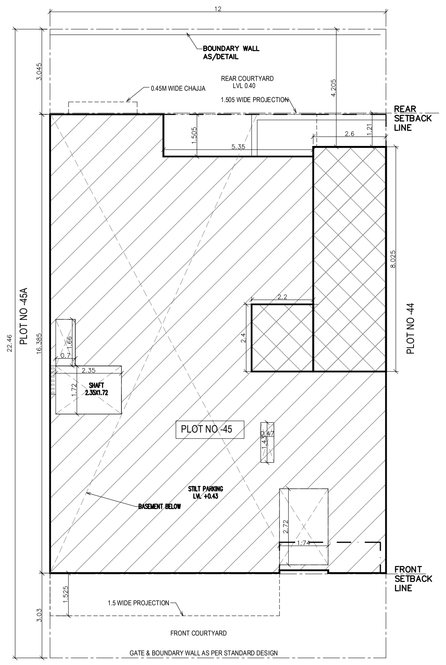
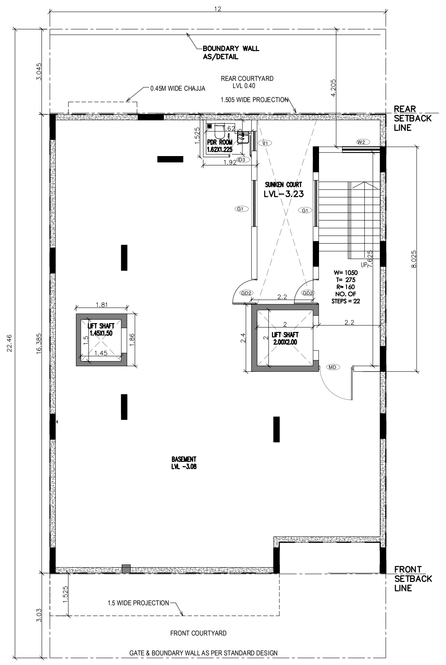
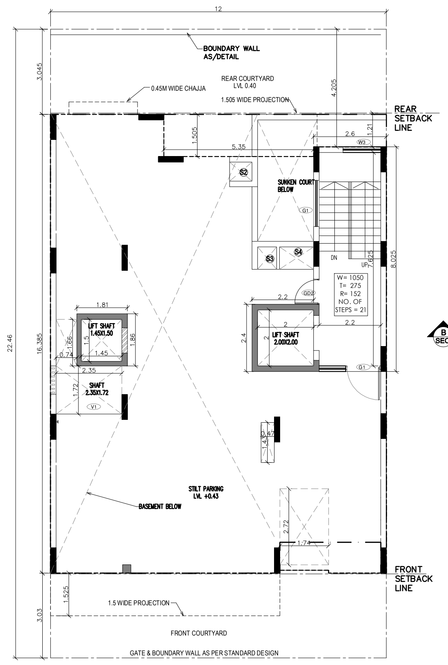


