

BASIC AREA DETAIL			AREA IN SQ.MT.	AREA IN ACRES
S.NO.	CONTENT			
1	TOTAL AREA AS PER ZONING PLAN	=	23087.279	5.765
2	PERMISSIBLE LAND FOR COMMERCIAL 4% OF TOTAL LAND	=	923.49	0.2282
	PERMISSIBLE F.A.R FOR COMMERCIAL 175 %	=	1616.110	
3	PERMISSIBLE LAND FOR FLATS (1-2)		22163.786	5.4769
	PERMISSIBLE F.A.R FOR FLATS 225 %		48686.523	
4	MAXIMUM DENSITY ALLOWED PER ACRE(800X 4.6768)	4929.12		
5	MINIMUM DENSITY ALLOWED PER ACRE(850X 4.5768)	4659.28		
A	MAXIMUM D.U(4529.125 PERSON)	985.82		
B	MINIMUM D.U(4655.285 PERSON)	31.06		

SUMMARY SHEET		SO. MTR.	ACRS
1	TOTAL PLOT AREA AS PER LICENCE NO. 75 OF 2014 DATED 01-08-2014	24719.929	5.975
2	TOTAL PLOT AREA AS PER ZONING	23687.275	5.705
3	MAXIMUM GROUND COVERAGE @80 %	11543.84	2.8925
	PERMISSIBLE (sq.mt.)	PROPOSED	REFERENCE
1	GROUND COVERAGE AREA	3345.33(14.489%)	CHART NO. C
2	F.A.R.	40887.232	CHART NO. A
3	HEIGHT OF BUILDING	75.450 mtr.	
4	PARKING	466 ECS (REQUIRED) 436 Two Wheeler	CHART NO. B
5	COMMERCIAL BUILDING	1816.08(7.75%)	CHART NO. 2a+2b
6	COMMUNITY BUILDING	166.8	CHART NO. 4a
7	ANGANWADI	185.9	CHART NO. 4a
8	BASEMENT AREA	8464.71	CHART NO. G
9	GREEN AREA	3483.39 (15.06%)	CHART NO. E
10	STILT AREA	1699.49	CHART NO. F
11	DENSITY PER ACRE	850 MINIMUM 900 MAXIMUM	CHART NO. A
12	REGULAR DU	891.06 MINIMUM 985.82 MAXIMUM	CHART NO. A

BASIC AREA DETAIL (PERMISSIBLE)		AREA IN SQ. MT.	AREA IN ACRES
S/N	CONTENT		
1	TOTAL AREA AS PER ZONING PLAN	= 23087.219	5.705
2	PERMISSIBLE LAND FOR COMMERCIAL 8.0 % OF TOTAL LAND	= 1846.952	0.4564
a	PERMISSIBLE F.A.R FOR COMMERCIAL 175 %	= 3232.219	
3	PERMISSIBLE LAND FOR RESIDENTIAL 0.2/92.0 %	= 21240.297	5.249
a	PERMISSIBLE F.A.R FOR RESIDENTIAL 225 %	= 47790.668	
4	MAXIMUM DENSITY ALLOWED PER ACRE(800X 5.249)	4723.728	
5	MINIMUM DENSITY ALLOWED PER ACRE(750X 5.249)	3936.440	
A	MAXIMUM D.U.(4723.728X PERSON)	944.75	
B	MINIMUM D.U.(3936.44X PERSON)	787.29	
$\text{PERMISSIBLE DENSITY} (4723.728 \times 5.249) = 24,790.668$			
PERMISSIBLE DENSITY	PERMISSIBLE DENSITY	PERMISSIBLE DENSITY	PERMISSIBLE DENSITY
PERMISSIBLE DENSITY	PERMISSIBLE DENSITY	PERMISSIBLE DENSITY	PERMISSIBLE DENSITY

		SDM	SDM	ACRE	ACRE
1	TOTAL AREA AS PER ZONING PLAN	23087.279	23087.279	5.706	5.705
2	PROPOSED LAND FOR COMMERCIAL 8.0 % OF TOTAL LAND	4%	8%		
		923.481	1846.962	0.228	0.456
3	PERMISSIBLE F.A.R FOR COMMERCIAL 175 %	1616.110	3232.219		
		96%	92%		
4	PERMISSIBLE LAND FOR RESIDENTIAL (1-2)	22163.788	21540.297	5.477	5.249
5	PERMISSIBLE F.A.R FOR RESIDENTIAL 225 %	49988.523	47790.698		
6	MAXIMUM DENSITY ALLOWED PER ACRE(800/ACRE)	966.820	4929.106	4723.728	
7	MINIMUM DENSITY ALLOWED PER ACRE(750X ACRE)		4107.560	3936.440	
8	MAXIMUM D.U	944.746	966.822	844.746	
9	MINIMUM D.U		621.518	767.296	

2	TOTAL LAND AREA AS PER ZONING	24179.929			5.705
		23087.279			
			AS/CORRECTION IN SANCTION AREA	AS BUILT	DEVIATION
		SQM	SQM	SQM	SQM
3	TOTAL GROUND COVERAGE	11543.570	3345.330	5051.625	4954.606
4	F.A.R (2140.297 X 2.25 = 4779.9056)	47790.668	49857.230		47784.419
5	FAR OF CUB IN TOWER 03.504				253.440
6	HT OF BUILDING	120.000	75.480		75.600
7	PARKING ECS	498.000	498.00		498.50
8	PARKING TWO WHEELER		936.000		997.000
9	COMMERCIAL BUILDING (175%) (1848.982 X 175 = 3232.219) /AS/ %	3232.219	1616.080		3054.545
10	COMMUNITY	186.800	211.550		207.982
11	ANGANWADI	165.800	218.600		187.512
12	BASEMENT AREA		9844.710		11300.867
13	GREEN AREA (15%)	3463.070	3483.390		3485.860
14	STILT AREA		1698.080		1554.080
15	TOTAL NOS OF DUS		932		934

AREA SUMMARY SHEET						
1	TOTAL LAND AREA AS/LIANCE NO 73 OF 2014	24179.929				5.975
2	TOTAL LAND AREA AS PER ZONING	23087.279				5.705
		PERMISSIBLE SQM	AS/SANCTION SQM	AS/CORRECTION IN SANCTION AREA	AS BUILT SQM	DEVIATION SQM
3	TOTAL GROUND COVERAGE	11543.570	3345.330	5051.625	4954.806	-97.019
4	F.A.R ( 21240.297 X 2.25 = 47790.66 )	47790.668	49957.230		47794.419	-28.249
5	FAR OF CUB IN TOWER 03 S04				253.440	253.440
6	FIT OF BUILDING	120.000	75.450		75.808	
7	PARKING ECS	405.000	468.00		498.50	
8	PARKING TWO WHEELER		936.000		697.000	
9	COMMERCIAL BUILDING (175%) 1848.982 X 175 = 3232.219 /AS/ 8%	3232.219	1616.080		3054.545	-177.674
10	COMMUNITY	186.800	211.550		207.982	
11	ANGANWADI	165.800	218.600		197.512	
12	BASEMENT AREA		9644.710		11320.807	1456.097
13	GREEN AREA (15%)	3463.070	3493.390		3485.860	22.790
14	STILT AREA		1698.400		1354.080	
15	TOTAL NOS OF DUS		932		934	

