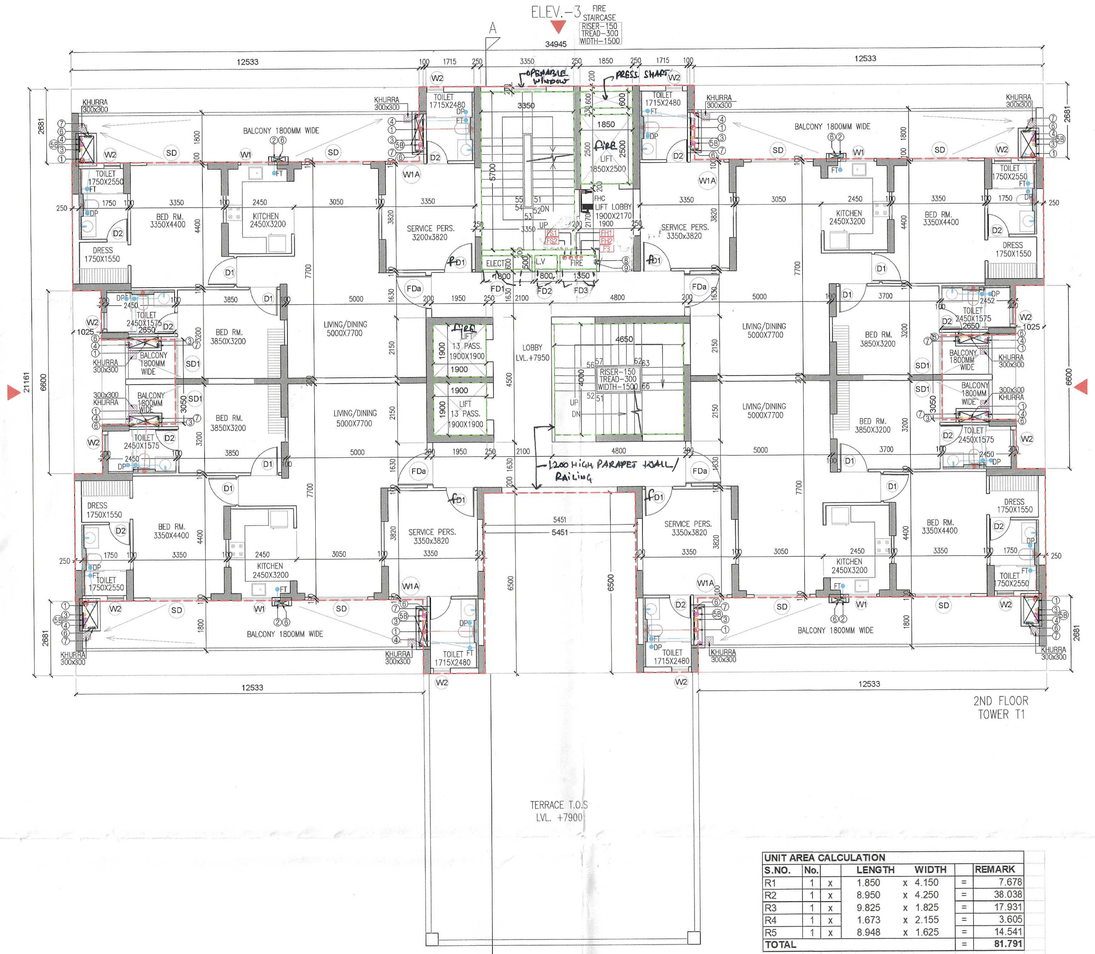
