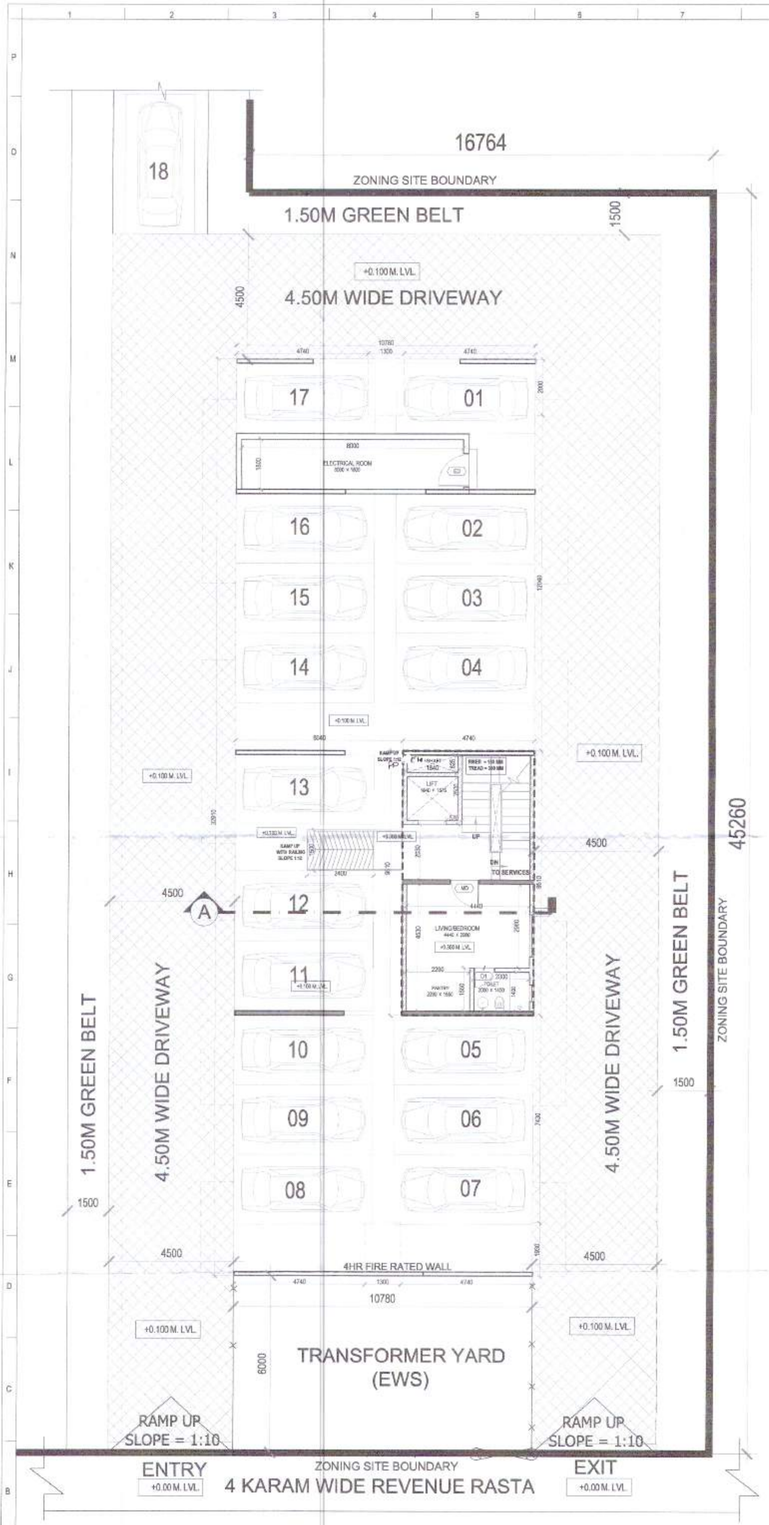
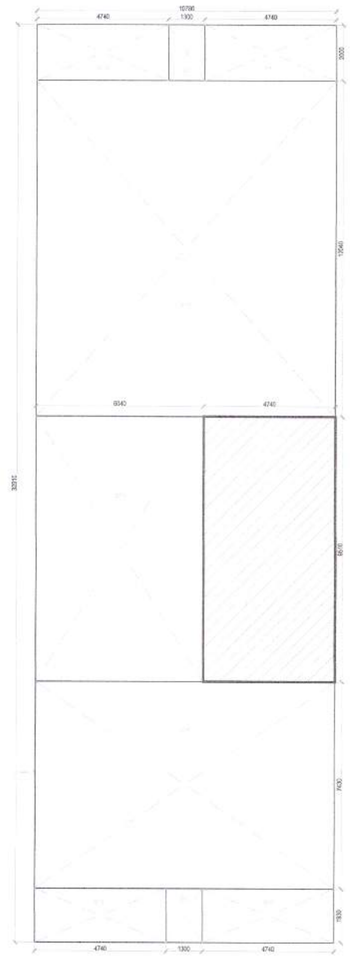
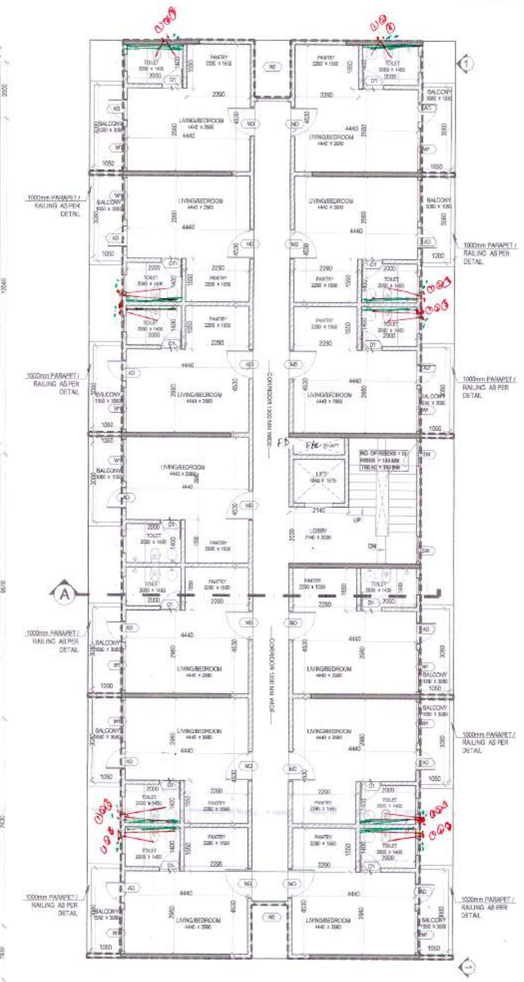



