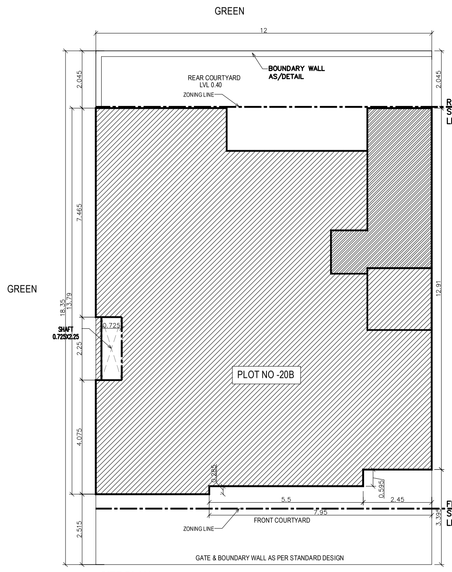
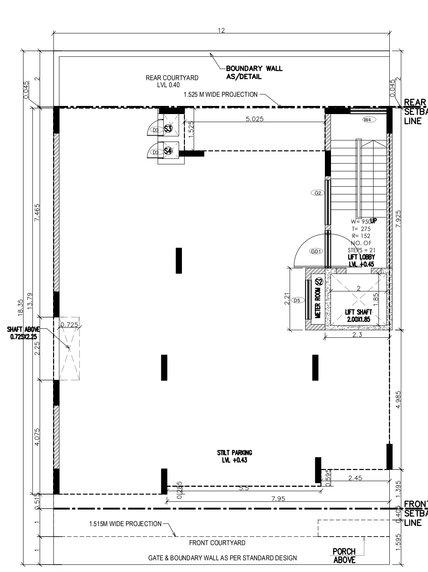
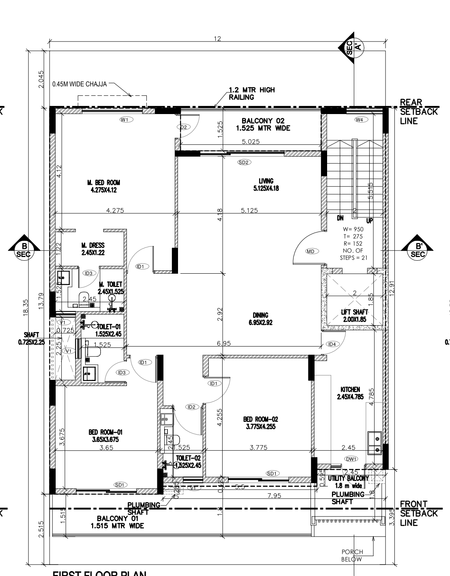