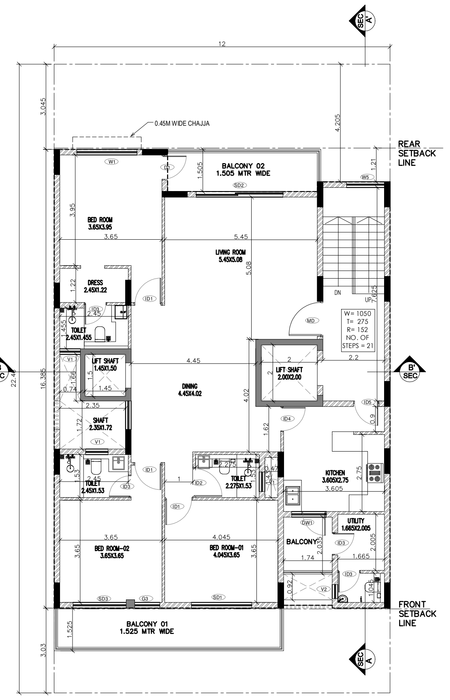
SITE PLAN



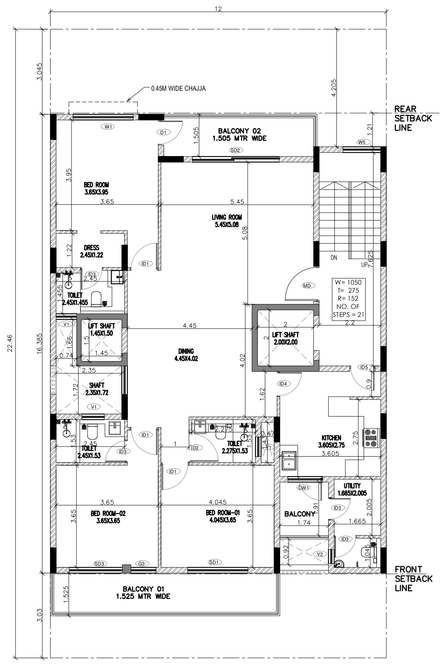
BASEMENT PLAN
LVL. -3.08



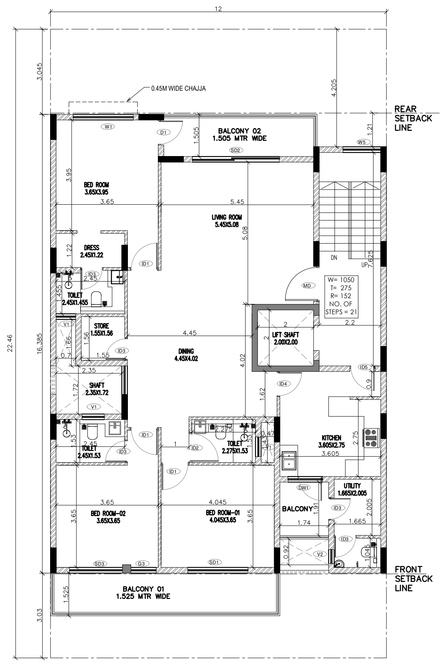
STILT PLAN
LVL. +0.45



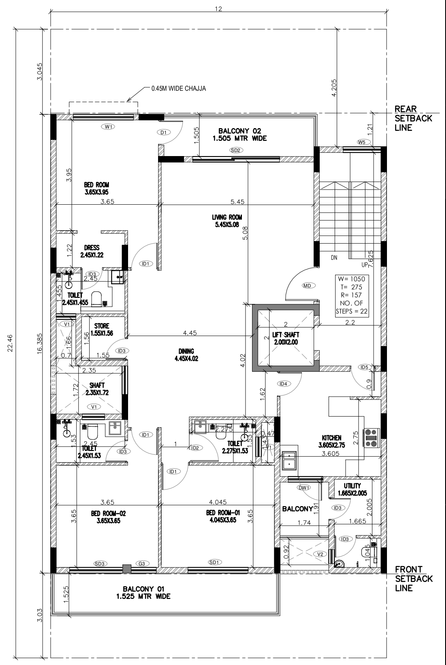
FIRST FLOOR PLAN
LVL. +3.65



2ND FLOOR PLAN
LVL. +6.85

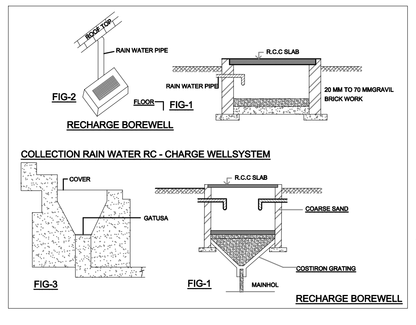