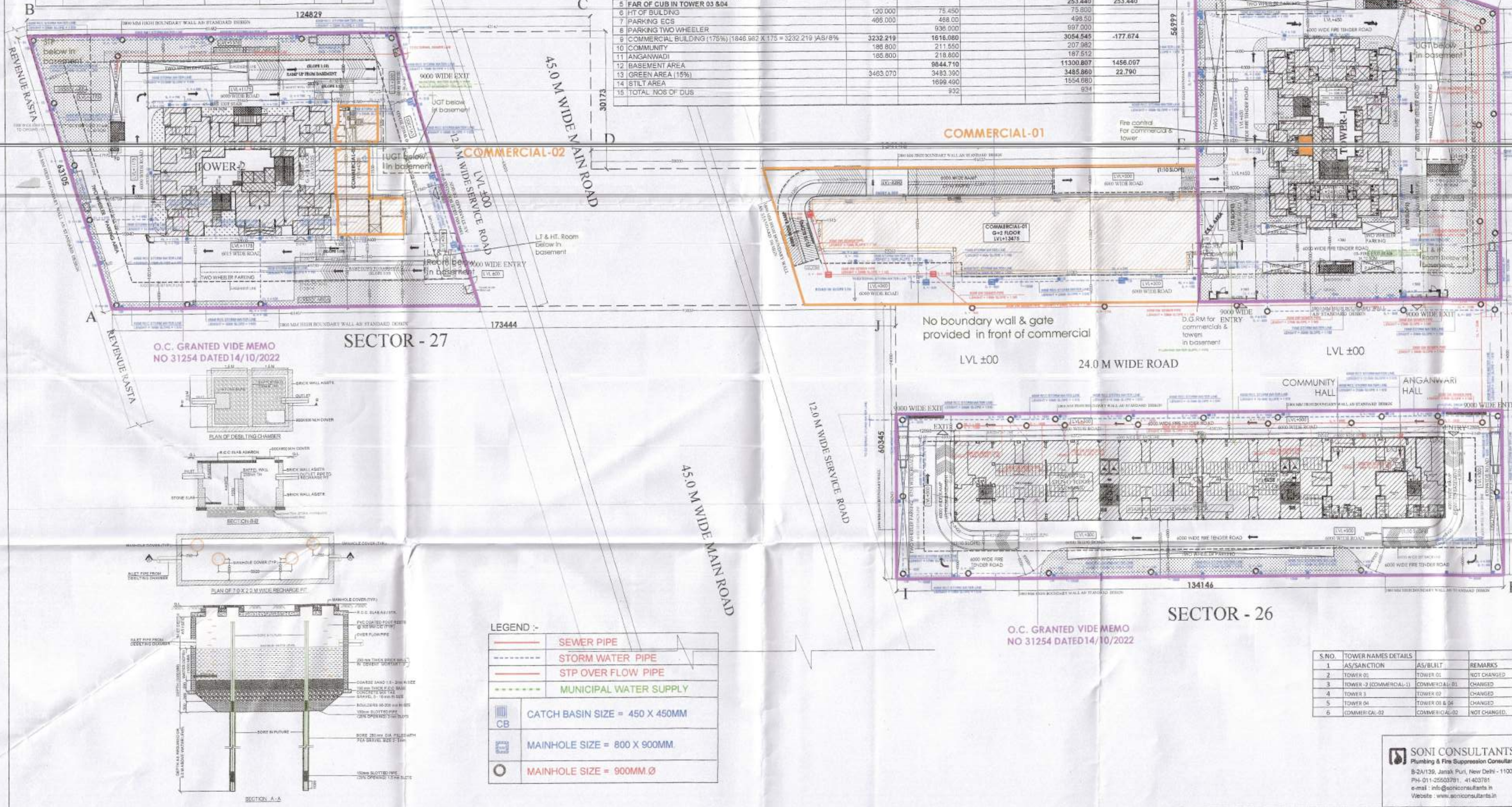
1	TOTAL LAND AREA AS ILICENCE NO 73 OF 2014	24179.929	5.975
2	TOTAL AREA AS PER ZONING PLAN	23087.279	5.705
3	PROPOSED LAND FOR COMMERCIAL 8.0 % OF TOTAL LAND	8%	0.456
3	PERMISSIBLE F.A.R FOR COMMERCIAL 175 %	1846.982	
4	COMMERCIAL 01-REVISED AREA	2322.219	
5	COMMERCIAL 02-REVISED AREA	2791.404	
	TOTAL REVISED AREA OF COMMERCIAL	263.141	
		3054.545	

FAR AREA COMMERCIAL 1			
SR.NO.		SANCTIONED AREA	ACHIVED
1	Ground floor	1215.97	1142.602
2	FIRST FLOOR	-	1078.68
3	SECOND FLOOR	-	570.122
4	TOTAL AREA EXCEEDS (SQ.MT.)		2791.404
FAR AREA COMMERCIAL 02			
SR.NO.		SANCTIONED AREA	REV BUILT AREA
5	Ground floor	400.11	263.141
NET TOTAL FAR OF COM 01 & COM 02 (2791.404 + 263.141)			3054.545

DDT (T) MEMBER BPAC  
NARINDER KUMAR JD(HQ)

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

REVISÉ COMMERCIAL



01a-CSP

 **SONI CONSULTANTS**  
Plumbing & Fire Suppression Consultants  
B-2A/139, Janak Puri, New Delhi - 110058  
PH-011-25603781, 41403781  
e-mail : info@soniconsultants.in  
Website : www.soniconsultants.in

01a -CSP



# PARKING DETAIL AS/ SANCTION & PART OC

( OPEN AREA FOR PARKING )				
S.NO.	MARK	AREA (sq.Mt.)	PERM. ECS	PROPOSED ESC
1	BLOCK AREA		23 SQ.MT./ECS	
	P1	1750.700	76.117	76.00
	P2	2250.000	98.174	97.00
	P3	2432.150	105.75	105.50
	TOTAL	6432.850	280.037	278.50
	PROPOSED TOTAL 2 WHEELER			
				487.00

