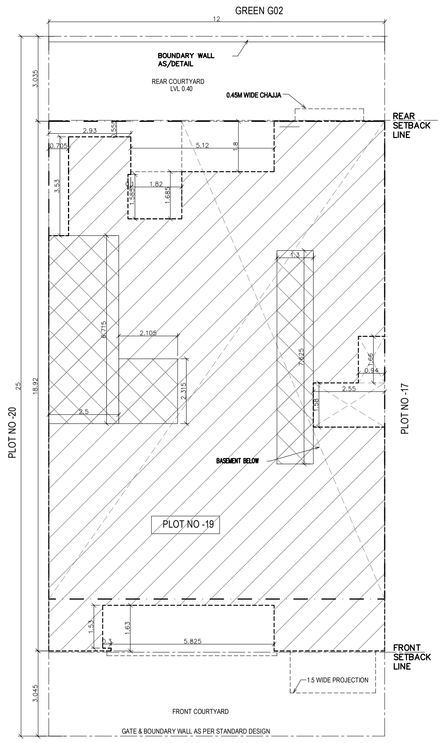
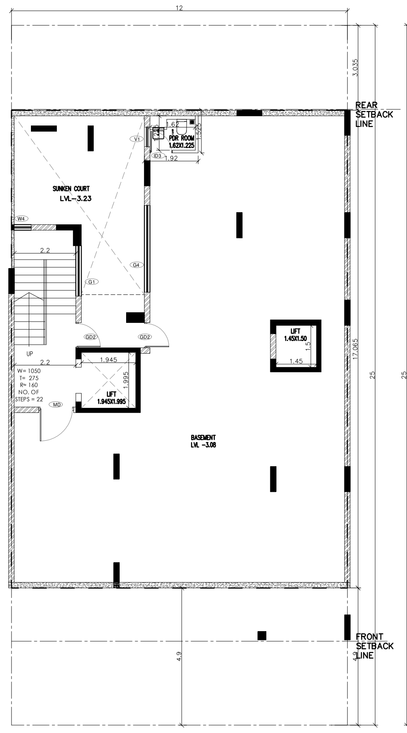
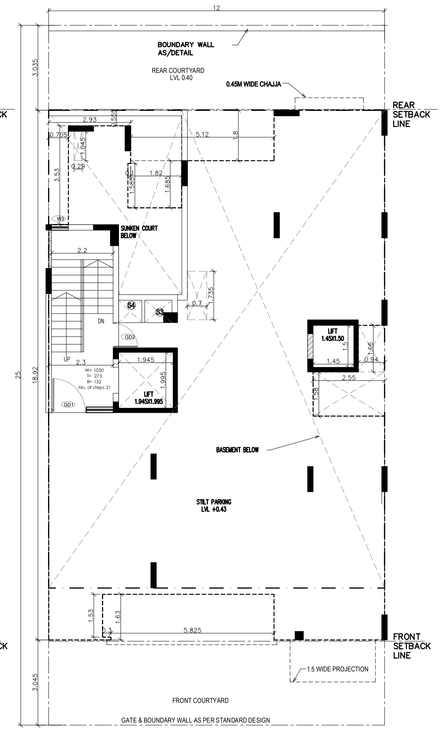


