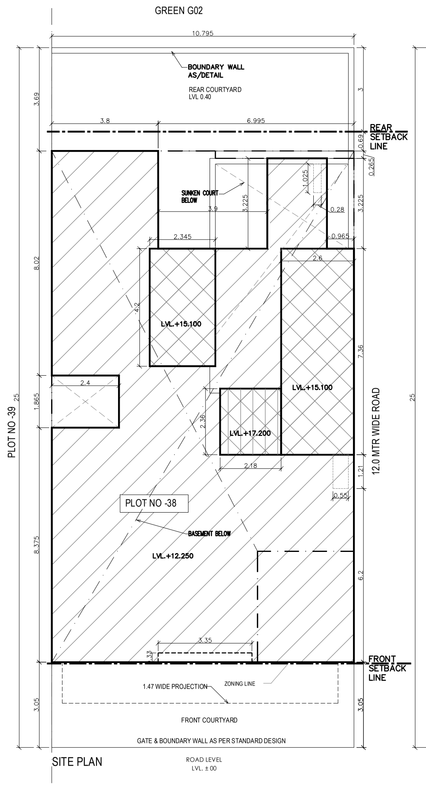
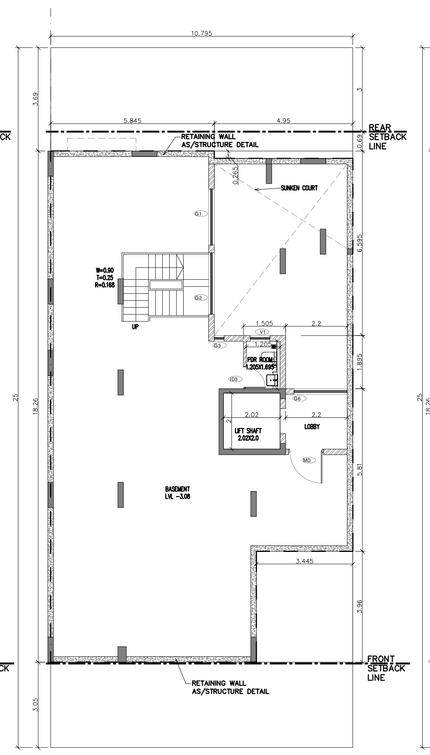
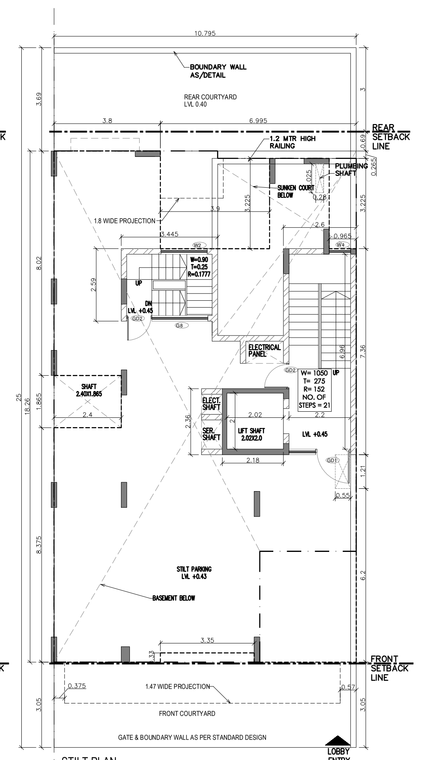
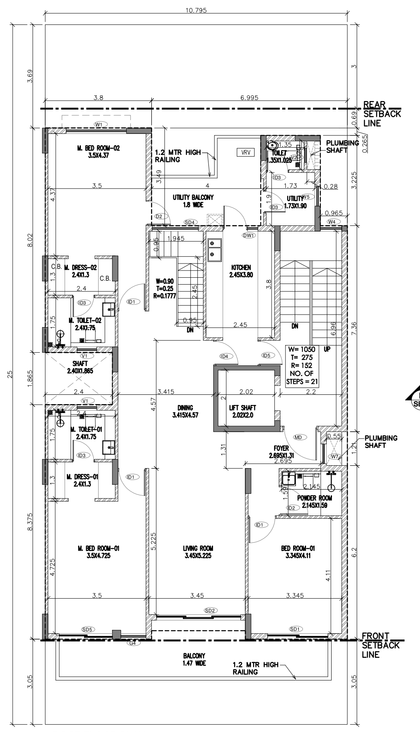


