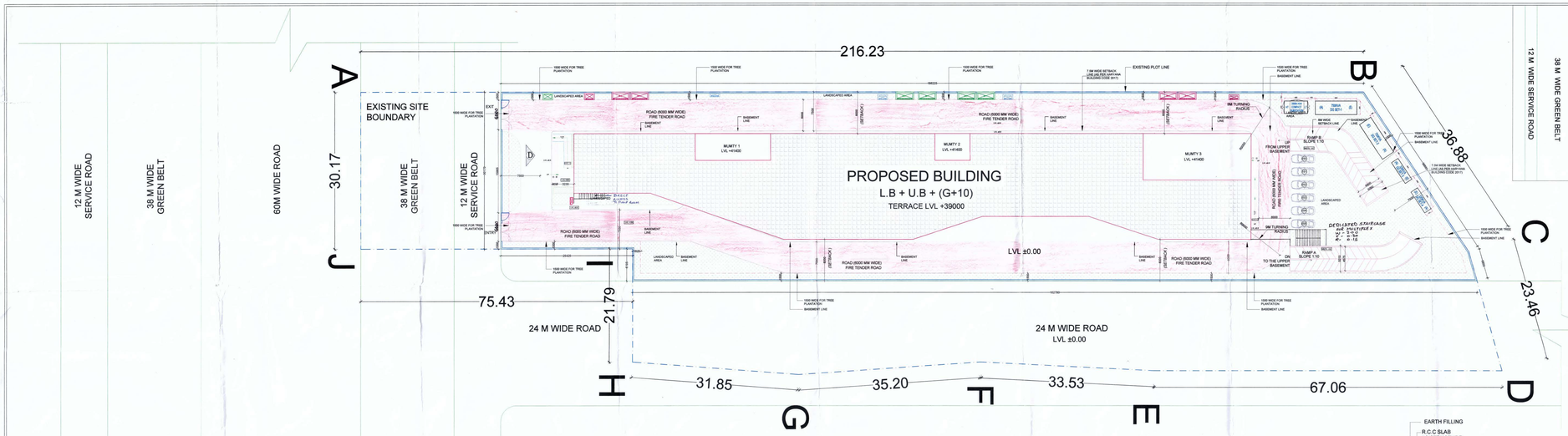
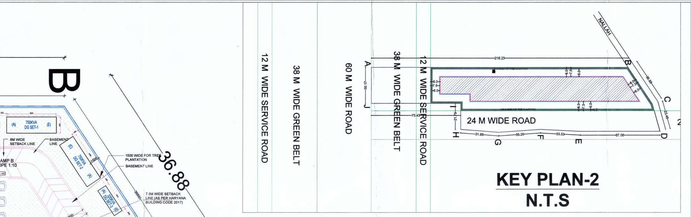


