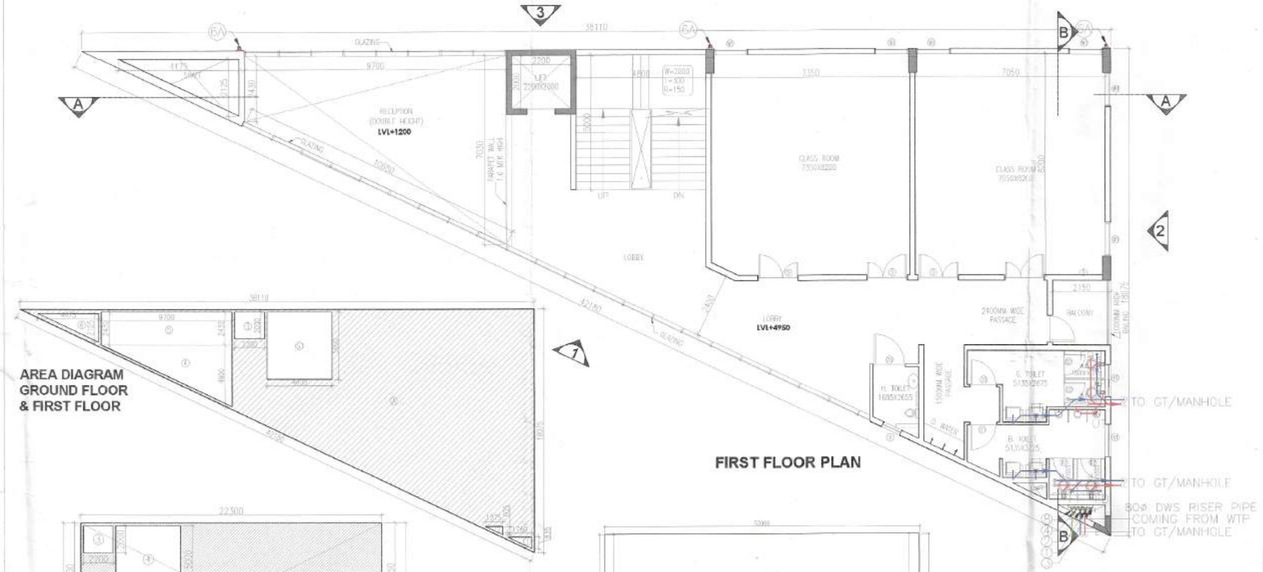
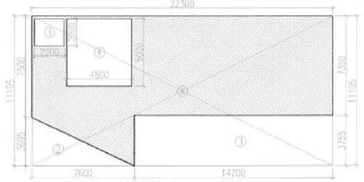
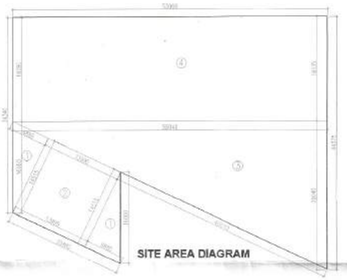


FIRST FLOOR PLAN

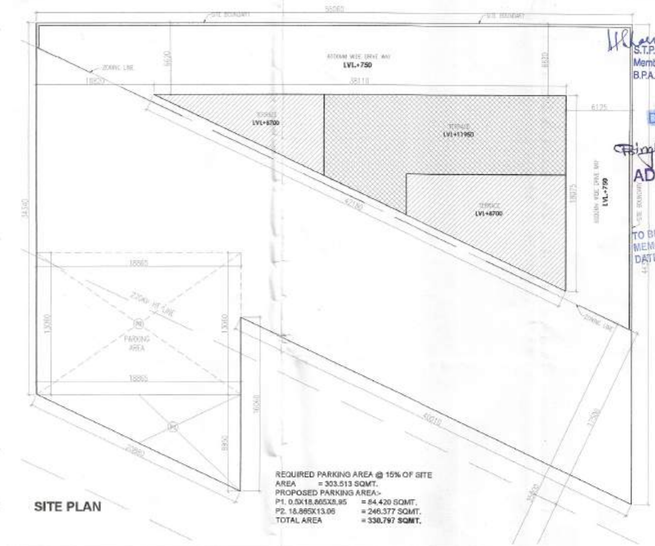
AREA DIAGRAM
GROUND FLOOR
& FIRST FLOOR



SECOND FLOOR AREA DIAGRAM



SITE AREA DIAGRAM



SITE PLAN

REQUIRED PARKING AREA @ 15% OF SITE AREA = 303.513 SQMT.
PROPOSED PARKING AREA-
P1. 0.5X18.865X8.95 = 84.420 SQMT.
P2. 18.865X13.06 = 246.377 SQMT.
TOTAL AREA = 330.797 SQMT.