3RD FLOOR PLAN
LVL. +10.05

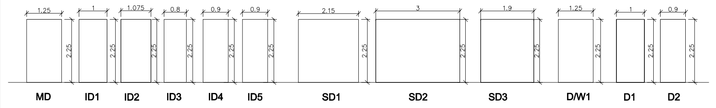


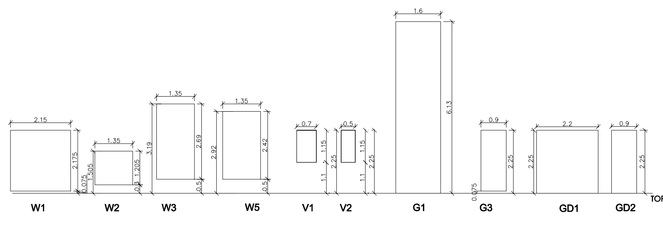
4TH FLOOR PLAN
LVL. +13.25

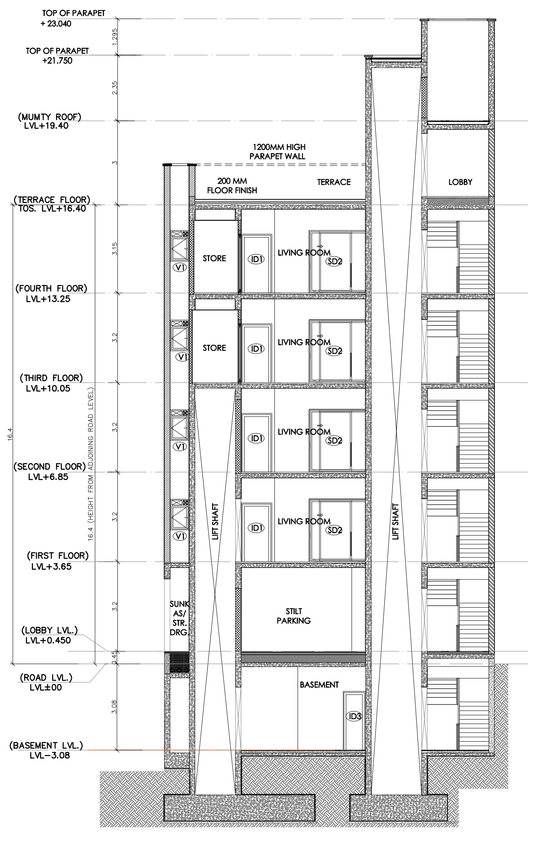
NOTE:–
THE RESPONSIBILITY OF THE STRUCTURE DRG, STRUCTURAL STABILITY OF THEBUILDING BLOCK AGAINST THE EARTH QUACK SHALL BE SOLLELY OF OWNER/ENGINEER.