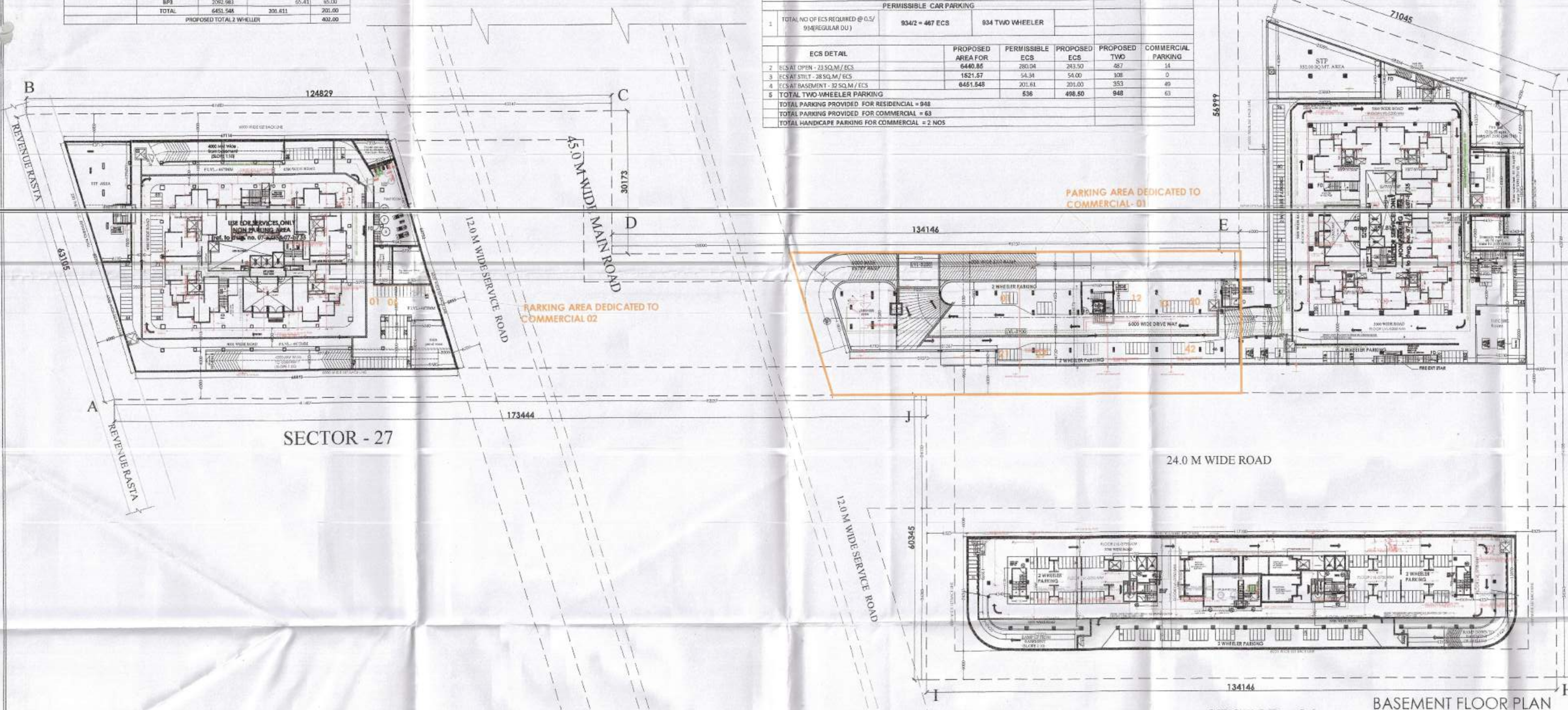
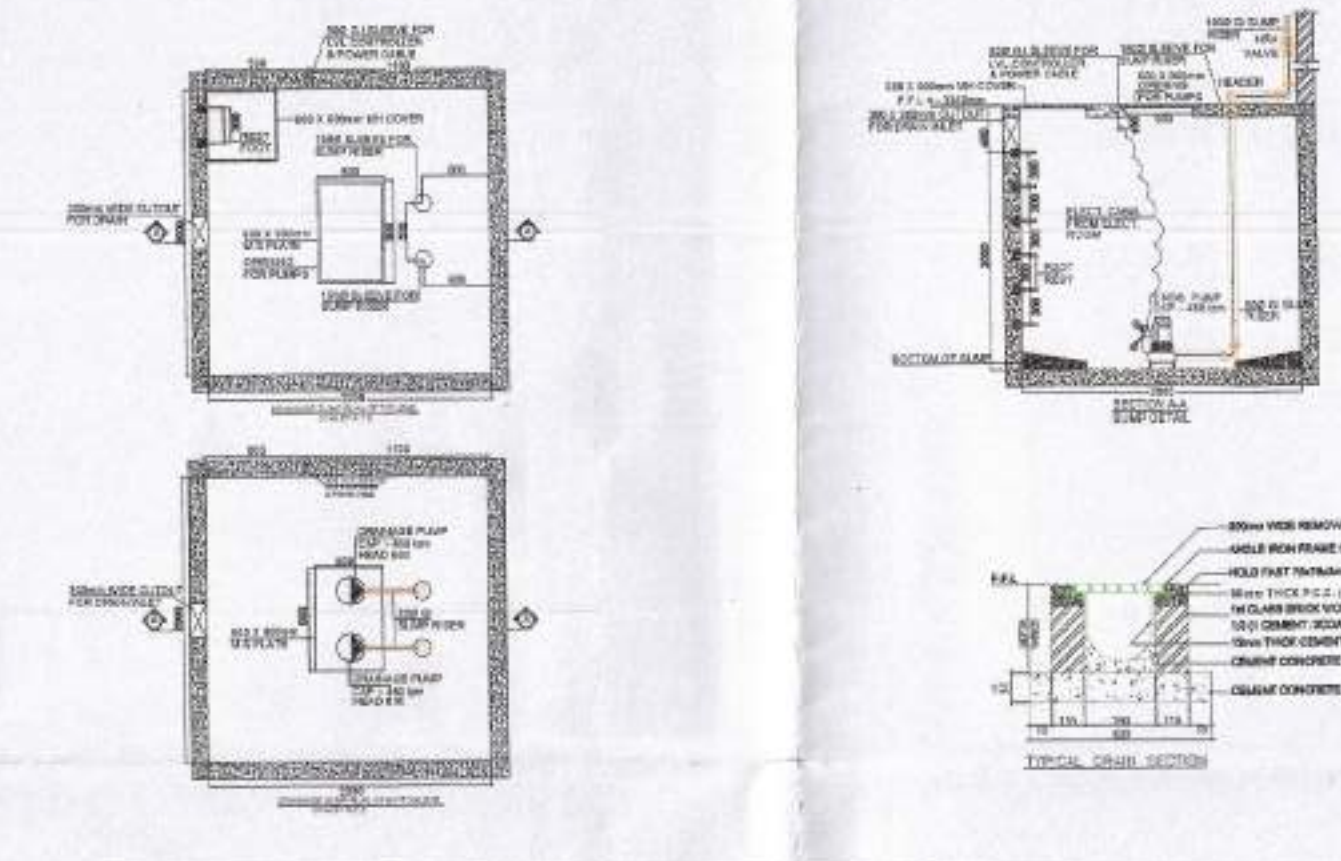
( STILT PARKING )				
S.NO.	MARK	AREA (sq.Mt.)	PERM. ECS	PROPOSED ESC
1	BLOCK AREA		28 SQ.MT./ECS	
	SP1	73.414	2.622	2.50
	SP2	74.989	2.68	2.50
	SP3	1371.157	49.04	49.00
	TOTAL	1520.560	54.342	54.00
	PROPOSED TOTAL 2 WHEELER			
				108.00

( BASEMENT AREA FOR PARKING )				
S.NO.	MARK	AREA (sq.Mt.)	PERM. ECS	PROPOSED ESC
1	BLOCK AREA		32 SQ.MT./ECS	
	BP1	2818.657	89.114	88.00
	BP2	1538.908	48.09	48.00
	BP3	2092.983	65.41	65.00
	TOTAL	6450.548	202.611	201.00
	PROPOSED TOTAL 2 WHEELER			
				402.00

REQUIRED ECS FOR COMMERCIAL AREA FROM 4% TO 8% = 3033.35- 1616.08= 1417.27/50 = 28.3 -SAY 29 ECS	
TOTAL ECS PROVIDED = 498.5 ECS	
TOTAL ECS FOR RESIDENCE = 467 ECS	
BALANCE ECS FOR COMMERCIAL = 498.5-467= 31.5 ECS ( SPACE DEDICATED IN BASEMENT BELOW COMMERCIAL 01& 02 )	
TOTAL ECS PROVIDED = 467 +31 +14 +2 = 514 ECS.	

COMMERCIAL 01 @ 02 AREA & PARKING DETAIL					
	FAR	REQUIRE D.1 NOS	PROVIDED SURFACE ECS	BASEMENT ECS	NOS
TOTAL COMMERCIAL FAR	3033.355	61			
COMMERCIAL 01	2791.404	56	12	44	1-44 NOS BELOW COMMERCIAL 01
COMMERCIAL 02	241.951	5	2	3	1-5 BELOW COMMERCIAL 02
TOTAL NOS OF 2 WHEELER CAR PARKING			14	49	

PARKING CALCULATION OF GROUP HOUSING					
PERMISSIBLE CAR PARKING					
1	TOTAL NO OF ECS REQUIRED @ 0.5/ 99(REGULAR DU)	934/2 = 467 ECS	934 TWO WHEELER		
ECS DETAIL		PROPOSED AREA FOR	PERMISSIBLE ECS	PROPOSED ECS	PROPOSED TWO
2	REAR OPEN - 23 SQ.M/ ECS	6440.85	280.04	283.50	87
3	ECS AT STILT - 28 SQ.M/ ECS	1521.57	54.34	54.00	108
4	ECS AT BASEMENT - 32 SQ.M/ ECS	6451.548	201.61	201.00	353
5	TOTAL TWO WHEELER PARKING		536	498.50	948
TOTAL PARKING PROVIDED FOR RESIDENTIAL = 948					
TOTAL PARKING PROVIDED FOR COMMERCIAL = 63					
TOTAL HANDICAP PARKING FOR COMMERCIAL = 2 NOS					



note:- all dimension are in mm

**FAS FINE ARCH STUDIO (P) LTD**  
 K-7/34, D.L.P. PH-1, GURGAON (HARYANA), PIN-122001  
 PH-0124-4296822, CELL-91-98108-3218, 91-98108-90350

CLIENT:  
**B.M. GUPTA DEVELOPERS PVT. LTD.**  
 Regd. Office: No. 2, first floor, 5948 & 5949  
 Bostli Harphool Singh, Sadar Thana Road  
 Delhi-110006

DWG. TITLE:  
**BASEMENT PARKING LAYOUT**

PROJECT:  
 REVISED COMMERCIAL 1 & 2 FALLING IN AFFORDABLE  
 GROUP HOUSING "BMS ANRIKSH TOWERS" MEASURING  
 5.975 ACRES (LICENCE NO. 73 OF 2014 DATED  
 01.08.2014) IN SECTOR 26 & 27, REWARI BEING  
 DEVELOPED BY  
 M/S B.M. GUPTA DEVELOPERS PVT. LTD.

