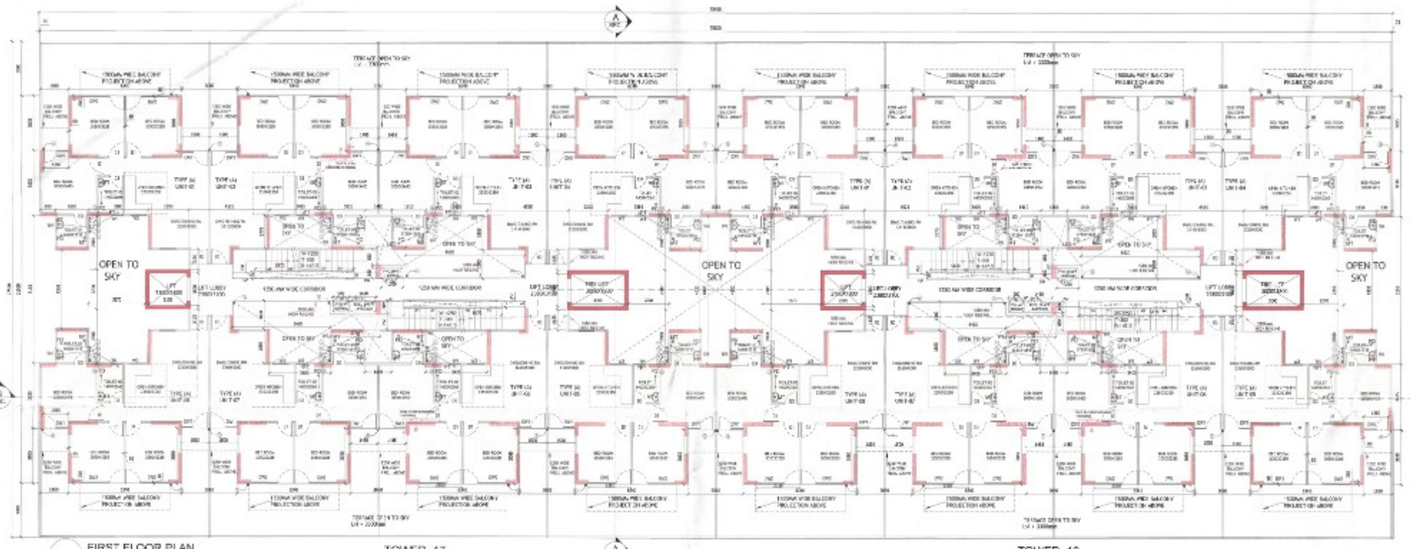
TOTAL NON F.A.R AREA (4)	117.816
TOTAL F.A.R AREA (4-4)	1054.325



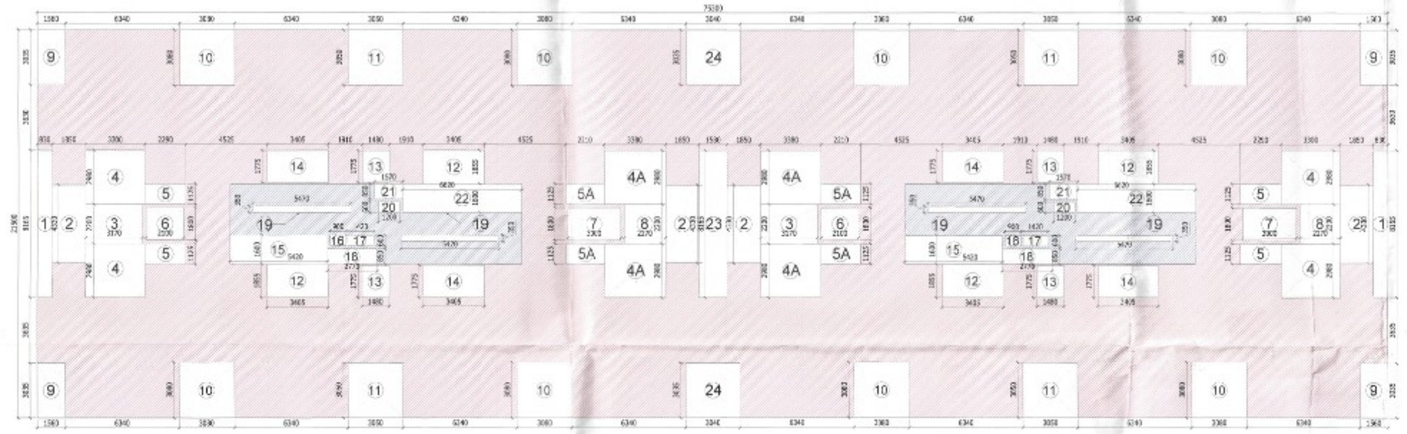
TYPICAL FLOOR PLAN (2nd. to 14th.)
TOWER -16&17
NOTE:- 2nd. to 14 th FLOOR TO BE MORTGAGE (TOTAL NOS. UNITS - 104)