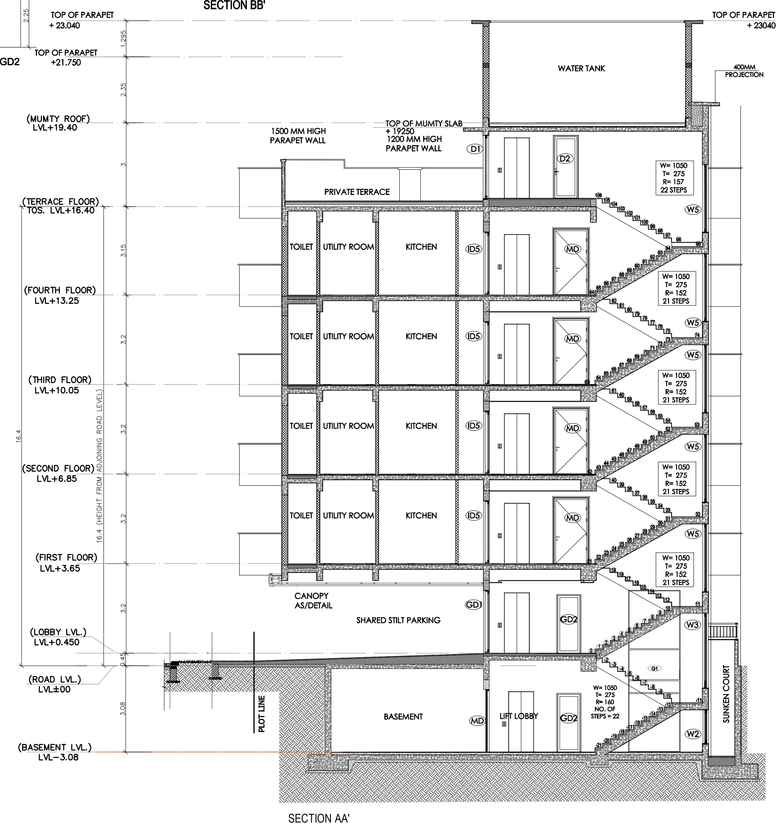
SCHEDULE OF OPENING					
S.No.	D/W. No.	WIDTH mm (RO)	LINTEL mm (RO)	CILL mm (RO)	SHUTTER/ PANEL
1	MD	1250	2250	-	OPENABLE
2	ID1	1000	2250	-	OPENABLE
3	ID2	1075	2250	-	OPENABLE
4	ID3	800	2250	-	OPENABLE
5	ID4	900	2250	-	OPENABLE
6	ID5	900	2250	-	OPENABLE
7	SD1	2150	2250	-	SLIDING
8	SD2	3000	2250	-	SLIDING
9	SD3	1900	2250	-	SLIDING
10	DW1	1250	2250	0/1100	OPENABLE
11	D1	1000	2250	-	OPENABLE
12	D2	900	2250	-	OPENABLE
13	W1	2150	2250	75	OPENABLE
14	W2	1350	1505	300	OPENABLE
15	W3	1350	3190	500	OPENABLE
16	W5	1350	2920	500	OPENABLE
17	V1	700	2250	1100	OPENABLE
18	V2	500	2250	1100	OPENABLE
19	G1	1600	6130	-	OPENABLE
20	G3	900	2250	75	FIXED
21	GD1	2200	2250	-	OPENABLE
22	GD2	900	2250	-	OPENABLE



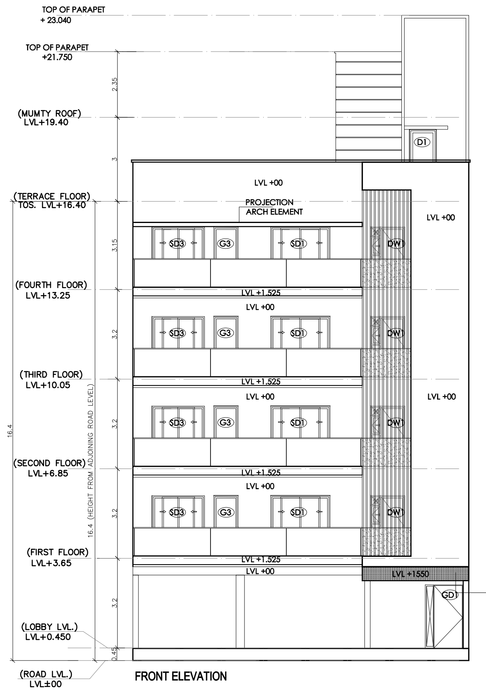




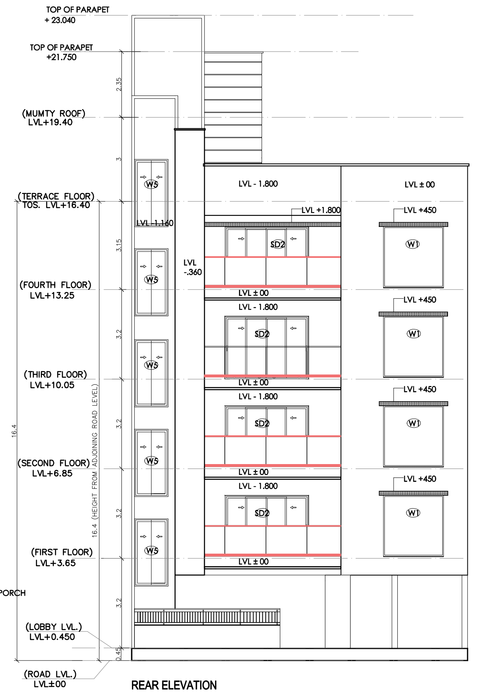
SECTION BB'