SCALE: 1:500

02 CBP

ARCHITECT  
 J.S. SINGH CA NO. 200043285  
 N.T.M. G.P. DLP PH-1  
 GURGAON-122001  
 CELL-981083218

DRG. NO. 02 CBP

THIS IS A "PROVISIONAL BUILDING PLAN" approved for the purpose of inviting objections from the general public

Checked and found ok for Public Health (Internal) Service only subject to documents in forwarding letter No. SE(HQ) DE

Superintending Engineer (HQ)  
 for Chief Engineer-I  
 HSW, Panipat  
 27/9/2014

ATP(HQ)  
 HARINDER KUMAR JHOGI

DTP (HQ)  
 J.D.

TO BE READ WITH THIS OFFICE MEMO NO. DATED:

LEGEND:  
 REVERED EPS  
 150MM WATER PIPE  
 150MM OVER FLOW PIPE  
 MUNICIPAL WATER SUPPLY  
 CATCH BASIN SIZE = 400X400MM  
 MANHOLE SIZE = 600X900MM  
 MANHOLE SIZE = 600X600MM

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 e-mail: info@soniconsultants.in  
 Website: www.soniconsultants.in



# PARKING DETAIL AS/ SANCTION & PART OC

( OPEN AREA FOR PARKING )				
S.NO.	MARK	AREA (sq.Mt.)	PERM. ECS	PROPOSED ECS
1	BLOCK AREA	73 SQ.MT./ECS		
	P1	1750.200	76.117	76.00
	P2	2758.000	98.124	97.00
	P3	2437.150	105.75	105.00
	TOTAL	6945.350	280.097	278.00
PROPOSED TOTAL 2 WHEELER				

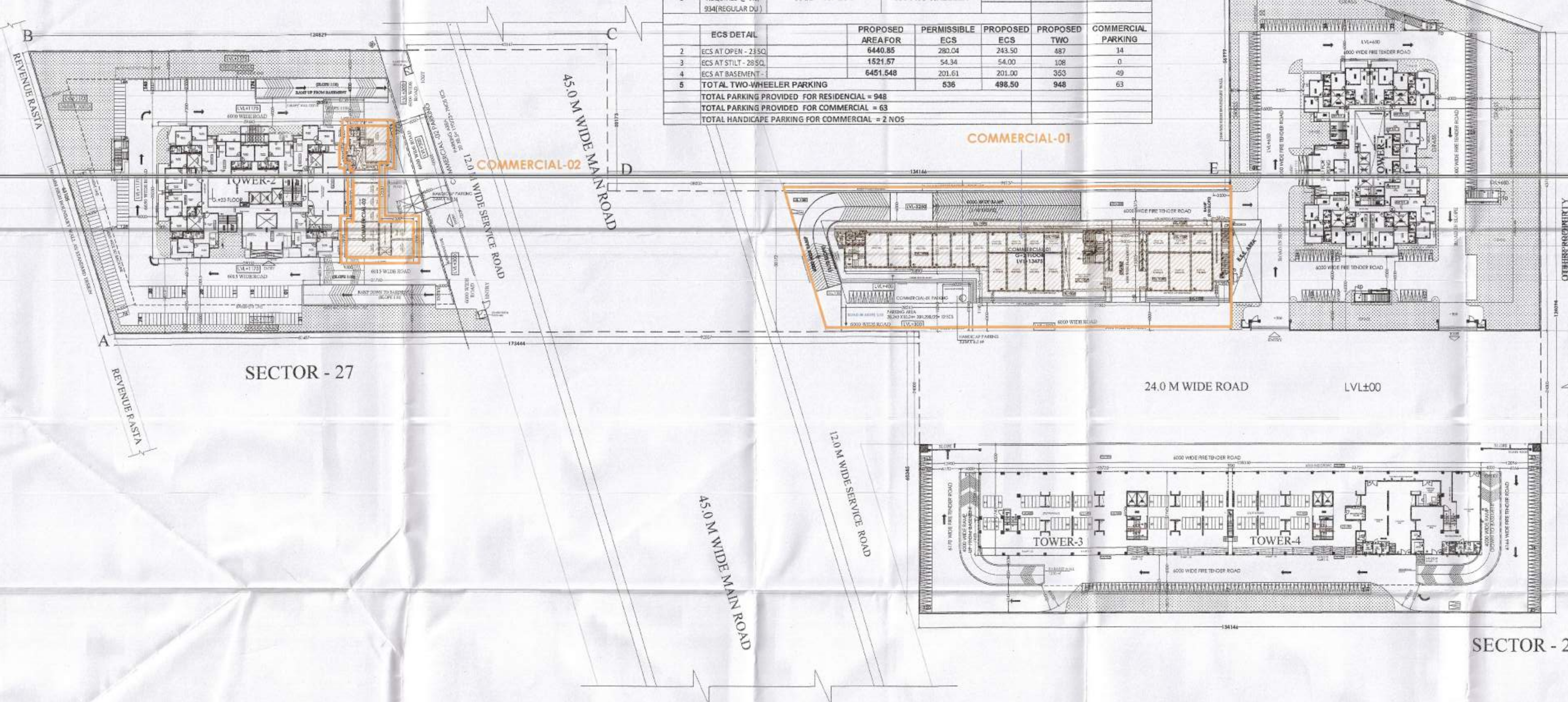
( STILT PARKING )				
S.NO.	MARK	AREA (sq.Mt.)	PERM. ECS	PROPOSED ECS
1	BLOCK AREA	28 SQ.MT./ECS		
	SP1	79.434	2.622	2.50
	SP2	74.988	2.68	2.50
	SP3	1373.167	49.04	49.00
	TOTAL	1527.590	54.342	54.00
PROPOSED TOTAL 2 WHEELER				

( BASEMENT AREA FOR PARKING )				
S.NO.	MARK	AREA (sq.Mt.)	PERM. ECS	PROPOSED ECS
1	BLOCK AREA	32 SQ.MT./ECS		
	BP1	2816.857	88.134	88.00
	BP2	1518.000	48.00	48.00
	BP3	2092.983	65.41	65.00
	TOTAL	6427.840	201.544	201.00
PROPOSED TOTAL 2 WHEELER				

REQUIRED ECS FOR COMMERCIAL AREA FROM 4% TO 8% = 3033.35- 1616.08= 1417.27/50 = 28.3 -SAY 29 ECS				
TOTAL ECS PROVIDED = 498.5 ECS				
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TOTAL ECS PROVIDED = 467 +31 +14 +2 = 514 ECS.				

COMMERCIAL 01 @ 02 AREA & PARKING DETAIL					
	FAR	REQUIRE D 1	PROVIDED		
	SQM	NOS	SURFACE	BASEMENT	NOS
		ECS	ECS	ECS	
TOTAL COMMERCIAL FAR	3033.355	61			
COMMERCIAL 01	2791.404	56	12	44	1-44 NOS BELOW COMMERCIAL 01
COMMERCIAL 02	241.951	5	2	3	1-5 BELOW COMMERCIAL 02
TOTAL NOS OF 2 WHEELER CAR PARKING			14	49	

PARKING CALCULATION OF GROUP HOUSING					
PERMISSIBLE CAR PARKING					
1	TOTAL NO OF ECS REQUIRED @ 0.5/ 934 (REGULAR DU )	934/2 = 467 ECS	934 TWO WHEELER		
ECS DETAIL	PROPOSED AREA FOR	PERMISSIBLE ECS	PROPOSED ECS	PROPOSED TWO	COMMERCIAL PARKING
2	ECS AT OPEN - 23 SQ.	6440.85	280.04	243.50	487
3	ECS AT STILT - 28 SQ.	1521.57	54.34	54.00	108
4	ECS AT BASEMENT -	6451.548	201.61	201.00	353
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TOTAL PARKING PROVIDED FOR RESIDENTIAL = 948					
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TOTAL HANDICAP PARKING FOR COMMERCIAL = 2 NOS					



THIS IS A "PROPOSED" BUILDING PLAN approved only for the purpose of inviting objections from the general public.

Signature: [Signature]  
 Date: [Date]  
 Name: [Name]  
 Designation: [Designation]

ATP(HQ)

HARINDER KUMAR JODHI

MEMBER BPAC

J.D.

P.A.