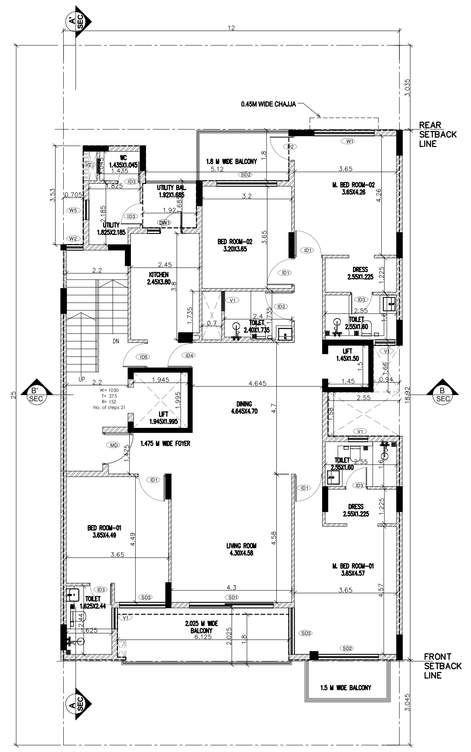
SITE PLAN



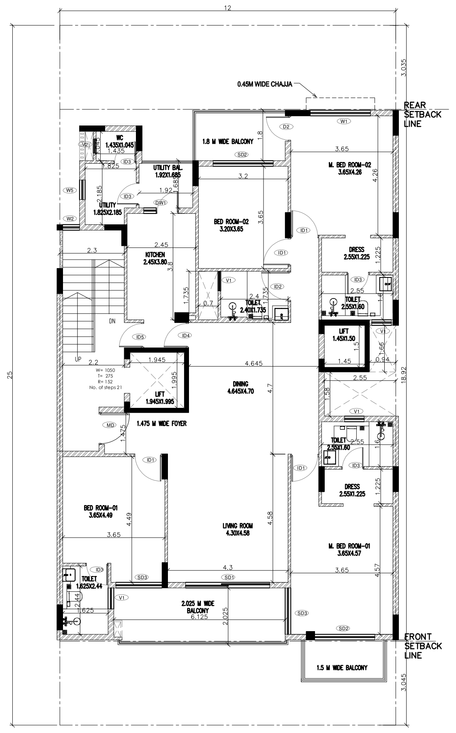
BASEMENT PLAN
LVL. -3.08



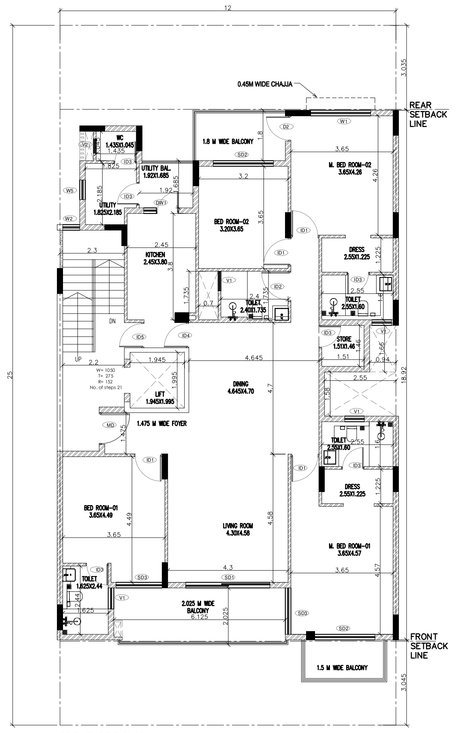
STILT PLAN
LVL. +0.45



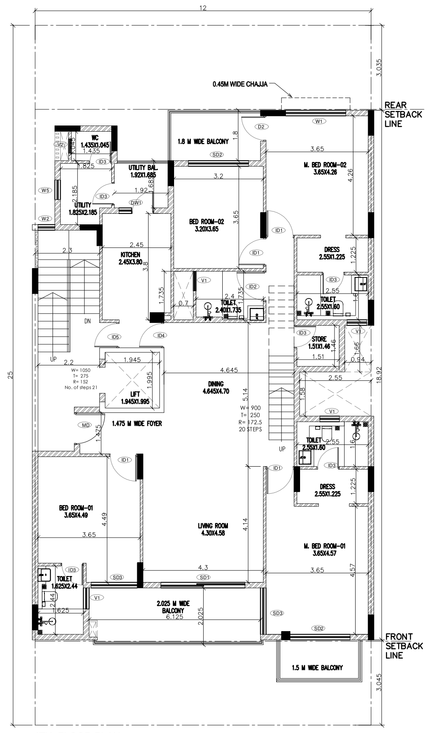
FIRST FLOOR PLAN
LVL. +3.65



2ND FLOOR PLAN
LVL. +6.85



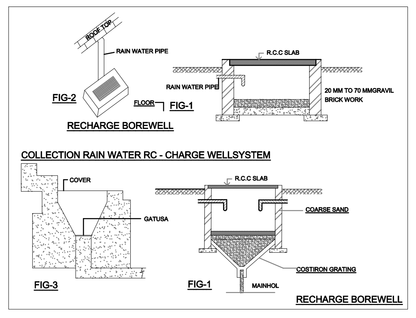
3RD FLOOR PLAN
LVL. +10.05



4TH FLOOR PLAN
LVL. +13.25

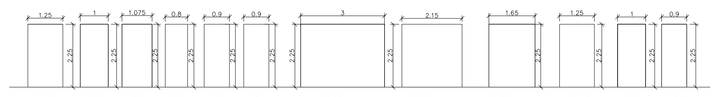
12M WIDE ROAD

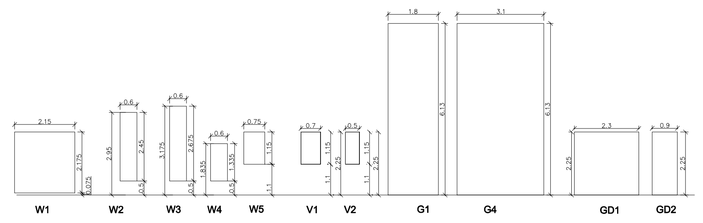
NOTE:–
THE RESPONSIBILITY OF THE STRUCTURE DRG, STRUCTURAL STABILITY OF THEBUILDING BLOCK AGAINST THE EARTH QUACK SHALL BE SOLLELY OF OWNER/ENGINEER.