SITE PLAN

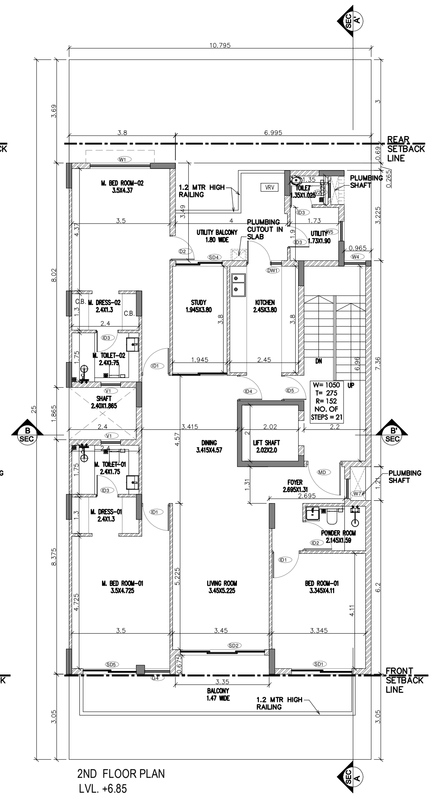




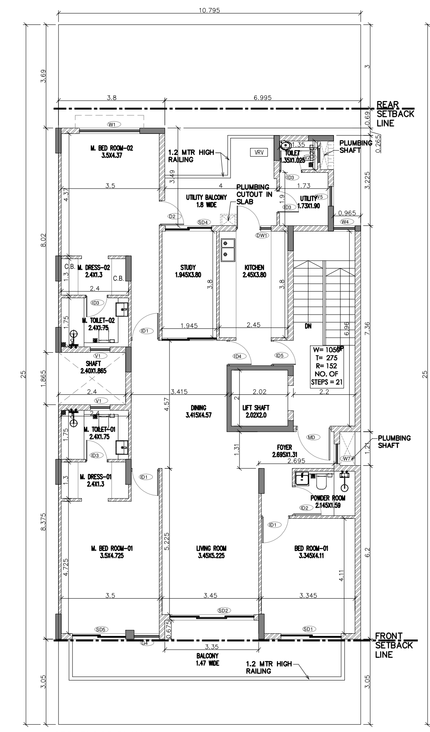
STILT PLAN



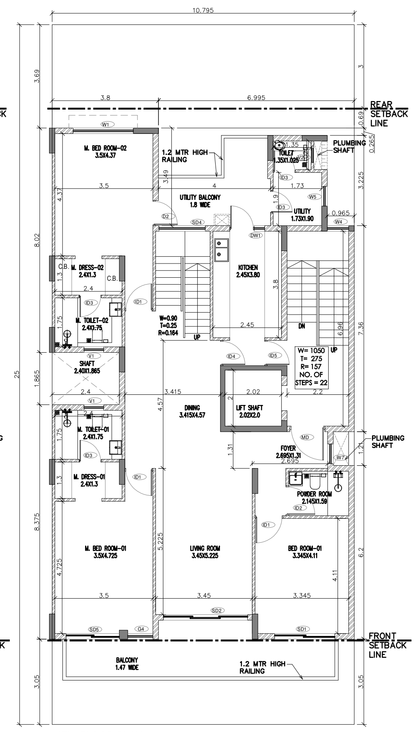
FIRST FLOOR PLAN
LVL. +3.65



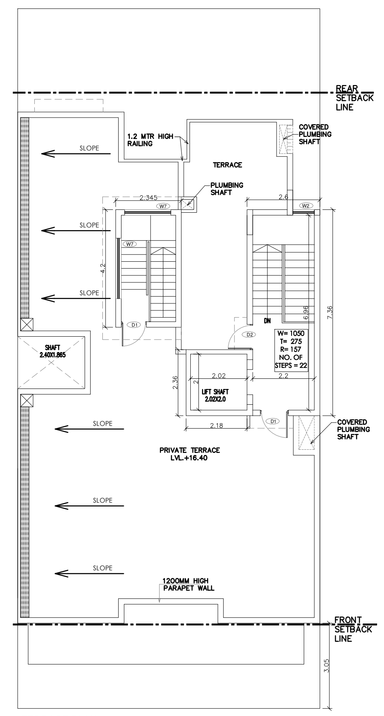
2ND FLOOR PLAN
LVL. +6.85



3RD FLOOR PLAN
LVL. +10.05

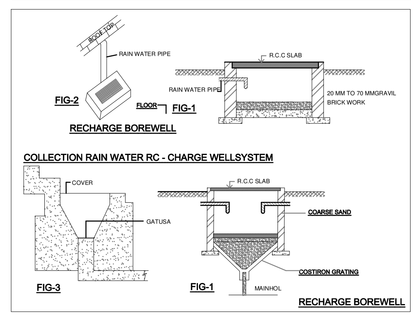


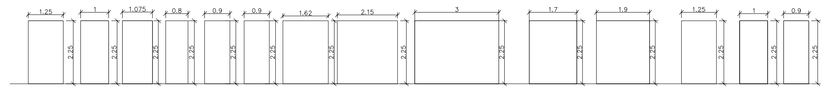
4TH FLOOR PLAN
LVL. +13.25

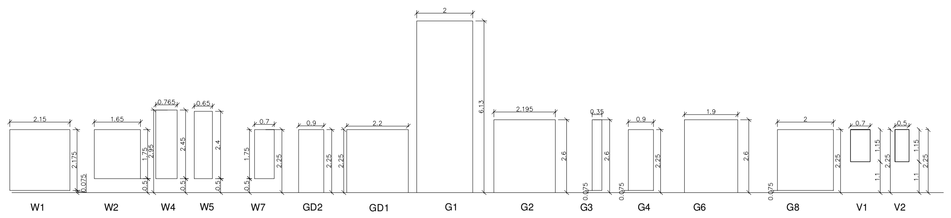


TERRACE PLAN
LVL. +16.40

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

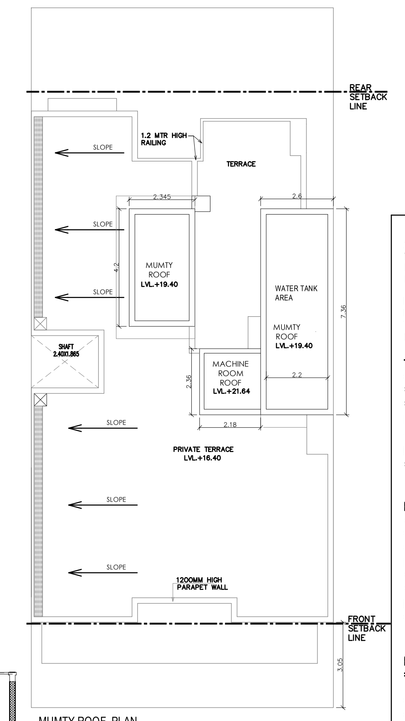






SCHEDULE OF OPENING

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	ID6	1620	2250	-	OPENABLE
8	SD1	2150	2250	-	SLIDING
9	SD2	3000	2250	-	SLIDING
10	SD4	1700	2250	-	SLIDING
11	SD5	1900	2250	-	SLIDING
12	D/W1	1250	2250	0/1100	OPENABLE