STILT FLOOR PLAN



AREA DIAGRAM -




TYPICAL FLOOR PLAN - 1,2,3,4 TOILET DETAIL (TYPICAL)

AREA DIAGRAM - TYPICAL FLOOR PLAN

| AREA CALCULATION FOR EWS - STILT FLOOR | | | | | |
|---|---|---|---|---|---|
| OPEN TO SKY AREA | | | | | |
| S.No | NOS | SIZES | | | AREA IN SQMT |
| | A | LENGTH (B) | BREADTH (C) | | (D) D=( B x C ) x A |
| O-1 | 1 | 1.300 | 2.000 | | 2.600 |
| O-2 | 1 | 1.300 | 1.930 | | 2.509 |
| | | | TOTAL OPEN TO SKY AREA | | 5.109 |
| STILT PARKING AREA | | | | | |
| S.No | NOS | SIZES | | | AREA IN SQMT |
| | A | LENGTH (B) | BREADTH (C) | | (D) D=( B x C ) x A |
| SP-1 | 2 | 4.740 | 2.000 | | 18.960 |
| SP-2 | 1 | 10.780 | 12.040 | | 129.791 |
| SP-3 | 1 | 6.040 | 9.510 | | 57.440 |
| SP-4 | 1 | 10.780 | 7.430 | | 80.095 |
| SP-5 | 2 | 4.740 | 1.930 | | 18.296 |
| | | | TOTAL STILT PARKING AREA | | 304.583 |
| TOTAL DEDUCTIONS | | | | | |
| DESCRIPTION | | | | | AREA |
| STILT PARKING AREA | | | | | 304.583 |
| OPEN TO SKY | | | | | 5.109 |
| | | | TOTAL DEDUCTIONS | | 309.692 |
| F A R AREA CALCULATION | | | | | |
| AREA OF RECTANGLE | | 32.91 x 10.78 | | | 354.770 |
| TOTAL DEDUCTIONS | | | | | 309.692 |
| | | | FAR AREA | | 45.08 |
| GROSS BUILT-UP AREA CALCULATION | | | | | |
| AREA OF RECTANGLE | | 32.91 x 10.78 | | | 354.770 |
| OPEN TO SKY AREA | | | | | 5.109 |
| | | | BUILT-UP AREA | | 349.66 |