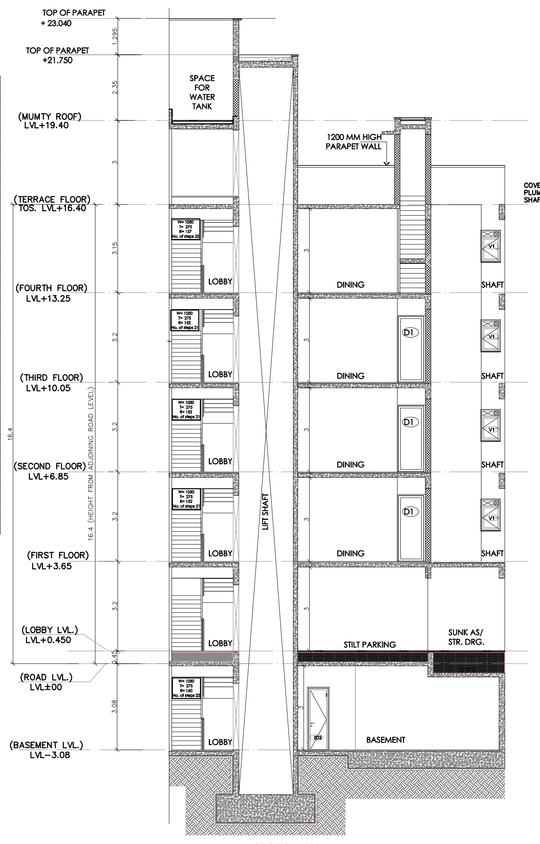


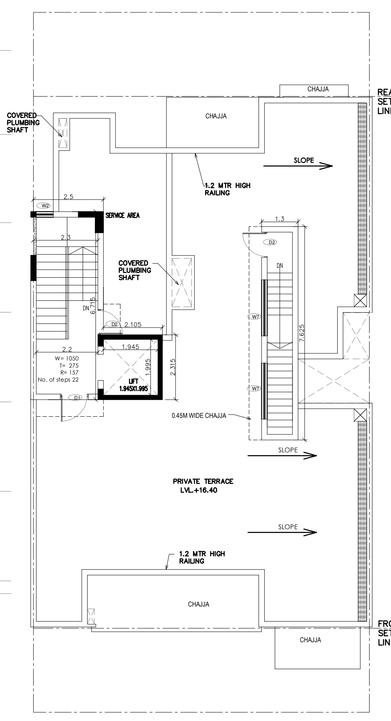
SCHEDULE OF OPENING

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	3000	2250	-	SLIDING
8	SD2	2150	2250	-	SLIDING
9	SD3	1650	2250	-	SLIDING
10	DW1	1250	2250	0/1100	OPENABLE
11	D1	1000	2250	-	OPENABLE
12	D2	900	2250	-	OPENABLE
13	W1	2150	2250	75	SLIDING
14	W2	600	2950	500	OPENABLE
15	W3	600	3175	500	OPENABLE
16	W4	600	1835	500	OPENABLE
17	W5	750	2250	1100	OPENABLE
18	W7	2000	2250	500	OPENABLE
19	G1	1800	6130	-	OPENABLE
20	G4	3100	6130	-	OPENABLE
21	V1	700	2250	1100	OPENABLE
22	V2	500	2250	1100	OPENABLE
23	GD1	2300	2250	-	OPENABLE
24	GD2	900	2250	-	OPENABLE

