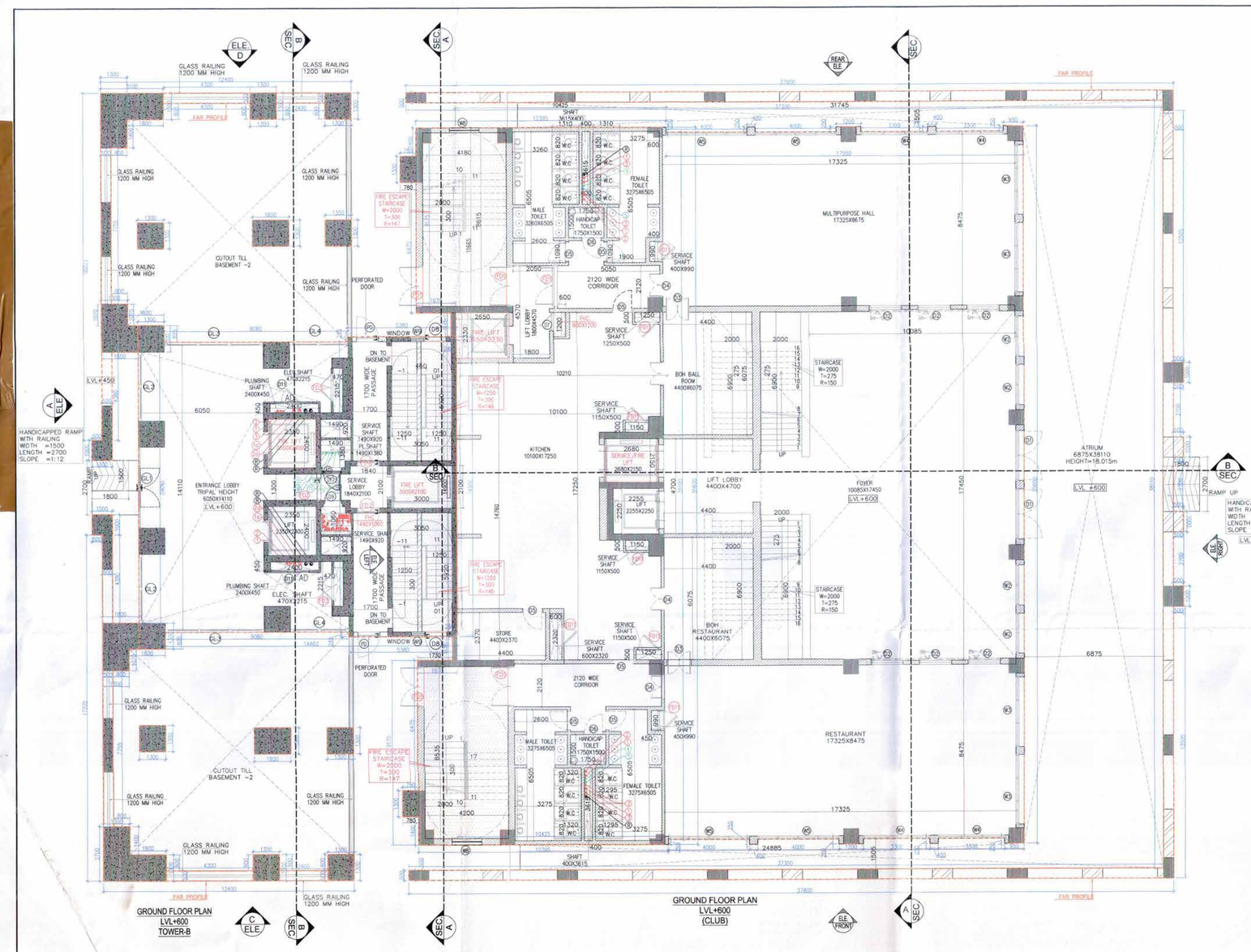