SECTION AA'



FRONT ELEVATION



REAR ELEVATION

AREA CHART:-

TOTAL AREA OF PLOT = 12.00 X 22.46 = 269.52 SQMT
PERM. GROUND COVERAGE @66% = 177.883 SQMT
PROP GROUND COVERAGE @65.07% = 175.376 SQMT

PERM. FAR @130 % = 350.376 SQMT
PURCHASABLE FAR @110% = 296.472 SQMT
TOTAL PERM FAR @240% = 646.848 SQMT
PROPOSED FAR @239.93% = 646.653 SQMT

TOTAL PROP AREA ON BASEMENT
= 12.00 x 16.385 - (3.605x1.10 + 2.0x2.0 + 1.45x1.50)
= 196.62 - (3.965 +4.0 + 2.175)
= 196.62 - 10.14 = 186.48 SQMTR.
PROPOSED FAR AREA ON BASEMENT
= 1.92x1.525 = 2.928 SQMTR.
NON FAR PROP AREA ON BASEMENT
= 186.48 - 2.928 = 183.552 SQMT
PROP COVERED AREA ON STILT FLOOR
= 12.00x16.385 - (5.35x1.505 + 2.60x1.16 + 1.74x0.1 +2.35x1.72 +1.74x2.72 + + 0.74 x 1.66)
= 196.62 - (8.051 + 3.016 + 0.174 + 4.042 + 4.733 + 1.228)
= 196.62 - 21.244 = 175.378 SQMTR.
PROPOSED FAR AREA ON STILT FLOOR
= 2.6 x 8.025 + 2.2 x 2.4 + 1.81 x 1.86 + 0.47 x 1.43
= 20.865 + 5.28 + 3.367 + 0.672 = 30.184 SQMTR.
NON FAR PROP AREA ON STILT FLOOR
= 175.376 - 30.184 = 145.192 SQMT
PROPOSED FAR AREA ON 1ST FLOOR
= 12.00x16.385 - (5.35x1.505 + 2.60x1.16 + 1.74x0.1 +2.35x1.72 +1.74x2.72)
+ 0.74 x 1.66 + 0.47 x 1.43 + 2.2x7.625 + 2.0 x 2.0 + 1.45 x 1.50)
= 196.62 - (8.051 + 3.016 + 0.174 + 4.042 + 4.733 + 1.228 + 0.672 + 16.775 + 4 + 2.175)
= 196.62 - 44.866 = 151.754 SQMTR.
NON FAR AREA ON 1ST FLOOR (SHAFTS + LIFT SHAFT)
= 0.47 x 1.43 + 2.0 x 2.0 + 1.45 x 1.50 = 0.672 + 4 + 2.175 = 6.847 SQMTR

NON FAR AREA ON 1ST FLOOR (STAIRCASE)
=2.2x7.625 = 16.775 SQMTR

PROPOSED FAR AREA ON 2ND FLOOR
= 12.00x16.385 - (5.35x1.505 + 2.60x1.16 + 1.74x0.1 +2.35x1.72 +1.74x2.72)
+ 0.74 x 1.66 + 0.47 x 1.43 + 2.2x7.625 + 2.0 x 2.0)
= 196.62 - (8.051 + 3.016 + 0.174 + 4.042 + 4.733 + 1.228 + 0.672 + 16.775 + 4)
= 196.62 - 42.691 = 153.929 SQMTR.
NON FAR AREA ON 2ND FLOOR (SHAFTS + LIFT SHAFT)
= 0.47 x 1.43 + 2.0 x 2.0 = 0.672 + 4 = 4.672 SQMTR