SITE PLAN
SCALE 1:200



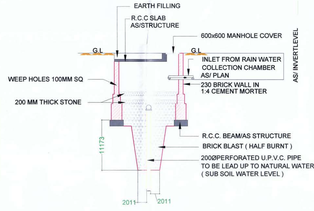
KEY PLAN-2
N.T.S

AREA STATEMENT

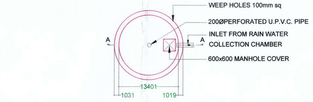
	AREA STATEMENT				
SL. NO.	DESCRIPTION			AREA (SQ.M)		
2	TOTAL AREA AS PER APPROVED ZONING PLAN			10179.87	2.5155 ACRES	
	TOTAL AREA UNDER SERVICE ROAD			362.04	SQM	
	TOTAL AREA UNDER 24M WIDE ROAD			2796.56	SQM	
	TOTAL AREA UNDER GREENS			1146.46	SQM	
4	PERMISSIBLE GROUND COVERAGE@60% OF SITE AREA			6107.92		
5	PROPOSED GROUND COVERAGE			2262.64	37%	
6	PERMISSIBLE F.A.R @175% *FOR AN AREA 2.5155 ACRES*			17814.77		
7	ADDITIONAL GRIHA @9%			0.00		
	TOTAL PERMISSIBLE F.A.R@175%			17814.77		
	PROPOSED FAR			17749.33	174.35%	
8	PROPOSED SETBACK	(UPTO 24 M HEIGHT)	(FROM 24 M -33M HEIGHT)	(FROM 33 M -39M HEIGHT)		
	FRONT SETBACK	8M	11M	12M		
	REAR SETBACK	8M	11M	12M		
	SIDE SETBACK (LEFT)	8M	11M	12M		
	SIDE SETBACK (RIGHT)	8M	11M	12M		
9	FLOOR PLANS			AREA	NON F.A.R AREA	TOTAL F.A.R AREA
	PROPOSED COVERED AREA AT GROUND FLOOR			2262.64	0	2262.64
	PROPOSED COVERED AREA AT FIRST FLOOR			2326.21	263.01	2063.20
	PROPOSED COVERED AREA AT SECOND FLOOR			2266.89	264.05	2002.84
	PROPOSED COVERED AREA AT THIRD FLOOR			2411.80	253.81	2157.99
	PROPOSED COVERED AREA AT FOURTH FLOOR			236.53	37.28	199.25
	PROPOSED COVERED AREA AT FIFTH FLOOR			2411.80	253.81	2157.99
	PROPOSED COVERED AREA AT SIXTH FLOOR			1618.12	146.61	1471.51
	PROPOSED COVERED AREA AT SEVENTH FLOOR			1618.02	146.61	1471.41
	PROPOSED COVERED AREA AT EIGHTH FLOOR			1618.02	146.61	1471.41
	PROPOSED COVERED AREA AT NINTH FLOOR			1592.80	93.46	1499.34
	PROPOSED COVERED AREA AT TENTHH FLOOR			1085.19	93.46	991.73
10	TOTAL ACHIEVED BUILT UP AREA FOR F.A.R			19448.03	1698.70	17749.33
	MUMTY MACHINE ROOM (NON F.A.R)			295.73		
	LOWER BASEMENT FLOOR AREA (NON F.A.R)			3297.43		
	UPPER BASEMENT FLOOR AREA (NON F.A.R)			3297.43		
11	TOTAL BUILT UP AREA			26338.62		
	NO. OF FLOORS			G+10		
	HEIGHT OF BUILDING			39.90		
12	PARKING CALCULATION					
	REQUIRED PARKING @1 ECS/50SQM OF COVERED AREA			355		
	PROPOSED PARKING NOS. IN LOWER BASEMENT			198		
	PROPOSED PARKING NOS. IN UPPER BASEMENT			189		
13	TOTAL NO. OF PARKING PROVIDED IN BASEMENT (DOUBLE STACKED MECHANISED SYSTEM) *AS PER DRAWING ATTACHED*			387		
	AREA UNDER PARKING IN UPPER BASEMENT			1545.03		
	AREA UNDER PARKING IN LOWER BASEMENT			1545.03		
				3090.06		

LEGENDS:

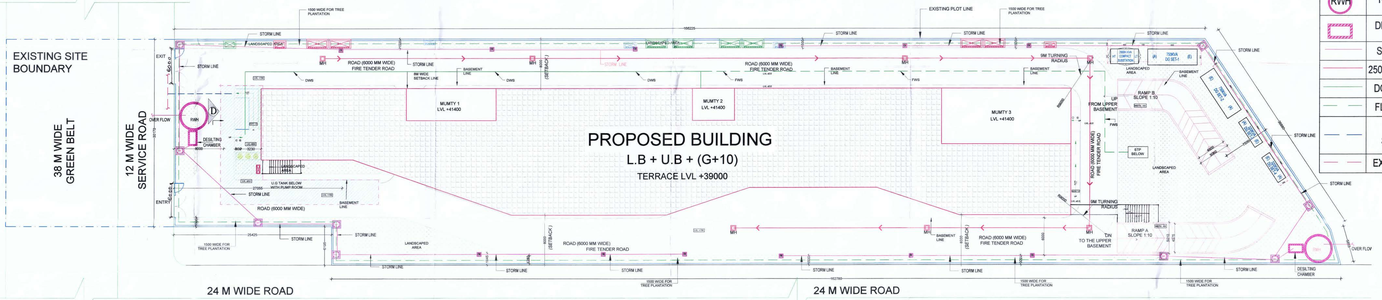
PLUMBING LEGEND
CATCH BASIN
STORM MANHOLE
RAIN WATER HARVESTING
DESILTING CHAMBER
STORM LINE 400MM Ø
250MM Ø SEWER LINE SW PIPE
DOMESTIC WATER LINE
FLUSHING WATER LINE
80Ø DOMESTIC WATER SUPPLYFROM MUNCIPAL
EXISTING MUNCIPAL SUPPLY



