

Member Secretary
B.P.A.C.
S.T.P.(H)
S.T.P.(G)
Member
B.P.A.C.
Chairman
B.P.A.C.
ATP(HQ)
A.T.P.
JD(HQ)
F.S.O. (H)
Member
B.P.A.C.

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

FIRST FLOOR FAR AREA CALCULATION									
A	1	X	6.885	X	3.730	=	25.68		
B	1	X	0.310	X	3.360	=	1.04		
C	0.5	X	3.000	X	3.000	=	4.50		
D	1		AS PER P LINE			=	2.57		
E	1	X	3.000	X	0.730	=	2.19		
F	1	X	8.385	X	5.140	=	43.10		
G	1	X	9.885	X	22.120	=	218.66		
H	1	X	3.000	X	2.050	=	6.15		
I	0.5	X	3.000	X	3.000	=	4.50		
J	1		AS PER P LINE			=	2.57		
K	1	X	3.010	X	5.050	=	15.20		
L	0.5	X	4.680	X	5.050	=	11.82		
M	1	X	0.805	X	22.630	=	18.22		
GROSS PLATE AREA							356.19		
DEDUCTIONS									
1	1	X	3.600	X	3.000	=	10.80		
2	1	X	2.000	X	1.800	=	3.60		
3	1	X	0.975	X	1.800	=	1.76		
4	1	X	0.550	X	0.730	=	0.40		
5	1	X	0.550	X	1.000	=	0.55		
TOTAL							17.11		
NET FAR AREA							356.19	-	17.11
									339.08
COMMERCIAL TOTAL FAR AREA									
GROUND FLOOR FAR AREA									356.19
FIRST FLOOR FAR AREA									339.08
TOTAL FAR AREA									695.27

FIRST FLOOR BUILTUP AREA CALCULATION									
A	1	X	6.885	X	3.730	=	25.68		
B	1	X	0.310	X	3.360	=	1.04		
C	0.5	X	3.000	X	3.000	=	4.50		
D	1		AS PER P LINE			=	2.57		
E	1	X	3.000	X	0.730	=	2.19		
F	1	X	8.385	X	5.140	=	43.10		
G	1	X	9.885	X	22.120	=	218.66		
H	1	X	3.000	X	2.050	=	6.15		
I	0.5	X	3.000	X	3.000	=	4.50		
J	1		AS PER P LINE			=	2.57		
K	1	X	3.010	X	5.050	=	15.20		
L	0.5	X	4.680	X	5.050	=	11.82		
M	1	X	0.805	X	22.630	=	18.22		
GROSS PLATE AREA							356.19		
DEDUCTIONS									
3	1	X	0.975	X	1.800	=	1.76		
4	1	X	0.550	X	0.730	=	0.40		
5	1	X	0.550	X	1.000	=	0.55		
TOTAL							2.71		
NET BUILTUP AREA							356.19	-	2.71
									353.48

NOTE :- BUILDING STRUCTURE

- Mivan Shuttering Structure
- All External Wall Non Load Bearing Structure R.C.C Wall 150 mm th.
- All Internal Wall Non Load Bearing Structure R.C.C Wall 80 mm th.
- All External and Internal Load Bearing Shear R.C.C Column / Wall 200 mm th.

CLIENT:- ROF INFRA TECH AND HOUSING PVT LTD.

PROJECT :- PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY (UNDER RETIREMENT HOUSING POLICY DATED 17.08.2021) AREA MEASURING 2.08125 ACRES (LICENSE NO 129 OF 2024 DATED 24/10/2024) IN SECTOR -38 SOHNANAND ok for Public Health BEING DEVELOPED BY ROF INFRA TECH AND HOUSING PVT.LTD

In forwarding letter No 38427 DV 07/26

SCALE : 1:100

DRAWING NAME (TOWER-1 & 2)

COMMERCIAL FLOOR PLAN & AREA DIAGRAM

DRAWING NO.

SUB-12

For ROF Infratech and Housing Pvt. Ltd.