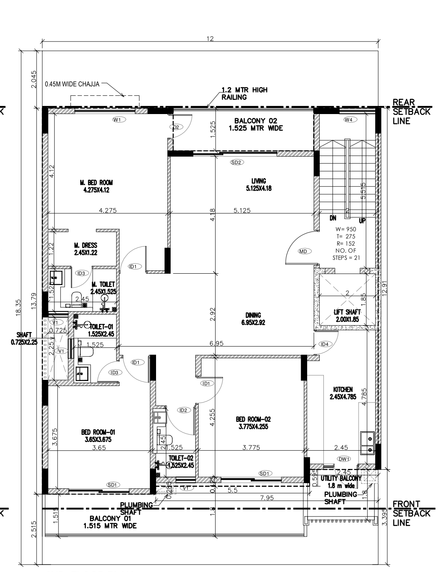
SITE PLAN



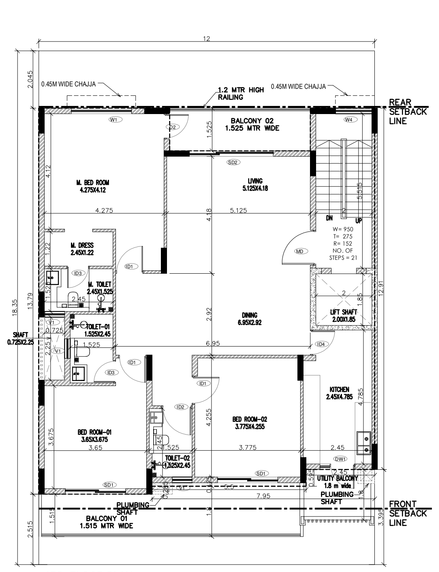
STILT PLAN
LVL. +0.45



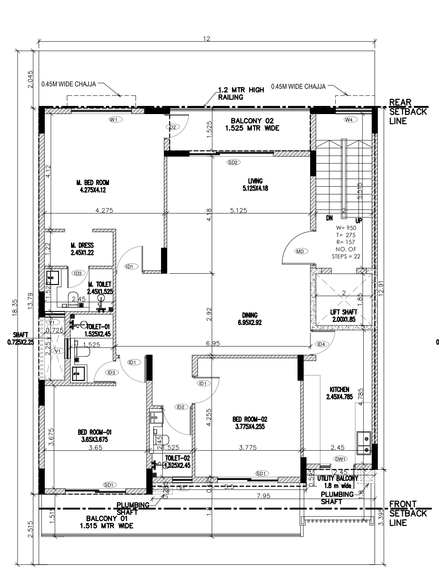
FIRST FLOOR PLAN
LVL. +3.65



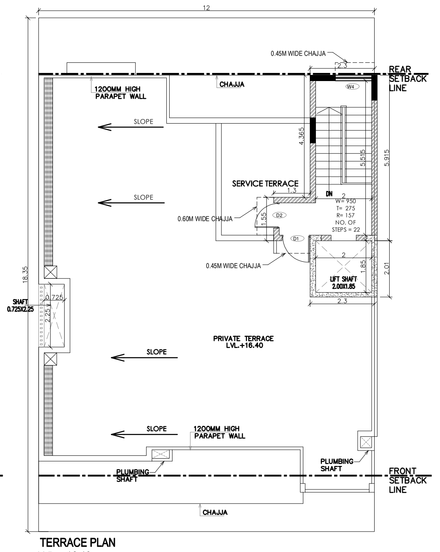
2ND FLOOR PLAN
LVL. +6.85



3RD FLOOR PLAN
LVL. +10.05

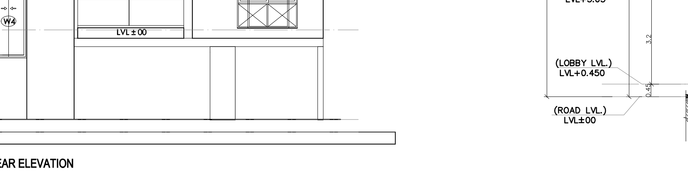


4TH FLOOR PLAN
LVL. +13.25



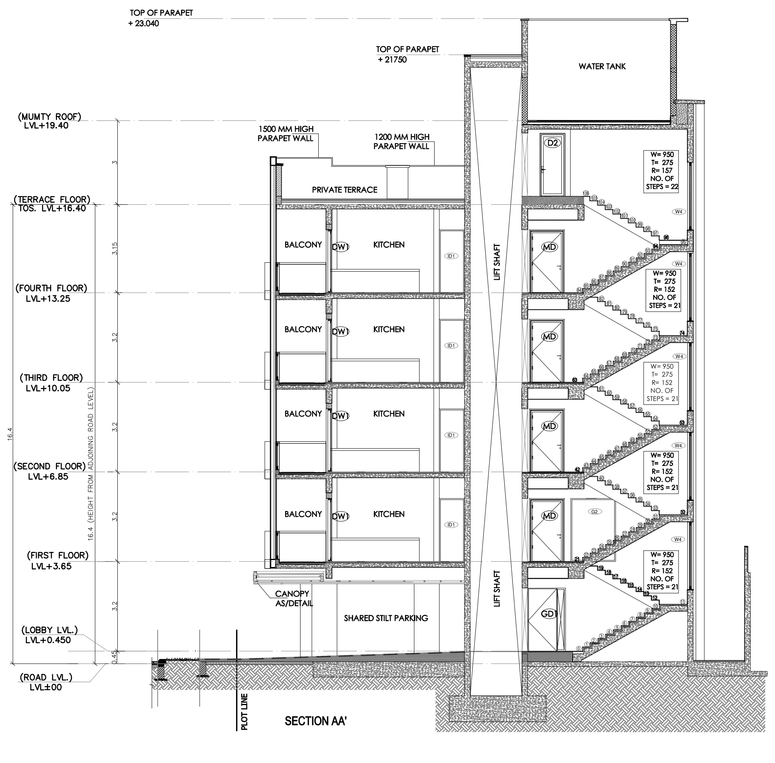
TERRACE PLAN
LVL. +16.40

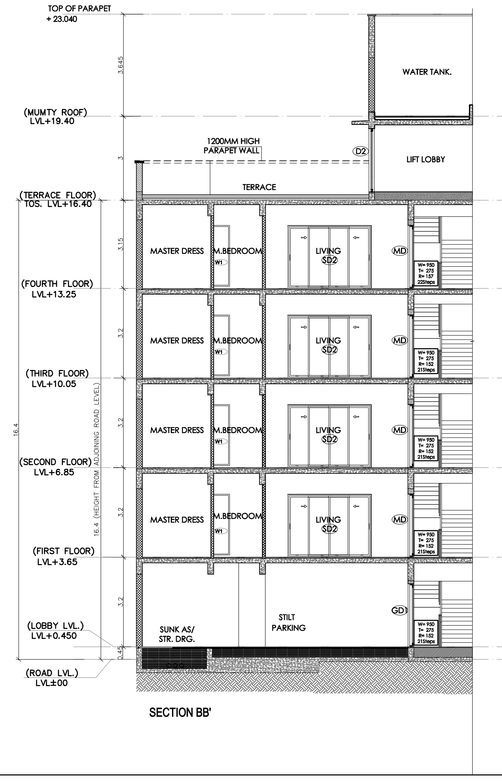
12M WIDE ROAD



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	SD1	2150	2250	-	SLIDING
7	SD2	3000	2250	-	SLIDING
8	DW1	1250	2250	0/1100	OPENABLE
9	D1	1000	2250	-	OPENABLE
10	D2	900	2250	-	OPENABLE
11	W1	2150	2250	75	OPENABLE
12	W4	2045	2440	500	OPENABLE
13	G2	1760	2600	-	FIXED
14	V1	700	2250	1100	OPENABLE
15	GD1	1345	2250	-	OPENABLE





MUMTY ROOF PLAN

AREA CHART:-

TOTAL AREA OF PLOT = 12.00 X 18.350 = 220.20 SQMT
PERM. GROUND COVERAGE @75% = 165.15 SQMT
PROP GROUND COVERAGE @69.98% = 154.093 SQMT

PERM. FAR @145 % = 319.29 SQMT