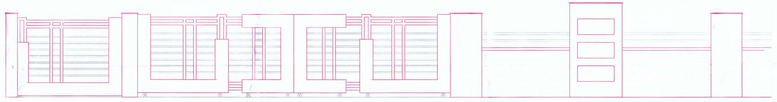
SECTION AT A-A



RAIN WATER HARVESTING PIT DETAIL



SITE PLAN -SERVICES
SCALE 1:200



GATE & BOUNDARY WALL AS/STR. DESIGN

Ram Avtar Bansal
AD(HQ)
Dy. Chief Planner (T)
DTP Office Director Fire Service

PROJECT:
COMMERCIAL COLONY AREA MEASURING 2.625 ACRES IN SECTOR 34, SOHNA BEING DEVELOP BY SMT. MONIKA RAIZADA W/O SH. NAVEEN RIZADA IN COLLABORATION WITH NAVI ESTATES LLP.
(LICENCE NO 79. OF 2018 DATED 17/11/2018)

CLIENT: NAVI ESTATES, LLP NEW DELHI

KEY PLAN:1

REVISION SCHEDULE:

SNO	NOTES	DATED

ARCHITECT SIG: | OWNER SIG:

BUILDING TYPE: COMMERCIAL

GENERAL NOTES:
1. All dimensions are in MM
2. Only written dimensions should be followed.
3. All dimensions should be checked and verified before execution.Inconsistency if any should be brought to the notice of the architect.

DRAWING TITLE: SITE PLAN

DRAWING NO: AR-LF-19-01 | DATE: 01/08/2019

SCALE: AS SPECIFIED | NORTH: N

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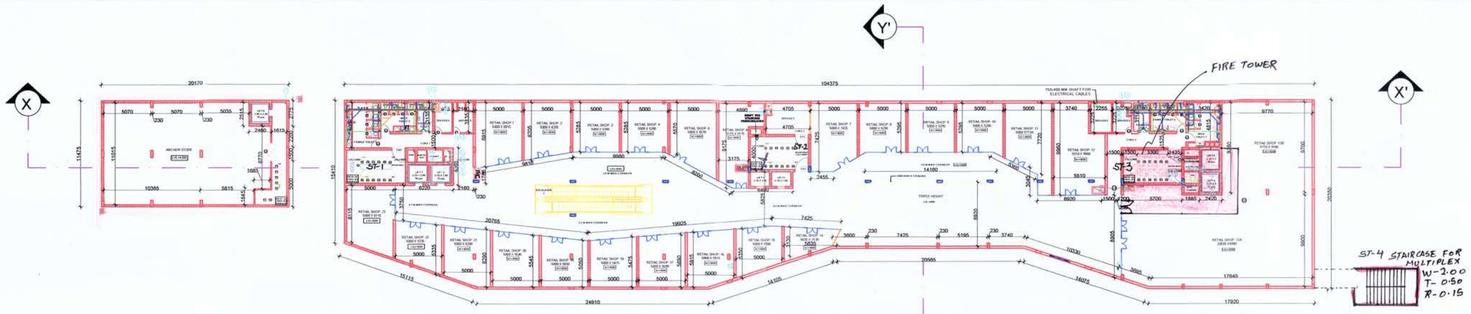
architects,interior designers, landscape consultants, & project consultants.
Lucknow Studio: 1/24, Vipul Khand, Gomti Nagar, Lucknow
Ph no.0522 - 4027793
Delhi Studio: T - 34/ 702, Common Wealth Games Village, Delhi - 110092
Ph no. 011 - 21211409