Authorised Signatory

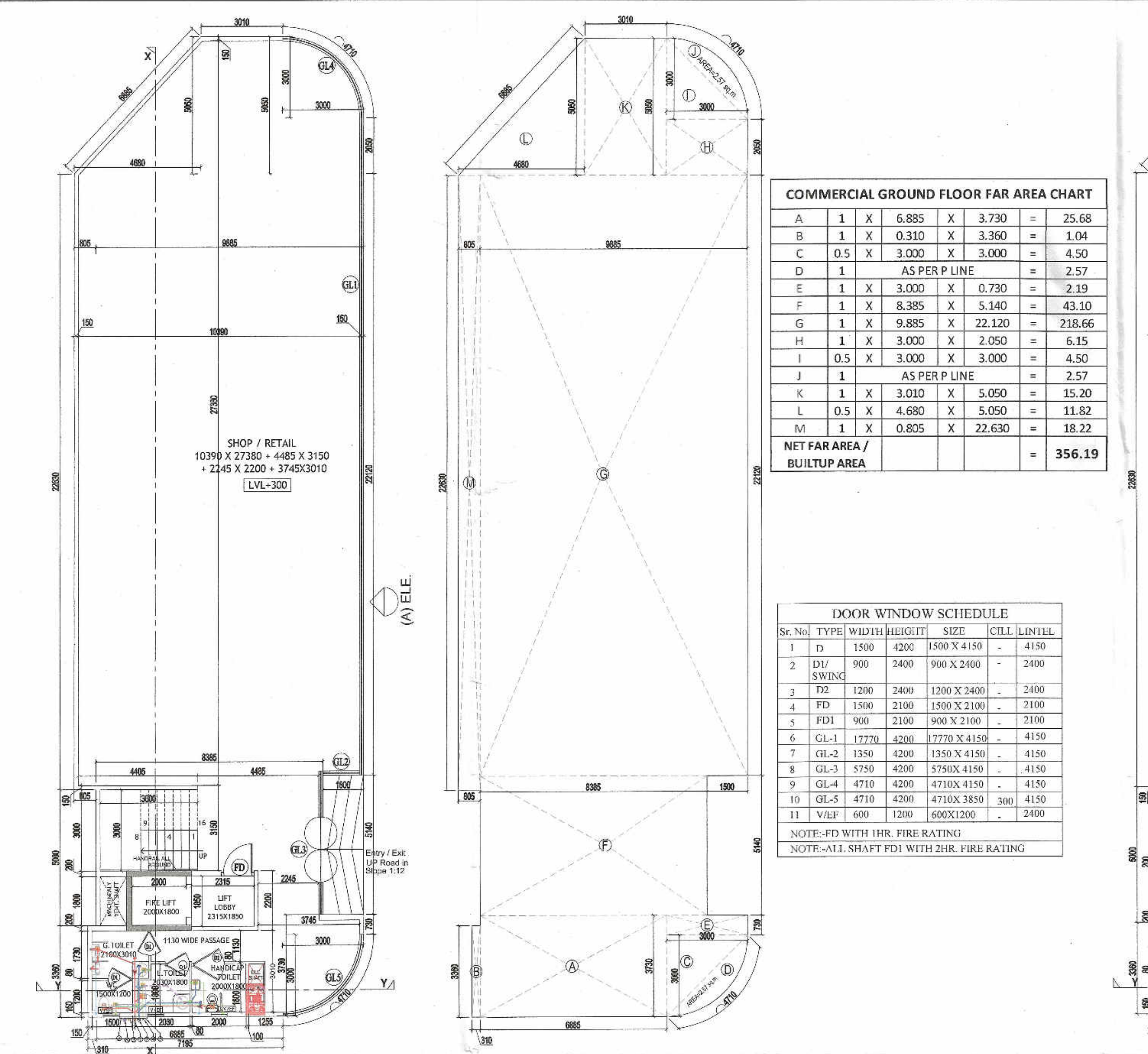
VIMAL BAJAJ

Architect CA/96/19791