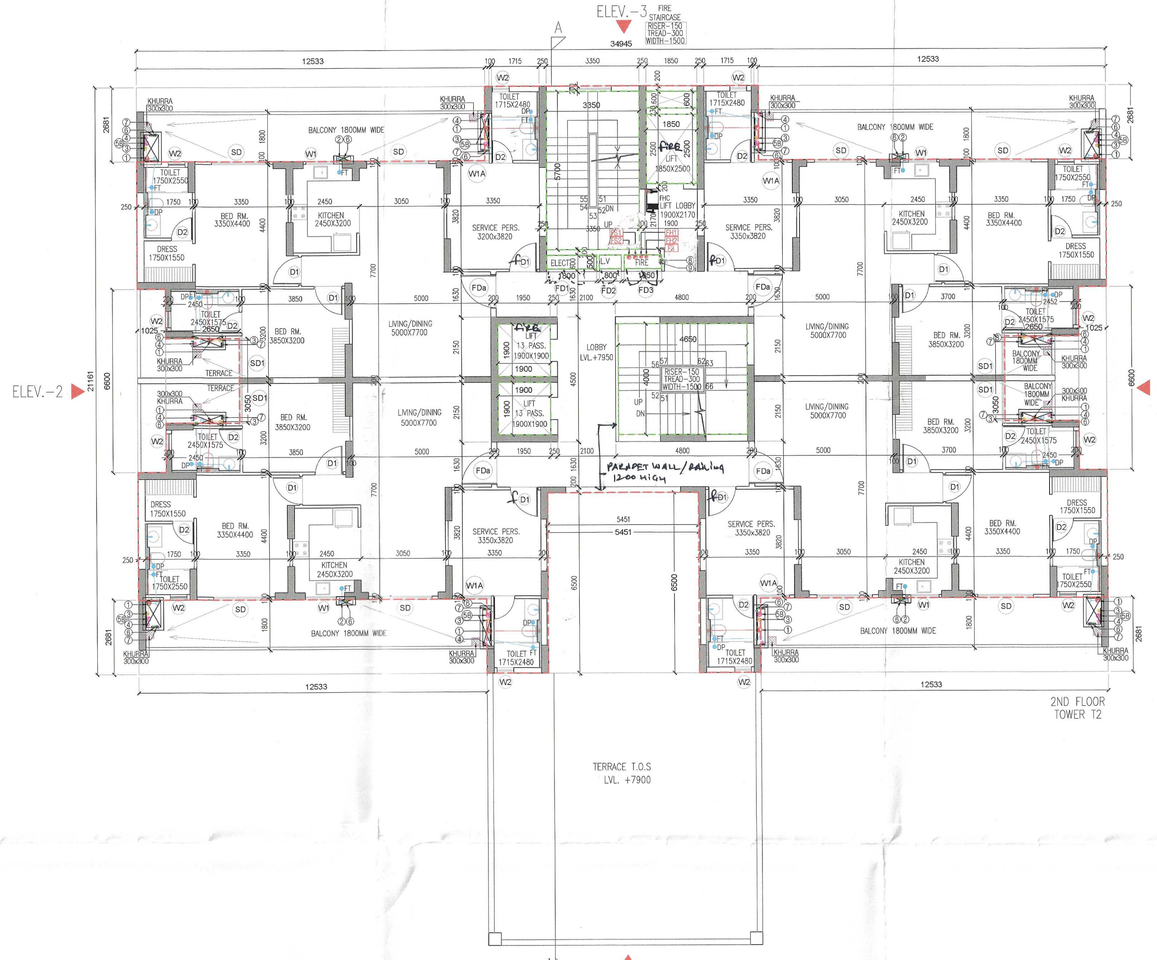