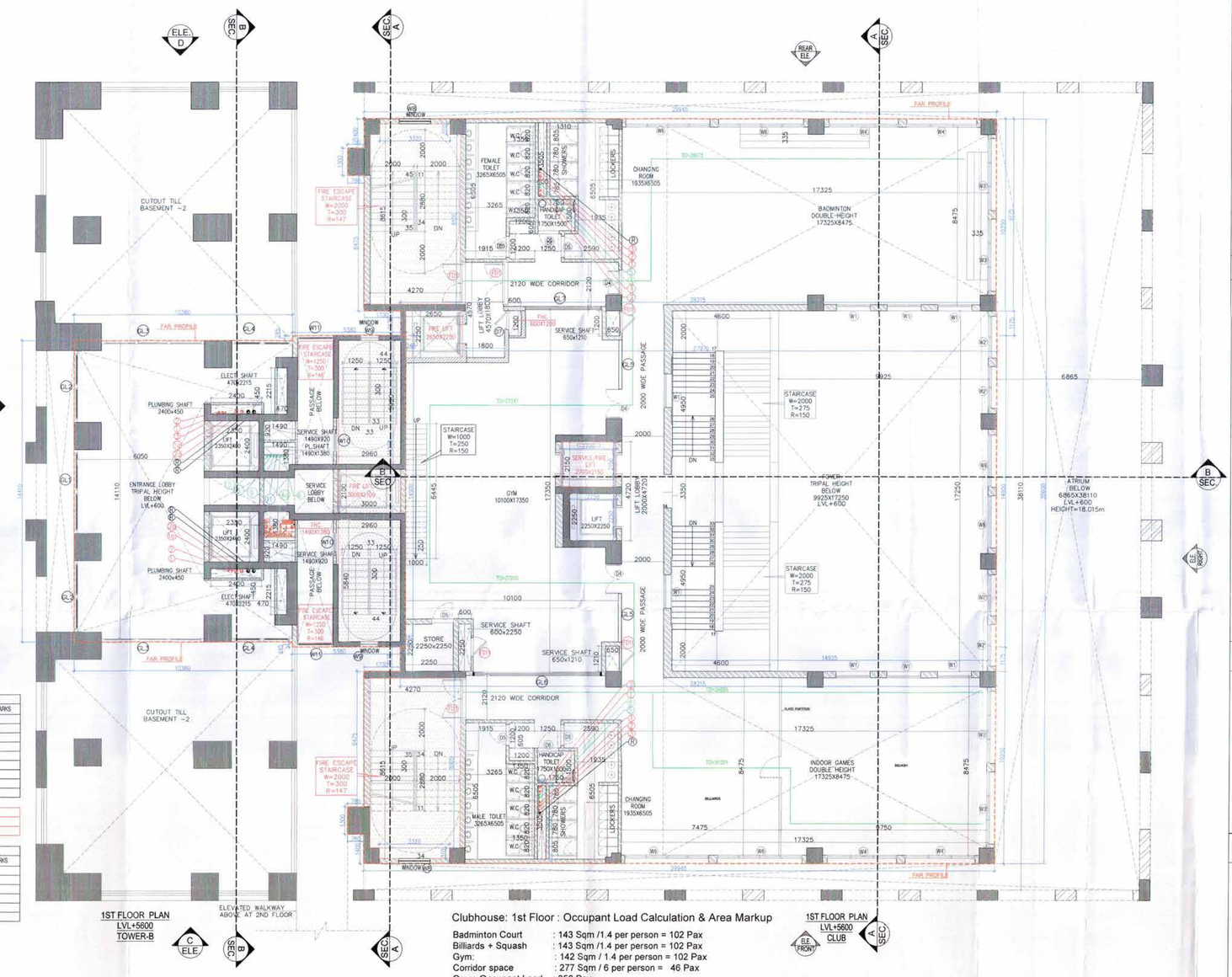