[Signature]

note:- all dimension are in mm

**FAS FINE ARCH STUDIO (P) LTD**  
 ARCHITECTS & INTERIORS  
 F-754, DLF PH - II, Gurgaon (Haryana), PIN-122001  
 PH - 0124-4276622, CELL - 98105-30216, 98105-80220

CLIENT:-  
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 Regd. Office: No. 2, first Floor, 5948 & 5949  
 Basti Harphool Singh, Sadar Thana Road  
 Delhi - 110006

DWG. TITLE:-  
 GROUND  
 PARKING LAYOUT PLAN

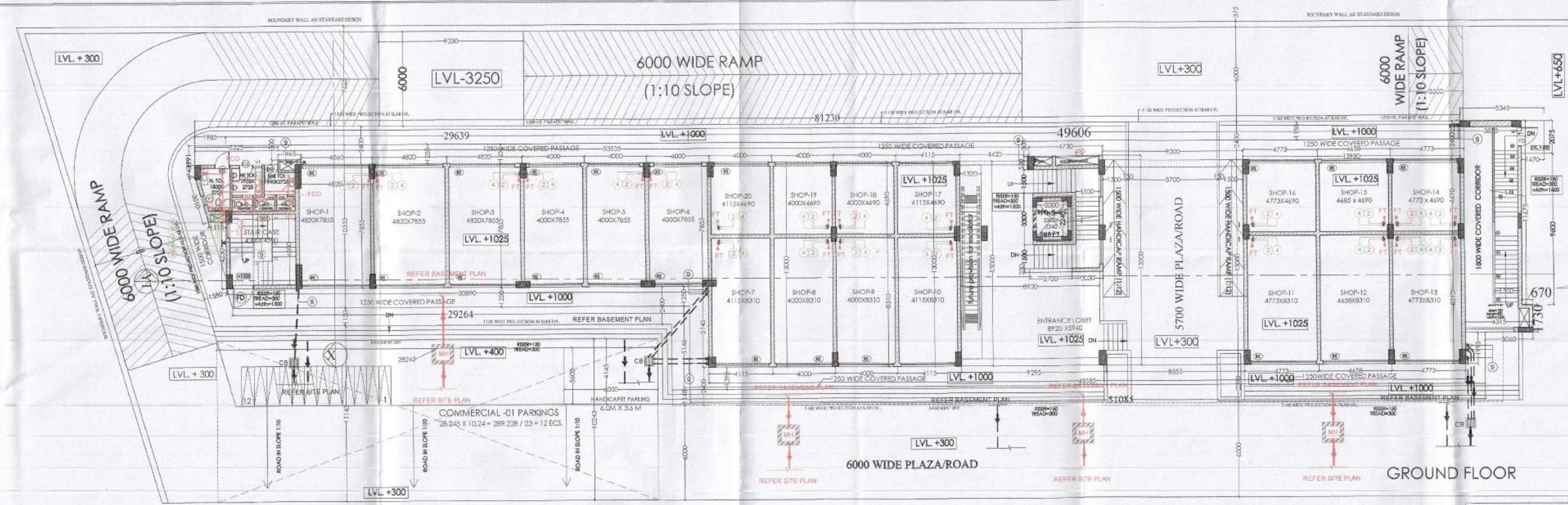
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SCALE: 1:500  
 DRG. NO.  
 01-CSP

ARCHITECT  
 J.B. SINGH CA NO/2000-42308  
 F-754, DLF PH-II  
 GURGAON-122001  
 CELL: 98105-80216

DRG. NO. 01-CSP





**DOOR - WINDOW SCHEDULE**

SR. NO.	TYPE	SIZE (H x W)	UNTEL	SILL
1.	D1	1200 x 2400	2400	-
2.	D2	900 x 2100	2100	-
3.	D3	875 x 2100	2100	-
4.	D4	3550 x 3000	3000	-
5.	W1	550 x 1800	3000	2400
6.	W2	1350 x 2400	2400	-

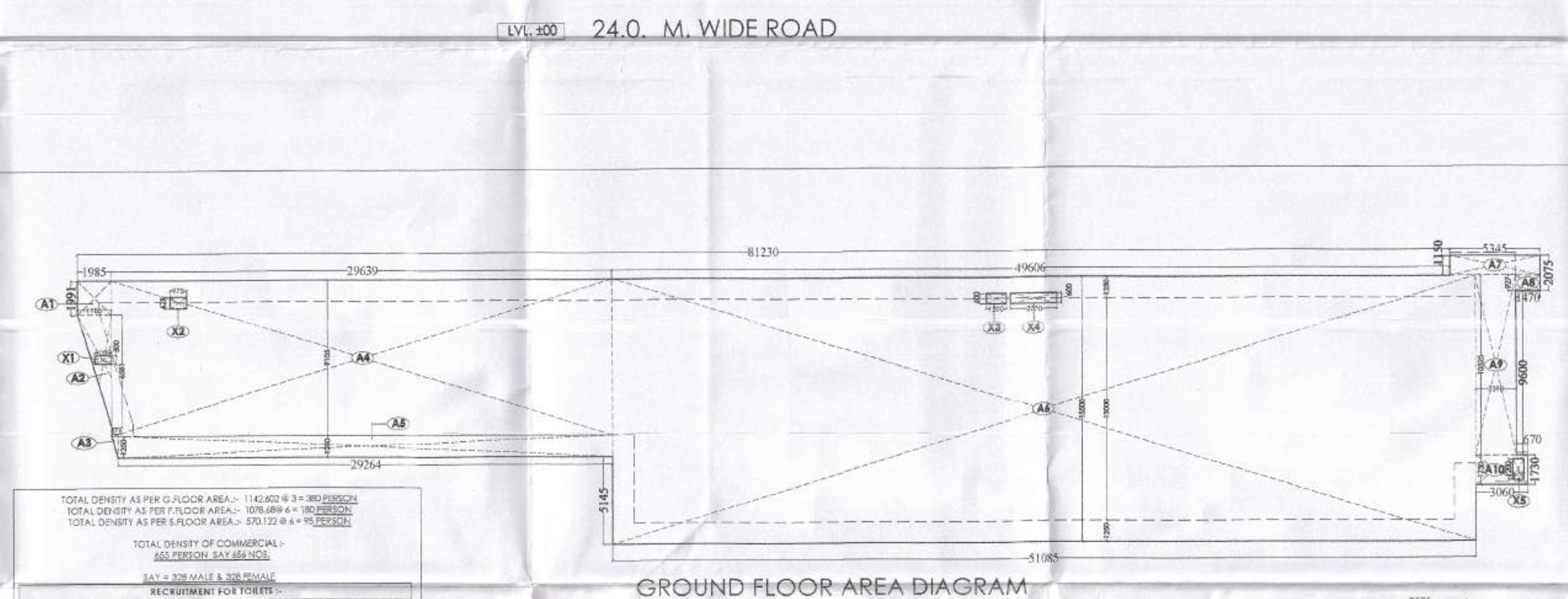
**PLUMBING LEGEND**

- 1. 110 OD UPVC (SAR) SOIL & VENT PIPE
- 2. 110 OD UPVC (SAR) WASTE & VENT PIPE
- 3. 75 OD UPVC ANTISIPHONAGE PIPE
- 4. DOMESTIC WATER SUPPLY ON TAKE
- 5. FLUSHING WATER SUPPLY ON TAKE
- 6. DOMESTIC WATER SUPPLY RISER
- 7. FLUSHING WATER SUPPLY RISER
- 8. 75 OD UPVC RAIN WATER PIPE
- 9. 160 OD UPVC RAIN WATER PIPE
- 10. FLOOR TRAP
- 11. FLOOR DRAIN
- 12. FLOOR CLEAN OUT
- 13. CLEAN OUT PLUG
- 14. CUTOFF SIZE - 150X150 MM

**TOTAL F.A.R. OF COMMERCIAL BLOCK:- 2791.404 SQ.MT.**  
 GROUND FLOOR :- 1142.602 SQ.MT.  
 FIRST FLOOR :- 1078.68 SQ.MT.  
 SECOND FLOOR :- 570.122 SQ.MT.