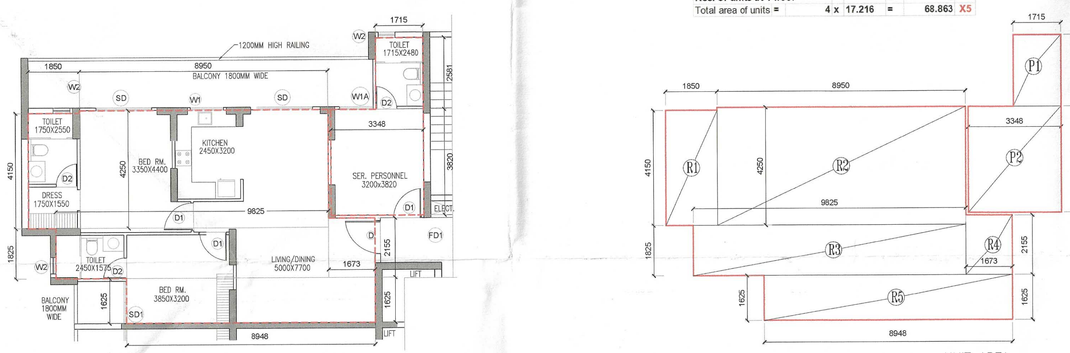


UNIT AREA CALCULATION

S.NO.	No.		LENGTH		WIDTH		REMARK
R1	1	x	1.850	x	4.150	=	7.678
R2	1	x	8.950	x	4.250	=	38.038
R3	1	x	9.825	x	1.825	=	17.931
R4	1	x	1.673	x	2.155	=	3.606
R5	1	x	8.948	x	1.625	=	14.541
TOTAL						=	81.791

SERVICE PERSONNEL UNIT AREA CALCULATION

S.NO.	No.		LENGTH		WIDTH		REMARK
P1	1	x	1.715	x	2.581	=	4.426
P2	1	x	3.348	x	3.820	=	12.786
TOTAL						=	17.216
Nos. of units at 1 floor						=	4
Total area of units =			4 x 17.216			=	68.863 X5



DOOR/WINDOW SCHEDULE

TYPE	SIZE		LEVEL	
	LENGTH	HEIGHT	SILL LVL.	LINT. LVL.
DW	5450	UPTO BEAM BOTT.	00	BEAM BOTT.
SD	2000	2425	75	2500
SD1	1525	2425	75	2500
D	1200	2500	--	2500
D1	1000	2500	--	2500
D2	750	2500	--	2500
FDa	1200	2500	--	2500
FD	1200	2500	--	2500
FD1	1800	2050	450	2500
FD2	800	2050	450	2500
FD3	1350	2050	450	2500
W	4350	UPTO BEAM BOTT.	1200	BEAM BOTT.
W1	1200	1300	1200	2500
W1A	1200	1600	900	2500
W2	600	1300	1200	2500

NOTE:- FDa IS A FIRE DOORS WITH 1HR. FIRE RATING

TOWER-T1

	GR.COV.	STILT + PORCH	UNIT RET. HOME	Ser.Per.		D.UNIT	
		NON FAR	F.A.R.	F.A.R.	M.D.U	Ser.Per.
	SQ.M.	SQ.M.	SQ.M.	SQ.M.		
GROUND FL	672.186	527.055	145.131			
1ST FL.			418.453	68.863	4	4
2nd FL.			418.453	68.863	4	4
3rd FL.			418.453	68.863	4	4
4th FL.			418.453	68.863	4	4
5th FL.			418.453	68.863	4	4
6th FL.			418.453	68.863	4	4
7th FL.			418.453	68.863	4	4
8th FL.			418.453	68.863	4	4
9th FL.			418.453	68.863	4	4
10th FL.			418.453	68.863	4	4
11th FL.			418.453	68.863	4	4
12th FL.			418.453	68.863	4	4
13th FL.			418.453	68.863	4	4
14th FL.			418.453	68.863	4	4
15th FL.			418.453	68.863	4	4
16th FL.			418.453	68.863	4	4
17th FL.			418.453	68.863	4	4
18th FL.			418.453	68.863	4	4
19th FL.			418.453	68.863	4	4
20th FL.			418.453	68.863	4	4
TOTAL	672.186	527.055	8514.184	1377.262	80	80
MUMTY			92.319			
O.H.W.T.			92.319			
STAIRCASE			753.900			
AREA IN SER. PER. UNITS		=	17.216			