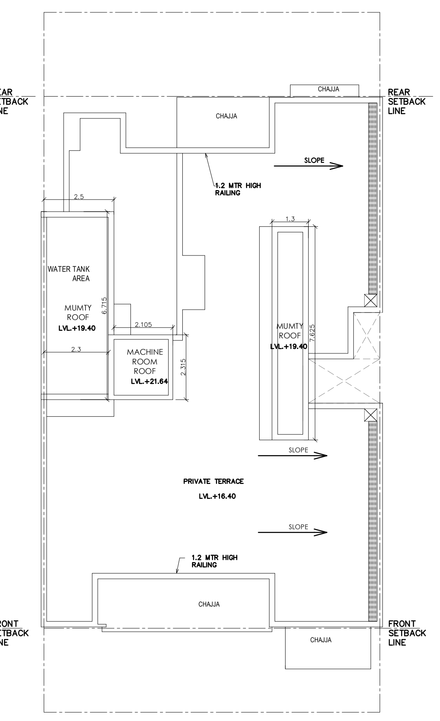




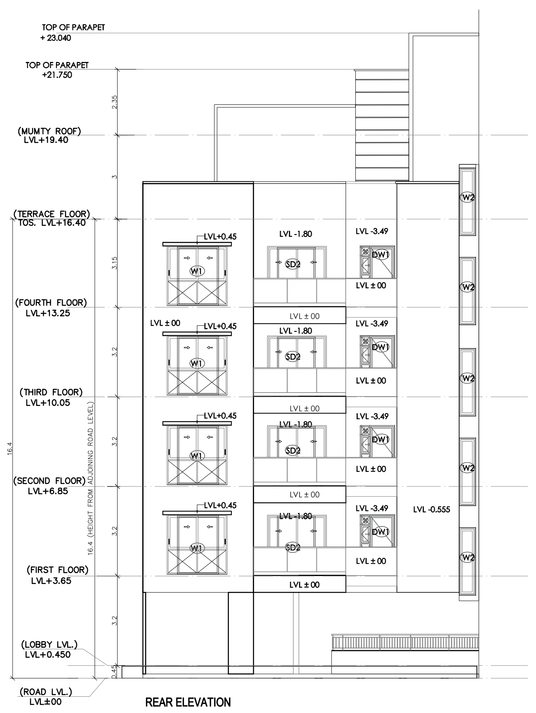




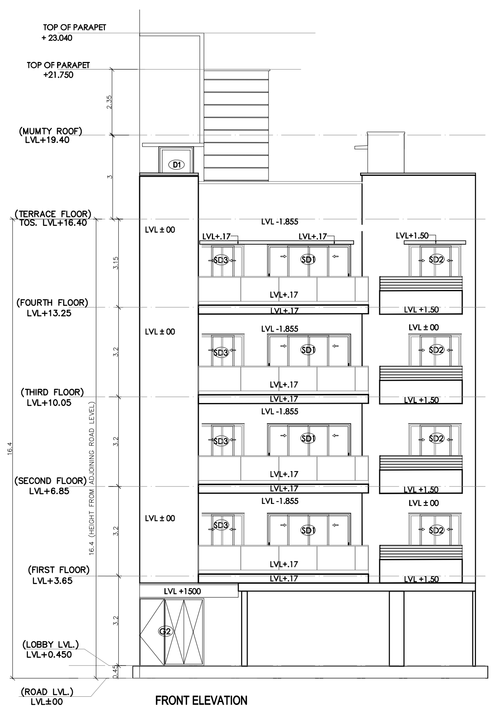
TERRACE PLAN
LVL. +16.40



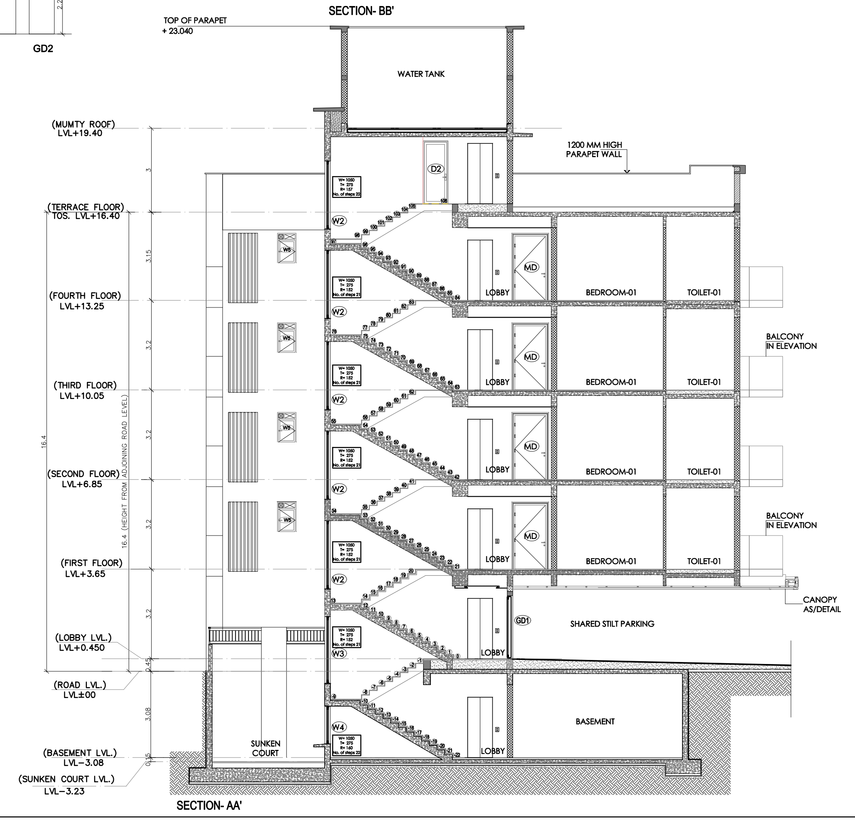
MUMTY PLAN



REAR ELEVATION



FRONT ELEVATION



AREA CHART:-

TOTAL AREA OF PLOT = 12.00 X 25 = 300 SQMT
PERM. GROUND COVERAGE @90% = 198 SQMT
PROP GROUND COVERAGE @64.98% = 194.941 SQMT

PERM. FAR @130 % = 390 SQMT
PURCHASABLE FAR @110% = 330 SQMT
TOTAL PERM FAR @240% = 720 SQMT
PROPOSED FAR @239.92% = 719.75 SQMT

TOTAL PROP AREA ON BASEMENT
= 12.00 x 17.065 - (1.945x1.995 + 1.45x1.50)
= 204.78 - (3.88 + 2.175)
= 204.78 - 6.055 = 198.725 SQMTR.
PROPOSED FAR AREA ON BASEMENT
= 1.92x1.525 = 2.928 SQMTR.
NON FAR PROP AREA ON BASEMENT
= 198.725 - 2.928 = 195.797 SQMT

PROP COVERED AREA ON STILT FLOOR
= 12.00x 18.92 - (5.12x1.8 + 1.82x1.685 + 0.1x1.585 +2.93x0.555 +0.705x3.53+ 2.55x1.58 + 0.94 x 1.66 + 5.825x1.63 + 0.3x1.53)

= 227.04- (9.216 + 3.067 + 0.158 + 1.626 + 2.489 + 4.029 +1.56 + 9.495 +0.459)
= 227.04 - 32.099 = 194.941 SQMTR.
PROPOSED FAR AREA ON STILT FLOOR
= 0.29 x 1.045 + 0.7 x 1.735 + 2.5 x 6.715 + 2.105 x 2.315 + 1.81 x 1.86
= 0.303 + 1.214 + 16.787 + 4.873 + 3.367 = 26.544 SQMTR.
NON FAR PROP AREA ON STILT FLOOR
= 194.941 - 26.544 = 168.397 SQMT