13	D1	1000	2250	-	OPENABLE
14	D2	900	2250	-	OPENABLE
15	W1	2150	2250	75	OPENABLE
16	W2	1650	2250	500	OPENABLE
17	W4	765	2950	500	OPENABLE
18	W5	700	2400	500	OPENABLE
19	W7	700	2250	500	OPENABLE
20	V1	700	2250	1100	OPENABLE
21	V2	500	2250	1100	OPENABLE
22	G1	2000	6130	-	OPENABLE
23	G2	2195	2600	-	FIXED
24	G3	350	2600	75	FIXED
25	G4	900	2250	75	FIXED
26	G6	1900	2600	-	OPENABLE
27	G8	2000	2250	75	OPENABLE
28	GD1	2200	2250	-	OPENABLE
29	GD2	900	2250	-	OPENABLE



MUMTY ROOF PLAN

AREA CHART:-

TOTAL AREA OF PLOT = 10.795 X 25.0 = 269.875 SQMT
PERM. GROUND COVERAGE @66% = 178.117 SQMT
PROP GROUND COVERAGE @64.47% = 173.993 SQMT

PERM. FAR @130 % = 350.837 SQMT
PURCHASABLE FAR @110% = 296.862 SQMT
TOTAL PERM FAR @240% = 647.699 SQMT
PROPOSED FAR @239.96% = 647.589 SQMT