TOWER-T2

	GR.COV.	STILT + PORCH	UNIT RET. HOME	FACILITY	Ser.Per.	D.UNIT	
		NON FAR	F.A.R.	INDOOR GAME	F.A.R.	M.D.U	Ser.Per.
	SQ.M.	SQ.M.	SQ.M.		SQ.M.		
GROUND FL	687.034	439.346	145.131	102.557			
1ST FL.			418.453		68.863	4	4
2nd FL.			418.453		68.863	4	4
3rd FL.			418.453		68.863	4	4
4th FL.			418.453		68.863	4	4
5th FL.			418.453		68.863	4	4
6th FL.			418.453		68.863	4	4
7th FL.			418.453		68.863	4	4
8th FL.			418.453		68.863	4	4
9th FL.			418.453		68.863	4	4
10th FL.			418.453		68.863	4	4
11th FL.			418.453		68.863	4	4
12th FL.			418.453		68.863	4	4
13th FL.			418.453		68.863	4	4
14th FL.			418.453		68.863	4	4
15th FL.			418.453		68.863	4	4
16th FL.			418.453		68.863	4	4
17th FL.			418.453		68.863	4	4
18th FL.			418.453		68.863	4	4
19th FL.			418.453		68.863	4	4
20th FL.			418.453		68.863	4	4
TOTAL	687.034	439.346	8514.184	102.557	1377.262	80	80
MUMTY			92.319				
O.H.W.T.			92.319				
STAIRCASE			753.900				
AREA IN SER. PER. UNITS		=	17.216				

TOWER-T1

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)			
TOWER RET. HOME (F.A.R.)	=	8,514.184	SQ.M.
SER. PERSONNEL (F.A.R.)	=	1,377.262	SQ.M.
STILT (NON F.A.R.)	=	430.212	SQ.M.
PORCH (NON F.A.R.)	=	98.844	SQ.M.
STAIRCASE (NON F.A.R.)	=	753.900	SQ.M.
MUMTY (NON F.A.R.)	=	92.319	SQ.M.
O.H.W.T. (NON F.A.R.)	=	92.319	SQ.M.
TOTAL	=	11,357.040	SQ.M.

TOWER-T2

TOTAL BUILT UP AREA (F.A.R.+NON F.A.R.)			
TOWER (F.A.R.)	=	8,514.184	SQ.M.
SER. PERSONNEL (F.A.R.)	=	1,377.262	SQ.M.
COMMUNITY-I (F.A.R.)	=	102.557	SQ.M.
STILT (NON F.A.R.)	=	342.502	SQ.M.
PORCH (NON F.A.R.)	=	98.844	SQ.M.
STAIRCASE (NON F.A.R.)	=	753.900	SQ.M.
MUMTY (NON F.A.R.)	=	92.319	SQ.M.
O.H.W.T. (NON F.A.R.)	=	92.319	SQ.M.
TOTAL	=	11,371.888	SQ.M.

TOWER- T1,T2
TYP FLOOR (1st TO 20th FL) AREA CAL (F.A.R.)