PURCHASABLE FAR @119% = 262.038 SQMT
TOTAL PERM FAR @264% = 581.328 SQMT
PROPOSED FAR @259.21% = 570.787 SQMT

PROP COVERED AREA ON STILT FLOOR
= 12.00x13.79 - (7.95x0.285 + 2.45x0.595 + 5.025x1.525)
= 165.48 - (2.266 + 1.458 + 7.663)
= 165.48 - 11.387 = 154.093 SQMTR.
PROPOSED FAR AREA ON STILT FLOOR
= 2.30x7.925 + 0.725 x 2.25
= 18.228 + 1.631 = 19.859 SQMTR.
NON FAR PROP AREA ON STILT FLOOR
= 154.093 - 19.859 = 134.234 SQMT

PROPOSED FAR AREA ON 1ST FLOOR
= 12.00x13.79 - (7.95x0.285 + 2.45x0.595 + 5.025x1.525 + .725 x 2.25 + 2.00 x 1.85 + 2.00 x 5.515)
= 165.48 - (2.266 + 1.458 + 7.663 + 1.631 + 3.70 + 11.03)
= 165.48 -27.748 = 137.732 SQMTR.

NON FAR AREA ON 1ST FLOOR (SHAFTS + LIFT SHAFT)
=(.725 x 2.25 + 2.00 x 1.85) = 1.631 + 3.70 = 5.331 SQMTR
NON FAR AREA ON 1ST FLOOR (STAIRCASE)
=2.00 x 5.515 =11.03 SQMTR

PROPOSED FAR AREA ON 2ND FLOOR
= 12.00x13.79 - (7.95x0.285 + 2.45x0.595 + 5.025x1.525 + .725 x 2.25 + 2.00 x 1.85 + 2.00 x 5.515)
= 165.48 - (2.266 + 1.458 + 7.663 + 1.631 + 3.70 + 11.03)
= 165.48 -27.748 = 137.732 SQMTR.