| AREA CALCULATION FOR EWS TYPICAL FLOORS - 1,2,3,4 | | | | | |
|---|---|---|---|---|---|
| OPEN TO SKY AREA | | | | | |
| S.No | NOS | SIZES | | | AREA IN SQMT |
| | A | LENGTH (B) | BREADTH (C) | | (D) D=( B x C ) x A |
| O-1 | 1 | 4.680 | 1.200 | | 5.616 |
| O-2 | 1 | 9.210 | 1.200 | | 11.052 |
| O-3 | 1 | 9.210 | 1.200 | | 11.052 |
| O-4 | 1 | 9.210 | 1.200 | | 11.052 |
| O-5 | 1 | 2.000 | 1.300 | | 2.600 |
| O-6 | 1 | 1.930 | 1.300 | | 2.509 |
| O-7 | 1 | 4.680 | 1.200 | | 5.616 |
| O-8 | 1 | 9.210 | 1.200 | | 11.052 |
| ~~O-9~~ | ~~1~~ | ~~9.210~~ | ~~1.200~~ | | ~~11.052~~ |
| O-10 | 1 | 9.210 | 1.200 | | 11.052 |
| | | | TOTAL OPEN TO SKY AREA | | 82.653 |
| STAIRCASE AREA DEDUCTIONS | | | | | |
| | A | LENGTH (B) | BREADTH (C) | | D=( B x C ) x A |
| SC-1 | 1 | 4.530 | 2.450 | | 11.099 |
| | | | TOTAL STAIRCASE AREA | | 11.099 |
| DUCT AREA DEDUCTIONS | | | | | |
| S.No | NOS | SIZES | | | AREA |
| | | LENGTH (B) | BREADTH (C) | | D=( B x C ) |
| D-1 | 1 | 0.625 | 1.840 | | 1.150 |
| D-2 | 1 | 0.380 | 0.845 | | 0.321 |
| D-3 | 1 | 0.380 | 0.845 | | 0.321 |
| | | | TOTAL DUCT AREA | | 1.792 |
| LIFT SHAFT AREA DEDUCTIONS | | | | | |
| S.No | NOS | SIZES | | | AREA |
| | | LENGTH | BREADTH | | |
| L-1 | 1 | 1.575 | 1.840 | | 2.898 |
| | | | TOTAL LIFT SHAFT AREA | | 2.898 |

| TOTAL DEDUCTIONS | | |
|---|---|---|
| DESCRIPTION | | AREA |
| OPEN TO SKY | | 82.653 |
| STAIRCASE | | 11.099 |
| DUCTS | | 1.792 |
| LIFT SHAFT | | 2.898 |
| | TOTAL DEDUCTIONS | 98.442 |
| F A R AREA CALCULATION | | |
| AREA OF RECTANGLE | 32.91 x 13.18 | 433.754 |
| TOTAL DEDUCTIONS | | 98.442 |
| | FAR AREA | 335.31 |
| GROSS BUILT UP AREA CALCULATION | | |
| AREA OF RECTANGLE | 32.91 x 13.18 | 433.754 |
| OPEN TO SKY & DUCTS DEDUCTIONS | 82.653 + 1.792 | 84.445 |
| | BUILT UP AREA | 349.31 |

