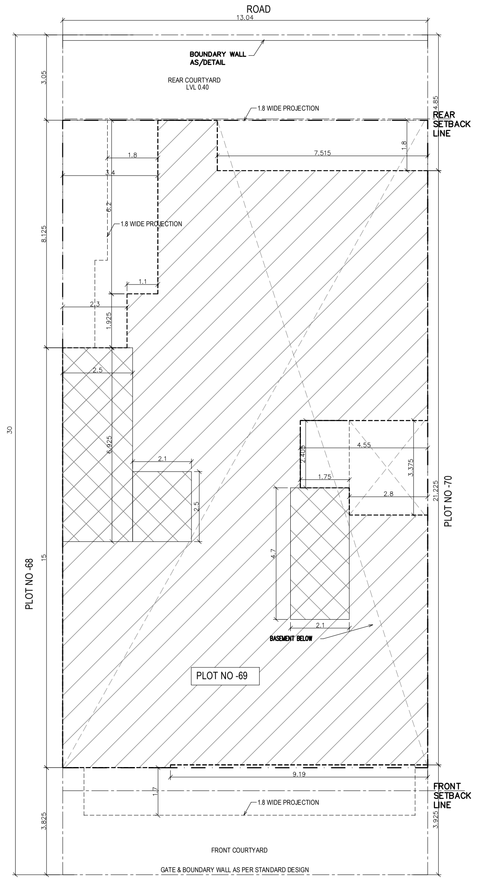
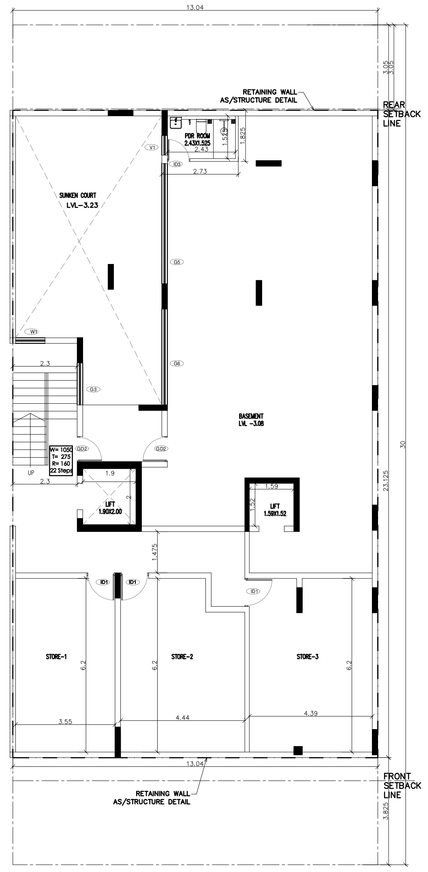
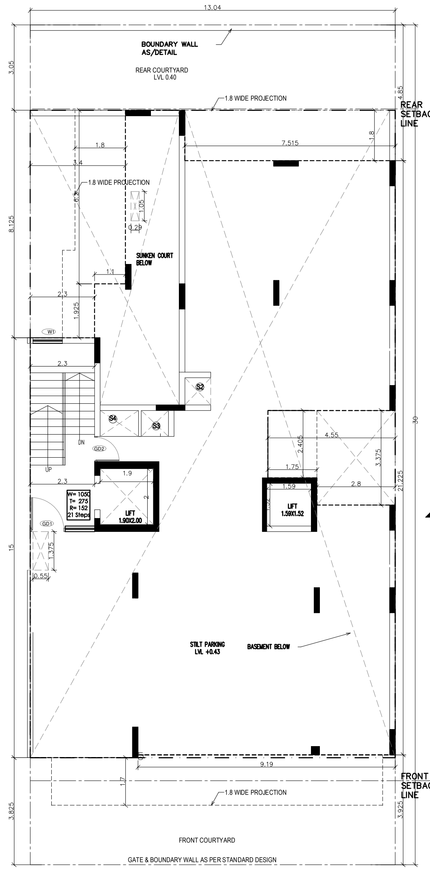