TOTAL PROP AREA ON BASEMENT
= 10.795x18.26 - (4.95x0.265 + 2.02x2.0 + 3.445x3.96)
= 197.117 - (1.312 +4.04 + 13.642)
= 197.117 - 18.994 = 178.123 SQMTR.
PROPOSED FAR AREA ON BASEMENT
= 1.505x1.895 = 2.852 SQMTR.
NON FAR PROP AREA ON BASEMENT
= 178.123 - 2.852 = 175.271 SQMT

PROP COVERED AREA ON STILT FLOOR
= 10.795x18.26 - (6.995x0.265 + 3.9x3.225 +0.965x3.225 +2.4x1.865 + 3.35x0.33)
= 197.117 - (1.854 + 12.577+ 3.112 + 4.476 + 1.105)
= 197.117 - 23.124 = 173.993 SQMTR.
PROPOSED FAR AREA ON STILT FLOOR
= 3.445x2.59 + 2.18x2.36 + 2.60x7.36 + 0.55 x 1.21 + 0.28 x 1.025
= 8.923+5.145+19.136 +0.665 + 0.287= 34.156 SQMTR.
NON FAR PROP AREA ON STILT FLOOR
= 173.993 - 34.156 = 139.837 SQMT

PROPOSED FAR AREA ON 1ST FLOOR
= 10.795x18.26 - (6.995x0.265 + 3.9x3.225 +0.965x3.225 + 2.4x1.865 + 0.28x1.025 + 1.945x0.95 + 0.95x2.45 + 2.20x6.96 + 2.02x2.0 + 0.55x1.21 + 3.35x0.33)
= 197.117 - (1.854 + 12.577 + 3.112 + 4.476 + 0.287 + 1.848 + 2.327 + 15.312 + 4.04 + 0.665 +1.105)
= 197.117 - 47.603 = 149.514 SQMTR.
NON FAR AREA ON 1ST FLOOR (SHAFTS + LIFT SHAFT)
=0.28x1.025 + 2.02x2.0 + 0.55x1.21 = 0.287 + 4.04 + 0.665 = 4.992 SQMTR

NON FAR AREA ON 1ST FLOOR (STAIRCASE)
=1.945x0.95 + 0.95x2.45 + 2.20x6.96 = 1.848 + 2.327 + 15.312 = 19.487 SQMTR

PROPOSED FAR AREA ON 2ND FLOOR
= 10.795x18.26 - (6.995x0.265 + 3.9x3.225+0.965x3.225 + 2.4x1.865 + 0.28x1.025 + 2.20x6.96 + 2.02x2.0 + 0.55x1.21 + 3.35x0.33)
= 197.117 - (1.854 + 12.577+ 3.112 + 4.476 + 0.287 + 15.312 + 4.04 + 0.665 +1.105)
= 197.117 -43.428 = 153.689 SQMTR.
NON FAR AREA ON 2ND FLOOR (SHAFTS + LIFT SHAFT)
=0.28x1.025 + 2.02x2.0 + 0.55x1.21 = 0.287 + 4.04 + 0.665 = 4.992 SQMTR

NON FAR AREA ON 2ND FLOOR (STAIRCASE)
=2.20x6.96 = 15.312 SQMTR

PROPOSED FAR AREA ON 3RD FLOOR
= 10.795x18.26 - (6.995x0.265 + 3.9x3.225+0.965x3.225 + 2.4x1.865 + 0.28x1.025 + 2.20x6.96 + 2.02x2.0 + 0.55x1.21 + 3.35x0.33)
= 197.117 - (1.854 + 12.577+ 3.112 + 4.476 + 0.287 + 15.312 + 4.04 + 0.665 +1.105)
= 197.117 -43.428 = 153.689 SQMTR.
NON FAR AREA ON 3RD FLOOR (SHAFTS + LIFT SHAFT)
=0.28x1.025 + 2.02x2.0 + 0.55x1.21 = 0.287 + 4.04 + 0.665 = 4.992 SQMTR

NON FAR AREA ON 3RD FLOOR (STAIRCASE)
=2.20x6.96 = 15.312 SQMTR

PROPOSED FAR AREA ON 4TH FLOOR
= 10.795x18.26 - (6.995x0.265 + 3.9x3.225+0.965x3.225 + 2.4x1.865 + 0.28x1.025 + 2.20x6.96 + 2.02x2.0 + 0.55x1.21 + 3.35x0.33)
= 197.117 - (1.854 + 12.577+ 3.112 + 4.476 + 0.287 + 15.312 + 4.04 + 0.665 +1.105)
= 197.117 -43.428 = 153.689 SQMTR.
NON FAR AREA ON 4TH FLOOR (SHAFTS + LIFT SHAFT)
=0.28x1.025 + 2.02x2.0 + 0.55x1.21 = 0.287 + 4.04 + 0.665 = 4.992 SQMTR