| SCHEDULE OF OPENINGS | | | | |
|---|---|---|---|---|
| TYPE | WIDTH | HEIGHT | LINTEL | DISCRIPTION |
| DOORS | | | | |
| MD | 1050 | 2150 | 2150 | FLAT MAIN DOOR |
| D1 | 780 | 2150 | 2150 | TOILET DOOR |
| AD | 750 | 2150 | 2150 | DOOR CUM WINDOW |
| FD | 1100 | 2150 | 2150 | FIRE ESCAPE DOOR |
| ED | 1200 | 2150 | 2150 | ELE. ROOM DOOR |
| ED1 | 780 | 1500 | 2150 | ELE. SHAFT DOOR |
| WINDOWS | | | | |
| W1 | 1500 | 1000 | 2150 | LIVING ROOM WINDOW |
| W2 | 1100 | 1000 | 2150 | CORRIDOR WINDOW |
| SW | 900 | 1000 | 2150 | STAIRCASE WINDOW |
| V | 600 | 900 | 2150 | VENTILATOR |

EWS TYPICAL UNIT
CARPET AREA

| CARPET AREA CALCULATION FOR EWS TYPICAL UNIT | | | | |
|---|---|---|---|---|
| ADDITION | | | | |
| RECTANGLE | | | | |
| S.No | NO.S | SIZES | | AREA IN SQMT (D) |
| | A | LENGTH (B) | BREADTH (C) | D=( B x C ) x A |
| R-1 | 1 | 4.440 | 4.530 | 19.912 |
| | | | TOTAL CARPET AREA | 19.912 |

| E.W.S. UNITS CALCULATION | |
|---|---|
| EWS UNITS REQUIRED | @15% of the Total D.U.'s |
| | (296/0.85)*0.15 = 52.23 |
| Required (Say) | 53 |
| | |
| No. of EWS units provided | 1 unit on Ground floor & 13nos on 4 floors |
| | 53 |

SANCTIONED
TO BE READ WITH THIS OFFICE
NOTING
DATED

FOR OFFICE USE ONLY

S.T.P. (HQ) Member Secretary BPAC
S.T.P. (G) Member BPAC
DTP (HQ)
Consultant Architect
ATP(HQ)
DDR(HQ) Member BPAC

KEY PLAN

LICENCE HOLDERS' SIGNATURE

SOBHA LIMITED

LICENCE HOLDERS

SOBHA LTD.
& OTHERS

ARCHITECT'S SIGNATURE

Ar. NIKHIL THAKUR
COA REGD. NO. CA/2010/33111
SOBHA LIMITED
5th Floor Rider House, Plot No. 135 & 136, Sector 44, Gurugram-122002, Haryana
Phone : 0124-4254000
ARCHITECT

NORTH

ARCHITECTS

SOBHA LIMITED.
'SOBHA', REGD. & CORPORATE OFFICE,
SARJAPUR - MARATHAHALLI OUTER RING ROAD (ORR),
DEVARABEESANAHALLI, BELLANDUR POST, BANGALORE - 560 103, INDIA
TEL : (080) 4081 9888, E-mail: sobhaltd@sobha.com

| | | | |
|---|---|---|---|
| PROJECT CODE 0450 | SCALE 1:100 | SHEET NO. 19 | |
| SHEET SIZE A1 | DATE 27/10/2023 | | |
| DRAWN BY PAWAN | CHKD BY SHIVAKUMAR | | |

SHEET TITLE

EWS - STILT & TYPICAL FLOOR PLAN -1,2,3,4 & FAR DIAGRAM

PROJECT TITLE

BUILDING PLAN APPROVAL OF GROUP HOUSING COLONY UNDER MIX LAND USE COLONY (90% RESIDENTIAL & 20% COMMERCIAL) UNDER TOD POLICY FOR THE AREA MEASURING 5.61 ACRES (LIC NO. 91 OF 2023, DATED 21.04.2023) IN SECTOR 108, GURGAON MANESAR URBAN COMPLEX BRING DEVELOPED BY AJAY SINGH, VIJAY SINGH SOLI & A RAM, HEMANT SIO AMRER SINGH IN COLLABORATION WITH SOBHA LTD.