PROPOSED FAR AREA ON 1ST FLOOR
= 12.00x 18.92 - (5.12x1.8 + 1.82x1.685 + 0.1x1.585 +2.93x0.555 +0.705x3.53+ 2.55x1.58 + 5.825x1.63 + 0.3x1.53 + 0.29 x 1.045 + 0.7 x 1.735 + 0.94 x 1.66 + 2.2 x 5.76 + 2.105 x 0.555 + 1.3 x 1.575 + 1.945 x 1.995 +1.45x1.50)
= 227.04- (9.216 + 3.067 + 0.158 + 1.626 + 2.489 + 4.029 + 9.495 +0.459 + 0.303 + 1.214 + 1.56 +12.672+1.168+2.047+3.880 +2.175)
= 227.04 - 55.558 = 171.482 SQMTR.
NON FAR AREA ON 1ST FLOOR (SHAFTS + LIFT SHAFT)
=0.29 x 1.045 + 0.7 x 1.735 + 0.94 x 1.66 + 1.945 x 1.995 +1.45x1.50 = 0.303 + 1.214 + 1.56 + 3.880 +2.175 = 9.132 SQMTR

NON FAR AREA ON 1ST FLOOR (STAIRCASE)
=2.2 x 5.76 + 2.105 x 0.555 + 1.3 x 1.575= 12.672+1.168+2.047 = 15.887SQMTR
PROPOSED FAR AREA ON 2ND FLOOR
= 12.00x 18.92 - (5.12x1.8 + 1.82x1.685 + 0.1x1.585 +2.93x0.555 +0.705x3.53+ 2.55x1.58 + 5.825x1.63 + 0.3x1.53 + 0.29 x 1.045 + 0.7 x 1.735 + 0.94 x 1.66 +2.2 x 5.76 + 2.105 x 0.555 + 1.3 x 1.575 + 1.945 x 1.995 +1.45x1.50)
= 227.04- (9.216 + 3.067 + 0.158 + 1.626 + 2.489 + 4.029 + 9.495 +0.459 + 0.303 + 1.214 + 1.56 +12.672+1.168+2.047+3.880 +2.175)
= 227.04 - 55.558 = 171.482 SQMTR.
NON FAR AREA ON 2ND FLOOR (SHAFTS + LIFT SHAFT)
=0.29 x 1.045 + 0.7 x 1.735 + 0.94 x 1.66 + 1.945 x 1.995 +1.45x1.50 = 0.303 + 1.214 + 1.56 + 3.880 +2.175 = 9.132 SQMTR
NON FAR AREA ON 2ND FLOOR (STAIRCASE)
=2.2 x 5.76 + 2.105 x 0.555 + 1.3 x 1.575= 12.672+1.168+2.047 = 15.887SQMTR

PROPOSED FAR AREA ON 3RD FLOOR
= 12.00x 18.92 - (5.12x1.8 + 1.82x1.685 + 0.1x1.585 +2.93x0.555 +0.705x3.53+ 2.55x1.58 + 5.825x1.63 + 0.3x1.53 + 0.29 x 1.045 + 0.7 x 1.735 + 0.94 x 1.66 +2.2 x 5.76 + 2.105 x 0.555 + 1.3 x 1.575 + 1.945 x 1.995)
= 227.04- (9.216 + 3.067 + 0.158 + 1.626 + 2.489 + 4.029 + 9.495 +0.459 + 0.303 + 1.214 + 1.56 +12.672+1.168+2.047+3.880)
= 227.04 - 53.383 = 173.657 SQMTR.
NON FAR AREA ON 3RD FLOOR (SHAFTS + LIFT SHAFT)
=0.29 x 1.045 + 0.7 x 1.735 + 0.94 x 1.66 + 1.945 x 1.995 = 0.303 + 1.214 + 1.56 + 3.880 = 6.957 SQMTR
NON FAR AREA ON 3RD FLOOR (STAIRCASE)
=2.2 x 5.76 + 2.105 x 0.555 + 1.3 x 1.575= 12.672+1.168+2.047 = 15.887SQMTR