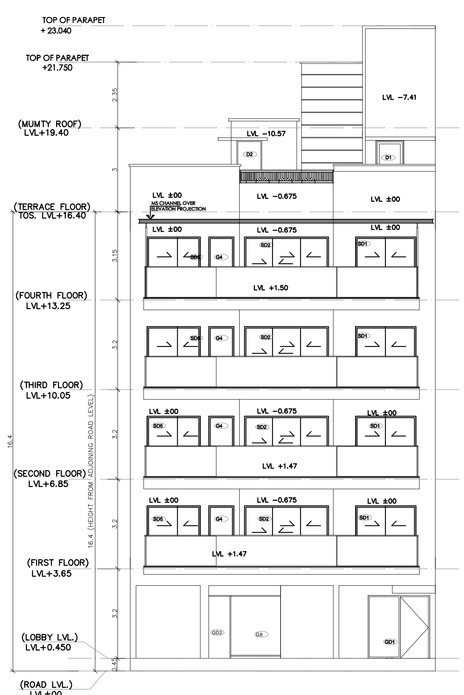
NON FAR AREA ON 4TH FLOOR (STAIRCASE)
=2.20x6.96 = 15.312 SQMTR

TOTAL PROPOSED ACHIEVED FAR AREA ON BASEMENT, STILT FLOOR ,1ST TO 4TH FLOOR
= 2.852 + 34.156 + 149.514 + 153.689 + 153.689 + 153.689 = 647.589 SQMT

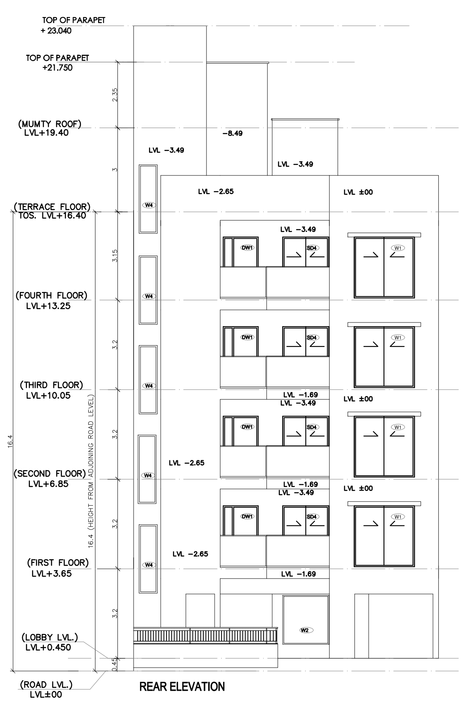
NON FAR PROP AREA ON MUMTY
= (2.345x4.2 + 2.60x7.36) = 9.849 + 19.136 = 28.985 SQMTR
NON FAR PROP AREA ON MACHINE ROOM
= 2.18 x 2.36 = 5.145 SQMTR

TOTAL PROPOSED ACHIEVED NON FAR AREA ON BASEMENT, STILT FLOOR ,1ST TO 4TH FLOOR
= 175.271 + 139.837 + (4.992 x 4) + 19.487 + (15.312 x 3) +28.985 + 5.145
= 175.271 + 139.837 + 19.968 + 19.487 + 45.936 + 28.985 + 5.145 = 434.629 SQMT