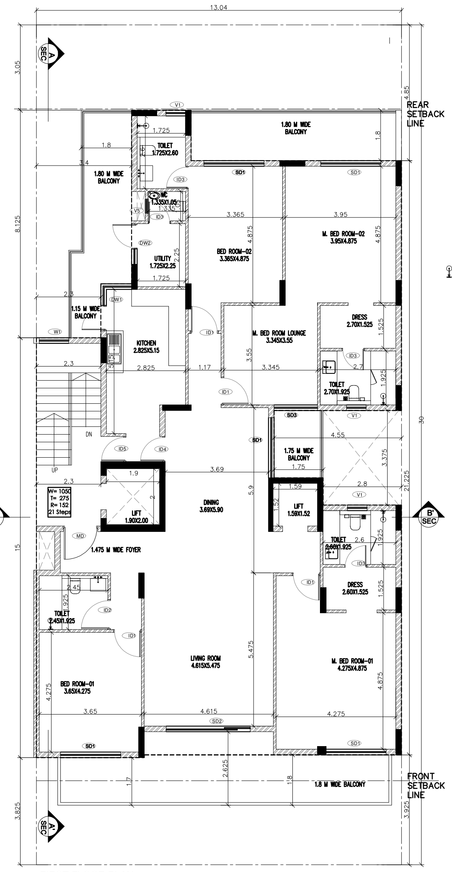
SITE PLAN



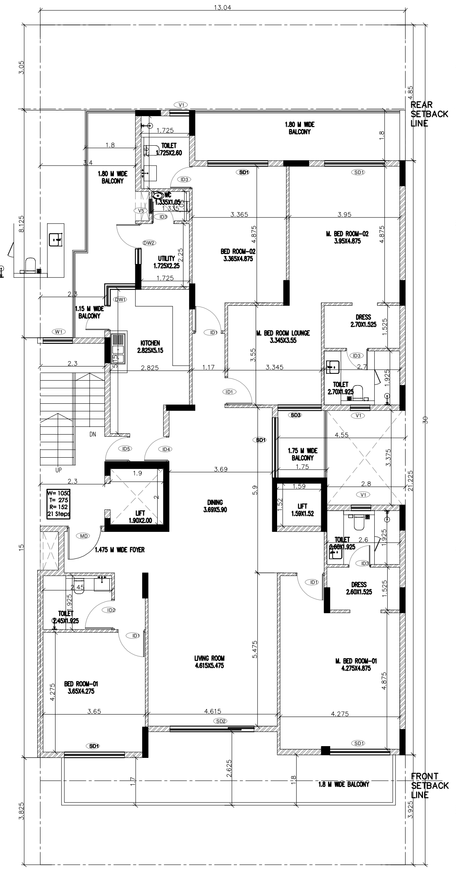
BASEMENT PLAN
LVL. -3.08



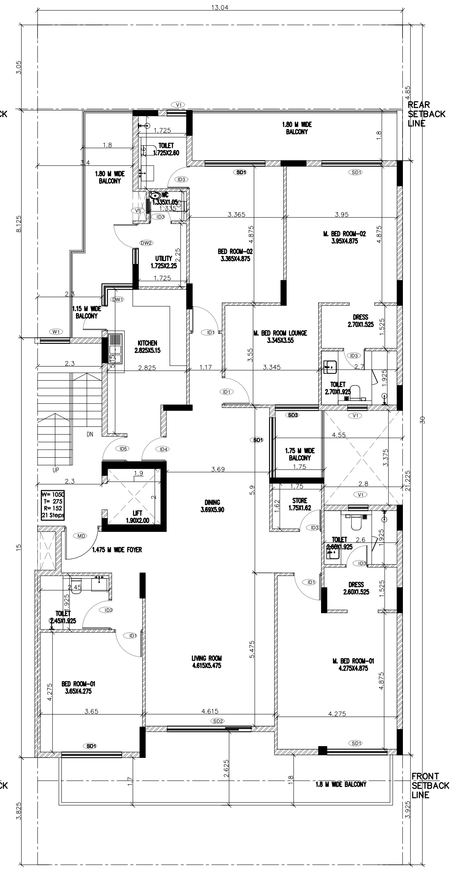
STILT PLAN
LVL. +0.45



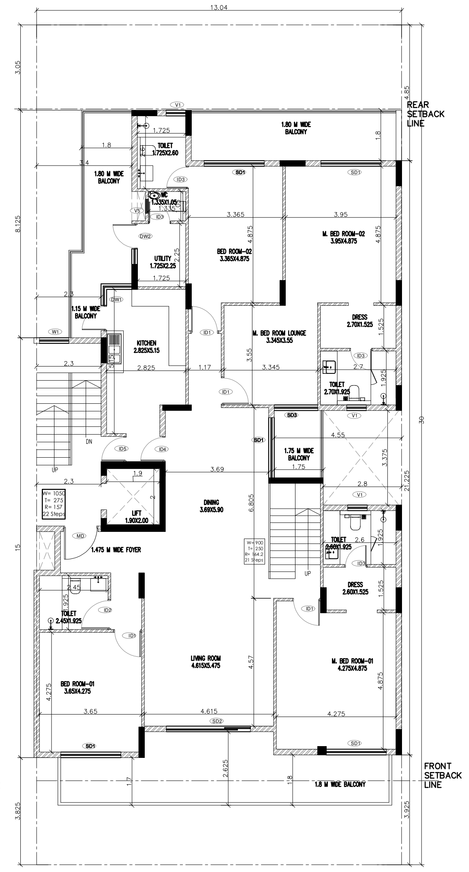
FIRST FLOOR PLAN
LVL. +3.65



SECOND FLOOR PLAN
LVL. +6.85

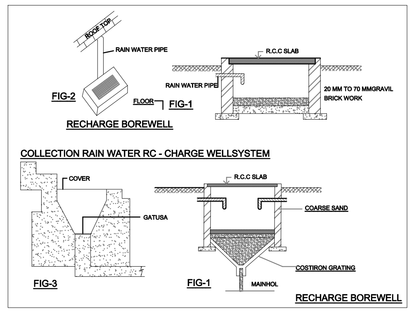


THIRD FLOOR PLAN
LVL. +10.05



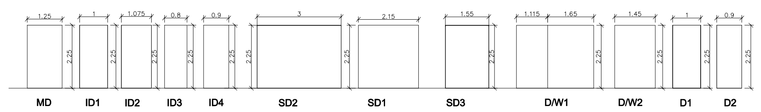
FOURTH FLOOR PLAN
LVL. +13.25

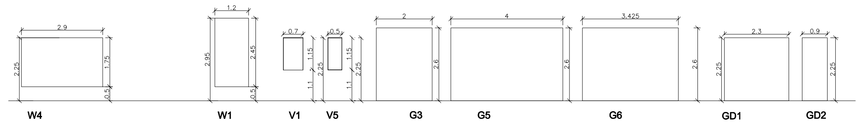
NOTE:–
THE RESPONSIBILITY OF THE STRUCTURE DRG, STRUCTURAL STABILITY OF THEBUILDING BLOCK AGAINST THE EARTH QUACK SHALL BE SOLLELY OF OWNER/ENGINEER.