S.NO.	No.		LENGTH		WIDTH		REMARK
D	1	x	34.945	x	21.161	=	739.471
TOTAL						=	739.471

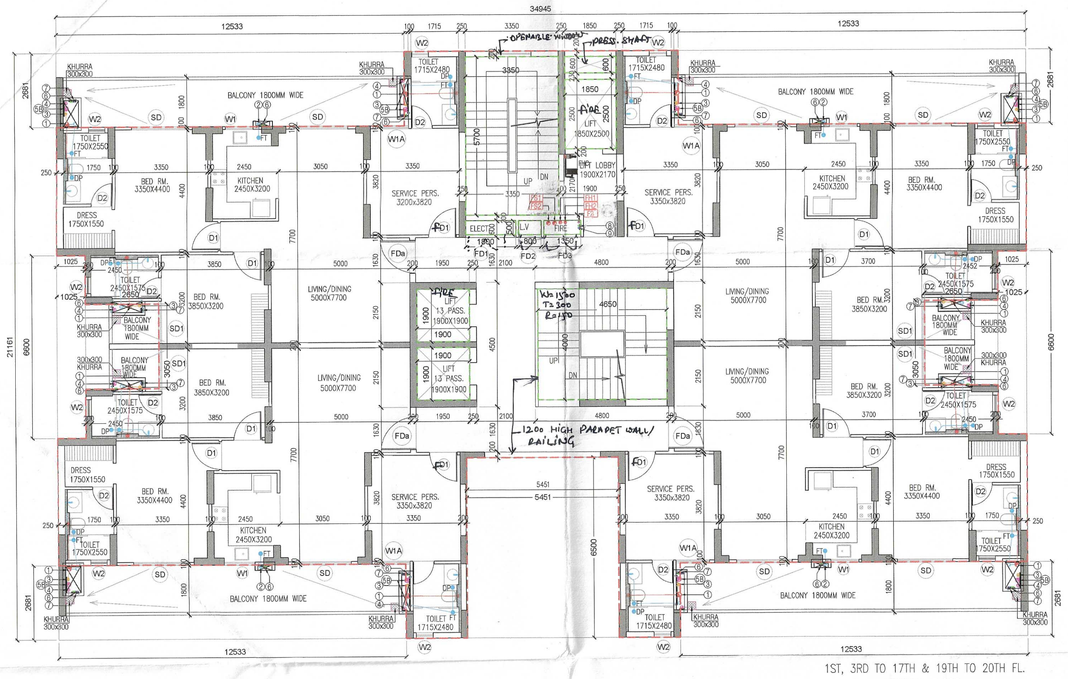
DEDUCATION AREAS

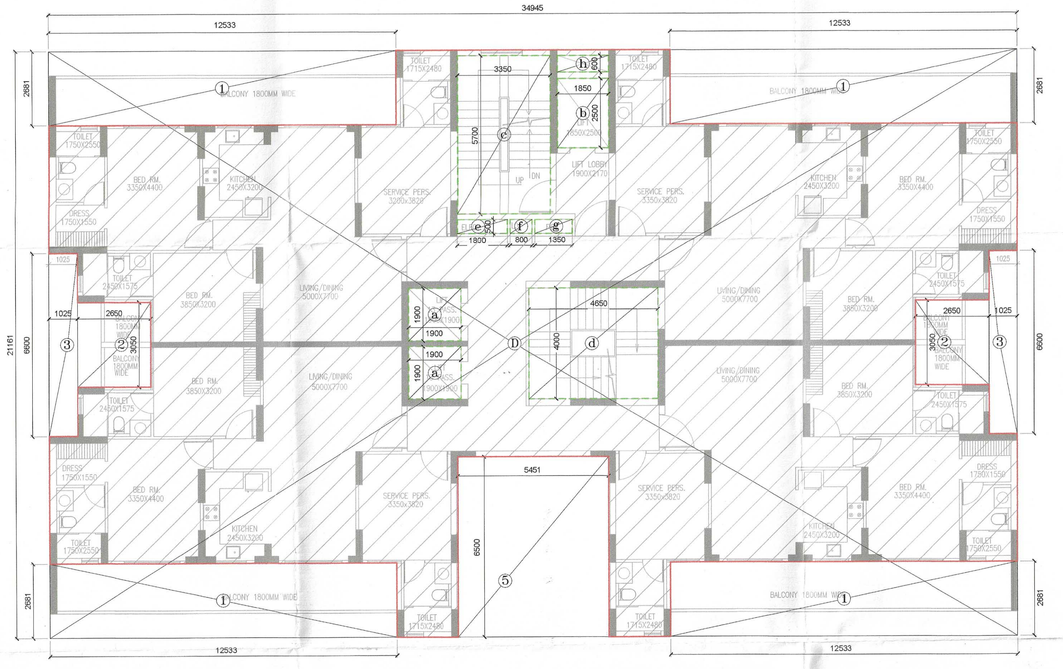
1	4	x	12.533	x	2.681	=	134.404
2	2	x	2.650	x	3.050	=	16.165
3	2	x	1.025	x	6.600	=	13.530
5	1	x	5.451	x	6.500	=	35.432
a	2	x	1.900	x	1.900	=	7.220
b	1	x	1.850	x	2.500	=	4.625
c	1	x	3.350	x	5.700	=	19.095
d	1	x	4.650	x	4.000	=	18.600
e	1	x	1.800	x	0.500	=	0.900
f	1	x	0.800	x	0.500	=	0.400
g	1	x	1.350	x	0.500	=	0.675
h	1	x	1.850	x	0.600	=	1.110
TOTAL						=	252.155

NET TYP FLOOR AREA	=	739.471	-	252.155	=	487.316 X4
	=	X4	-	X5		
NET TYP FL AREA EXCLUDING SER. PERSONNEL						
	=	487.316	-	68.863	=	418.453

STAIRCASE AREA CALCULATION (NON F.A.R.)