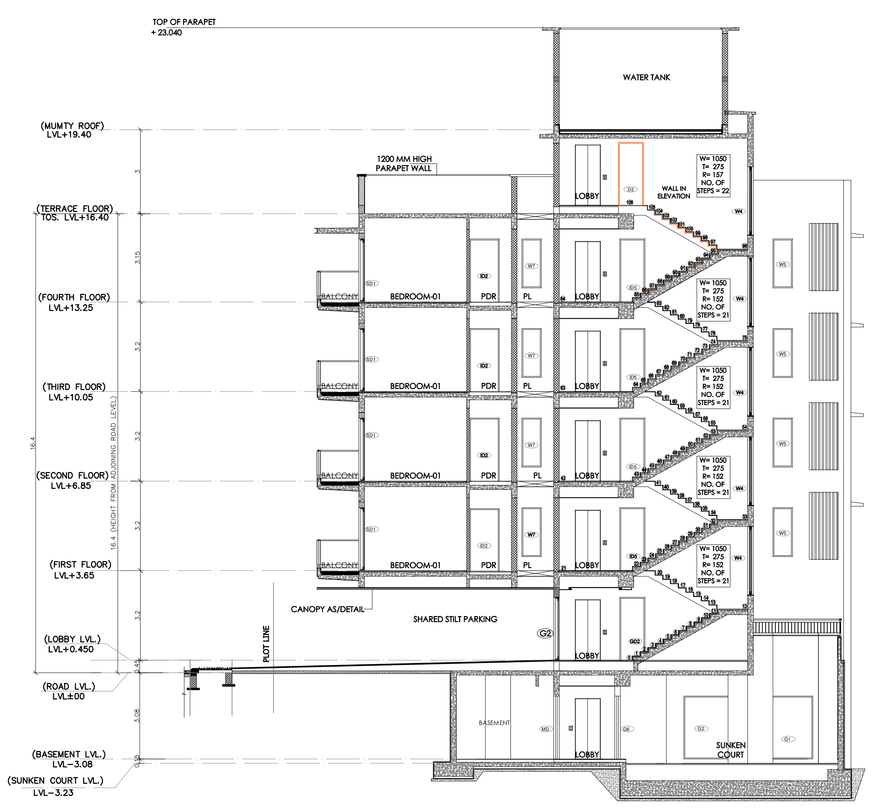
TOTAL PROP BUILT UP AREA (FAR AREA + NON FAR AREA)
= 647.589 + 434.629 = 1082.218 SQMTR



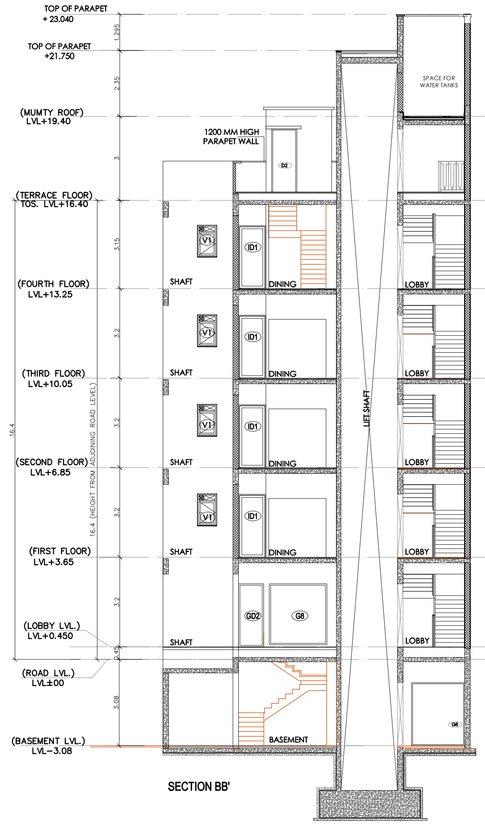
FRONT ELEVATION



REAR ELEVATION



SECTION AA'



SECTION BB'

SUBMISSION DRAWING

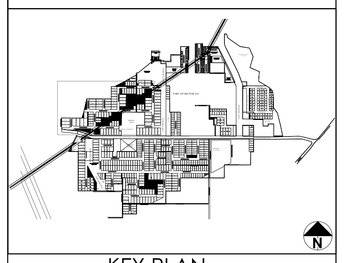
Notes:
- Dimensions are not to be scaled.
- All Dimensions Are In MM
- All windows & ventilators are openable

Revisions

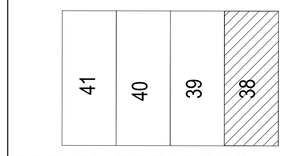
No.	Date	By	Description
-	-	-	-

Notes:

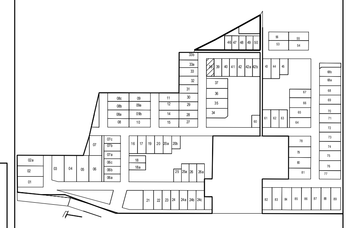
- Rear open spaces will be combined and will be shared.
- Pocket-A is a Gated Complex.
- VRV System is being provided.
- Full DG power back up is being provided.
- Toilets are mechanical ventilated.



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 269.875 SQ.MTS_TYPE-F1
(PLOT NO-38)
POCKET - A

Architects:
Arcop Associates Pvt. Ltd.
Plot- 36b, Sec-32, Gurgaon-122001
Ph.: 3434300, 3424749
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
Per/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-38