GROUND FLOOR PLAN
LVL+600
TOWER-B

GROUND FLOOR PLAN
LVL+600
(CLUB)



1ST FLOOR PLAN
LVL+5600
TOWER-B

1ST FLOOR PLAN
LVL+5600
CLUB

PLUMBING LEGEND–		
S.NO	SYMBOL	DISCRIPTION
1		SOIL PIPE
2		WASTE PIPE
3		ANTI VENT PIPE
4		DOMESTIC WATER SUPPLY PIPE (MASTER DOWN COMER)
5		FLUSHING WATER SUPPLY PIPE (MASTER DOWN COMER)
5A		DOMESTIC WATER SUPPLY BRANCH PIPE
5B		FLUSHING WATER SUPPLY BRANCH PIPE
6		DOMESTIC WATER SUPPLY (TOP THREE FLOOR)
7		DOMESTIC WATER RISER FOR TOWER-A
8		DOMESTIC WATER RISER FOR TOWER-A
9		FLUSHING WATER RISER FOR TOWER-B
10		FLUSHING WATER RISER FOR TOWER-A
11		DOMESTIC WATER HYD. SUPPY FOR RETAIL
12		FLUSHING WATER HYD. SUPPY FOR RETAIL
13		DOMESTIC WATER HYD. SUPPY FOR EWS
14		FLUSHING WATER HYD. SUPPY FOR EWS
15		DOMESTIC WATER HYD. SUPPY FOR CLUB
16		FLUSHING WATER HYD. SUPPY FOR CLUB
R		RAIN WATER PIPE
R1		BACONY DRAIN PIPE
AR		AIR RELEASE VALVE
BV		BALL VALVE

PIPE CONNECTION DIA :–	
WC TO STACK	100ø SOIL PIPE
SINK TO MT	40ø WASTE PIPE
FD TO MT	50ø WASTE PIPE
WASH BASIN TO MT	32ø WASTE PIPE
MT TO STACK	100ø WASTE PIPE

PLUMBING LEGEND–			
S.NO	ABBREVIATION	SYMBOL	DISCRIPTION
1	WP		100ø WASTE PIPE
2	WP		40/50ø WASTE PIPE
3	SP		100ø SOIL PIPE
4	SP		50ø SOIL PIPE
5	UT		URINAL TRAP
6	F.T		FLOOR TRAP
7	FD		FLOOR DRAIN
8	ARROW		SLOPE ARROW

TOWER-B DOOR SCHEDULE (ALL DIMENSIONS ARE IN MM & ARE FROM FFL)

SR. NO	ROOM NAME	DOOR NAME	DESCRIPTION	OPENING SIZE (MM)	CILL(MM)	REMARKS
01	UNIT ENTRY	D1	METAL FRAME & TIMBER DOOR	1200 x 2400	0.00	
02	BEDROOM	D2	METAL FRAME & TIMBER DOOR	1000 x 2400	0.00	
03	TOILET /POWDER ROOM	D3	METAL FRAME & TIMBER DOOR	850 x 2400	0.00	
04	STAIR ENTRY	D4	METAL FRAME & TIMBER DOOR	1200 x 2100	0.00	
05	SERVICE ACCESS	D5	METAL FRAME & TIMBER DOOR	1000 x 2100	0.00	
06	UTILITY ROOM	D6	METAL FRAME & TIMBER DOOR	850 x 2100	0.00	
07	KITCHEN	D7	METAL FRAME & TIMBER DOOR	1000 x 2100	0.00	
08	UTILITY TOILET	D0	TIMBER DOOR	650 x 2100	0.00	
09	ENTRANCE LOBBY	GD1	ALUMINIUM FRAME & GLASS	1800 x 2400	0.00	
13	STAIRCASE	FD	2HR FIRE RATED DOOR	1200 x 2100	0.00	2 hrs.
14	SERVICE AREA	FD2	2HR FIRE RATED DOOR	1200 x 2100	0.00	2 hrs.
15	F.F.HC	FD2	2HR FIRE RATED DOOR	750 x 2100	0.00	2 hrs.

TOWER-B WINDOW SCHEDULE (ALL DIMENSIONS ARE IN MM & ARE FROM FFL)

SR NO	ROOM NAME	WINDOW NAME	DESCRIPTION	OPENING SIZE (MM)	CILL(MM)	REMARKS
01	TOILET/WC	W0	ALUMIN. FRAME & GLASS	600 x 600	1800	
02	BUBED ROOM	W03	ALUMIN. FRAME & GLASS	2700 x 1200	1000	
03	BED ROOM	W01	ALUMIN. FRAME & GLASS	1200 x 1200	1000	
04	KITCHEN	W03	ALUMIN. FRAME & GLASS	500 x 2400	300,1100	
05	TOILET	W0	ALUMIN. FRAME & GLASS	600 x 1300	1100	
06	MAIN ENTRANCE LOBBY		ALUMIN. FRAME & GLASS	800 x 3000	0.00	