TERRACE PLAN

TOTAL SITE AREA = 0.501 ACRES (0.50 ACRES FOR FAR)
PERM. FAR @ 1.5 = 3035.137 SQMT.
PROP. FAR = 759.026 SQMT.
PERM. G.C. = 708.198 SQMT.
PROP. G.C. = 344.419 SQMT.

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

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 124053 dt. 09/05/24

DTP (HQ) | ATP(HQ) | AD | PA | ATP

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Ram Avtar Bassi JE(HQ)

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

SITE AREA CALCULATIONS

S. No.	COEFF.	WIDTH	LENGHT	NOS.	AREA IN SQMT
DEDUCTIONS					
1	0.5	6.885	14.515	2	99.936
2	1	13.996	14.515	1	203.137
3	0.5	35.040	26.040	1	716.621
4	1	55.060	18.335	1	1009.525
TOTAL SITE AREA				=	2029.219
				OR	0.501

GROUND FLOOR AREA CALCULATIONS

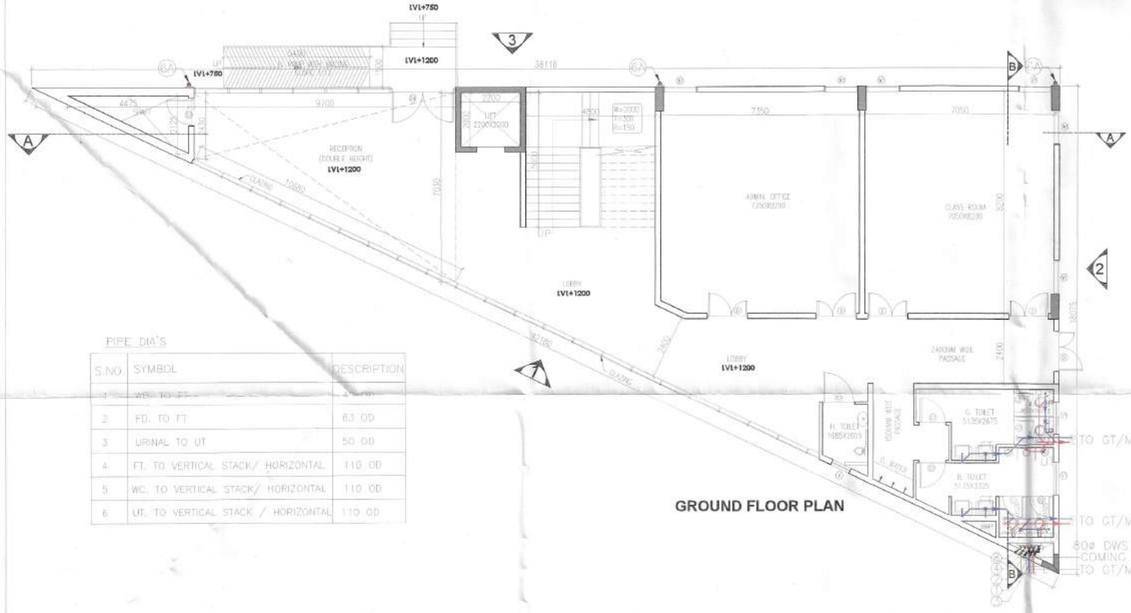
S. No.	COEFF.	WIDTH	LENGHT	NOS.	AREA IN SQMT
A	0.5	38.110	18.075	1	344.419
NET FAR AREA ON GROUND FLOOR (A1)				=	344.419
GROUND COVERAGE					
SAME AS GROUND FLOOR FAR AREA				=	344.419

FIRST FLOOR AREA CALCULATIONS

S. No.	COEFF.	WIDTH	LENGHT	NOS.	AREA IN SQMT
DEDUCTIONS					
1	0.5	1.760	0.835	1	0.735
2	0.5	1.275	0.665	1	0.366
3	1	2.200	2.000	1	4.400
4	0.5	9.700	4.600	1	22.310
5	1	9.700	2.430	1	23.571
6	0.5	4.475	2.125	1	4.766
TOTAL DEDUCTIONS (A2)				=	56.156
STAIRCASE AREA (NON FAR)					
S1	1	4.800	5.000	1	24.000
TOTAL AREA (NON FAR) (A3)				=	24.000
NET AREA ON FIRST FLOOR = GROUND FLOOR AREA - (A2 + A3)				=	264.263

SECOND FLOOR AREA CALCULATIONS

S. No.	COEFF.	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS					
A.	1	22.300	11.105	1	247.642
TOTAL ADDITIONS (A1)				=	247.642
DEDUCTIONS					
1	1	14.700	3.755	1	55.199
2	0.5	7.600	3.608	1	13.699
3	1	2.200	2.000	1	4.400
TOTAL DEDUCTIONS (A2)				=	73.298
STAIRCASE AREA (NON FAR)					
S1	1	4.800	5.000	1	24.000
TOTAL AREA (NON FAR) (A3)				=	24.000
NET FAR AREA ON SECOND FLOOR = A1-(A2+A3)				=	150.344
TOTAL FAR AREA				=	759.026
TOTAL BUILTUP AREA (FAR+NON FAR)				=	807.026