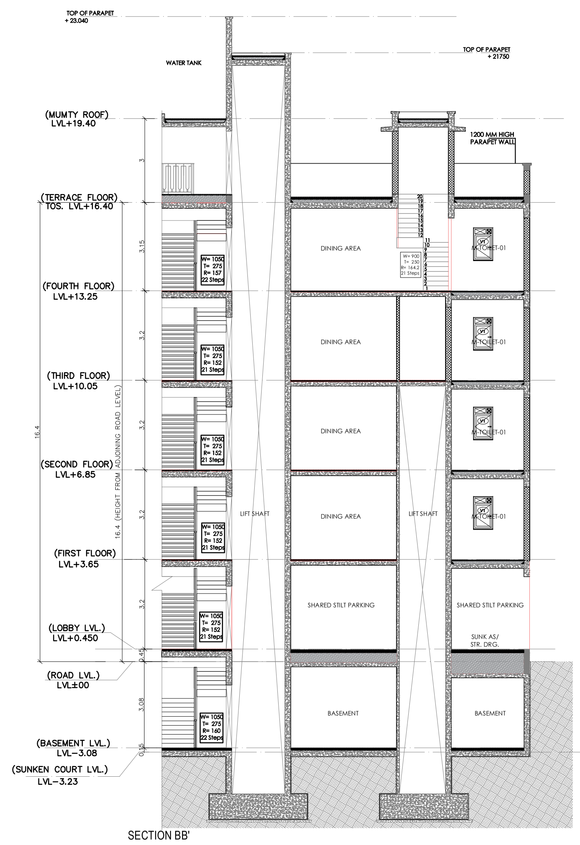


SCHEDULE OF OPENING

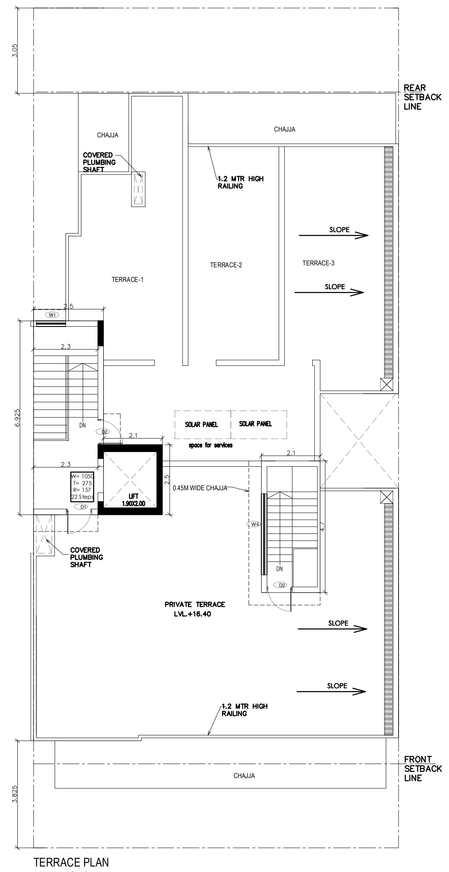
S.No.	D/W. No.	WIDTH mm (RO)	LINTEL mm (RO)	CILL mm (RO)	MATERIAL	SHUTTER/ PANEL
1	G3	2000	2600	-	ALUMINIUM	OPENABLE
2	G5	4000	2600	-	ALUMINIUM	OPENABLE
3	G6	3425	2600	-	ALUMINIUM	FIXED
4	GD1	2300	2250	-	ALUMINIUM	OPENABLE
5	GD2	900	2250	-	ALUMINIUM	OPENABLE
6	D1	1000	2250	-	ALUMINIUM	OPENABLE
7	D2	900	2250	-	ALUMINIUM	OPENABLE
8	DW1	1115/1650	2250	-	ALUMINIUM	OPENABLE
9	DW2	1450	2250	1100	ALUMINIUM	OPENABLE
10	W4	2900	2250	500	ALUMINIUM	OPENABLE
11	W1	1050	2950	500	ALUMINIUM	OPENABLE
12	SD1	2150	2250	-	ALUMINIUM	SLIDING
13	SD2	3000	2250	-	ALUMINIUM	SLIDING
14	SD3	1550	2250	-	ALUMINIUM	SLIDING
15	MD	1250	2250	-	WOODEN	OPENABLE
16	ID1	1000	2250	-	WOODEN	OPENABLE
17	ID2	1075	2250	-	WOODEN	OPENABLE
18	ID3	800	2250	-	WOODEN	OPENABLE
19	ID4	900	2250	-	WOODEN	OPENABLE
20	V1	700	2250	1100	ALUMINIUM	OPENABLE
21	V5	500	2250	1100	ALUMINIUM	OPENABLE