TRAVEL DISTANCE NOT TO BE MORE THAN 45M.
TD=TRAVEL DISTANCE

Note :–

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
2. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.
3. CLUB AND RETAIL ARE ARTIFICIALLY LIGHTED MECHANICALLY VENTILATED & AIRCONDITIONED WITH 100% POWER BACKUP.
4. TOILETS ARE ARTIFICIALLY LIGHTED, MECHANICALLY VENTILATED & HAVE 100% POWER BACKUP.(TOWER–A & B)

LEGEND: –

Clubhouse: 1st Floor : Occupant Load Calculation & Area Markup

Badminton Court	: 143 Sqm /1.4 per person = 102 Pax
Billards + Squash	: 143 Sqm /1.4 per person = 102 Pax
Gym:	: 142 Sqm / 1.4 per person = 102 Pax
Corridor space	: 277 Sqm / 6 per person = 46 Pax
Gross Occupant Load	: 356 Pax
Capacity factor	: 10 mm width per person (Ref. NBC Part 4, Table-4 Clause 4.4.2.3)
Staircase width required	: 3560mm
Staircase width provided	: 4000 mm

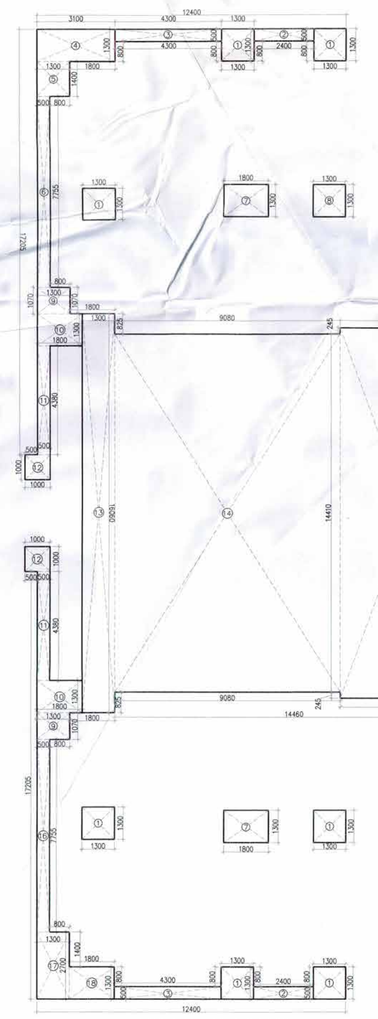
CLUB SCHEDULE OF JOINERY

DOOR SCHEDULE

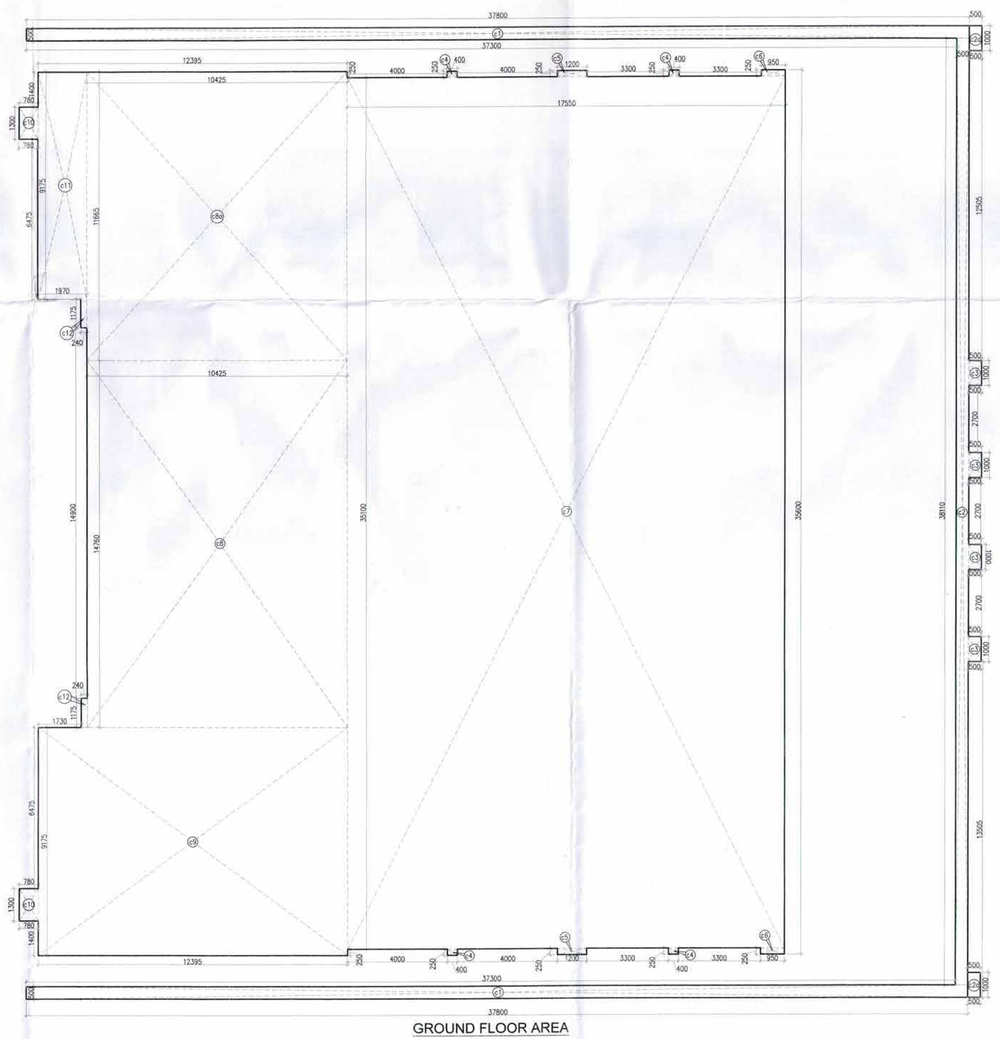
ITEM NO	TAG	DETAILS	SIZE WIDTH	SIZE HEIGHT	LOCATION	FIRE RATING
1	MD1	GLASS DOUBLE DOOR	2500	2400	MAIN ENTRY	
2	D2	GLASS SLIDING DOOR	1600	2400	BALL ROOM & RESTAURANT	
3	D3	PLUSH DOUBLE DOOR	3100	2400	BALL ROOM & RESTAURANT	
4	D4	PLUSH DOUBLE DOOR	1200	2400	CORRIDOR & KITCHEN	
5	D5	PLUSH DOOR SINGLE	1000	2400	TOILET, STORE & KITCHEN	
6	D6	PLUSH DOOR SINGLE (PHYSICALLY CHALLENGED)	1000	2400	ACC. TOILETS	
7	D7	PLUSH DOOR SINGLE	900	2400	PANTRY	
8	D8	M.S GLASS DOOR SINGLE	1100	2400	STORAGE	
