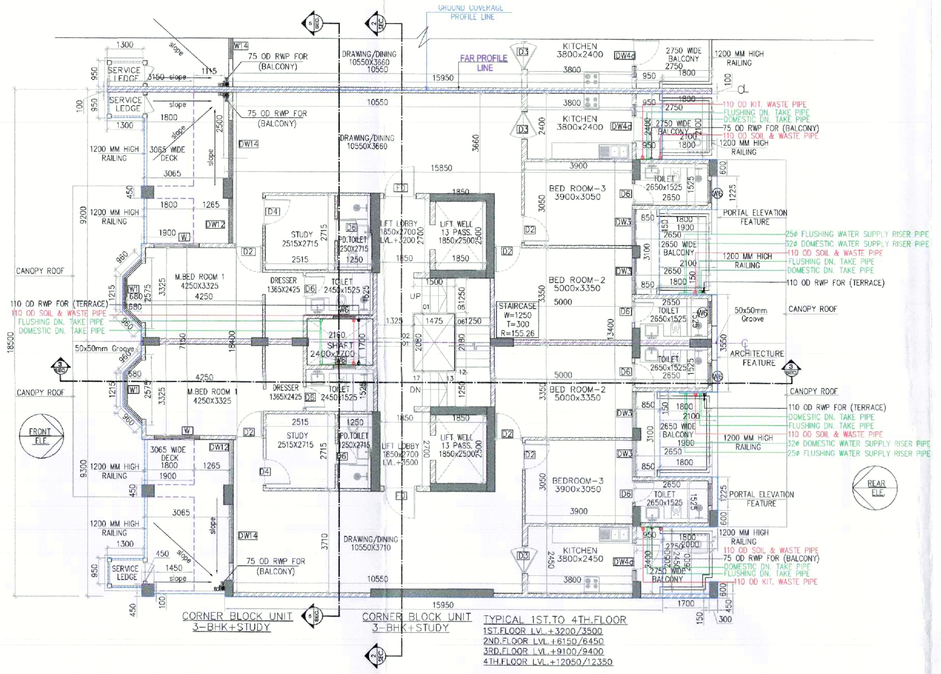
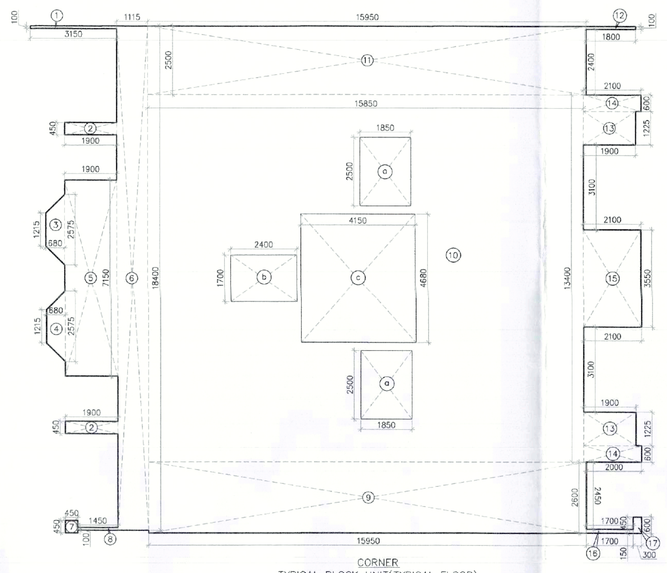