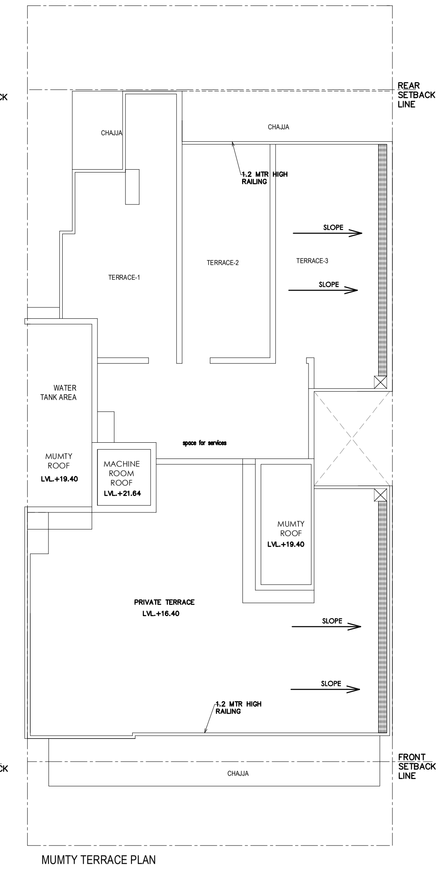




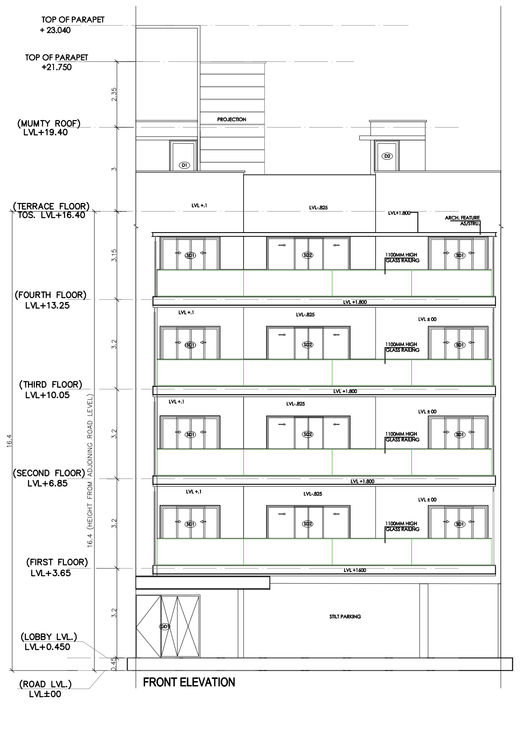
SECTION BB'



TERRACE PLAN
LVL. +16.40

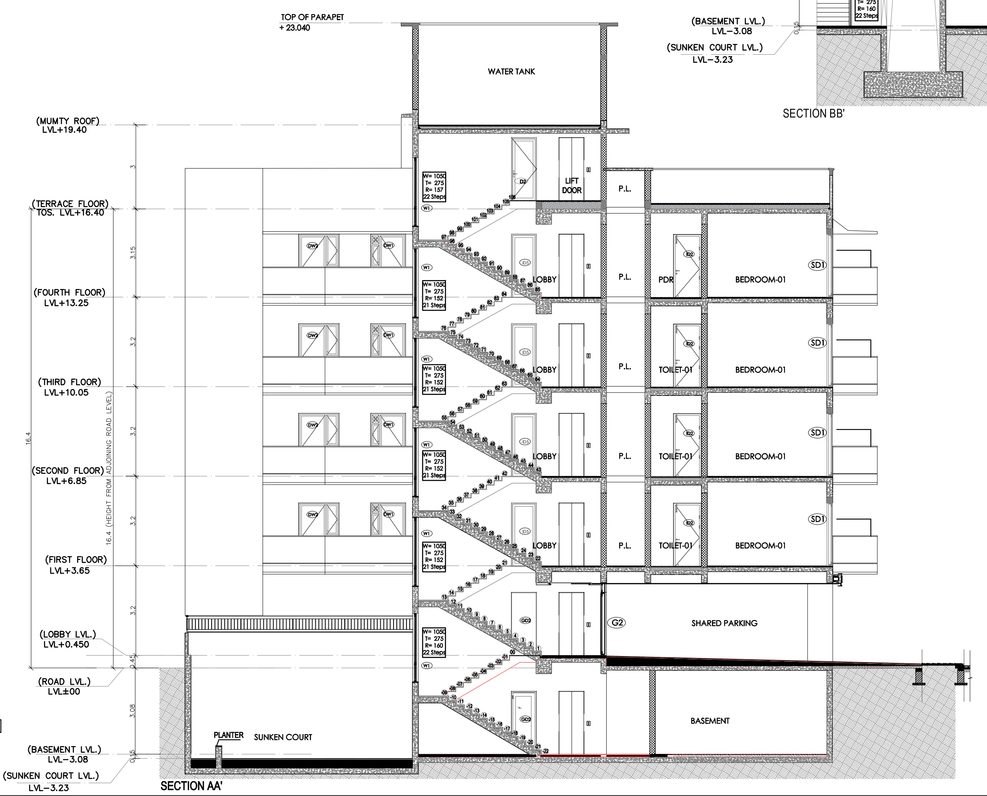


MUMTY TERRACE PLAN



FRONT ELEVATION

REAR ELEVATION



SECTION AA'

AREA CHART:-

TOTAL AREA OF PLOT = 13.04 X 30 = 391.20 SQMT
PERM. GROUND COVERAGE @60% = 258.192 SQMT
PROP GROUND COVERAGE @63.38% = 247.938 SQMT