PROPOSED FAR AREA ON 4TH FLOOR
= 12.00x 18.92 - (5.12x1.8 + 1.82x1.685 + 0.1x1.585 +2.93x0.555 +0.705x3.53+ 2.55x1.58 + 5.825x1.63 + 0.3x1.53 + 0.29 x 1.045 + 0.7 x 1.735 + 0.94 x 1.66 +2.2 x 5.76 + 2.105 x 0.555 + 1.3 x 1.575 + 1.945 x 1.995)
= 227.04- (9.216 + 3.067 + 0.158 + 1.626 + 2.489 + 4.029 + 9.495 +0.459 + 0.303 + 1.214 + 1.56 +12.672+1.168+2.047+3.880)
= 227.04 - 53.383 = 173.657 SQMTR.
NON FAR AREA ON 4TH FLOOR (SHAFTS + LIFT SHAFT)
=0.29 x 1.045 + 0.7 x 1.735 + 0.94 x 1.66 + 1.945 x 1.995 = 0.303 + 1.214 + 1.56 + 3.880 = 6.957 SQMTR
NON FAR AREA ON 4TH FLOOR (STAIRCASE)
=2.2 x 5.76 + 2.105 x 0.555 + 1.3 x 1.575= 12.672+1.168+2.047 = 15.887SQMTR

TOTAL PROPOSED ACHIEVED FAR AREA ON BASEMENT, STILT FLOOR ,1ST TO 4TH FLOOR
= 2.928 + 26.544+ 171.482 + 171.482 + 173.657 + 173.657 = 719.75 SQMT

NON FAR PROP AREA ON MUMTY
= 1.3 x 7.625 + 2.5 x 6.715 = 9.912 + 16.788 = 26.70 SQMTR
NON FAR PROP AREA ON MACHINE ROOM
= 2.105x 2.315 = 4.873 SQMTR
TOTAL PROPOSED ACHIEVED NON FAR AREA ON BASEMENT, STILT FLOOR ,1ST TO 4TH FLOOR
= 195.797 + 168.397 + (9.132 x 2) + (15.887 x 4) + (6.957x2) +26.70 + 4.873
= 195.797 + 168.397 + 18.264 + 63.548 + 13.914 + 26.70 + 4.873 = 491.493 SQMT
TOTAL PROP BUILT UP AREA (FAR AREA + NON FAR AREA)
= 719.75 + 491.493 = 1211.243 SQMTR

SUBMISSION DRAWING

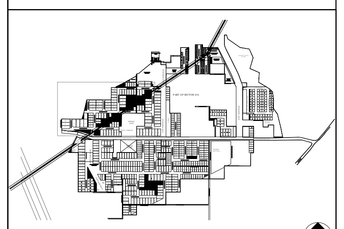
Notes:
- Dimensions are not to be scaled.
- All Dimensions Are In MM
- All windows & ventilators are openable

Revisions

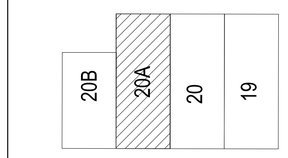
No.	Date	By	Description
-	-	-	-

Notes:

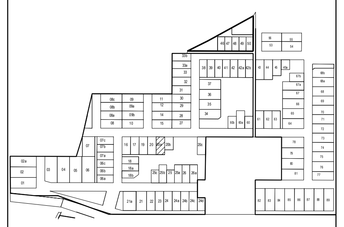
- Rear open spaces will be combined and will be shared.
- Pocket-A is a Gated Complex.
- VRV System is being provided.
- Full DG power back up is being provided.
- Toilets are mechanical ventilated.



KEY PLAN (Scale : NTS)



MIDDLE TYPOLOGY-III



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

MIDDLE TYPOLOGY-III
PLOT 300 SQ.MTS_TYPE-E1
(PLOT NO-20A)
POCKET - A

Architects:
Arcop Associates Pvt. Ltd.
Plot- 36b, Sec-32, Gurgaon-122001
Ph.-9416088, 9416147
ARCOP

Building Services (MEP) Consultants:
SNC
Sunil Nayyar Consulting Engineers LLP
Head Office : 206– 206A & 305A–305B, 2nd & 3rd Floor, Time Centre, DLF Golf Course Road, Sector–54, Gurgaon–122002, Haryana (India)
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
For AVARNA PROJECTS LLP
Authorised Signatory

ARCH. SIGNATURE
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-20A