CORNER BLOCK UNIT
3-BHK+STUDY

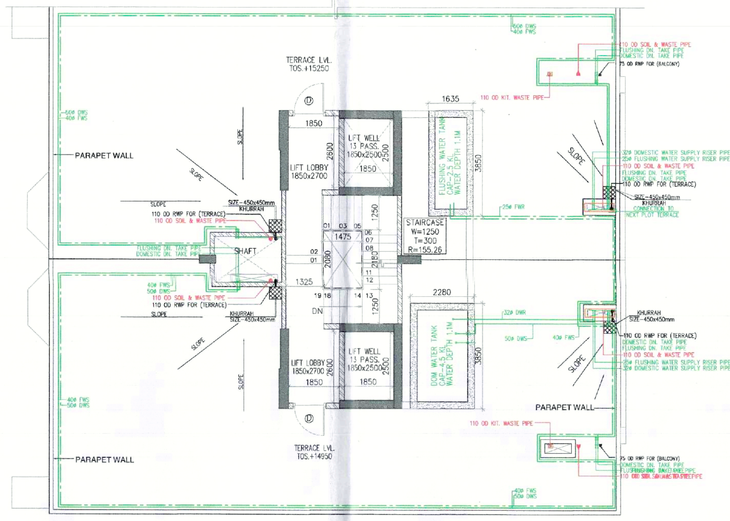
CORNER BLOCK UNIT
3-BHK+STUDY

TYPICAL 1ST.TO 4TH.FLOOR
1ST.FLOOR LVL.+3200/3500
2ND.FLOOR LVL.+6150/6450
3RD.FLOOR LVL.+9100/9400
4TH.FLOOR LVL.+12050/12350



CORNER
TYPICAL BLOCK UNIT(TYPICAL FLOOR)
3-BHK+STUDY

TYPICAL CORNER BLOCK (3BHK+STUDY) TYPICAL FLOOR AREA CALCULATION									
GROSS - A									
1	=	1	X	3.150	X	0.100	=	0.315	SQM
2	=	2	X	1.800	X	0.450	=	1.710	SQM
3	=	0.5	X	(1.215+2.575)	X	0.680	=	1.289	SQM
4	=	0.5	X	(1.215+2.575)	X	0.680	=	1.289	SQM
5	=	1	X	1.900	X	7.150	=	13.585	SQM
6	=	1	X	1.115	X	18.400	=	20.516	SQM
7	=	1	X	0.450	X	0.450	=	0.203	SQM
8	=	1	X	1.450	X	0.100	=	0.145	SQM
9	=	1	X	15.950	X	2.600	=	41.470	SQM
10	=	1	X	16.850	X	13.400	=	212.390	SQM
11	=	1	X	15.950	X	2.500	=	39.875	SQM
12	=	1	X	1.800	X	0.100	=	0.180	SQM
13	=	2	X	1.800	X	1.225	=	4.605	SQM
14	=	2	X	2.100	X	0.600	=	2.520	SQM
15	=	1	X	2.100	X	3.500	=	7.455	SQM
16	=	1	X	1.700	X	0.150	=	0.255	SQM
17	=	1	X	0.300	X	0.600	=	0.180	SQM
						TOTAL	=	348.031	SQM
DEDUCTION									
GROSS – B									
a	=	1	X	1.850	X	2.500	=	9.250	SQM
b	=	1	X	2.400	X	1.700	=	4.080	SQM
c	=	1	X	4.150	X	4.680	=	19.422	SQM
						TOTAL	=	32.752	SQM
TOTAL FAR AREA OF TYPICAL CORNER BLOCK (3BHK+STUDY)TYPICAL FLOOR					=	GROSS – A	-	GROSS – B	
					=	348.031		32.752	
					=	315.279			SQM
TYPICAL CORNER BLOCK (3BHK+STUDY) TYPICAL FLOOR BUILT UP AREA									
GROSS – C									
c	=	1	X	4.150	X	4.680	=	19.422	SQM
						TOTAL	=	19.422	SQM
TOTAL BUILT UP AREA TYPICAL CORNER BLOCK (3BHK+STUDY) TYPICAL FLOOR					=	FAR AREA	+	GROSS – C	
					=	315.279	+	19.422	
					=	334.701	SQM		
TOTAL NON FAR AREA TYPICAL CORNER BLOCK (3BHK+STUDY)TYPICAL FLOOR					=	BUILT UP AREA		FAR AREA	
					=	334.701		315.279	
					=	19.422	SQM		



TERRACE CORNER BLOCK PLAN
(L.VL.+14950/15250)
3-BHK+STUDY

Note :-

CTP
Sumit Chauhan

S.T.P (HQ)
Member Secretary
B.P.A.C

DTP (HQ)