PERM. FAR @120 % = 469.44 SQMT
PURCHASABLE FAR @120% = 469.44 SQMT
TOTAL PERM FAR @240% = 938.88 SQMT
PROPOSED FAR @239.50% = 936.918 SQMT

TOTAL PROP AREA ON BASEMENT
= 13.04x 23.125 - (1.90 x 2.0 + 1.59 X 1.52)
= 301.55 - (3.80 + 2.417)
= 301.55 - 6.217 = 295.333 SQMTR.
PROPOSED FAR AREA ON BASEMENT
= 2.73x1.825 = 4.982 SQMTR.
NON FAR PROP AREA ON BASEMENT
= 295.333 - 4.982 = 290.351 SQMT
PROP COVERED AREA ON STILT FLOOR
= 13.04x 23.125 - (7.515x1.8 + 3.4x6.2 + 2.3x1.925 +2.8x3.375 +1.75x2.405+9.19X0.1)
= 301.55- (13.527 + 21.08 + 4.427 + 9.45 + 4.209 + 0.919)
= 301.55 - 53.612 = 247.938 SQMTR.
PROPOSED FAR AREA ON STILT FLOOR
= 0.29 x 1.05 + 0.55 x 1.375 + 2.5 x 6.925 + 2.1 x 2.5 + 1.95 x 1.92
= 0.304 + 0.756 + 17.312 + 5.25 + 3.744 = 27.366 SQMTR.
NON FAR PROP AREA ON STILT FLOOR
= 247.938 - 27.366 = 220.572 SQMT

PROPOSED FAR AREA ON 1ST FLOOR
= 13.04x 23.125 - (7.515x1.8 + 3.4x6.2 + 2.3x1.925 +2.8x3.375 +1.75x2.405+9.19X0.1
0.55 X 1.375 + 0.29 X 1.05 + 1.59 X 1.52 + 1.9 X 2.0 + 2.3 X 6.525 + 0.80 X 0.90)
= 301.55- (13.527 + 21.08 + 4.427 + 9.45 + 4.209 + 0.919 + 0.756 + 0.304 + 2.417 + 3.8 + 15.007 + 0.72)
= 301.55 - 76.616 = 224.934 SQMTR.
NON FAR AREA ON 1ST FLOOR (SHAFTS + LIFT SHAFT)
=0.55 X 1.375 + 0.29 X 1.05 + 1.59 X 1.52 + 1.9 X 2.0 = 0.756 + 0.304 + 2.417 + 3.8 = 7.277 SQMTR

NON FAR AREA ON 1ST FLOOR (STAIRCASE)
=2.3 X 6.525 + 0.80 X 0.90 = 15.007 + 0.72 = 15.727 SQMTR

PROPOSED FAR AREA ON 2ND FLOOR
= 13.04x 23.125 - (7.515x1.8 + 3.4x6.2 + 2.3x1.925 +2.8x3.375 +1.75x2.405+9.19X0.1
0.55 X 1.375 + 0.29 X 1.05 + 1.59 X 1.52 + 1.9 X 2.0 + 2.3 X 6.525 + 0.80 X 0.90)
= 301.55- (13.527 + 21.08 + 4.427 + 9.45 + 4.209 + 0.919 + 0.756 + 0.304 + 2.417 + 3.8 + 15.007 + 0.72)
= 301.55 - 76.616 = 224.934 SQMTR.
NON FAR AREA ON 2ND FLOOR (SHAFTS + LIFT SHAFT)
=0.55 X 1.375 + 0.29 X 1.05 + 1.59 X 1.52 + 1.9 X 2.0 = 0.756 + 0.304 + 2.417 + 3.8 = 7.277 SQMTR