**COMMERCIAL -1**

S.NO.	MARK	WIDTH	LENGTH	AREA (SQM)	NOS.	AREA SQM
1	COVERED BLOCK					
	A1	1.985	1.991	3.952	1	3.952
	A2	1.985	6.581	13.063	0.5	6.532
	A3	0.376	1.250	0.47	0.5	0.235
	A4	29.64	9.105	269.872	1	269.872
	A5	29.264	1.250	36.580	1	36.580
	A6	51.085	15.500	791.818	1	791.818
	A7	5.345	1.150	6.147	1	6.147
	A8	1.47	0.927	1.363	1	1.363
	A9	2.39	10.525	25.155	1	25.155
	A10	3.06	1.730	5.294	1	5.294
				<b>TOTAL</b>		<b>1146.946</b>
2	FREE FROM F.A.R.					
	X1	1	0.5	0.500	4	0.5
	X2	0.975	0.675	0.658	1	0.658125
	X3	1.2	0.6	0.720	1	0.72
	X4	2.77	0.6	1.662	1	1.662
	X5	0.67	1.2	0.804	1	0.804
				<b>TOTAL</b>		<b>4.344</b>
3	NET F.A.R. AT GROUND FLOOR	(1 - 2)				<b>1142.602</b>
4	NET BUILD-UP AT G.FLOOR	(1 - 2)				<b>1142.602</b>



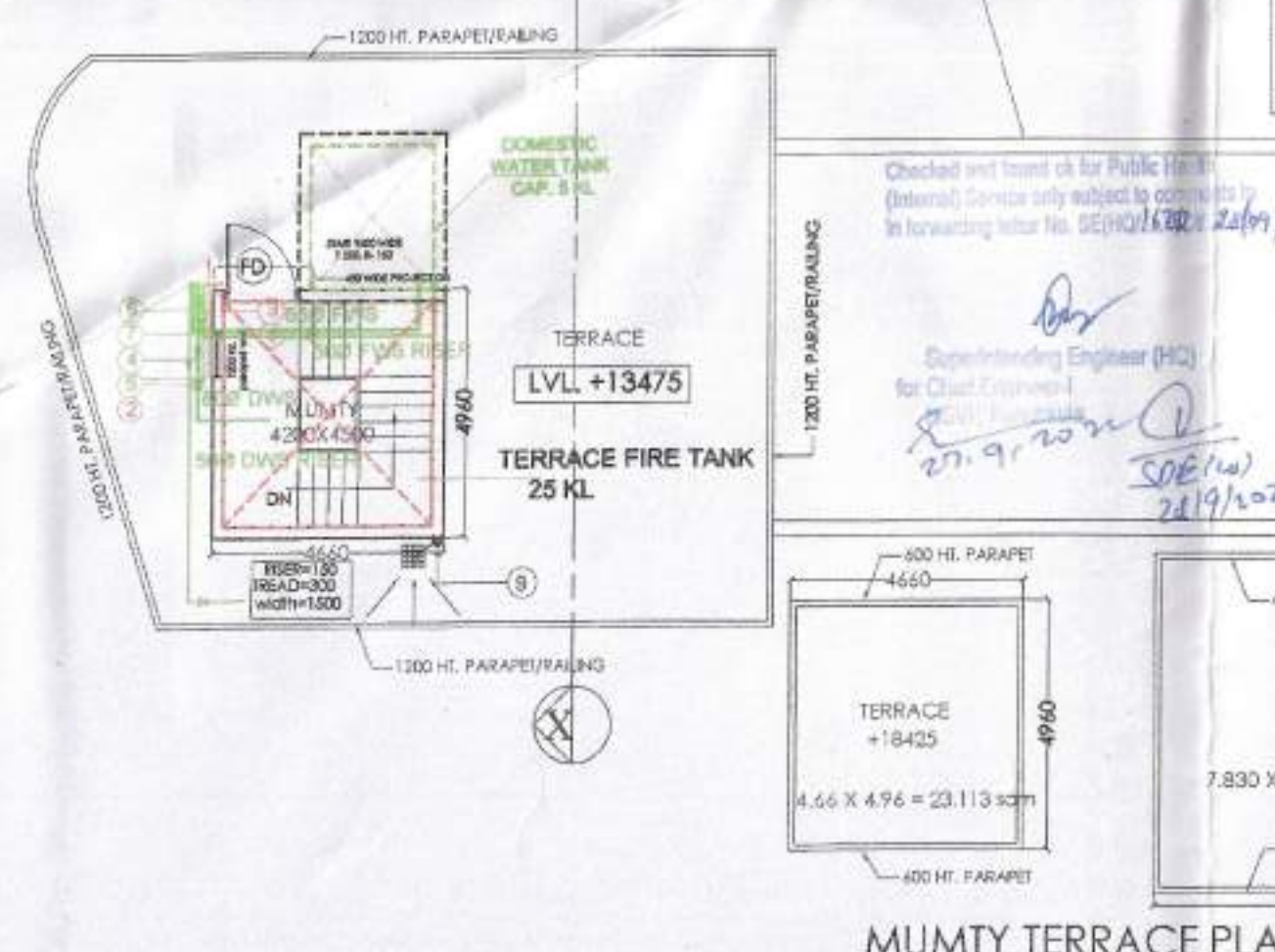
**TOTAL DENSITY AS PER G.FLOOR AREA:- 1142.602 @ 3 = 380 PERSON**  
**TOTAL DENSITY AS PER F.FLOOR AREA:- 1078.68 @ 4 = 431 PERSON**  
**TOTAL DENSITY AS PER S.FLOOR AREA:- 570.122 @ 6 = 342 PERSON**

**TOTAL DENSITY OF COMMERCIAL:- 655 PERSON. SAY 655 NOS.**

**SAY = 328 MALE & 328 FEMALE**

**RECRUITMENT FOR TOILETS:-**

W.C. = 1/50	WASH BASIN=1/50	TUBINAL=1/50 on 328 nos.
perm. proposed	perm. proposed	perm. proposed
for male 07 07	07 07	07 07
for female 07 07	07 07	07 07



**MUMTY TERRACE PLAN**

3.875 x 11.675 = 45.240 sqm  
 4.545 x 7.750 = 35.224 sqm  
 Total = 80.464 sqm

**MUMTY AREA**  
 53.102 + 23.113 + 53.930 = 130.145 SQM

**NOTE:- ALL DIMENSION ARE IN MM**  
 TOILET BLOCK SHALL BE MECHANICAL VENTILATION WITH 100% POWER BACKUP

**CONSULTANTS:-**  
**SONI CONSULTANTS**  
 B-347/50, Jangal Puri, New Delhi - 110006  
 PH: 011-26023761, 41423761  
 e-mail: info@soniconsultants.in  
 Website: www.soniiconsultants.in

**OWNER SIGN:**

**ARCHITECT SIGN:**

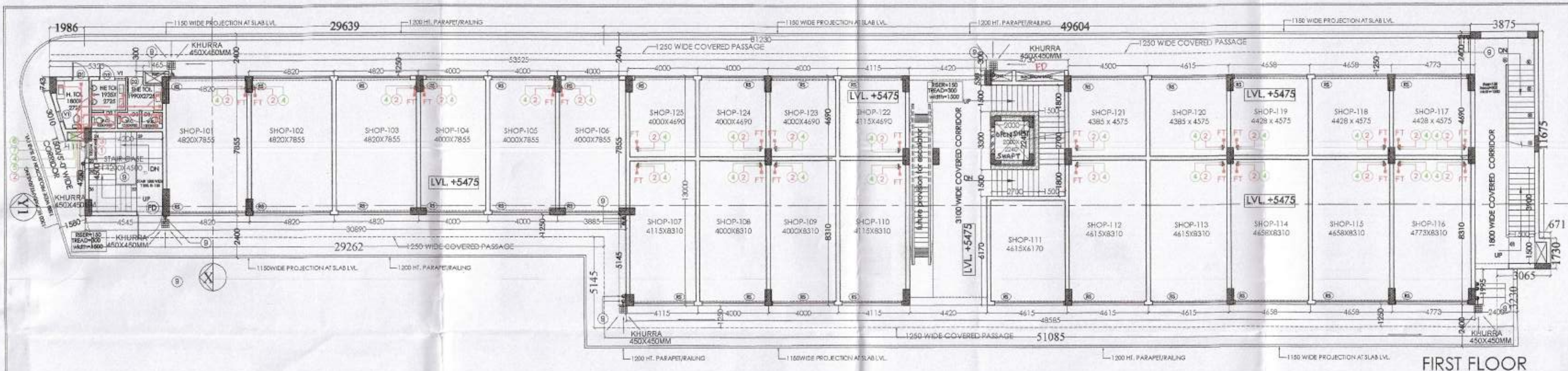
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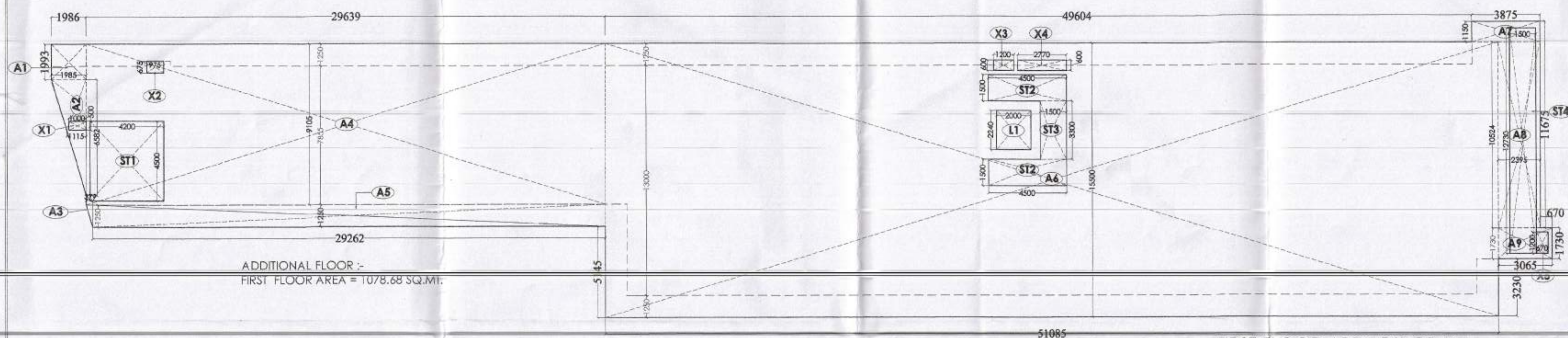