10	FD1	FIRE RATED DOUBLE DOOR	2400	2100	FIRE TOWER	2 HR
11	FD3	FIRE RATED DOUBLE DOOR	2400	2100	ELECTRICAL SHAFT	2 HR
12	FD12	FIRE RATED DOUBLE DOOR	1200	2400	APARTMENT MAIN ENTRY	1 HR
13	FD11	FIRE RATED SINGLE DOOR	1000	2400	SERVICE SHAFT	1 HR
14	FD12	FIRE RATED DOUBLE DOOR	1200	2400	APARTMENT MAIN ENTRY	1 HR
15	FD13	FIRE RATED DOUBLE DOOR	1000	2400	UTILITY BALCONY	1 HR
16	FD14	FIRE RATED DOUBLE DOOR	1200	2100	LV SHAFT	2 HR
17	FD15	FIRE RATED SINGLE DOOR	1100	2400	REFUGE TERRACE	2 HR.

WINDOW SCHEDULE

ITEM NO	TAG	DETAILS	SIZE WIDTH	SIZE HEIGHT	LOCATION
1	W1	FIXED GLASS	1600	2500	MAIN FOYER ATRIUM
2	W2	ALUMINIUM GLASS SLIDING FOLDING FRENCH DOOR	2000	4000	ENTRANCE LOBBY
3	W2'	FIXED GLASS WITH ALUMINIUM FRAMES	2000	4000	ENTRANCE LOBBY
3	W3	ALUMINIUM GLASS SLIDING FOLDING FRENCH DOOR	3450	4000	BALL ROOM & RESTAURANT
4	W3'	ALUMINIUM FIXED GLAZING	3450	4000	BALL ROOM & RESTAURANT
4	W4	ALUMINIUM GLASS SLIDING FOLDING FRENCH DOOR	3300	4000	BALL ROOM & RESTAURANT
5	W4'	FIXED GLASS WITH ALUMINIUM FRAMES	3300	4000	BALL ROOM & RESTAURANT
5	W5	ALUMINIUM GLASS SLIDING FOLDING FRENCH DOOR	4000	4000	BALL ROOM & RESTAURANT
6	W5'	FIXED GLASS WITH ALUMINIUM FRAMES	4000	4000	BADMINTON AND SQUASH
6	W6	ALUMINIUM SYSTEM WINDOW SLIDING	4000	4000	BADMINTON AND SQUASH
7	W6'	FIXED GLASS WITH ALUMINIUM FRAMES	2000	4000	INDOOR/SQUASH/BADMINTON/WINDER
1	G1,1	FIXED ALUMINIUM GLAZING	2300	4500	GYM
2	G1,5	FIXED ALUMINIUM GLAZING	6100	4500	GYM
3	G1,7	FIXED ALUMINIUM GLAZING	3650	4500	GYM



