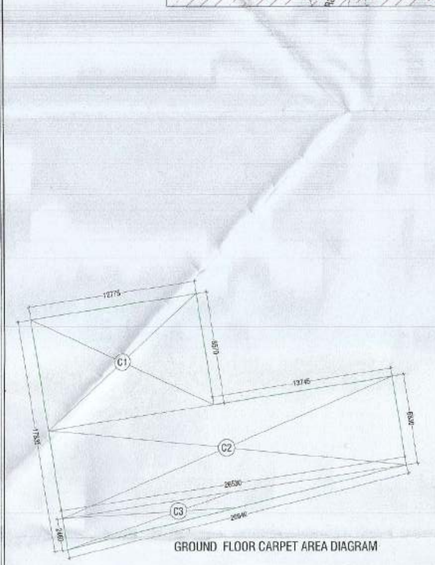
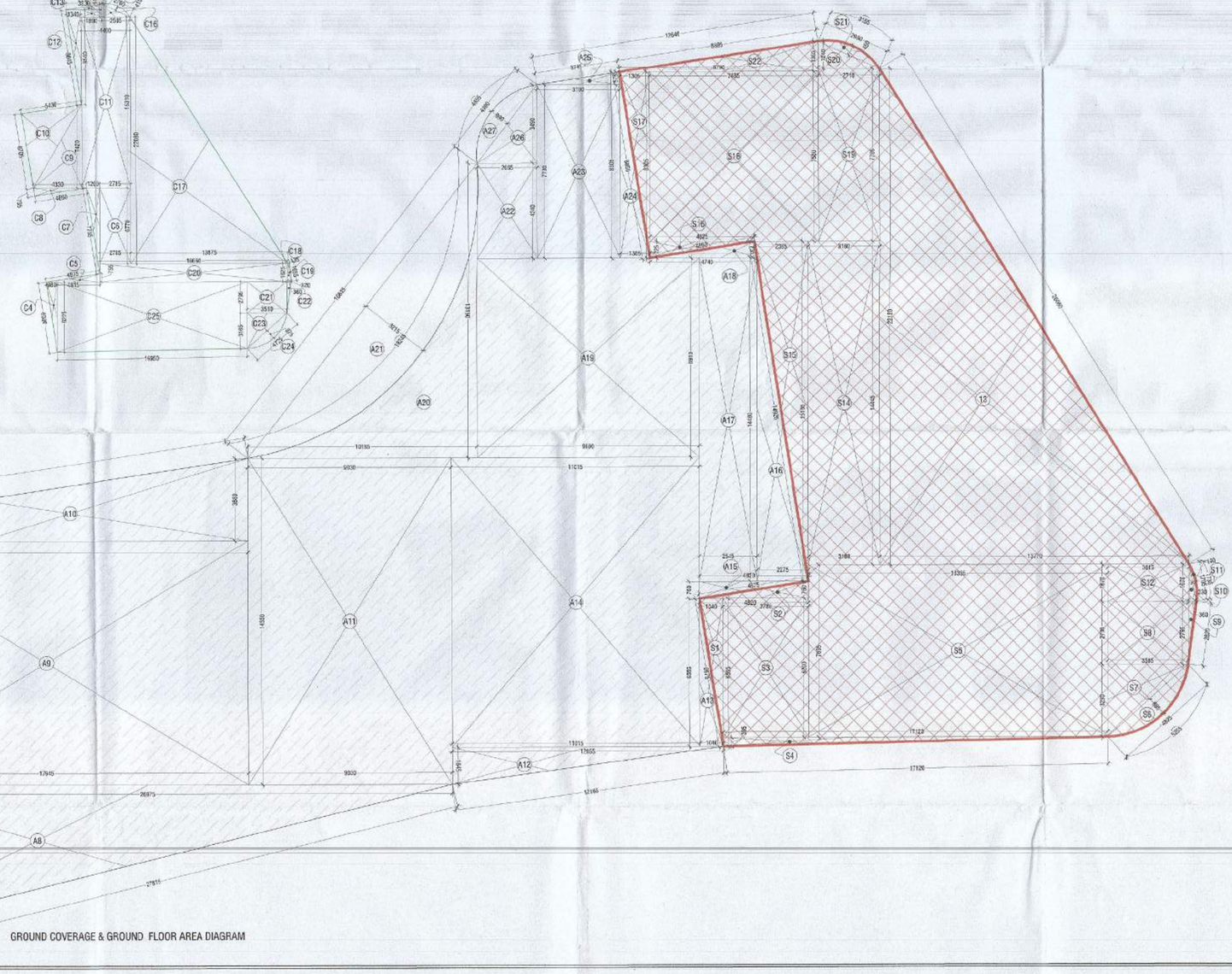
GROUND FLOOR PLAN