NON FAR AREA ON 2ND FLOOR (STAIRCASE)
=2.2x7.625 = 16.775 SQMTR

PROPOSED FAR AREA ON 3RD FLOOR
= 12.00x16.385 - (5.35x1.505 + 2.60x1.16 + 1.74x0.1 +2.35x1.72 +1.74x2.72)
+ 0.74 x 1.66 + 0.47 x 1.43 + 2.2x7.625 + 2.0 x 2.0)
= 196.62 - (8.051 + 3.016 + 0.174 + 4.042 + 4.733 + 1.228 + 0.672 + 16.775 + 4)
= 196.62 - 42.691 = 153.929 SQMTR.
NON FAR AREA ON 3RD FLOOR (SHAFTS + LIFT SHAFT)
= 0.47 x 1.43 + 2.0 x 2.0 = 0.672 + 4 = 4.672 SQMTR

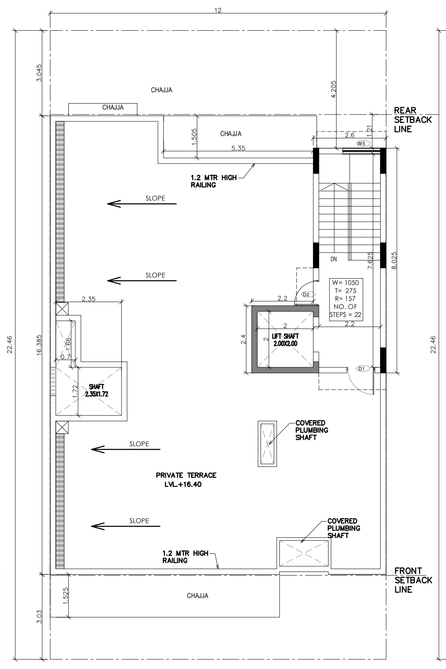
NON FAR AREA ON 3RD FLOOR (STAIRCASE)
=2.2x7.625 = 16.775 SQMTR

PROPOSED FAR AREA ON 4TH FLOOR
= 12.00x16.385 - (5.35x1.505 + 2.60x1.16 + 1.74x0.1 +2.35x1.72 +1.74x2.72)
+ 0.74 x 1.66 + 0.47 x 1.43 + 2.2x7.625 + 2.0 x 2.0)
= 196.62 - (8.051 + 3.016 + 0.174 + 4.042 + 4.733 + 1.228 + 0.672 + 16.775 + 4)
= 196.62 - 42.691 = 153.929 SQMTR.
NON FAR AREA ON 4TH FLOOR (SHAFTS + LIFT SHAFT)
= 0.47 x 1.43 + 2.0 x 2.0 = 0.672 + 4 = 4.672 SQMTR

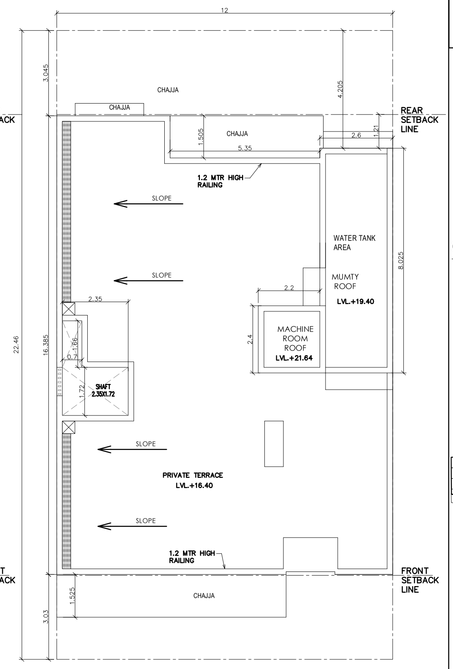
NON FAR AREA ON 4TH FLOOR (STAIRCASE)
=2.2x7.625 = 16.775 SQMTR

