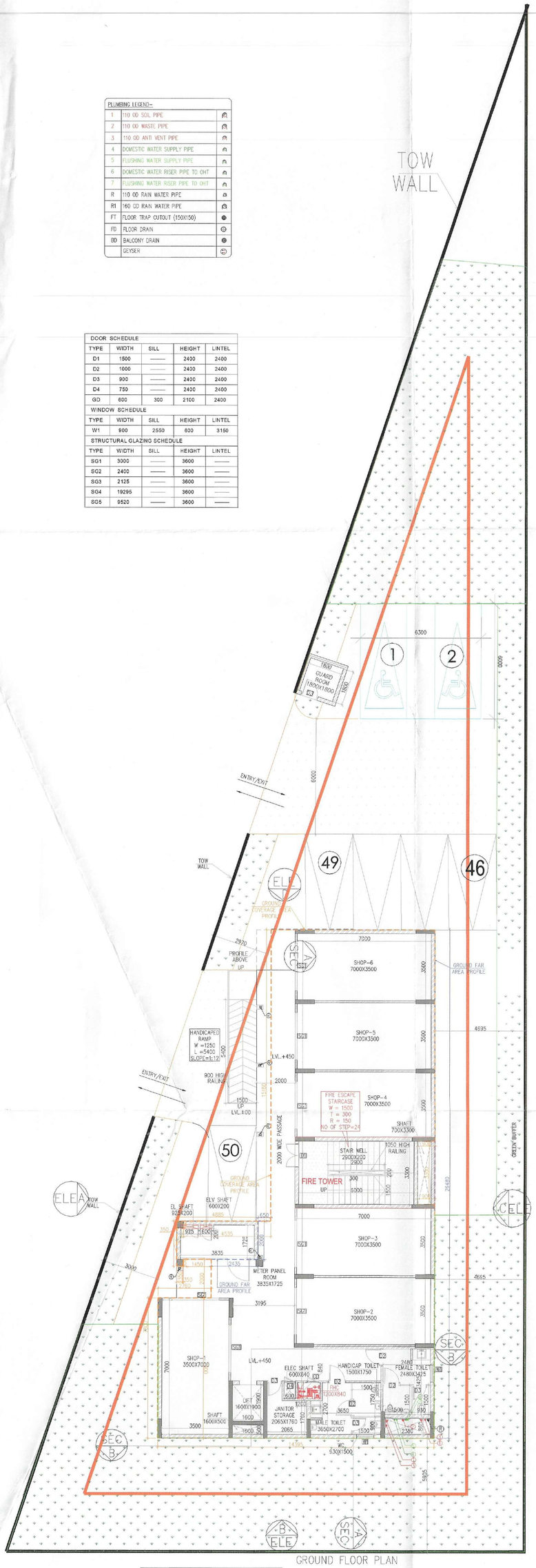
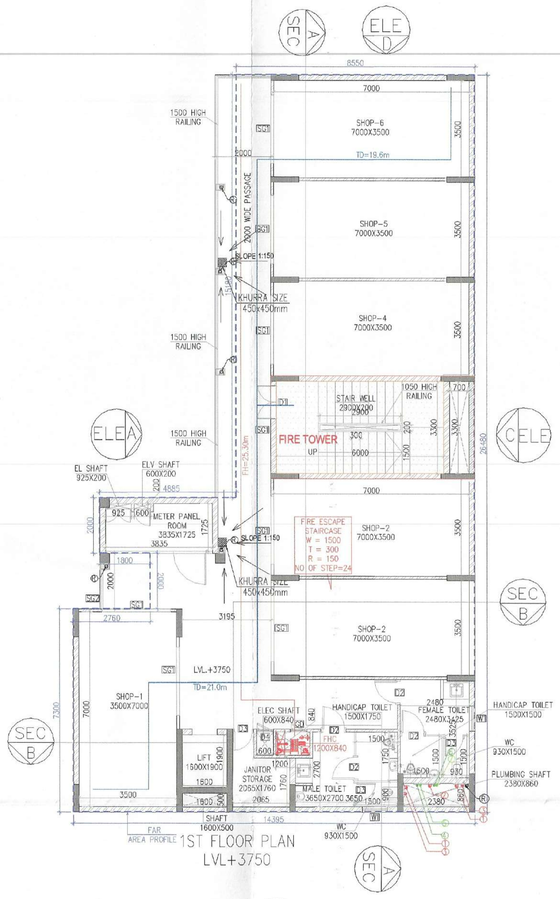
PLUMBING LEGEND:-		
1	110 OD SOIL PIPE	
2	110 OD WASTE PIPE	
3	110 OD ANT. VENT PIPE	
4	DOMESTIC WATER SUPPLY PIPE	
5	FLUSHING WATER SUPPLY PIPE	
6	DOMESTIC WATER RISER PIPE TO OHT	
7	FLUSHING WATER RISER PIPE TO OHT	
R	110 OD RAIN WATER PIPE	
R1	160 OD RAIN WATER PIPE	
FT	FLOOR TRAP OUTLET (150X150)	
FD	FLOOR DRAIN	
BD	BALCONY DRAIN	
	GEYSER	