GROUND FLOOR PLAN

PIPE DIA'S

S.NO.	SYMBOL	DESCRIPTION
1	WC. TO FT.	110 OD
2	FD. TO FT	63 OD
3	URINAL TO UT	50 OD
4	FT. TO VERTICAL STACK/ HORIZONTAL	110 OD
5	WC. TO VERTICAL STACK/ HORIZONTAL	110 OD
6	UT. TO VERTICAL STACK / HORIZONTAL	110 OD

LEGEND

SYMBOL	DECRIPATION
1	110 OD SOIL AND VENT PIPE
2	110 OD WASTE AND VENT PIPE
2A	110 OD KITCHIN WASTE AND VENT PIPE
3	110 & 80 OD ANTISYPHONAGE PIPE
4	DOMESTIC WATER SUPPLY DN. TAKE PIPE
4A	DOMESTIC WATER SUPPLY DN. TAKE PIPE
4B	DOMESTIC WATER SUPPLY DN. TAKE PIPE
4C	DOMESTIC WATER SUPPLY DN. TAKE PIPE FOR TOP 4Th FLOORS (PRESSURE SUPPLY)
5	FLUSHING WATER SUPPLY DN. TAKE PIPE
5A	FLUSHING WATER SUPPLY DN. TAKE PIPE
5B	FLUSHING WATER SUPPLY DN. TAKE PIPE
6	160 OD uPVC TERRACE RAIN WATER PIPE
6A	110 OD uPVC TERRACE RAIN WATER PIPE
7	75ø uPVC RAIN WATER PIPE (BALCONY)
8	DOMESTIC WATER SUPPLY RISER
9	FLUSHING WATER SUPPLY RISER
FD	FLOOR DRAIN
FT	FLOOR TRAP
	LEDGE WALL
	CUTOUT IN FLOOR

SECOND FLOOR PLAN

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE(LXH)	C.L.	REMARK
FD	1100X2100	00	2100
D	1500X2100	00	2100
D1	1000X2100	00	2100
D2	750X2100	00	2100
D3	1200X2400	00	2100
D4	2350X2400	00	2100
W1	1250X1500	+900	2100
V	750X950	+1400	2100
V-1	1200X950	+1400	2100

DDT (T)
MEMBER
BPAC

PROJECT	LAND OWNER / DEVELOPER	BIP HOLDER	DESIGN CONSULTANT	SERVICES CONSULTANTS	STRUCTURAL CONSULTANTS	LICENSE DETAIL
PROPOSED GROUP HOUSING AT VILLAGE HARSARU, SECTOR 36A, SUB-TEHSIL HARSARU, DISCTRICT GURUGRAM, HARYANA, 122001	DELTA PROPCON PVT LTD 3RD FLOOR, CENTRAL PLAZA MALL, SECTOR 53, GURUGRAM -122002	MAX ESTATES GURGAON LIMITED MAX TOWER, C-001/A-1, SECTOR-16B, NOIDA, GAUTAM BUDDHA NAGAR - 201301	RSP Design Consultants Pvt. Ltd. Unit 103, Bestech Business Tower, Sector-40 Sohna Road, Gurgaon-122018 Head Office: No.30, Museum Road, Bangalore - 560001 Tel: 25596868 Fax: 25596819 Email: rsp@rspindia.net; Web: www.rspindia.net	Senelac Consultants Private Limited C-64/2, Okhla Industrial Area Phase II, New Delhi - 110 020, India +(91)-(11)-26385810 / 40503939 SCPL@senelac.com	Vintech Consultants Address: C-35, Pamposh Enclave, Greater Kailash - I, New Delhi 110 048. vintech@vintechconsultants.com	LICENSE NO. 38 OF 2013 DATED 04.06.2013 GRANTED FOR 23.4188 ACRES AND LICENSE NO. 97 OF 2013 DATED 08.11.2013 GRANTED FOR 1.6875 ACRES WITH ADDITIONAL AREA MEASURING 1.05 ACRES UNDER TRANSIT ORIENT DEVELOPMENT POLICY DATED 09.02.2016 THEREBY MAKING THE TOTAL SITE AREA 26.1563 ACRES IN SECTOR - 36A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY DELTA PROPCON PVT. LTD.

DATE	ARCHITECT'S SEAL & SIGNATURE	LAND OWNER'S/DEVELOPER SIGNATURE	BIP HOLDER SIGNATURE	DWG.NO.	38
	Ar. VINEMRA GOYAL CA/2019/114662 H. No. 739/2, Patel Nagar, Ggm. Ph. No. 9654091685	For DELTA PROPCON PVT. LTD. Authorised Signatory	MAX ESTATES	DWG. TITLE: PLANS & AREA DIAGRAMS (PRIMARY SCHOOL)	

SUBMISSION DRAWING