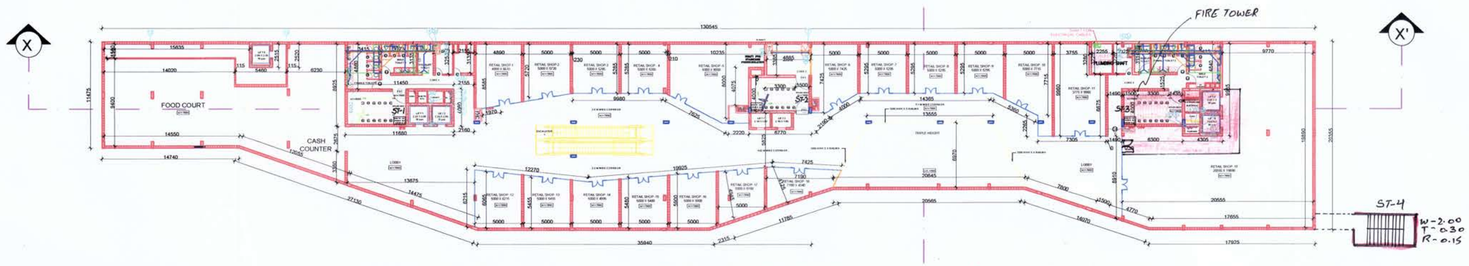
FIRE

(ST-1, ST-2, ST-3, ST-4)
ALL STAIRCASE TYPICAL
W-2.00
T-0.30
R-0.15



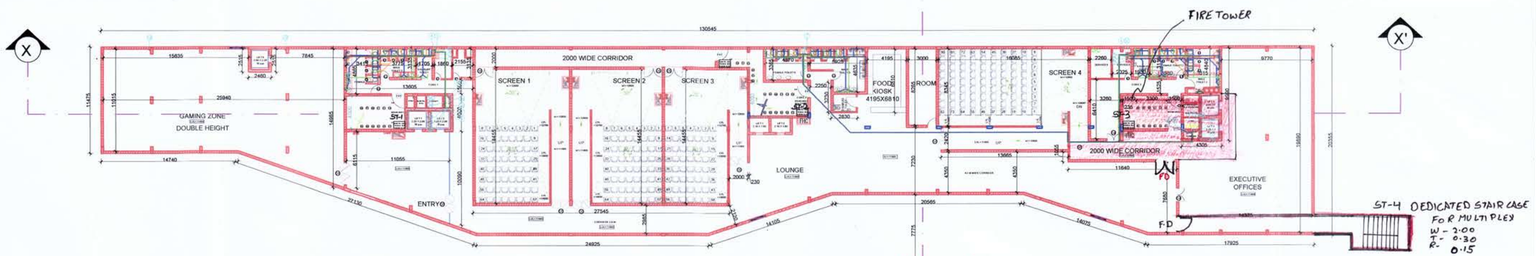
FIRST FLOOR
(LVL +4200)

Toilet Detail (Typical)



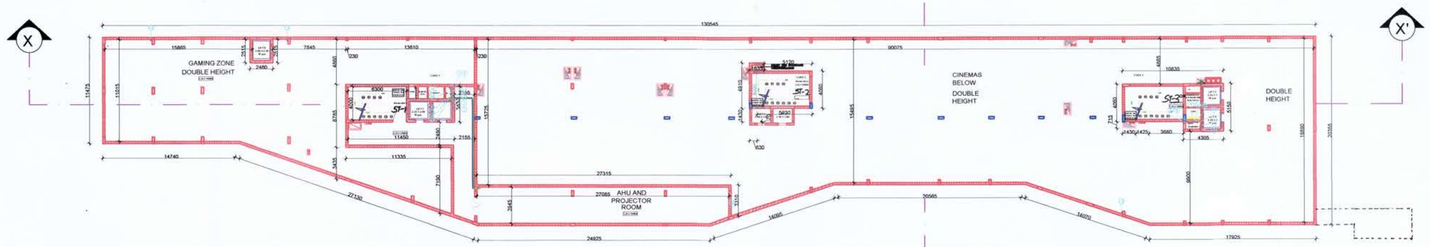
SECOND FLOOR
(LVL +7800)

Toilet Detail (Typical)



THIRD FLOOR
(LVL +11400)

Toilet Detail (Typical)



FOURTH FLOOR
(LVL +14400)

Toilet Detail (Typical)

	PLUMBING LEGEND:– DESCRIPTION
(1)	110ø SOIL PIPE
(1a)	160ø SOIL PIPE
(2)	110ø WASTE PIPE
(2a)	160ø WASTE PIPE
(3)	DOMESTIC WATER SUPPLY(GUEST FLOOR)
(3a)	DOMESTIC WATER SUPPLY PIPE FROM OHT TO RING
(3b)	DOMESTIC WATER SUPPLY RISER FROM UGT TO SUPPLY RING & OHT(TANK FILLING)
(3c)	DOMESTIC WATER SUPPLY PIPE FROM OHT TO OFFICE & RETAIL FLOOR
(3d)	DOMESTIC WATER SUPPLY RISER PIPE
(4)	FLUSHING WATER SUPPLY PIPE
(4a)	FLUSHING WATER SUPPLY PIPE RISER
(5)	HOT WATER SUPPLY PIPE(GUEST FLOOR)
(5a)	HOT WATER SUPPLY PIPE HEAT PUMP TO SUPPLY RING
(5b)	HOT WATER SUPPLY PIPE HEAT PUMP TO BOH AREA
(6)	HOT WATER RETURN PIPE
(6a)	HOT WATER RETURN PIPE RING TO MIXING TANK
(6a)	HOT WATER RETURN PIPE BOH AREA TO MIXING TANK
(7)	75ø VENT PIPE
(8)	150ø RAIN WATER PIPE
(9)	200ø RAIN WATER PIPE
(10)	110ø RAIN WATER PIPE
(11)	75ø DRAIN PIPE
FD	FLOOR DRAIN
FT	FLOOR TRAP
COP	CLEAN OUT PLUG
FCO	FLOOR CLEAN OUT