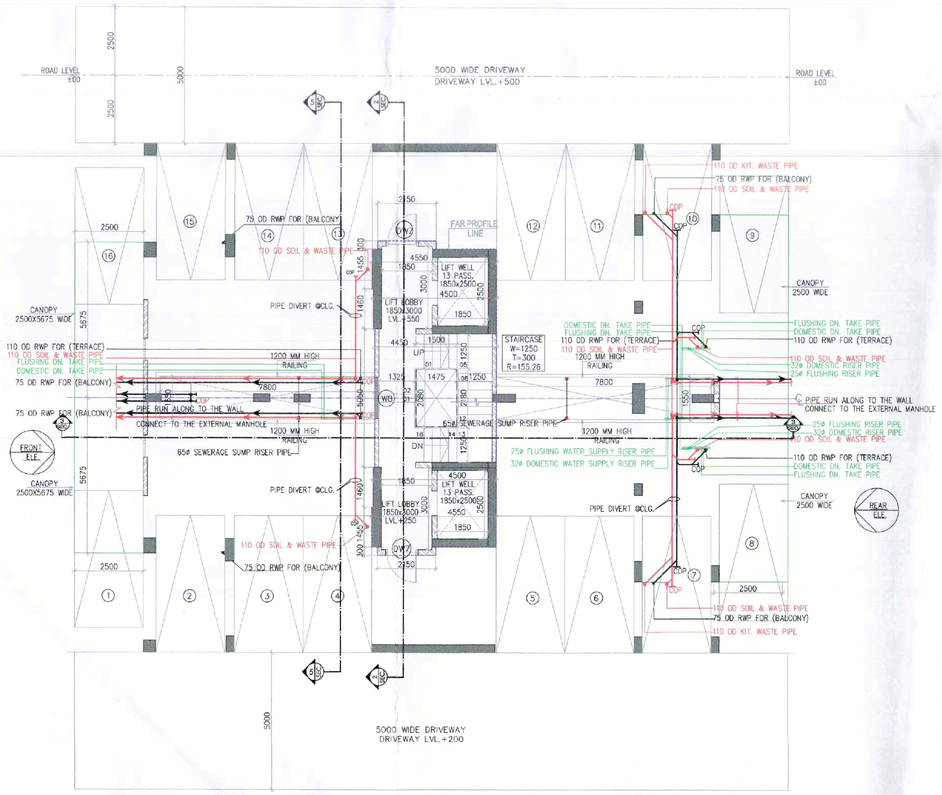
Recommended
to be read up
dated 02/11/2023

Consultant
Architect

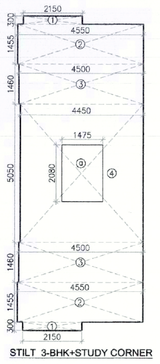
ATP (HQ)

(SATYA PAL)
JD (HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 40469
DATED: 24.11.2023.

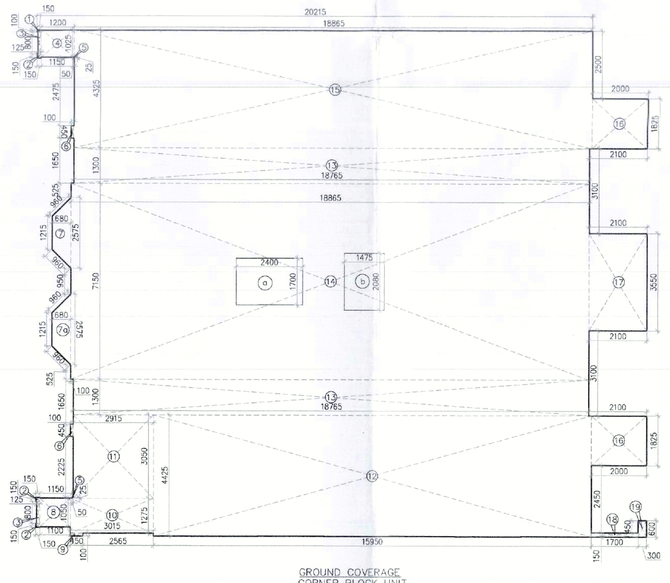


STILT CORNER BLOCK FLOOR PLAN
(L.VL.+250/500)



STILT 3-BHK+STUDY CORNER

STILT CORNER BLOCK (3-BHK+STUDY) FAR AREA									
GROSS - A									
1	=	2	X	2.150	X	0.300	=	1.290	SQM
2	=	2	X	4.500	X	1.450	=	13.050	SQM
3	=	1	X	4.000	X	0.450	=	1.800	SQM
4	=	1	X	4.450	X	3.050	=	13.573	SQM
						TOTAL	=	55.143	SQM
GROSS – B									
a	=	1	X	1.475	X	2.080	=	3.068	SQM
						TOTAL	=	3.068	SQM
TOTAL FAR AREA STILT FLOOR					=	GROSS – A	-	GROSS – B	
					=	55.143		3.068	
					=	47.075	SQM		
TOTAL BUILT UP AREA STILT FLOOR					=	GROUND COVERAGE			
					=	364.813	SQM		
TOTAL NON FAR AREA STILT FLOOR					=	GROUND COVERAGE	-	FAR AREA	
					=	364.813		47.075	
					=	317.738	SQM		