DOOR SCHEDULE				
TYPE	WIDTH	SILL	HEIGHT	LINTEL
D1	1500	——	2400	2400
D2	1000	——	2400	2400
D3	900	——	2400	2400
D4	750	——	2400	2400
GD	600	300	2100	2400
WINDOW SCHEDULE				
TYPE	WIDTH	SILL	HEIGHT	LINTEL
W1	900	2550	600	3150
STRUCTURAL GLAZING SCHEDULE				
TYPE	WIDTH	SILL	HEIGHT	LINTEL
SG1	3000	——	3600	——
SG2	2400	——	3600	——
SG3	2125	——	3600	——
SG4	19295	——	3600	——
SG5	9520	——	3600	——

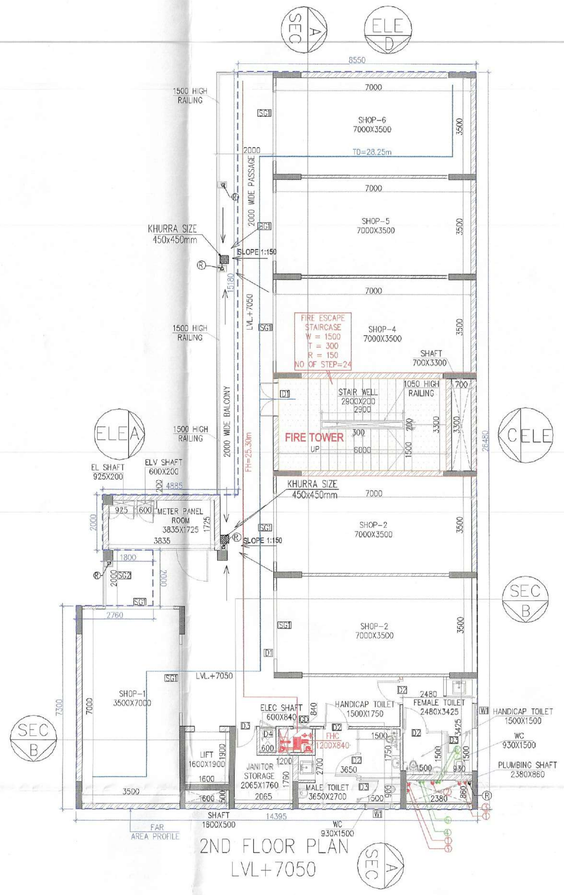


GROUND FLOOR PLAN
LVL+450

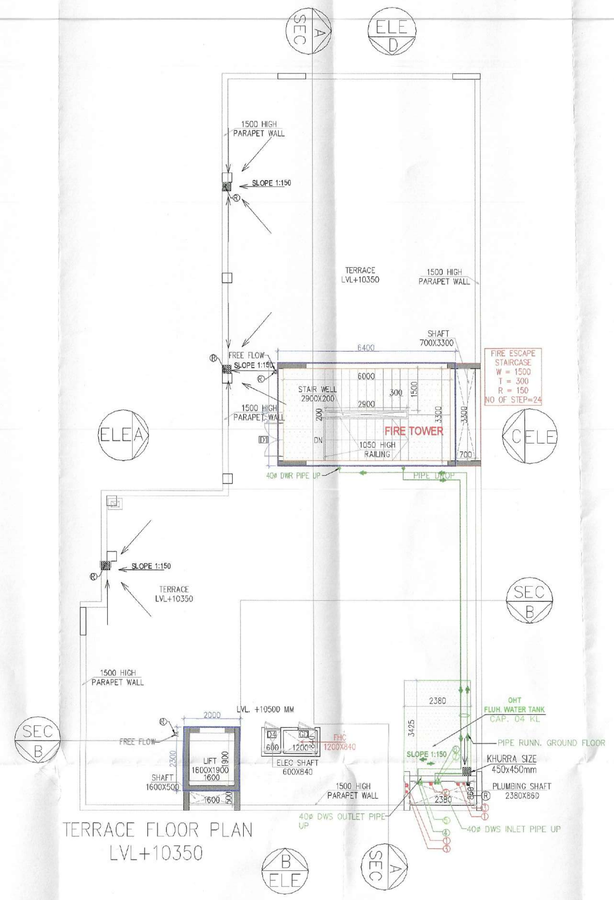
GROUND FLOOR		
TYPES OF PARKING	COUNT	
NORMAL PARKING	4	
HANDICAPPARKING	2	
TOTAL PARKING	6	