NOTE –
(1) WASH BASIN TO FLOOR TRAP 40 OD PIPE
(2) FLOOR DRAIN TO FLOOR TRAP 63 OD PIPE
(3) URINAL TO FLOOR TRAP 50 OD PIPE
(4) WC TO VERTICAL STACK 110 OD PIPE
(5) FLOOR TRAP TO VERTICAL STACK 110 OD PIPE

ARCHITECT(HQ) CTP Member Secretary BPC, STP (G) Member BPC, SE/FP (HQ) Chairman BPC, JD, FA, ATP

Ram Avtar Bassi
AD(HQ)

Deputy Director (T)
O/o Directorate Fire Service
Member B.P.C

Checked and found ok for Building Plan
Sd/- 4/10/19
18-0741
Superintending Engineer (HQ)
HSVP, Panchkula

KEY PLAN:1

PROJECT:

COMMERCIAL COLONY AREA MEASURING 2.625 ACRES IN SECTOR 34, SOHNA BEING DEVELOP BY SMT. MONIKA RAIZADA W/O SH. NAVEEN RIZADA IN COLLABORATION WITH NAVI ESTATES LLP.
(LICENCE NO 79. OF 2018 DATED 17/11/2018)

CLIENT: NAVI ESTATES, LLP
NEW DELHI

REVISION SCHEDULE:

SNO	NOTES	DATED

ARCHITECT SIG: Khushboo Bansal C/2034/2004 COUNCIL OF ARCHITECTURE

OWNER SIG:

BUILDING TYPE: COMMERCIAL

GENERAL NOTES:
1. All dimensions are in MM
2. Only written dimensions should be followed.
3. All dimensions should be checked and verified before execution inconsistency if any should be brought to the notice of the architect.

DRAWING TITLE: SECOND, THIRD & FOURTH FLOOR PLAN

DRAWING NO: AR-LF-19-03

DATE: 01/08/2019

SCALE: 1:200

NORTH: N

STHAPATI
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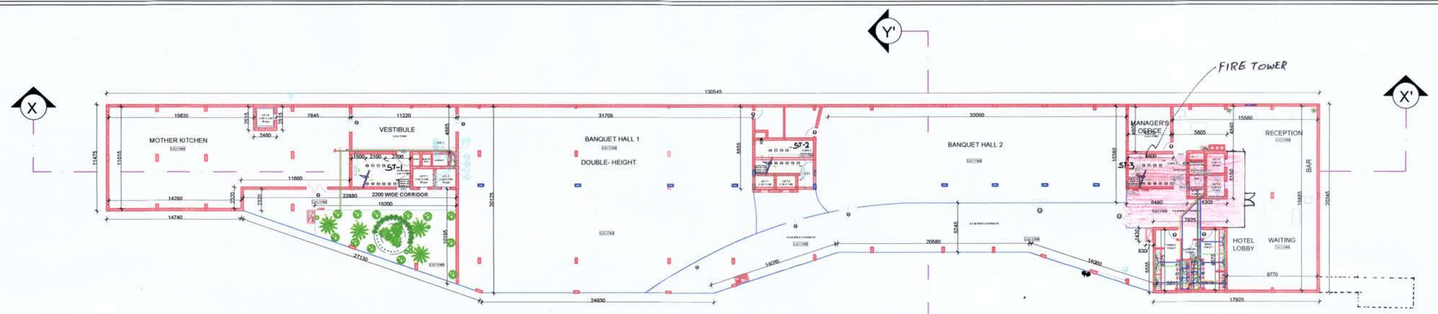
Lucknow Studio: 1/24, Vipul Khand, Gomti Nagar, Lucknow
Ph no.0522 – 4027793
Delhi Studio: T – 34/ 702, Common Wealth Games Village, Delhi – 110092
Ph no. 011 – 21211409