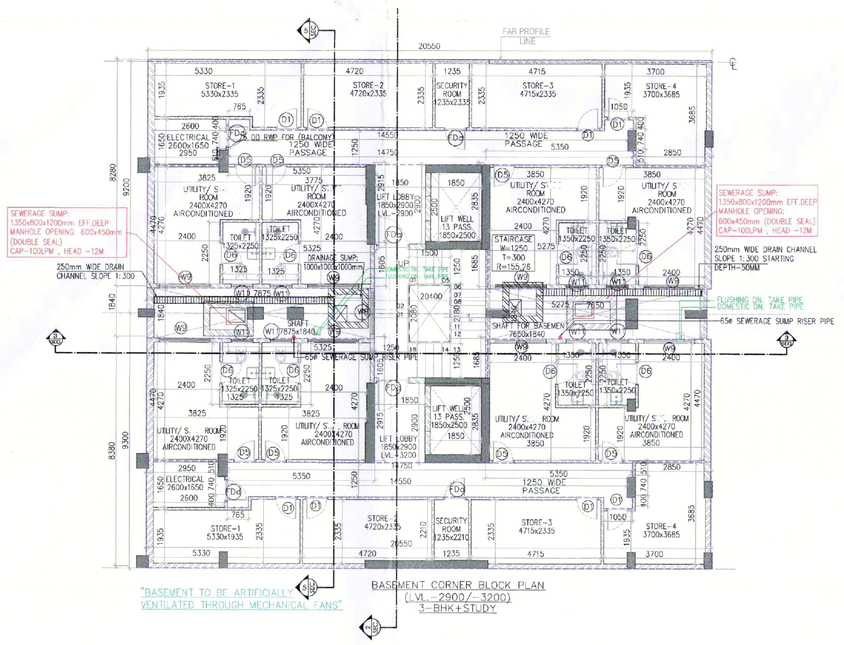


GROUND COVERAGE
CORNER BLOCK UNIT
3-BHK+STUDY

GROUND COVERAGE CORNER BLOCK UNIT (3BHK+STUDY) FLOOR AREA CALCULATION									
GROSS - A									
1	=	1	X	0.150	X	0.100	=	0.015	SQM
2	=	3	X	0.150	X	0.150	=	0.068	SQM
3	=	2	X	0.125	X	0.800	=	0.200	SQM
4	=	1	X	1.200	X	1.025	=	1.230	SQM
5	=	2	X	0.050	X	0.025	=	0.003	SQM
6	=	2	X	0.100	X	0.450	=	0.090	SQM
7	=	0.5	X	2.575+1.215	X	0.680	=	1.289	SQM
7a	=	0.5	X	2.575+1.215	X	0.680	=	1.289	SQM
8	=	1	X	1.100	X	1.050	=	1.155	SQM
9	=	1	X	0.450	X	0.100	=	0.045	SQM
10	=	1	X	3.015	X	1.275	=	3.844	SQM
11	=	1	X	2.915	X	3.050	=	8.891	SQM
12	=	1	X	15.950	X	4.425	=	70.579	SQM
13	=	2	X	18.765	X	1.300	=	48.789	SQM
14	=	1	X	18.865	X	7.150	=	134.885	SQM
15	=	1	X	18.865	X	4.325	=	81.591	SQM
16	=	2	X	2.000	X	1.825	=	7.300	SQM
17	=	1	X	2.100	X	3.550	=	7.455	SQM
18	=	1	X	1.700	X	0.150	=	0.255	SQM
19	=	1	X	0.300	X	0.600	=	0.180	SQM
						TOTAL	=	369.151	SQM
DEDUCTION									
GROSS – B									
a	=	1	X	2.400	X	1.700	=	4.080	SQM
b	=	1	X	1.475	X	2.080	=	3.068	SQM
						TOTAL	=	7.148	SQM
TOTAL GROUND COVERAGE AREA (3BHK+STUDY)					=	GROSS - A	-	GROSS – B	
					=	369.151	-	7.148	
					=	362.003			SQM