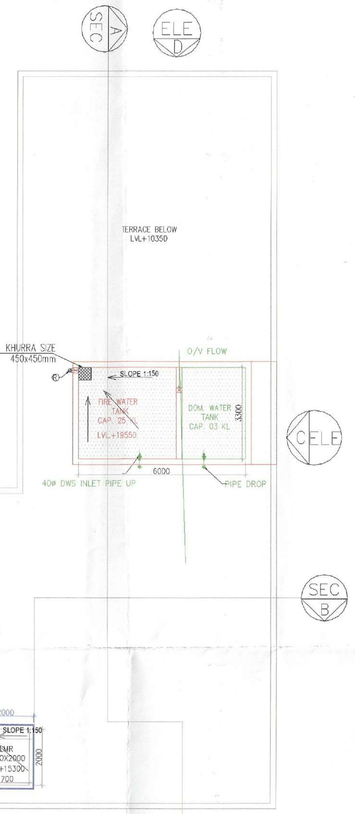
1ST FLOOR PLAN
LVL+3750



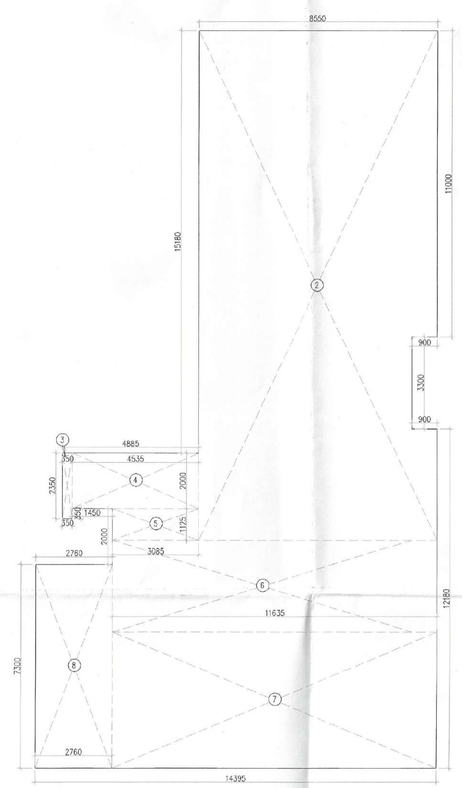
2ND FLOOR PLAN
LVL+7050



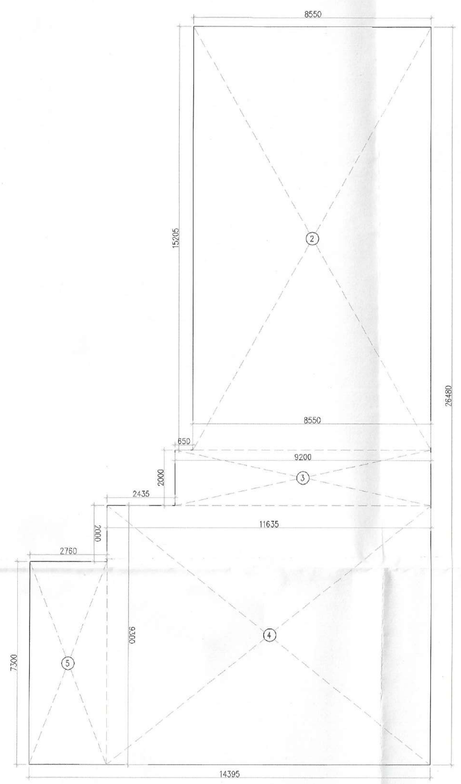
TERRACE FLOOR PLAN
LVL+10350



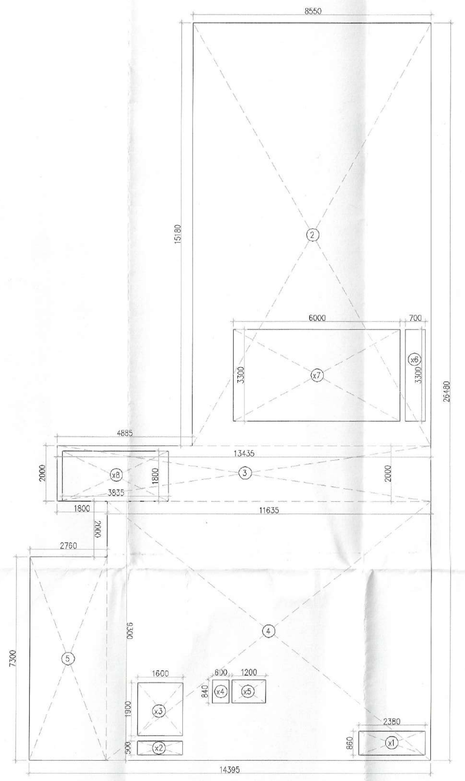
LMR & OHT ROOF
LVL.+15050



GROUND COVERAGE AREA



GROUND FLOOR AREA CALCULATION



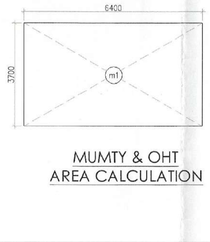
1ST & 2nd AREA CALCULATION

GROUND COVERAGE AREA CALCULATION OF COMMERCIAL-03									
GROSS – A									
2	1	X	8.550	X	18.300	=	156.465	SQM	
3	1	X	0.350	X	2.350	=	0.823	SQM	
4	1	X	4.535	X	2.000	=	9.070	SQM	
5	1	X	3.085	X	1.125	=	3.471	SQM	
6	1	X	10.735	X	3.300	=	35.426	SQM	
7	1	X	11.635	X	4.880	=	56.779	SQM	
8	1	X	2.760	X	7.300	=	20.148	SQM	
					TOTAL	=	282.180	SQM	
TOTAL GROUND COVERAGE				=	GROSS – A				
				=	282.180	SQM			

GROUND FLOOR AREA CALCULATION OF COMMERCIAL-03									
GROSS – A									
2	1	X	8.550	X	18.205	=	156.023	SQM	
3	1	X	9.200	X	2.000	=	18.400	SQM	
4	1	X	11.635	X	8.300	=	106.206	SQM	
5	1	X	2.760	X	7.300	=	20.148	SQM	
					TOTAL	=	276.756	SQM	
TOTAL NON FAR AREA GROUND FLOOR		=	GROUND COVERAGE		-		GROUND FLOOR FAR		
		=							
		=	282.180		-		276.756		
GROSS – 2		=	5.424	SQM					