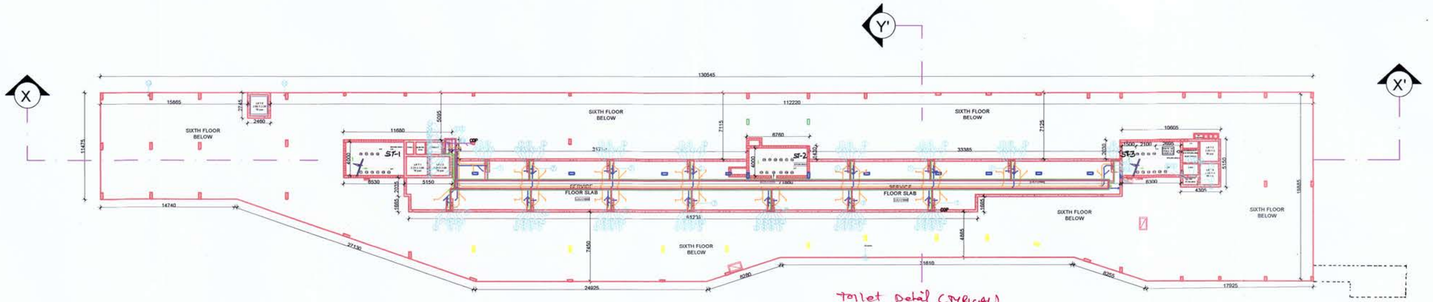
FIRE

(ST-1, ST-2, ST-3, ST-4)
ALL STAIRCASE TYPICAL
W-2.00
T-0.30
R-0.15



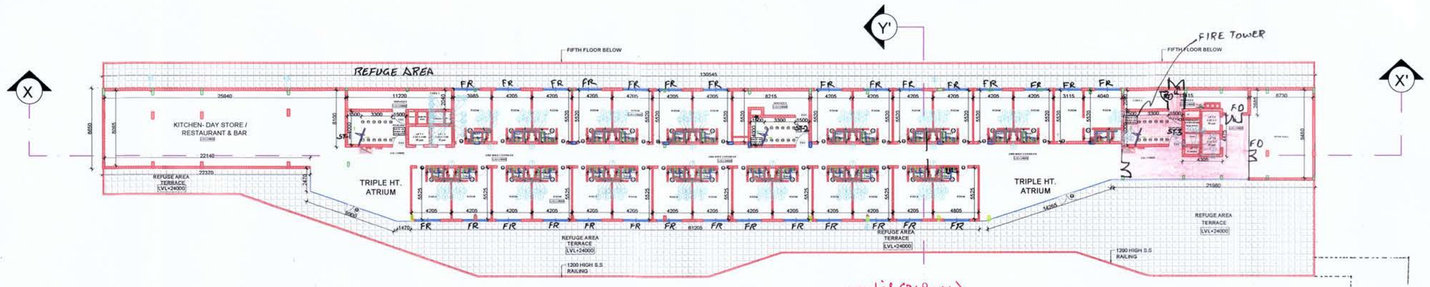
FIFTH FLOOR
(LVL +17400)

Toilet Detail (TYPICAL)



SERVICE FLOOR
(LVL +21600)

Toilet Detail (TYPICAL)



SIXTH FLOOR
(LVL +24000)

Toilet Detail (TYPICAL)

SEVENTH FLOOR
(LVL +27000)

* FR = FIRE RESISTANT.

	PLUMBING LEGEND:– DESCRIPTION
(1)	110ø SOIL PIPE
(1a)	160ø SOIL PIPE
(2)	110ø WASTE PIPE
(2a)	160ø WASTE PIPE
(3)	DOMESTIC WATER SUPPLY(GUEST FLOOR)
(3a)	DOMESTIC WATER SUPPLY PIPE FROM OHT TO RING
(3b)	DOMESTIC WATER SUPPLY RISER FROM UGT TO SUPPLY RING & OHT(TANK FILLING)
(3c)	DOMESTIC WATER SUPPLY PIPE FROM OHT TO OFFICE & RETAIL FLOOR
(3d)	DOMESTIC WATER SUPPLY RISER PIPE
(4)	FLUSHING WATER SUPPLY PIPE
(4a)	FLUSHING WATER SUPPLY PIPE RISER
(5)	HOT WATER SUPPLY PIPE(GUEST FLOOR)
(5a)	HOT WATER SUPPLY PIPE HEAT PUMP TO SUPPLY RING
(5b)	HOT WATER SUPPLY PIPE HEAT PUMP TO BOH AREA
(6)	HOT WATER RETURN PIPE
(6a)	HOT WATER RETURN PIPE RING TO MIXING TANK
(6a)	HOT WATER RETURN PIPE BOH AREA TO MIXING TANK
(7)	75ø VENT PIPE
(8)	150ø RAIN WATER PIPE
(9)	200ø RAIN WATER PIPE
(10)	110ø RAIN WATER PIPE
(11)	75ø DRAIN PIPE
FD	FLOOR DRAIN
FT	FLOOR TRAP
COP	CLEAN OUT PLUG
FCO	FLOOR CLEAN OUT

NOTE –	
(1)	WASH BASIN TO FLOOR TRAP 40 OD PIPE
(2)	FLOOR DRAIN TO FLOOR TRAP 63 OD PIPE
(3)	URINAL TO FLOOR TRAP 50 OD PIPE
(4)	WC TO VERTICAL STACK 110 OD PIPE
(5)	FLOOR TRAP TO VERTICAL STACK 110 OD PIPE