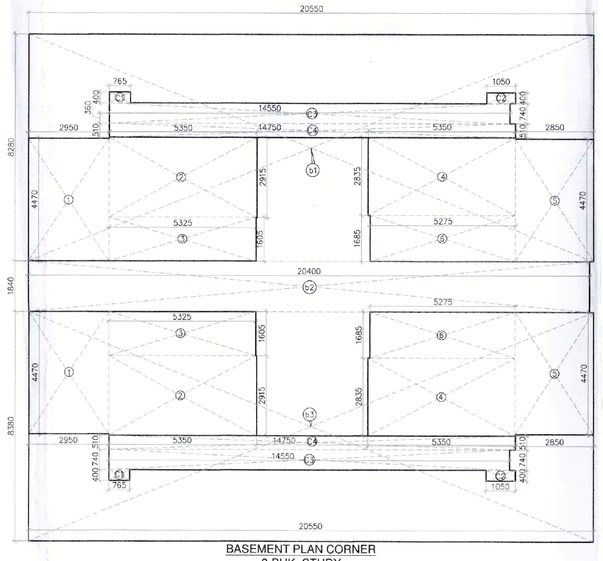
PLUMBING SHAFT PIPE DETAIL

SYMBOL		ABBRIVIATION	DESCRIPTION
R	(R)	RWP	110 OD RAIN WATER PIPE (TERRACE)
R1	(R)	RWP	75 OD RWP FOR (BALCONY)
1		SP	150Ø SOIL & WASTE PIPE
2		DWS	DOMESTIC WATER SUPPLY DN. TAKE PIPE
3		FWS	FLUSHING WATER SUPPLY DN. TAKE PIPE
4		DWS(R)	DOMESTIC WATER RISER TO OHT FILLING
5		FWS (R)	FLUSHING WATER SUPPLY RISER TO OHT FILLING



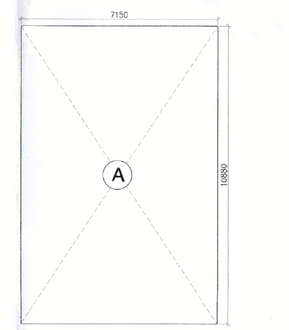
BASEMENT CORNER BLOCK PLAN
(L.VL.-2900/-3200)
3-BHK+STUDY

"BASEMENT TO BE ARTIFICIALLY VENTILATED THROUGH MECHANICAL FANS"



BASEMENT PLAN CORNER
3-BHK+STUDY

BASEMENT CORNER BLOCK (3BHK+STUDY) AREA CALCULATION									
GROSS - A									
b1	=	1	X	20.550	X	8.280	=	170.154	SQM
b2	=	1	X	20.400	X	1.840	=	37.536	SQM
b3	=	1	X	20.550	X	8.380	=	172.209	SQM
						TOTAL	=	379.899	SQM
BASEMENT FAR AREA									
GROSS - B									
1	=	2	X	2.950	X	4.470	=	26.373	SQM
2	=	2	X	5.350	X	2.915	=	31.191	SQM
3	=	2	X	5.325	X	1.605	=	17.093	SQM
4	=	2	X	5.350	X	2.835	=	30.335	SQM
5	=	2	X	2.850	X	4.470	=	25.479	SQM
6	=	2	X	5.275	X	1.685	=	17.777	SQM
						TOTAL	=	148.247	SQM
GROSS - C									
C1	=	2	X	0.765	X	0.400	=	0.612	SQM
C2	=	2	X	1.050	X	0.400	=	0.840	SQM
C3	=	2	X	14.650	X	0.740	=	21.534	SQM
C4	=	2	X	14.730	X	0.810	=	15.045	SQM
						TOTAL	=	38.031	SQM
TOTAL BUILT UP AREA BASEMENT					=	GROSS - A			
					=	379.899	SQM		
TOTAL FAR AREA BASEMENT					=	GROSS-B	+	GROSS-C	
					=	148.247	+	38.031	
					=	186.278	SQM		
TOTAL NON FAR AREA BASEMENT					=	GROSS - A	-	FAR AREA	
					=	379.899		186.278	
					=	193.621	SQM		



TYPICAL + CORNER (3-BHK+STUDY) MUMTY+OHT AREA									
GROSS - A									
A	=	1	X	7.180	X	10.890	=	77.792	SQM
						TOTAL	=	77.792	SQM