938, Sector-14, Gurgaon

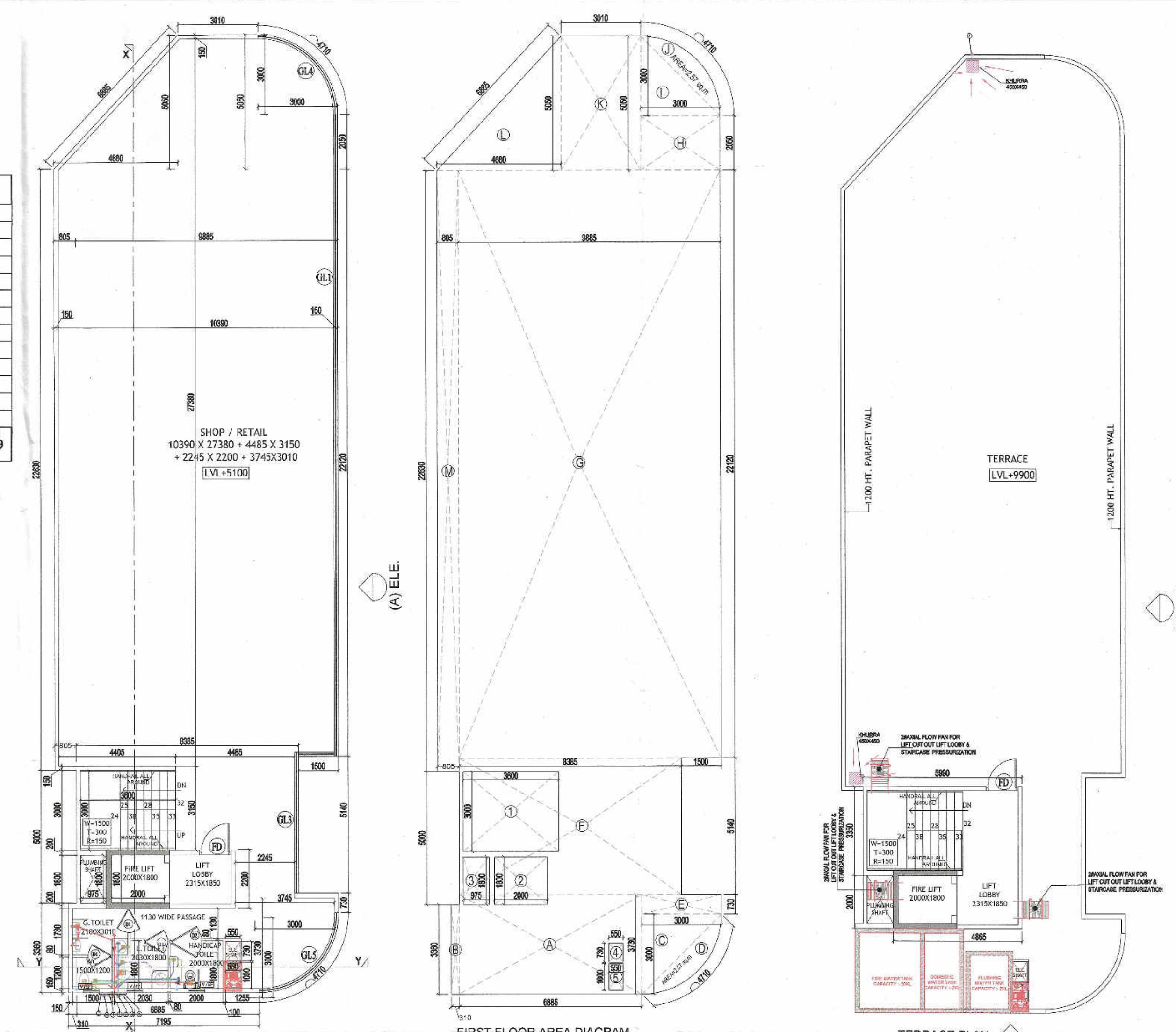
APPLICANT'S SIGN.