Member Secretary BPC — Member BPC — Chairman BPC
JD — ATP

Ram Avtar Bassi
AD(HQ)
Deputy Director (T)
O/o Directorate Fire Service
Member B.P.C

Checked and Found to be in Conformity with the Provisions of the Haryana Fire Prevention and Safety Act, 2009 and Rules thereof, in force. Fire NOC Issued vide Dir. Fire NOC (SEIAA) Dated 4/10/19 Memo No. 182941
Superintendent Fire Officer (HQ) HSVP, Panchkula

KEY PLAN:1

PROJECT:
COMMERCIAL COLONY AREA MEASURING 2.625 ACRES IN SECTOR 34, SOHNA BEING DEVELOP BY SMT. MONIKA RAIZADA W/O SH. NAVEEN RIZADA IN COLLABORATION WITH NAVI ESTATES LLP.
(LICENCE NO 79. OF 2018 DATED 17/11/2018)

CLIENT: NAVI ESTATES, LLP
NEW DELHI

REVISION SCHEDULE:

SNO	NOTES	DATED

ARCHITECT SIG:
Chaithoon Bansal
CA/2014/62104
COUNCIL OF ARCHITECTURE

OWNER SIG:

BUILDING TYPE: COMMERCIAL

GENERAL NOTES:
1. All dimensions are in MM
2. Only written dimensions should be followed
3. All dimensions should be checked and verified before execution.inconsistency if any should be brought to the notice of the architect.

DRAWING TITLE: FIFTH, SERVICE, SIXTH & SEVENTH FLOOR PLAN

DRAWING NO: AR-LF-19-04

DATE: 01/08/2019

SCALE: AS SPECIFIED

NORTH: N

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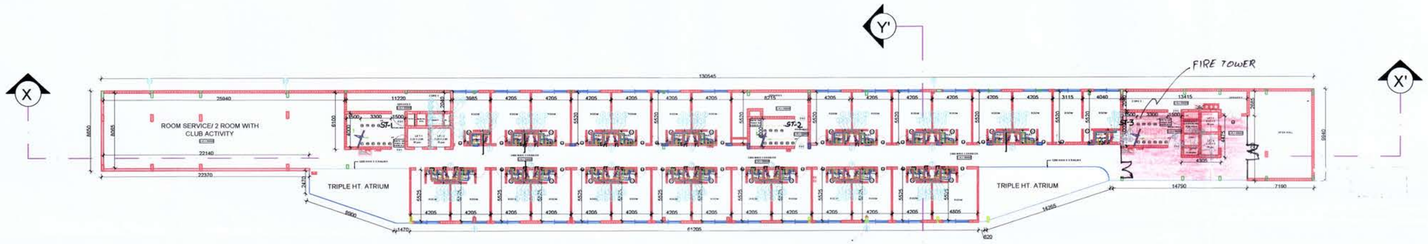
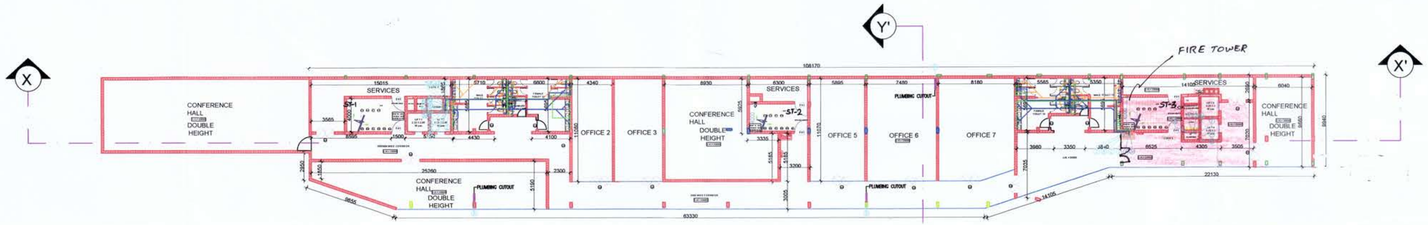
Ph no.0522 – 4027793
Delhi Studio: T – 34/ 702, Common Wealth Games Village, Delhi – 110092
Ph no. 011 – 21211409