TOTAL PROPOSED ACHIEVED FAR AREA ON BASEMENT, STILT FLOOR ,1ST TO 4TH FLOOR
= 2.928 + 30.184 + 151.754 + 153.929 + 153.929 + 153.929= 646.653 SQMT
NON FAR PROP AREA ON MUMTY
= 2.6x8.025 = 20.865 SQMTR
NON FAR PROP AREA ON MACHINE ROOM
= 2.20 x 2.40 = 5.28 SQMTR
TOTAL PROPOSED ACHIEVED NON FAR AREA ON BASEMENT, STILT FLOOR ,1ST TO 4TH FLOOR
= 183.552 + 145.192 + 6.847 + (16.775 x 4) + (4.672 x 3) +20.865 + 5.28
= 183.552 + 145.192 + 6.847 + 67.1 + 14.016 +20.865 + 5.28 = 442.852 SQMT

TOTAL PROP BUILT UP AREA (FAR AREA + NON FAR AREA)
= 646.653 + 442.852 = 1089.505 SQMTR



TERRACE PLAN
LVL. +16.40



MUMTY ROOF PLAN

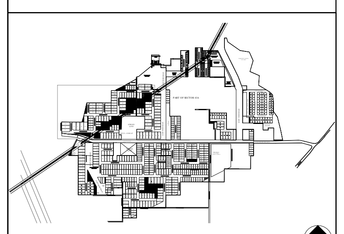
SUBMISSION DRAWING

Notes:
- Dimensions are not to be scaled.
- All Dimensions Are In MM
- All windows & ventilators are openable

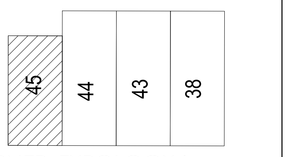
Revisions			
No.	Date	By	Description
-	-	-	-

Notes:

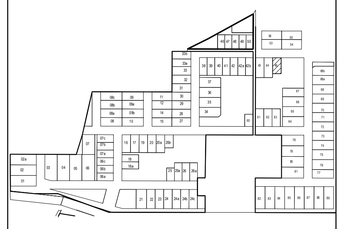
- Rear open spaces will be combined and will be shared.
- Pocket-A is a Gated Complex.
- VRV System is being provided.
- Full DG power back up is being provided.
- Toilets are mechanical ventilated.



KEY PLAN (Scale : NTS)



CORNER TYPOLOGY-I



KEY PLAN (Scale : NTS)

Sanctioned & Valid For Two Years

Architect
ASHU, CA/2007/40332
ARCOP Associates Pvt. Ltd.
Plot No. 36B, Sec-32, Gurgaon-122001

CORNER TYPOLOGY-I
PLOT 269.52 SQ.MTS_TYPE-F3
(PLOT NO-45)
POCKET - A

Architects:
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Plot-36b, Sec-32, Gurgaon-122001
Ph.:9250030, 9250214
ARCOP

Building Services (MEP) Consultants:
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Tele : +91–124–4803800 (30 Lines)
E–mail : sncgurgaon@snc.co.in

PROJECT TITLE:

AVARNA PROJECTS LLP.

PART OF RESIDENTIAL PLOTTED COLONY IN SECTOR-63A, GURUGRAM - 110.20575 ACRES
(100.268 ACRES UNDER LICENSE NO.119 OF 2011 + 7.8625 ACRES ADDITIONAL LICENSE NO.71 OF 2014 +2.08125 ACRES ADDITIONAL LICENSE NO.104 OF 2019)

OWNER SIGNATURE	ARCH. SIGNATURE
Avarna Projects LLP Authorised Signatory	Ashu, Architect Council of Architecture Registration No.: CA/2007/40332

STILT FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, FOURTH FLOOR PLAN, TERRACE PLAN, MUMTY PLAN, ELEVATIONS, SECTIONS

SCALE - 1:100	DATE- JULY 2024

DRAWING NO.
A-45