ARCHITECT'S SIGN

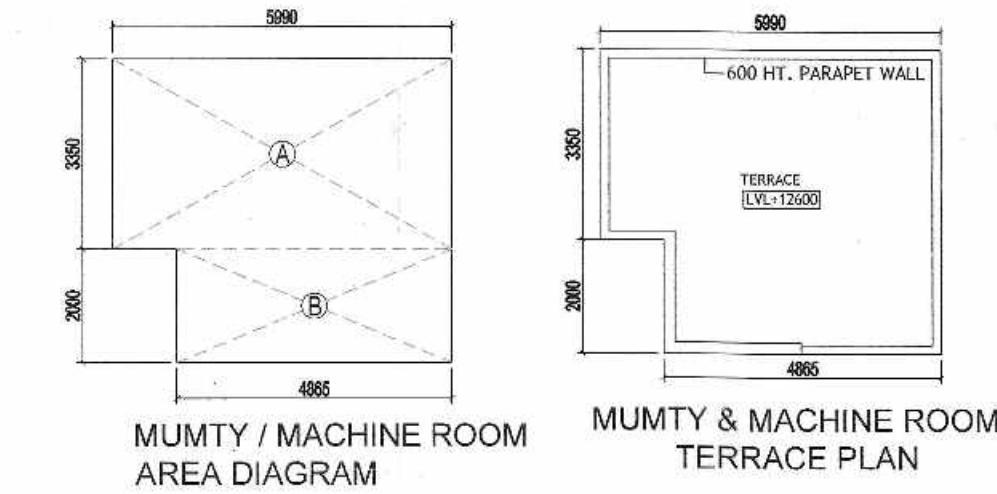


COMMERCIAL GROUND FLOOR FAR AREA CHART									
A	1	X	6.885	X	3.730	=	25.68		
B	1	X	0.310	X	3.360	=	1.04		
C	0.5	X	3.000	X	3.000	=	4.50		
D	1		AS PER P LINE			=	2.57		
E	1	X	3.000	X	0.730	=	2.19		
F	1	X	8.385	X	5.140	=	43.10		
G	1	X	9.885	X	22.120	=	218.66		
H	1	X	3.000	X	2.050	=	6.15		
I	0.5	X	3.000	X	3.000	=	4.50		
J	1		AS PER P LINE			=	2.57		
K	1	X	3.010	X	5.050	=	15.20		
L	0.5	X	4.680	X	5.050	=	11.82		
M	1	X	0.805	X	22.630	=	18.22		
NET FAR AREA / BUILTUP AREA							356.19		

DOOR WINDOW SCHEDULE									
Sr. No.	TYPE	WIDTH	HEIGHT	SIZE	CILL	LINEEL			
1	D	1500	4200	1500 X 4150	-	4150			
2	DI	900	2400	900 X 2400	-	2400			
3	FD	1200	2400	1200 X 2400	-	2400			
4	FD	1500	2100	1500 X 2100	-	2100			
5	FD	900	2100	900 X 2100	-	2100			
6	GL-1	17770	4200	17770 X 4150	-	4150			
7	GL-2	1350	4200	1350 X 4150	-	4150			
8	GL-3	5750	4200	5750 X 4150	-	4150			
9	GL-4	4710	4200	4710 X 4150	-	4150			
10	GL-5	4710	4200	4710 X 3850	300	4150			
11	V/B	600	1200	600 X 1200	-	2400			
NOTE:-FD WITH 1HR. FIRE RATING									
NOTE:-V.B. SHAFT FD1 WITH 1HR. FIRE RATING									



PLUMBING LEGEND									
S.NO.	SYMBOLS								
1	①	110 OD SOIL VERTICAL PIPE							
2	②	110 OD WASTE VERTICAL PIPE							
3	③	75 OD VENT PIPE VERTICAL PIPE							
4	④	50 DOMESTIC WATER VERTICAL PIPE							
5	⑤	250 FLUSHING WATER VERTICAL PIPE							
6	⑥	160 OD KITCHEN WASTE VERTICAL PIPE							
7	⑦	75 OD BALCONY VERTICAL DRAIN PIPE							
8	⑧	400 DOMESTIC WATER RISER VERTICAL PIPE							
9	⑨	320 FLUSHING WATER RISER VERTICAL PIPE							
10	⑩	160 OD RAIN WATER VERTICAL PIPE							
11	PT	FLOOR TRAP							
12	BD	BALCONY DRAIN							
13	FD	FLOOR DRAIN							
14	COP	CLEAN OUT PLUG							
15	PT & WC	CUTOUT SIZE 150mmX150mm							
16	⑪	120 FLOORING SHAFT							
17	⑫	110 OD SOIL PIPE							
18	⑬	110 OD WASTE PIPE							
19	⑭	150 OD RAIN WATER PIPE							
20	⑮	110 OD KITCHEN WASTE PIPE							
21	⑯	40 OD WASTE PIPE							
22	⑰	50 OD WASTE PIPE							
23	⑱	75 OD BALCONY PIPE							
24	⑲	750 TEST PIPE							
25	⑳	RED LEISURE WALL							
26	㉑	FLOW DIRECTION							
27	㉒	KHURRA SIZE-400X450MM							



MUMTY / MACHINE ROOM NON FAR AREA									
A	1	X	5.990	X	3.350	=	20.07		
B	1	X	4.865	X	2.000	=	9.73		
TOTAL							29.80		

COMMERCIAL BUILT UP AREA									
GROUND FLOOR BUILTUP AREA									356.47
FIRST FLOOR BUILTUP AREA									353.48
MUMTY / MACHINE ROOM									29.80
TOTAL BUILT UP AREA									739.75