FIRE

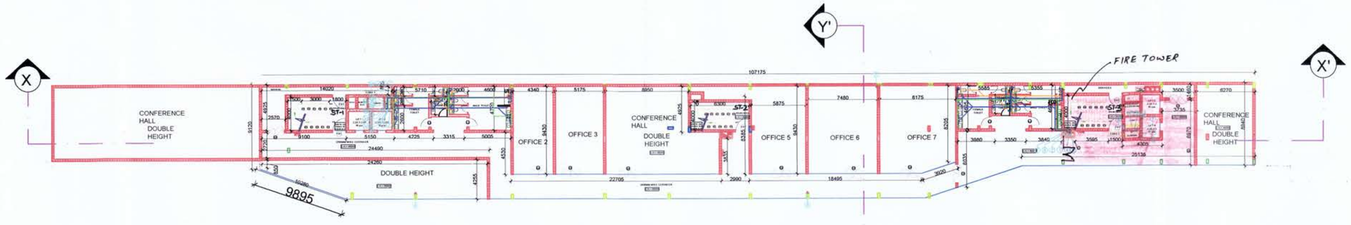
(ST-1, ST-2, ST-3, ST-4)
ALL STAIRCASE TYPICAL
W - 2.00
T - 0.30
R - 0.15



EIGHTH FLOOR
(LVL +30000)



NINTH FLOOR
(LVL +33000)



TENTH FLOOR
(LVL +36000)

OVER HEAD TANK
DOMESTIC - 2 X 24000 LTR
FLUSHING - 2 X 16000 LTR

TERRACE PLAN
(LVL +39000)

	PLUMBING LEGEND:– DESCRIPTION
(1)	110ø SOIL PIPE
(1a)	160ø SOIL PIPE
(2)	110ø WASTE PIPE
(2a)	160ø WASTE PIPE
(3)	DOMESTIC WATER SUPPLY(GUEST FLOOR)
(3a)	DOMESTIC WATER SUPPLY PIPE FROM OHT TO RING
(3b)	DOMESTIC WATER SUPPLY RISER FROM UGT TO SUPPLY RING & OHT(TANK FILLING)
(3c)	DOMESTIC WATER SUPPLY PIPE FROM OHT TO OFFICE & RETAIL FLOOR
(3d)	DOMESTIC WATER SUPPLY RISER PIPE
(4)	FLUSHING WATER SUPPLY PIPE
(4a)	FLUSHING WATER SUPPLY PIPE RISER
(5)	HOT WATER SUPPLY PIPE(GUEST FLOOR)
(5a)	HOT WATER SUPPLY PIPE HEAT PUMP TO SUPPLY RING
(5b)	HOT WATER SUPPLY PIPE HEAT PUMP TO BOH AREA
(6)	HOT WATER RETURN PIPE
(6a)	HOT WATER RETURN PIPE RING TO MIXING TANK
(6a)	HOT WATER RETURN PIPE BOH AREA TO MIXING TANK
(7)	75ø VENT PIPE
(8)	150ø RAIN WATER PIPE
(9)	200ø RAIN WATER PIPE
(10)	110ø RAIN WATER PIPE
(11)	75ø DRAIN PIPE
FD	FLOOR DRAIN
FT	FLOOR TRAP
COP	CLEAN OUT PLUG
FCO	FLOOR CLEAN OUT

NOTE –	
(1)	WASH BASIN TO FLOOR TRAP 40 OD PIPE
(2)	FLOOR DRAIN TO FLOOR TRAP 63 OD PIPE
(3)	URINAL TO FLOOR TRAP 50 OD PIPE
(4)	WC TO VERTICAL STACK 110 OD PIPE
(5)	FLOOR TRAP TO VERTICAL STACK 110 OD PIPE

Member Secretary BPC — Member BPC — Chairman BPC
JD — FA — ATP
Ram Avtar Bansl
AD(HQ)
Deputy Director (T)
O/o Directorate Fire Service
Member B.P.C.
Ex. 4/10/19
18094

KEY PLAN:1

PROJECT:
COMMERCIAL COLONY AREA MEASURING 2.625 ACRES IN SECTOR 34, SOHNA BEING DEVELOP BY SMT. MONIKA RAIZADA W/O SH. NAVEEN RIZADA IN COLLABORATION WITH NAVI ESTATES LLP.
(LICENCE NO 79. OF 2018 DATED 17/11/2018)

CLIENT: NAVI ESTATES, LLP
NEW DELHI

REVISION SCHEDULE:

SNO	NOTES	DATED

ARCHITECT SIG:
LICENSED ARCHITECT Khushboo Bansal CA/2014/32014 ARCHITECT

OWNER SIG:

BUILDING TYPE: COMMERCIAL

GENERAL NOTES:
1. All dimensions are in MM
2. Only written dimensions should be followed.
3. All dimensions should be checked and verified before execution inconsistency if any should be brought to the notice of the architect.

DRAWING TITLE: EIGHTH, NINTH, TENTH & TERRACE PLAN

DRAWING NO: AR-LF-19-05

DATE: 01/08/2019

SCALE: AS SPECIFIED

NORTH: N

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