S.NO.	No.		LENGTH		WIDTH		REMARK
c	20	x	3.350	x	5.700	=	381.900
d	20	x	4.650	x	4.000	=	372.000
TOTAL						=	753.900





DTP(HQ)
S.T.P.(F) Member B.P.A.C.
S.T.P.(HQ) Member B.P.A.C.
C.T.P. (Hr.) Chairman B.P.A.C.
AD
JD
ATP
ATP(HQ)
DY. DIRECTOR PA(HQ)
Varinder Kumar AD(HQ)
JD(HQ) Member B.P.A.C.

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

Checked and found ok for Public Health (Internal) Service only subject to comments in In forwarding letter No. 701166 Dt. 12/09/25

PIPE SCHEDULE

TAG	DISCRIPTION	SIZE (Ø)
FH1	WET RISER FOR FIRE HYDRANTS SYSTEM FOR GROUND TO 14TH FLOOR	100
FH2	WET RISER FOR HYDRANTS SYSTEM FOR 15TH TO LAST HABITABLES FLOOR	100
FS1	WET RISER FOR SPRINKLERS SYSTEM FOR GROUND TO 14TH FLOOR	150
FS2	WET RISER FOR SPRINKLERS SYSTEM FOR 15TH TO LAST HABITABLES FLOOR	150
F3	DRAIN PIPE	80

LEGEND

DESCRIPTION	LEGEND
SOIL, WASTE AND VENT PIPE	①-①
WASTE AND VENT PIPE	②-②
VENT PIPE	③-③
RAIN WATER PIPE FOR BALCONY	④-④
RAIN WATER PIPE FOR TERRACE	⑤-⑤
COLD WATER SUPPLY DROP FROM O.H.T.	⑥-⑥
FLUSHING WATER SUPPLY DROP FROM O.H.T.	⑦-⑦
COLD WATER SUPPLY RISER TO O.H.T.	⑧-⑧
FLUSHING WATER SUPPLY RISER TO O.H.T.	⑨-⑨
FLOOR TRAP	FT
DRAIN POINT	DP
KHURRA (300X300MM)	KH
SOIL PIPE	
WASTE PIPE	
COLD WATER SUPPLY	CWS
HOT WATER SUPPLY	HWS
FLUSHING WATER SUPPLY	FWS
ISOLATING VALVE	
MANHOLE (900X800 MM)	SMH
RAIN WATER COLLECTION CHAMBER	RWCC

SCHEDULE OF PIPES

TAG NO.	DESCRIPTION	DIA (mm)
1	SOIL,WASTE & VENT PIPE	150
2	WASTE & VENT PIPE	100
3	VENT PIPE	100
4	RAIN WATER PIPE FOR BALCONY	100
5	RAIN WATER PIPE FOR TERRACE	A: 100, B: 150
6	CWS DROP FROM OHT	*
7	FWS DROP FROM OHT	*
8	COLD WATER RISER TO OHT	*
9	FLUSHING WATER RISER TO OHT	*

*AS PER WATER SUPPLY DISTRIBUTION DIAGRAM.

NOTES:-

1. ALL PIPE DIAMETERS ARE IN MM.
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND OTHER SERVICES DRAWINGS.
3. WATER INLETS AND WASTE OUTLETS FROM SANITARYWARE SHALL BE ARRANGED TO SUIT REQUIREMENTS OF SELECTED MAKES AND MODELS.

SOIL,WASTE & VENT AND RAIN WATER PIPE WORK:

a) SOIL, WASTE & VENT PIPE WORK SHALL BE CARRIED OUT IN UPVC PIPES AND FITTINGS CONFORMING TO IS : 13592 - TYPE - B

b) ALL WASTE PIPE WORK FROM URINALS & WASH BASINS SHALL BE IN CARRIED OUT IN SMALL BORE UPVC PIPES AND FITTINGS OF 6 kg/CM PRESSURE RATING AND CONFORMING TO IS: 4985 OR AS SPECIFIED IN BILL OF QUANTITIES.

c) RAIN WATER PIPE WORK SHALL BE CARRIED OUT IN UPVC PIPES AND FITTINGS CONFORMING TO IS: 13592 - TYPE - A AND IS: 4985 AS SPECIFIED IN BILL OF QUANTITIES.