NON FAR AREA ON 2ND FLOOR (STAIRCASE)
=2.3 X 6.525 + 0.80 X 0.90 = 15.007 + 0.72 = 15.727 SQMTR

PROPOSED FAR AREA ON 3RD FLOOR
= 13.04x 23.125 - (7.515x1.8 + 3.4x6.2 + 2.3x1.925 +2.8x3.375 +1.75x2.405+9.19X0.1
0.55 X 1.375 + 0.29 X 1.05 + 1.59 X 2.0 + 2.3 X 6.525 + 0.80 X 0.90)
= 301.55- (13.527 + 21.08 + 4.4275 + 9.45 + 4.209 + 0.919 + 0.756 + 0.304 + 3.8 + 15.007 + 0.72)
= 301.55 - 74.199 = 227.351 SQMTR.
NON FAR AREA ON 3RD FLOOR (SHAFTS + LIFT SHAFT)
=0.55 X 1.375 + 0.29 X 1.05 + 1.9 X 2.0 = 0.756 + 0.304 + 3.8 = 4.86 SQMTR
NON FAR AREA ON 3RD FLOOR (STAIRCASE)
=2.3 X 6.525 + 0.80 X 0.90 = 15.007 + 0.72 = 15.727 SQMTR
PROPOSED FAR AREA ON 4TH FLOOR
= 13.04x 23.125 - (7.515x1.8 + 3.4x6.2 + 2.3x1.925 +2.8x3.375 +1.75x2.405+9.19X0.1
0.55 X 1.375 + 0.29 X 1.05 + 1.9 X 2.0 + 2.3 X 6.525 + 0.80 X 0.90)
= 301.55- (13.527 + 21.08 + 4.4275 + 9.45 + 4.209 + 0.919 + 0.756 + 0.304 + 3.8 + 15.007 + 0.72)
= 301.55 - 74.199 = 227.351 SQMTR.
NON FAR AREA ON 4TH FLOOR (SHAFTS + LIFT SHAFT)
=0.55 X 1.375 + 0.29 X 1.05 + 1.9 X 2.0 = 0.756 + 0.304 + 3.8 = 4.86 SQMTR
NON FAR AREA ON 4TH FLOOR (STAIRCASE)
=2.3 X 6.525 + 0.80 X 0.90 = 15.007 + 0.72 = 15.727 SQMTR
TOTAL PROPOSED ACHIEVED FAR AREA ON BASEMENT, STILT FLOOR ,1ST TO 4TH FLOOR
=4.982 + 27.366 + 224.934 + 224.934 + 227.351 + 227.351= 936.918 SQMT
NON FAR PROP AREA ON MUMTY
= 2.1 x 4.7 + 2.5 x 6.925 = 9.87 + 17.312 = 27.182 SQMTR
NON FAR PROP AREA ON MACHINE ROOM
= 2.10 x 2.50 = 5.25 SQMTR
TOTAL PROPOSED ACHIEVED NON FAR AREA ON BASEMENT, STILT FLOOR ,1ST TO 4TH FLOOR
= 290.351 + 220.572 + (7.277 x 2) + (15.727 x 4) + (4.86 x 2) +27.182 + 5.25
= 290.351 + 220.572 + 14.554 + 62.908 + 9.72 +27.182 + 5.25= 630.537 SQMT
TOTAL PROP BUILT UP AREA (FAR AREA + NON FAR AREA)
= 936.918 + 630.537 = 1567.455 SQMTR

SUBMISSION DRAWING

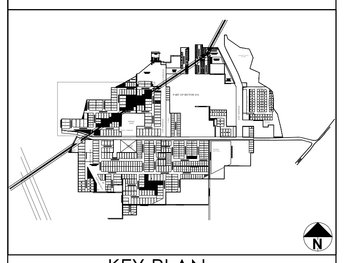
Notes:
- Dimensions are not to be scaled.
- All Dimensions Are In MM
- All windows & ventilators are openable

Revisions

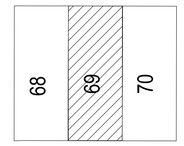
No.	Date	By	Description
-	-	-	-

Notes:

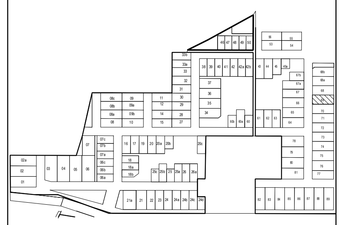
- Rear open spaces will be combined and will be shared.
- Pocket-A is a Gated Complex.
- VRV System is being provided.
- Full DG power back up is being provided.
- Toilets are mechanical ventilated.



KEY PLAN (Scale : NTS)



CORNER TYPOLOGY-II



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-II
PLOT 391.20 SQ.MTS_TYPE-C
(PLOT NO-69)
POCKET - A

Architects:
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Plot- 36b, Sec-32, Gurgaon-122001
Ph.: 26240200, 26240187
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	ARCH. SIGNATURE
For Avarna Projects LLP Authorized 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-69