GROUND FLOOR CARPET AREA DIAGRAM



GROUND COVERAGE & GROUND FLOOR AREA DIAGRAM

PLUMBING LEGEND :-		
1	110 (OD) UPVC SOIL & VENT PIPE	
2	110 (OD) UPVC WASTE& VENT PIPE	
3	110 (OD) UPVC ASP	
3a	160 (OD) UPVC RAIN WATER DIN TAKE PIPE	
4	110 (OD) UPVC RAIN WATER DIN TAKE PIPE	
4a	75 (OD) UPVC RAIN WATER DIN TAKE PIPE	
5	DOM. WATER SUPPLY	
6	FLU. WATER SUPPLY	
7	FLU. WATER SUPPLY RISER TO OHT.	
8	DOM. WATER SUPPLY RISER TO OHT.	
	DOMESTIC WATER SUPPLY PIPE	DWS
	FLUSHING WATER SUPPLY PIPE	FWS
	MOTORIZED VALVE	MV
	BALL VALVE	BV
	FLOOR TRAP (100x100)MM	FT
	FLOOR DRAIN (100x50)MM	FD
	CUTOUT IN SLAB \ WALL	
	R.W KHURRA 300X300mm	
	R.W KHURRA 450X450mm	

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED :

S.T.P.(HQ) Member Secretary BPAC — S.T.P.(G) Member BPAC — C.T.P.(HQ) Chairman BPAC

DTP (HQ) — ATP(HQ)

AD — PA — ATP

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter no. 165341 DU 20/06/2024

Superintending Engineer (HQ)
Chief Engineer-I
HSVP, Panchkula

DD(HT)
MEMBER
BPAC

COMMERCIAL BUILDING (CLUB & SHOPPING) AREA DETAILS			
CLUB AREA DETAILS			
FLOORS	FAR AREA IN SQMT.	NON FAR AREA IN SQMT.	BUILTUP AREA IN SQMT.
GROUND FLOOR	952.700	0.000	952.700
1ST FLOOR	1234.549	174.252	1408.801
2ND FLOOR	993.453	106.370	1099.823
TERRACE (MEMTY & MACHINE ROOM)	0.000	112.08	112.080
TOTAL AREA ON ALL FLOOR (A)	3180.702	392.702	3573.404
SHOPPING AREA DETAILS			
FLOORS	FAR AREA IN SQMT.	NON FAR AREA IN SQMT.	BUILTUP AREA IN SQMT.
TOTAL AREA AT GROUND FLOOR (B)	469.998	0.000	469.998
TOTAL COMMERCIAL FAR AREA CLUB + SHOPPING (A+B)	3650.700	392.702	4043.402

GROUND FLOOR FAR AREA CALCULATIONS (CLUB)						
S. No.	COEFF.	DESCRIPTION	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS (A)						
1	1	A1	5.820	3.100	1	18.042
2	0.5	A2	2.015	3.100	1	3.123
3	0.667	A3	3.700	0.815	1	2.011
4	0.5	A4	3.355	11.690	1	19.945
5	1	A5	4.480	11.690	1	53.267
6	0.5	A6	4.480	2.650	1	5.926
7	0.667	A7	5.210	1.070	1	3.718
8	0.5	A8	26.975	6.775	1	91.378
9	1	A9	17.945	10.870	1	195.002
10	0.5	A10	23.785	3.680	1	43.728
11	1	A11	9.030	14.559	1	131.387
12	0.5	A12	12.055	1.541	1	9.315
13	0.5	A13	1.040	6.595	1	3.429
14	1	A14	11.015	12.905	1	142.149
15	0.5	A15	4.630	0.760	1	1.932
16	0.5	A16	2.275	14.460	1	16.448
17	1	A17	2.545	14.460	1	36.801
18	0.5	A18	4.740	0.735	1	1.742
19	1	A19	9.890	8.910	1	87.853
20	0.5	A20	10.185	13.150	1	66.966
21	0.667	A21	16.535	3.215	-1	-35.672
22	1	A22	2.665	4.240	1	11.300
23	1	A23	3.700	7.730	1	28.601
24	0.5	A24	1.305	8.305	1	5.415
25	0.5	A25	3.700	0.575	1	1.064
26	0.5	A26	2.665	3.496	1	4.650
27	0.667	A27	4.360	0.890	1	2.906
TOTAL ADDITION GROUND FLOOR FAR AREA (A)					=	952.700