1ST & 2nd FLOOR AREA CALCULATION									
GROSS – A									
2	1	X	8.550	X	18.180	=	156.789	SQM	
3	1	X	13.435	X	2.000	=	26.870	SQM	
4	1	X	11.635	X	9.350	=	108.220	SQM	
5	1	X	2.760	X	7.300	=	20.148	SQM	
					TOTAL	=	265.013	SQM	
DEDUCTION AREA									
GROSS –C									
x1	1	X	2.380	X	0.890	=	2.047	SQM	
x2	1	X	1.600	X	0.500	=	0.800	SQM	
x3	1	X	1.600	X	1.900	=	3.040	SQM	
x4	1	X	0.600	X	0.940	=	0.564	SQM	
x5	1	X	1.000	X	0.840	=	1.008	SQM	
x6	1	X	0.700	X	3.300	=	2.310	SQM	
x7	1	X	6.000	X	3.300	=	19.800	SQM	
x8	1	X	3.835	X	1.800	=	6.903	SQM	
					TOTAL	=	36.472	SQM	
TOTAL FAR AREA OF 1ST & 2nd FLOOR		=	GROSS – A	-	GROSS – B				
		=	265.013	-	36.472				
GROSS-1		=	228.501	SQM					
NON FAR AREA									
GROSS –C									
x7	1	X	6.000	X	3.300	=	19.800	SQM	
x8	1	X	3.835	X	1.800	=	6.903	SQM	
					TOTAL	=	26.703	SQM	
TOTAL NON FAR AREA OF 1ST & 2nd FLOOR		=	GROSS –C						
		=	26.703						
GROSS-2		=	26.703	SQM					
TOTAL BUILTUP AREA OF 1ST & 2nd FLOOR		=	FAR AREA	+	GROSS-2				
		=	228.501	+	26.703				
GROSS-3		=	273.304	SQM					

MUTY & OHT AREA									
GROSS – A									
m1	1	X	6.400	X	3.700	=	23.680	SQM	
m2	1	X	2.000	X	2.300	=	4.600	SQM	
					TOTAL	=	28.280	SQM	



MUMTY & OHT
AREA CALCULATION

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.

Project

PROPOSED RESIDENTIAL COLONY (UNDER NILP POLICY DATED 11.05.2022) OVER AN AREA MEASURING 12.40 ACRES (LICENCE NO. 187 OF 2025 DATED 25-09-2025) IN THE REVENUE ESTATE FAZILPUR JHARSA, SECTOR-71, GURUGRAM, MANESAR URBAN COMPLEX BEING DEVELOPED BY UNISTAY HOSPITALITY PVT.LTD., YESHA DEVELOPERS LLP IN COLLABORATION WITH SIGNATUREGLOBAL (INDIA) LTD.

Client

SIGNATURE GLOBAL (INDIA) LTD.

Architects:

BOSE BROTHERS

ARCHITECTS,ENGINEERS,
INTERIOR DESIGNERS,CITY PLANNERS,
21-D CONNAUGHT PLACE,NEW DELHI-110001,
S-229, PANCHSHILA PARK. NEW DELHI-110017
DELHI CALCUTTA BOMBAY

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.

T.P.(HQ) | A.T.P(HQ)

OWNER'S SEAL & SIGNATURE | P.A. | A.T.P

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 75562 DATED : 03-03-2026

FSO, (HQ) Member BPAC

ARCHITECT'S SEAL & SIGNATURE

Checked and found ok for Public Health (Internal) Services only subject to comments in forwarding letter No. 190584 dt. 16/01/2026

Superintending Engineer for Chief Engineer-I HSVP, Panchkula

DEC 2025 | Scale : 1:100

Drawing Title:- GROUND FLOOR, 1ST & 2ND FLOOR, TERRACE, LMR & OHT TOP FLOOR AREA CALCULATION OF GROUND FLOOR, GROUND COVERAGE, & 1ST & 2ND FLOOR, MUMTY AREA (COMMERCIAL-03)

Drawing No:- C3-01

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