Checked and found ok for Public Health (Sanitary) Service only subject to comments in forwarding letter No. 161812 dated 28/10/22

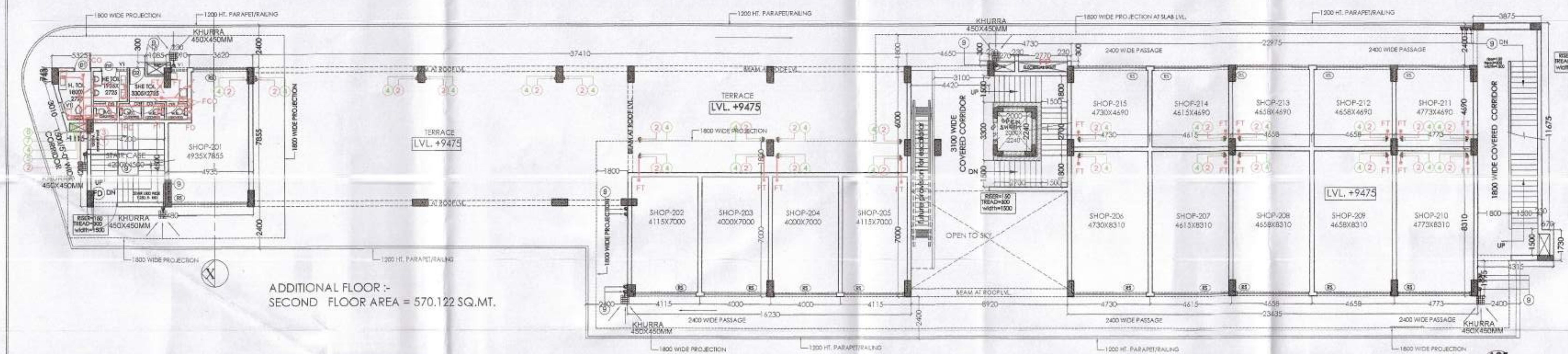
COM 01-04-D2



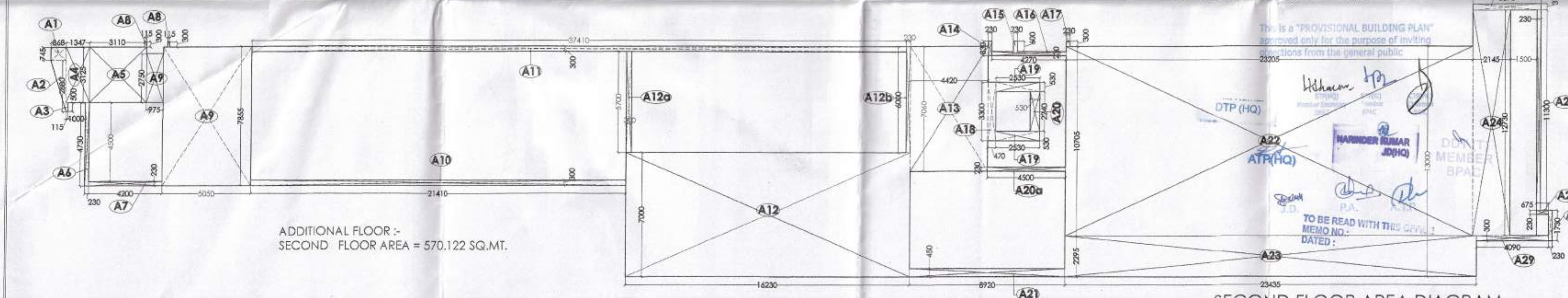
FIRST FLOOR



FIRST FLOOR AREA DIAGRAM



SECOND FLOOR PLAN



SECOND FLOOR AREA DIAGRAM

S.NO.	MARK	WIDTH	LENGTH	AREA (sq. mm)	NOS.	AREA (sq. mm)
<b>COMMERCIAL -01 - F.F.</b>						
1	<b>COVERED BLOCK</b>					
	A1	1.982	1.99	3.944	1	3.944
	A2	1.9859	6.5829	13.073	0.5	6.536
	A3	0.379	1.25	0.474	0.5	0.237
	A4	29.639	9.105	269.863	1	269.863
	A5	29.262	1.25	36.578	1	36.578
	A6	51.085	15.5	791.818	1	791.818
	A7	3.875	1.15	4.456	1	4.456
	A8	2.396	10.524	25.214	1	25.214
	A9	3.065	1.73	5.307	1	5.307
	<b>TOTAL</b>					
	<b>1143.949</b>					
2	<b>FREE FROM F.A.R.</b>					
	X1	1	0.5	0.5	1	0.500
	X2	0.975	0.675	0.658	1	0.658
	X3	1.2	0.6	0.72	1	0.720
	X4	2.77	0.6	1.662	1	1.662
	X5	0.67	1.2	0.804	1	0.804
	ST1	4.2	4.5	18.9	1	18.900
	ST2	4.5	1.5	6.75	2	13.500
	ST3	1.5	3.3	4.95	1	4.950
	ST4	1.5	12.73	19.095	1	19.095
	L1	2.0	2.24	4.48	1	4.480
	<b>TOTAL</b>					
	<b>65.280</b>					
3	<b>NET F.A.R. AT FIRST FLOOR</b>					
	<b>(1 - 2)</b>					
	<b>1078.680</b>					

S.NO.	MARK	WIDTH	LENGTH	AREA (sq. mm)	NOS.	AREA (sq. mm)
<b>COMMERCIAL -01 - S.F.</b>						
1	<b>F.A.R. AREA BLOCK</b>					
	A1	0.868	0.745	0.64666	1	0.64666
	A2	0.868	2.88	2.49984	0.5	1.24992
	A3	0.115	0.5	0.0575	1	0.0575
	A4	1.347	3.125	4.209375	1	4.209375
	A5	3.11	3.125	9.71875	1	9.71875
	A6	0.23	4.73	1.0879	1	1.0879
	A7	4.2	0.23	0.966	1	0.966
	A8	0.115	0.3	0.0345	2	0.069
	A9	5.05	7.855	39.66775	1	39.66775
	A10	21.41	0.3	6.423	1	6.423
	A11	37.43	0.3	11.229	1	11.229
	A12	16.73	7	117.11	1	117.11
	A12a	0.3	5.7	1.71	1	1.71
	A12b	0.23	6	1.38	1	1.38
	A13	4.42	7.06	31.2052	1	31.2052
	A14	0.23	0.83	0.1909	1	0.1909
	A15	0.23	0.6	0.138	1	0.138
	A16	4.27	0.23	0.9821	1	0.9821
	A17	0.23	0.3	0.069	1	0.069
	A18	0.47	2.7	1.269	1	1.269
	A19	2.53	0.53	1.3409	2	2.6818
	A20	0.53	2.24	1.1872	1	1.1872
	A20a	4.5	0.23	1.035	1	1.035
	A21	8.92	0.45	4.014	1	4.014
	A22	23.205	10.705	248.409525	1	248.409525
	A23	23.435	2.295	53.783325	1	53.783325
	A24	2.145	12.73	27.30585	1	27.30585
	A25	3.875	0.375	1.453125	1	1.453125
	A26	0.23	11.3	2.599	1	2.599
	A27	0.675	0.23	0.15525	1	0.15525
	A28	0.23	1.73	0.3979	1	0.3979
	A29	4.09	0.3	1.227	1	1.227
	<b>TOTAL</b>					
	<b>570.122</b>					
3	<b>NET F.A.R. AT SECOND FLOOR</b>					
	<b>570.122</b>					