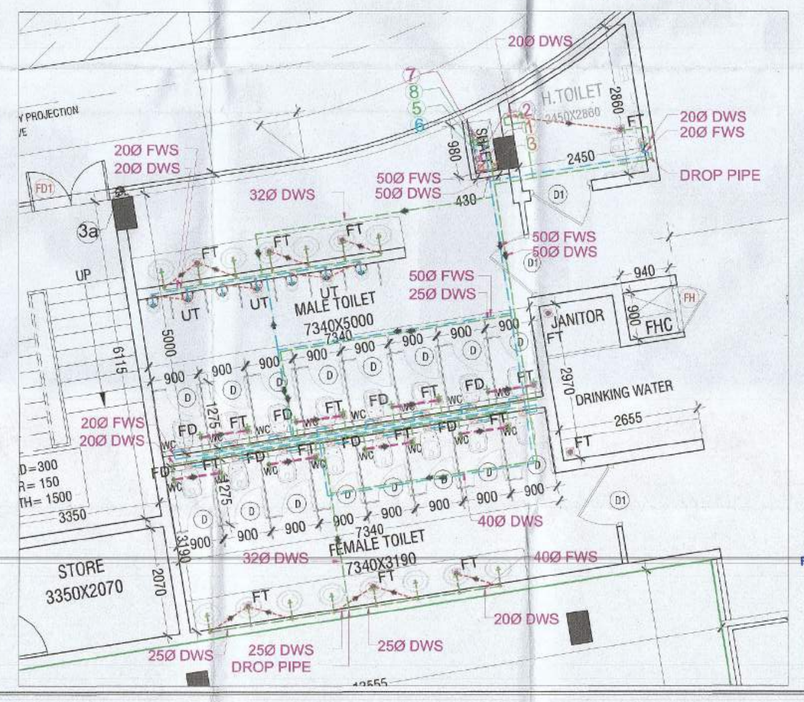
GROUND FLOOR FAR AREA CALCULATIONS (SHOPPING)						
1	0.5	S1	1.040	6.595	1	3.429
2	0.5	S2	4.620	0.790	1	1.824
3	1	S3	3.760	6.200	1	23.312
4	0.5	S4	17.120	0.386	1	3.301
5	1	S5	13.335	7.695	1	102.613
6	0.667	S6	4.625	0.895	1	2.889
7	0.5	S7	3.565	3.230	1	5.799
8	1	S8	3.565	2.795	1	10.020
9	0.5	S9	0.360	2.795	1	0.503
10	0.5	S10	0.330	1.870	1	0.309
11	0.667	S11	1.705	0.140	1	0.159
12	1	S12	3.615	1.670	1	6.037
13	0.5	S13	18.770	22.150	1	103.603
14	1	S14	3.190	14.445	1	45.935
15	0.5	S15	2.385	15.185	1	18.103
16	0.5	S16	4.625	0.725	1	1.677
17	0.5	S17	1.305	8.305	1	5.419
18	1	S18	7.485	7.560	1	56.639
19	1	S19	2.710	7.705	1	20.881
20	0.5	S20	2.710	1.240	1	1.680
21	0.667	S21	2.980	0.450	1	0.894
22	0.5	S22	6.760	1.365	1	5.099
TOTAL ADDITION (A')					=	469.998
TOTAL GROUND FLOOR (SHOPPING) FAR AREA (A')					=	469.998
TOTAL GROUND COVERAGE & GROUND FLOOR FAR AREA = (A)+(A')					=	1422.698