Checked and found ok for Public Health (External) Service only subject to comments in in forwarding letter No. 86577 Dated 01/12/23

Executive Engineer (HQ)
For Chief Engineer-I
PWD, Panchkula

DOOR SCHEDULE_TYPICAL PLOT

REVISED SR.NO	PARTICULARS	REVISED SIZES	
FD	MAIN ENTRANCE	1200x2330	3BHK+STUDY 3BHK
FDa	SEARCAGE DOOR AT STILT TOWARDS BASEMENT	1200x2330	3BHK+STUDY 3BHK
FDd	SERVICES ROOM	800x2000	3BHK+STUDY 3BHK
FDc	SERVICES ROOM	800x2000	3BHK+STUDY 3BHK
D	MUMTY DOOR	1200x2330	3BHK+STUDY 3BHK
D1	STORE ROOM	800x2100	3BHK+STUDY 3BHK
D2	BEDROOMS	1000x2100	3BHK+STUDY 3BHK
D3	KITCHEN DOUBLE SWING DOOR	1000x2100	3BHK+STUDY 3BHK
D3a	KITCHEN DOUBLE SWING DOOR	900x2100	3BHK
D4	KITCHEN BALCONY	1000x2350	3BHK+STUDY
DW4	KITCHEN BALCONY	1000x2350	3BHK+STUDY 3BHK
DW4a	KITCHEN BALCONY	1000x2350	3BHK+STUDY END PLOT
D5	UTILITY ROOM	800x2100	3BHK+STUDY 3BHK
D6	UTILITY TOILETS/TOILETS/P.TOIL	800x2100	3BHK+STUDY 3BHK
DW7	STILT ENTRANCE	SPECIAL/PIVOTED DOOR (DOOR) (DGU FIXED GLASS)	3BHK+STUDY 3BHK

WINDOW SCHEDULE_TYPICAL PLOT

SR.NO	PARTICULARS	OPENING SIZE	SILL FROM TOS LVL	
W	STUDY	1500x1800	–	3BHK+STUDY
W1	LIVING M. BEDROOM	2150x2350	–	3BHK+STUDY
DW2	LIVING	2200x2350	–	3BHK
DW3	BEDROOM 2 BEDROOM 3	1350x2350	–	3BHK+STUDY
DW4	M.BEDROOM 1	1625x2350	–	3BHK
DW5	BEDROOM 2	1825x2350	–	3BHK
W6	TOILETS/TO TOILET	800x1250	1150	3BHK+STUDY 3BHK
W7	TOILET 2&3	600x1250	1150	3BHK
W8	STILTS BASEMENT SEARCAGE	1500x1250	900	3BHK+STUDY
W9	UTILITY ROOM	1850x1250	1600	3BHK+STUDY
W10	UTILITY ROOM	1650x1250	1600	3BHK
W11	TOILET UTILITY ROOM	800x750	1150	3BHK+STUDY 3BHK
DW12	DRAWING ROOM PASSAGE	1650x750	–	3BHK+STUDY
W13	BEDROOM 3	1850x2350	–	3BHK
DW14	LIVING	2125x2350	–	3BHK+STUDY

PROJECT

PROPOSED BUILDING PLAN OF RESIDENTIAL GROUP HOUSING SCHEME UNDER NILP FOR THE AREA MEASURING 15.833 ACRES (LICENCE NO.141 OF 2023 DATED 10-07-2023) (MIGRATION FROM GROUP HOUSING PART OF RESIDENTIAL PLOTTED COLONY MEASURING 175.593 ACRES (LICENCE NO.11 OF 2010 FOR 118.562 ACRES & LICENCE NO.114 OF 2011 FOR 57.031 ACRES) IN SECTOR-3, PINJORE KALKA URBAN COMPLEX BEING DEVELOPED BY DLF HOMES PANCHKULA PVT.LTD.

ARCHITECT

Architect Hafeez Contractor

29 Bank Street, Bombay 400 023. Tel:2661920

ASSOCIATE ARCHITECTS

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.: 011-26898616,26898617

EDT (HQ)
Member
BPAC

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
SHABABUDDIN CA/2005/35235	

SEP-2023.	Scale : 1:100	
Drawing Title:- GROUND TO 4TH FLOOR & BASEMENT, TERRACE PLAN (TYPICAL CORNER-3BHK+STUDY)		Drawing No:- A-02