GROUND FLOOR AREA
TOWER-B



GROUND FLOOR AREA
CLUB

FAR AREA OF GROUND FLOOR (CLUB)

GROSS - A									
POCKET NO.	=	NO. OF POCKETS	X	LENGTH	X	WIDTH	=	AREA	
G1	=	1	X	7.500	X	10.800	=	81.000	SQM
G2	=	1	X	0.300	X	38.130	=	10.839	SQM
G2A	=	2	X	0.500	X	1.000	=	1.000	SQM
G3	=	1	X	0.300	X	1.000	=	0.300	SQM
G4	=	4	X	0.400	X	0.250	=	0.400	SQM
G5	=	2	X	1.000	X	0.250	=	0.500	SQM
G6	=	2	X	0.950	X	0.250	=	0.475	SQM
G7	=	1	X	17.500	X	35.100	=	615.338	SQM
G8	=	1	X	10.425	X	14.760	=	153.873	SQM
G9	=	1	X	10.425	X	11.080	=	115.506	SQM
G9	=	1	X	10.350	X	8.175	=	113.124	SQM
G10	=	1	X	1.970	X	8.175	=	16.105	SQM
G11	=	1	X	1.970	X	8.175	=	16.105	SQM
G12	=	1	X	0.340	X	0.175	=	0.059	SQM
						TOTAL	=	1084.925	SQM

NON FAR AREA OF GROUND FLOOR (CLUB)	=	GROUND COVERAGE	=	FAR AREA	=	NON FAR AREA
	=	1426.611	=	1084.925	=	339.689 SQM

FAR AREA OF GROUND FLOOR (TOWER-B)

POCKET NO.	=	NO. OF POCKETS	X	LENGTH	X	WIDTH	=	AREA	
1	=	1	X	7.500	X	14.625	=	109.688	SQM
2	=	1	X	4.350	X	0.500	=	2.175	SQM
3	=	1	X	3.150	X	1.300	=	4.095	SQM
4	=	1	X	1.300	X	1.400	=	1.820	SQM
5	=	1	X	1.300	X	1.400	=	1.820	SQM
6	=	1	X	1.300	X	1.300	=	1.690	SQM
7	=	1	X	1.300	X	1.000	=	1.300	SQM
8	=	1	X	1.300	X	1.000	=	1.300	SQM
9	=	1	X	1.300	X	1.300	=	1.690	SQM
10	=	1	X	1.300	X	1.300	=	1.690	SQM
11	=	1	X	2.100	X	3.200	=	6.720	SQM
12	=	1	X	1.100	X	14.625	=	16.088	SQM
13	=	1	X	1.100	X	14.625	=	16.088	SQM
14	=	1	X	1.100	X	14.625	=	16.088	SQM
15	=	1	X	0.350	X	14.625	=	5.119	SQM
16	=	1	X	0.350	X	7.775	=	2.721	SQM
17	=	1	X	1.100	X	2.725	=	3.000	SQM
18	=	1	X	1.100	X	2.725	=	3.000	SQM
					TOTAL	=		290.000	SQM

NON FAR AREA OF GROUND FLOOR (TOWER-B)	=	GROUND COVERAGE	=	FAR AREA	=	NON FAR AREA
	=	976.109	=	290.000	=	686.115 SQM

1st FLOOR AREA CALCULATION (TOWER-B)