d) FLOOR TRAPS:- ALL FLOOR TRAPS SHALL BE FORMED OF 110X110 MM. DIA 'P' TRAP WITH 110 MM. DIA UPVC PIPE EXTENSION PIECE FOR SIDE INLETS, AS PER STANDARD DETAIL.

e) DRAIN POINTS:- DRAIN POINT SHALL BE FORMED WITH 110X83 MM. UPVC RECEPTACLE (ALTERNATIVELY 110X83 MM SHALLOW NAHANI TRAP NOT MORE THAN 3.5 INCH HIGH) AND PROVIDED WITH 125 MM DIA C.P. GRATING WITH FRAME.

f) ALL HORIZONTAL SOIL AND WASTE PIPES SHALL BE LAID TO A SLOPE NOT FLATTER THAN 1:50 AND NOT STEEPER THAN 1:10 UNLESS SPECIFIED.

5. WATER SUPPLY PIPE WORK:-

a) ALL COLD WATER SUPPLY PIPE WORK RUNNING IN TOILETS ARE CPVC PIPES AND FITTING (SDR-11 UP TO 2 INCH DIA.) AND WITH IN SHAFT ARE UPVC SCH - 40 PIPES AND FITTINGS OR AS SPECIFIED IN BILL OF QUANTITIES

b) ALL COLD WATER SUPPLY PIPE WORK RUNNING ON TERRACE SHALL BE CARRIED OUT IN GI (MEDIUM CLASS) PIPES AND FITTING CONFORMING TO RELEVANT IS CODE.

c) ALL HOT PIPE SUPPLY PIPES WORK RUNNING ON TERRACE, IN SHAFT AND WITH IN TOILETS SHALL BE CARRIED OUT IN CPVC PIPES AND FITTINGS (SDR-11 UP TO 2 INCH DIA).

d) NO PIPE WORK SHALL BE CONCEALED IN WALLS OR BURIED IN FLOORS WITHOUT BEING SUBJECTED TO WATER TESTING AS PER THE DIRECTION OF THE SITE ENGINEER

e) INSULATION:- ALL HOT WATER SUPPLY PIPES CONCEALED IN WALLS AND SUSPENDED WITH CEILING SHOULD BE INSULATED WITH 9 MM THICK PREFORMED PIPES SLEEVE OF EXTENDED SYNTHETIC RUBBER POLYMESIC COMPOUND.

f) ALL WATER SUPPLY CONNECTION TO EACH TOILET SHALL BE TAKEN ABOVE FALSE CEILING LEVEL AND PROVIDED WITH A BALL VALVE DROPS FOR FIXTURES/FAUCETS SHALL BE TAKEN IN VERTICAL CHASES.

g) PIPES ON TERRACE SHALL BE SUPPORTED ON CONCRETE/BRICK PEDESTALS AT EVERY CHANGE OF DIRECTION AND AT AN INTERVAL OF 1500 MM. ON STRAIGHT RUNS.

ARCHITECT,S SIGN
BHUPENDERA KUMAR ARCHITECT CA/2004/53978

CLIENT'S SIGN For PROSPER BUILDSQUARE LLP
Auth. Signatory

PROJECT
APPROVAL OF BUILDING PLANS OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 3.58125 ACRES (LICENSE NO. 106 OF 2025 DATED 27-06-2025) IN SECTOR-89, FARIDABAD BEING DEVELOPED BY PROSPER BUILDSQUARE LLP.

BUILDING NO.
TOWER T1 & T2

SHEET TITLE
PLANS & AREA CALCULATION

DEALT S.K.	SCALE 1 : 100	JOB NO
CHECKED B.K.	DATE	DRG. NO 08

ARCHITECT
M/S SAHKO CONSULTANTS LLP
(1001 T-4) UNIT NO. 1001, 10th.
FLOOR, TOWER-4, ASSOTECH
BUSSINESS, CRESTERRA, PLOT NO. 22,
SECTOR-135, NOIDA, U.P.-201305
email : sahkoconsultants@gmail.com