COMMERCIAL BUILDING (CLUB & SHOPPING) CARPET AREA DETAILS	
FLOORS	CARPET AREA IN SQMT.
GROUND FLOOR	709.841
1ST FLOOR	888.342
2ND FLOOR	639.811
TOTAL CARPET AREA ON ALL FLOOR (A)	2297.994

GROUND FLOOR CARPET AREA CALCULATIONS						
S. No.	COEFF.	DESCRIPTION	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS (A)						
1	1	C1	12.775	8.570	1	109.482
2	1	C2	26.630	6.830	1	181.200
3	0.5	C3	26.630	2.460	1	32.632
4	0.5	C4	0.960	6.930	1	3.067
5	0.5	C5	4.815	0.755	1	1.818
6	1	C6	2.765	6.770	1	18.654
7	0.5	C7	1.200	7.730	1	4.641
8	0.5	C8	4.690	0.735	1	1.724
9	0.5	C9	4.930	7.420	1	18.264
10	0.5	C10	5.430	6.705	1	18.204
11	1	C11	4.400	15.310	1	67.364
12	0.5	C12	1.340	8.540	1	5.722
13	0.5	C13	3.230	0.505	1	0.816
14	1	C14	1.800	0.610	1	1.229
15	0.667	C15	2.760	0.415	1	0.764
16	0.5	C16	2.505	1.150	1	1.440
17	0.5	C17	13.675	22.080	1	153.180
18	0.5	C18	0.320	1.625	1	0.260
19	0.667	C19	0.135	1.655	1	0.149
20	1	C20	16.960	1.625	1	27.573
21	1	C21	3.510	2.705	1	9.493
22	0.5	C22	0.380	2.705	1	0.513
23	0.5	C23	3.510	3.165	1	5.555
24	0.667	C24	0.875	4.725	1	2.758
25	1	C25	16.950	6.225	1	105.514
TOTAL ADDITION (A)					=	769.841
TOTAL GROUND FLOOR CARPET AREA (A) =					=	769.841

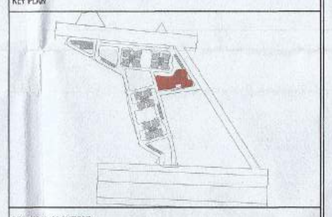
DOOR WINDOW SCHEDULE				
NAME	WIDTH	CILL	LINTEL	LOCATION
DW1	2565	30	2400	LOBBY
FD1	2000	30	2400	STAIRCASE \ 90 FIRE RATING
FD	1250	30	2400	STAIRCASE \ 45 FIRE RATING
D	750	00	2100	TOILET
D1	1000	00	2400	TOILET
D2	1250	30	2400	ROOM
D3	900	00	2400	KITCHEN
FH	900	150	2400	FHC
D_1	1250	30	2400	SHOP

NOTE:- ALL ROOMS & TOILETS ARE MECHANICALLY VENTILATED WITH 100% POWER BACK UP.



SUBMISSION DRAWING

KEY PLAN



PRINCIPAL ARCHITECT

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CLIENT

NORTH STAR TOWERS PRIVATE LIMITED
27, SS House, Bhagwan Mahaveer Marg, Sector 44, Gurugram, Haryana 122003

PROJECT

PROPOSED BUILDING PLAN OF MIXED LAND USE COLONY UNDER TOD POLICY (96% RESIDENTIAL AND 4% COMMERCIAL) FOR AN AREA MEASURING 6.4166 ACRES (LICENCE NO. 265 OF 2023 DATED 19/12/2023) IN THE REVENUE ESTATE OF VILLAGE BADHA & NAWADA FATEHPUR, SECTOR-90, GURUGRAM, BEING DEVELOPED BY NORTH STAR TOWERS PRIVATE LIMITED.

For North Star Towers Pvt. Ltd.
Authorised Signatory
OWNER/AUTH. SIGNATURE

PARVEET SHANGAR
ARCHITECT
CA/2017/72741
ARCHITECT'S SIGNATURE

DRAWING TITLE: COMMERCIAL BUILDING (CLUB & SHOPPING) GROUND FLOOR PLAN, GROUND COVERAGE, AREA DIAGRAM & DETAILS

DRAWING NO. A-14 — SCALE : 1:100