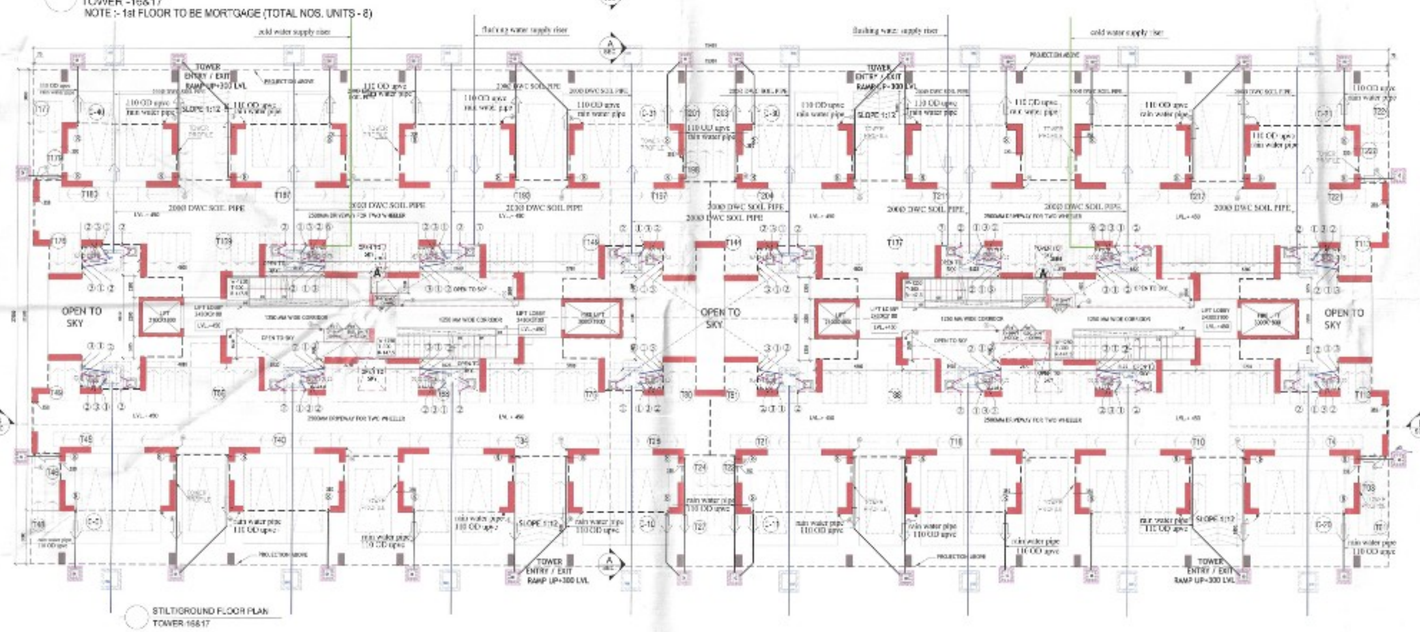
TERRACE FLOOR PLAN
TOWER -16&17



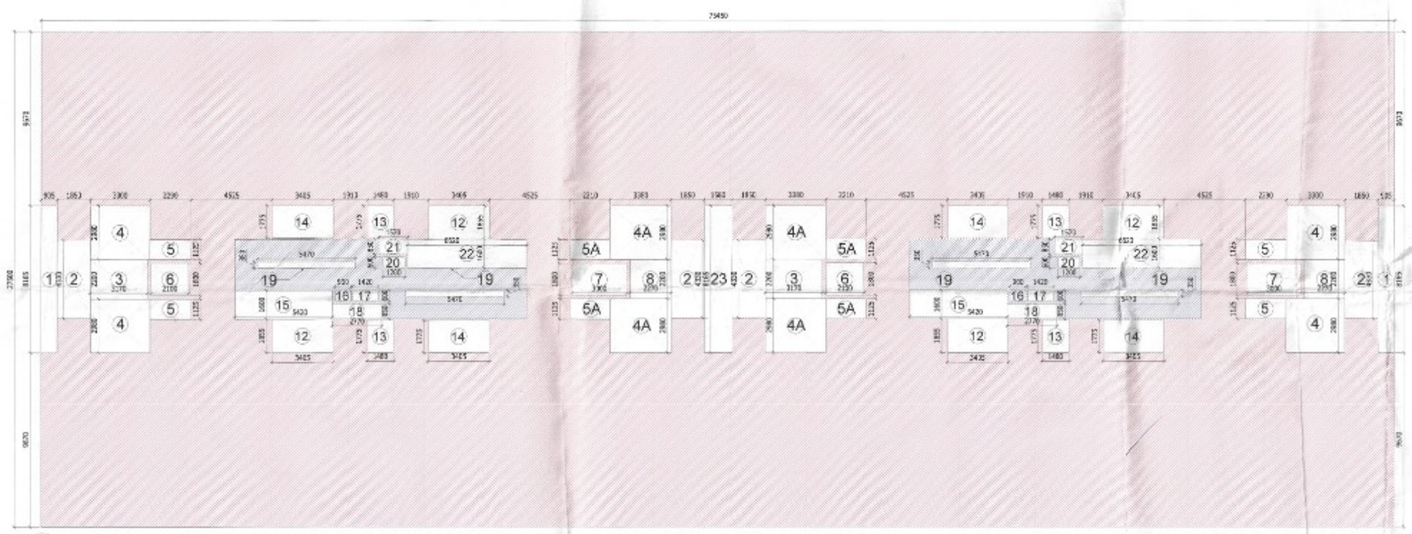
FIRST FLOOR PLAN
TOWER - 16&17
NOTE :- 1st FLOOR TO BE MORTGAGE (TOTAL NOS. UNITS - 8)



AREA DIAGRAM TYPICAL FLOOR PLAN (1st. to 14th.)
TOWER -16&17 FAR AREA



STILT/GROUND FLOOR PLAN
TOWER-16&17



AREA DIAGRAM STILT/GROUND FLOOR PLAN
TOWER -16&17 NON-FAR AREA

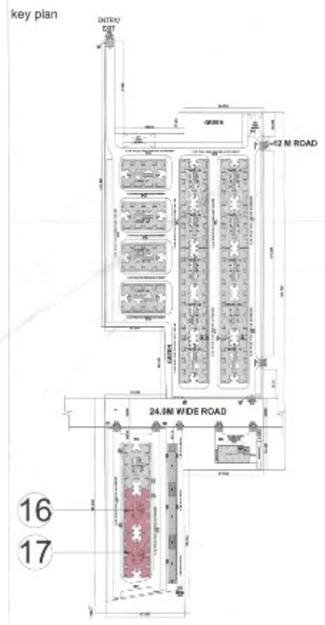
Note:-
TOWER-16 & 17
FIRST FLOOR TO 14TH FLOOR UNITS TO BE MORTGAGE
TOTAL UNITS NOS.= 8 UNIT X 14 FLOOR = 112 UNITS

NOTES
- ALL RCC SHEAR WALL AT STILT LEVEL IS 350X14
- ALL RCC SHEAR WALL AT 1ST TO 14TH FLOOR LEVEL IS 200MM.
- ALL EXTERNAL & INTERNAL PARTITION RCC WALL AT 1ST TO 14TH FLOOR LEVEL IS 6"&4"

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
S.T.P.(HR) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
Ram Avtar Bassi JD(HQ)
DDA(T) MEMBER BPAC
SANCTIONED
THE RE-READ WITH THIS OFFICE MEMO/MEMO
DATED :

NOTES
1. Dimensions are not to be scaled.
2. All dimensions are in mm.
3. All windows and ventilators are openable.
4. Lift wel are mechanically Pressurized.
5. Fire services install as per NBC.
6. 100% power backup for emergency services.

key plan



Owner's Sign&Stamp

For ROF Infratech and Housing Pvt. Ltd.
Authorised Signatory

Architect's Sign&Stamp

JYOTI PRAKASH SHARMA
ARCHITECT

Architects :

JPS DESIGN STUDIO

Electrical, Plumbing, HVAC & Fire Fighting

BEHERA ASSOCIATES PVT LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
EMAIL-behera.associates@gmail.com

Project Title :

PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 11.11875 ACRE (LICENCE NO. 182 OF 2024 DATED 10/12/2024 IN SECTOR 07 , SOHNA , BEING DEVELOPED BY ROF INFRATECH HOUSING PVT. LTD.

Building Plans are only subject to comments in Inward Letter No. 23660 dt. 21-11-2025

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

Drawing Title :
TOWER- 16&17 FLOOR PLANS AND AREA DIAGRAM AND AREA CALCULATION

Scale :	1:125	Rev :	
Date :	27-12-2024	Drawing No :	SD/AH/06
Drawn By :	Piyush Sharma		
Checked By :	J P SHARMA		
Sheet Size	A0 841x1189mm	Drawing Status	Submission Drawing