GROSS - A									
POCKET NO.	=	NO. OF POCKETS	X	LENGTH	X	WIDTH	=	AREA	
1	=	1	X	7.500	X	14.625	=	81.188	SQM
2	=	1	X	7.500	X	14.625	=	81.188	SQM
						TOTAL	=	162.375	SQM

GROSS - B									
DEDUCTION									
1	=	1	X	1.300	X	1.300	=	1.690	SQM
2	=	1	X	1.300	X	1.300	=	1.690	SQM
3	=	1	X	1.300	X	1.300	=	1.690	SQM
4	=	1	X	1.300	X	1.300	=	1.690	SQM
5	=	1	X	2.100	X	3.200	=	6.720	SQM
6	=	1	X	1.100	X	14.625	=	16.088	SQM
7	=	1	X	1.100	X	14.625	=	16.088	SQM
8	=	1	X	1.100	X	14.625	=	16.088	SQM
9	=	1	X	0.350	X	14.625	=	5.119	SQM
10	=	1	X	0.350	X	7.775	=	2.721	SQM
11	=	1	X	1.100	X	2.725	=	3.000	SQM
12	=	1	X	1.100	X	2.725	=	3.000	SQM
					TOTAL	=		84.496	SQM

TOTAL FAR AREA OF 1st FLOOR	=	GROSS - A	-	GROSS - B
	=	162.375	-	84.496
	=			77.879 SQM

1st FLOOR BUILTUP AREA CALCULATION (TOWER-B)

					TOTAL	=	84.496	SQM
TOTAL BUILTUP AREA OF 1st FLOOR AREA CALCULATION (TOWER-B)	=	FAR AREA	+	GROSS - C				
	=	77.879	+	16.616				
	=	94.497						

NON FAR AREA OF1ST FLOOR (TOWER-B)	=	BUILTUP AREA	=	FAR AREA	=	NON FAR AREA
	=	94.497	=	77.879	=	16.616 SQM

1st FLOOR AREA CALCULATION (CLUB)

GROSS - A									
POCKET NO.	=	NO. OF POCKETS	X	LENGTH	X	WIDTH	=	AREA	
G1	=	1	X	7.500	X	14.625	=	109.688	SQM
G2	=	1	X	7.500	X	14.625	=	109.688	SQM
G3	=	1	X	27.975	X	14.625	=	408.919	SQM
G4	=	2	X	28.845	X	8.175	=	314.142	SQM
G5	=	2	X	28.275	X	8.175	=	308.020	SQM
					TOTAL	=		1250.457	SQM

1st FLOOR AREA CALCULATION (CLUB)

GROSS - B									
DEDUCTION									
1	=	1	X	1.300	X	0.910	=	1.183	SQM
2	=	1	X	4.275	X	8.525	=	69.217	SQM
3	=	1	X	8.845	X	2.250	=	19.901	SQM
4	=	1	X	1.450	X	2.525	=	3.661	SQM
5	=	1	X	1.450	X	2.525	=	3.661	SQM
6	=	1	X	1.450	X	1.450	=	2.102	SQM
7	=	1	X	14.913	X	17.050	=	257.496	SQM
8	=	1	X	2.150	X	2.150	=	4.623	SQM
9	=	1	X	2.250	X	2.250	=	5.063	SQM
10	=	1	X	1.450	X	2.525	=	3.661	SQM
11	=	1	X	3.600	X	2.250	=	8.100	SQM
					TOTAL	=		353.338	SQM

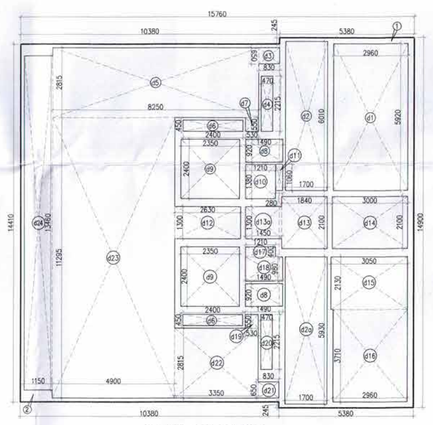
TOTAL FAR AREA OF CLUB 1st FLOOR	=	GROSS - A	-	GROSS - B
	=	1250.457	-	353.338
	=	897.120		SQM

BUILT UP AREA OF 1st FLOOR AREA CALCULATION (CLUB)