NON FAR AREA ON 2ND FLOOR (SHAFTS + LIFT SHAFT)
=(.725 x 2.25 + 2.00 x 1.85) = 1.631 + 3.70 = 5.331 SQMTR
NON FAR AREA ON 2ND FLOOR (STAIRCASE)
=2.00 x 5.515 =11.03 SQMTR

PROPOSED FAR AREA ON 3RD FLOOR
= 12.00x13.79 - (7.95x0.285 + 2.45x0.595 + 5.025x1.525 + .725 x 2.25 + 2.00 x 1.85 + 2.00 x 5.515)
= 165.48 - (2.266 + 1.458 + 7.663 + 1.631 + 3.70 + 11.03)
= 165.48 -27.748 = 137.732 SQMTR.

NON FAR AREA ON 3RD FLOOR (SHAFTS + LIFT SHAFT)
=(.725 x 2.25 + 2.00 x 1.85) = 1.631 + 3.70 = 5.331 SQMTR
NON FAR AREA ON 3RD FLOOR (STAIRCASE)
=2.00 x 5.515 =11.03 SQMTR

PROPOSED FAR AREA ON 4TH FLOOR
= 12.00x13.79 - (7.95x0.285 + 2.45x0.595 + 5.025x1.525 + .725 x 2.25 + 2.00 x 1.85 + 2.00 x 5.515)
= 165.48 - (2.266 + 1.458 + 7.663 + 1.631 + 3.70 + 11.03)
= 165.48 -27.748 = 137.732 SQMTR.

NON FAR AREA ON 4TH FLOOR (SHAFTS + LIFT SHAFT)
=(.725 x 2.25 + 2.00 x 1.85) = 1.631 + 3.70 = 5.331 SQMTR
NON FAR AREA ON 4TH FLOOR (STAIRCASE)
=2.00 x 5.515 =11.03 SQMTR

TOTAL PROPOSED ACHIEVED FAR AREA ON STILT FLOOR ,1ST TO 4TH FLOOR
= 19.859 + 137.732 + 137.732 + 137.732 + 137.732 = 570.787SQMT

NON FAR PROP AREA ON MUMTY
= (2.30 x 5.915 + 1.30 x 1.55) = 13.605 + 2.015 = 15.62 SQMTR

NON FAR PROP AREA ON MACHINE ROOM
= 2.30 x 2.01 = 4.623 SQMTR

TOTAL PROPOSED ACHIEVED NON FAR AREA ON STILT FLOOR ,1ST TO 4TH FLOOR
= 134.234 + (5.331 x 4) + (11.03 x 4) + 15.62 + 4.623
= 134.234 + 21.324 + 44.12 + 15.62 + 4.623 = 219.921 SQMT

TOTAL PROP BUILT UP AREA (FAR AREA + NON FAR AREA)
= 570.787 + 219.921 = 790.708 SQMTR

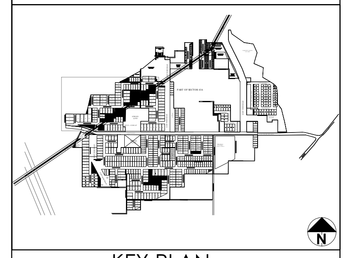
SUBMISSION DRAWING

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

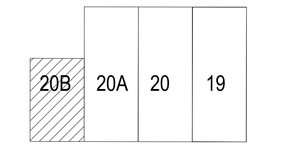
Revisions			
No.	Date	By	Description
-	-	-	-

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)



KEY PLAN (Scale : NTS)

CORNER TYPOLOGY-I
PLOT 220.2 SQ.MTS_TYPE-G
(PLOT NO-20B)
POCKET - A

Sanctioned & Valid For Two Years

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

Architects:
Arcop Associates Pvt. Ltd.
Plot- 36b, Sec-32, Gurgaon-122001
Ph.:3045500, 3045749

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
Per AVARNA PROJECTS LLP Vishal S 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, SECTION

SCALE - 1:100	DATE- JULY, 2024

DRAWING NO.
A-20B