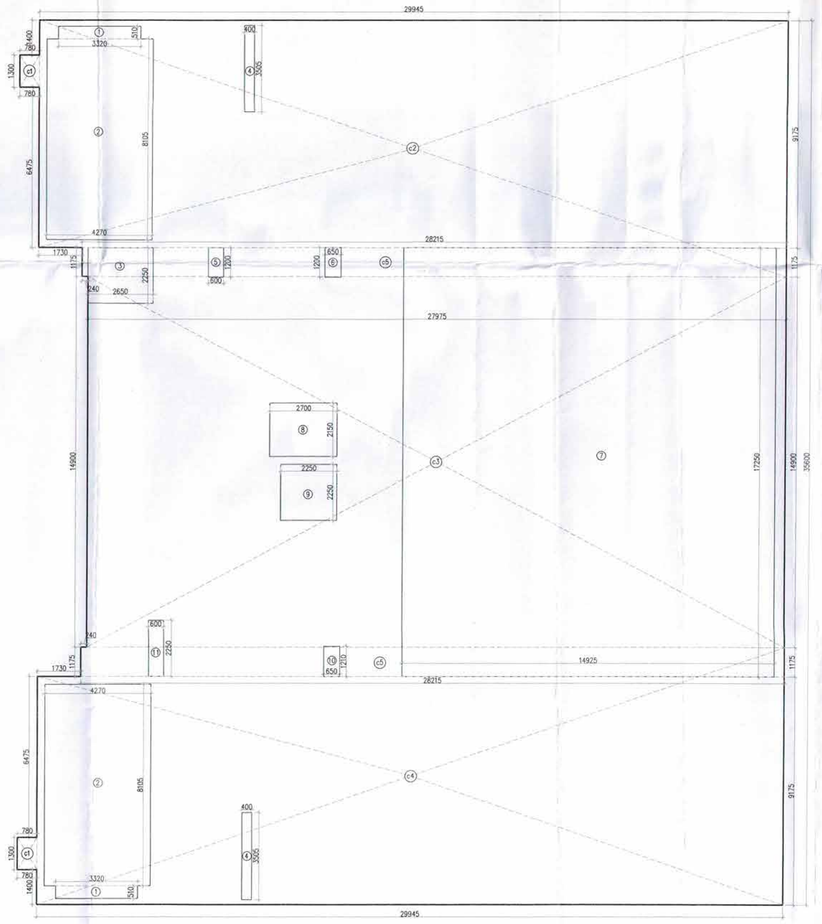
GROSS - C									
1	=	1	X	5.100	X	0.510	=	2.601	SQM
2	=	1	X	5.100	X	8.100	=	69.012	SQM
					TOTAL	=		71.613	SQM

TOTAL BUILT UP AREA OF 1st FLOOR (CLUB)	=	FAR AREA	+	GROSS - C
	=	897.120	+	71.613
	=	968.733		SQM

NON FAR AREA OF 1ST FLOOR (CLUB)	=	BUILTUP AREA	=	FAR AREA	=	NON FAR AREA
	=	1 1.613	=	897.120	=	72.493 SQM



1ST FLOOR AREA
TOWER-B



1ST FLOOR AREA
CLUB

Checked and found ok for Public Health (Indoor) Service only. Subject to comments in forwarding letter No. 1279/22 dt. 24-03-23

PROJECT:-

PROPOSED GROUP HOUSING COLONY UNDER TOD POLICY (MIX LAND USE 78% RESIDENTIAL + 22 % COMMERCIAL) ON AN AREA MEASURING 4.84375 ACRES (LICENCE NO.114 OF 2023 DATED 2/06/2023) IN SECTOR-62, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY MRS. NEERU DEVI W/O LATE SH. NARESH CHAND JAIN AND OTHER IN COLLABORATION WITH CONSCIENT INFRASTRUCTURE PVT LTD.

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Consultant Architect

Ram Avtar Bassi
JD(HQ)

JD. | P.A. | A.H.P.

TO BE FILLED IN BY THE OFFICE
NUMBER : 3695
DATED : 31-10-2023

A.H.(HQ)
Authorised
E.F.A.C.

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE

AUGUST.–2023.	Scale : 1:100	
Drawing Title: – GROUND, 1ST FLOOR PLAN AREA CALCULATION (TOWER-B & CLUB)		Drawing No: – TB-C-01