PLUMBING LEGEND

- ① 110 OD UPVC (SWR) SOIL & VENT PIPE
- ② 110 OD UPVC (SWR) WASTE & VENT PIPE
- ③ 75 OD UPVC ANTISIPHONAGE PIPE
- ④ DOMESTIC WATER SUPPLY DN TAKE
- ⑤ FLUSHING WATER SUPPLY DN TAKE
- ⑥ DOMESTIC WATER SUPPLY RISER
- ⑦ FLUSHING WATER SUPPLY RISER
- ⑧ 75 OD UPVC RAIN WATER PIPE
- ⑨ 160 OD UPVC RAIN WATER PIPE
- FT FLOOR TRAP
- FD FLOOR DRAIN
- FDO FLOOR CLEAN OUT
- CDP CLEAN OUT PLUG
- CUTOFF SIZE = 150X150 MM

CONSULTANTS:

**SONI CONSULTANTS**  
 Planning & Fire Suppression Consultants  
 B-24/178, 1st Floor, Near City, 110008  
 Ph: 011-25007881, 41402781  
 e-mail: info@soniconsultants.in  
 Website: www.soniiconsultants.in

OWNER SIGN:

SCALE: 1:100  
 COM 01-04-D2  
 ARCHITECT SIGN:

CLERK: S.M. GUPTA DEVELOPERS PVT. LTD.  
 P.O. Office: No. 2, 1st Floor, 2nd & 3rd  
 B, Chhokar Road, Sector 29, Gurgaon  
 Haryana - 122009

DATE: 28/10/22

PROJECT: REVISED BUILDING PLAN OF AFFORDABLE  
 GROUP HOUSING "BAND ANAND CHAND"  
 MEASURING 2.975 ACRE (LICENCE NO. 73 OF  
 2014 DATED 01/06/2014) IN SECTOR 29 BZ,  
 GURGAON, HARYANA

NOTE: ALL DIMENSIONS ARE IN MM

THIS IS A "PROVISIONAL BUILDING PLAN"  
 approved only for the purpose of inviting  
 applications from the general public

TO BE READ WITH THIS COPY  
 MEMO NO.:  
 DATED:

REMARKS: BEING DISCLOSED BY  
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COM 02- 04C

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approved only for the purpose of inviting  
Objections from the general public

DOOR - WINDOW SCHEDULE

SR. NO.	TYPE	SIZE (IN MMS)	LINTEL LVL. (MMS)	SILL LVL. (MMS)
1.	D1	1200 x 2400	2400	-
2.	D2	900 x 2400	2100	-
3.	RS	7000 x 3000	3000	-
4.	RS1	3200 x 3000	3000	-
5.	RS2	2200 x 3000	3000	-
6.	RS3	2400 x 3000	3000	-
7.	V1	600 x 600	3000	2400
8.	D3	700 x 2100	2100	-

## AREA DETAIL COMMERCIAL -02

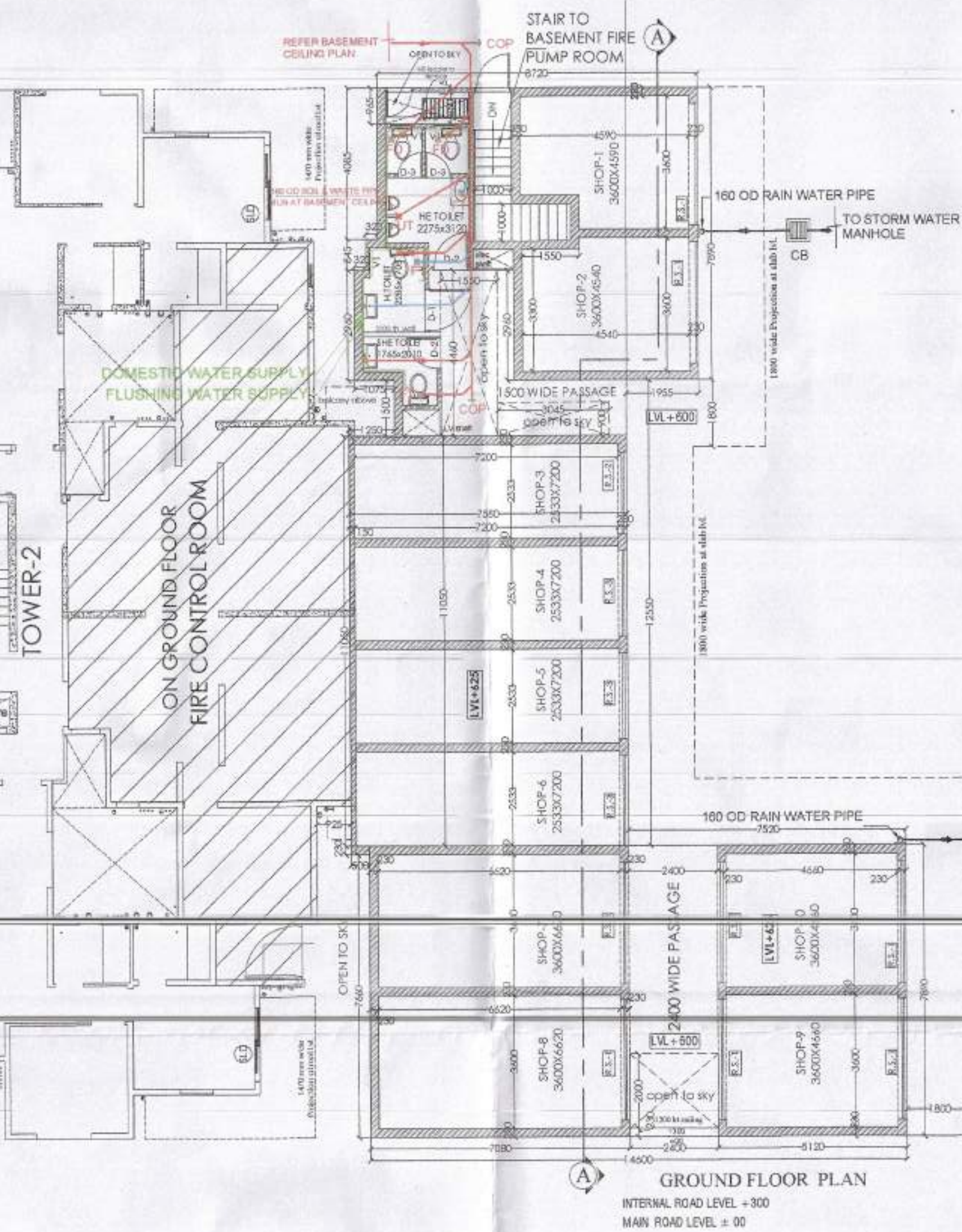
BLOCKS	WIDTH	LENGTH	NOS.	AREA (sq.mm)
A1	0.230	0.965	1	0.222
A2	2.275	0.115	1	0.262
A3	0.765	0.965	1	0.738
A4	3.270	3.120	1	10.202
A5	3.590	0.845	1	3.034
A6	3.495	8.490	1	29.673
A7	1.955	7.890	1	15.425
A8	2.360	2.960	1	6.986
A9	1.285	1.500	1	1.928
A10	0.500	0.230	1	0.115
A11	0.450	0.900	1	0.405
A12	7.580	11.050	1	83.759
A13	7.080	7.890	1	55.861
A14	2.400	5.660	1	13.584
A15	5.120	7.890	1	40.397
A16	2.400	0.230	1	0.552
NET ACHIEVED F.A.R.				263.141

TOTAL F.A.R. OF COMMERCIAL -02: = 263.141 SQ.MT.

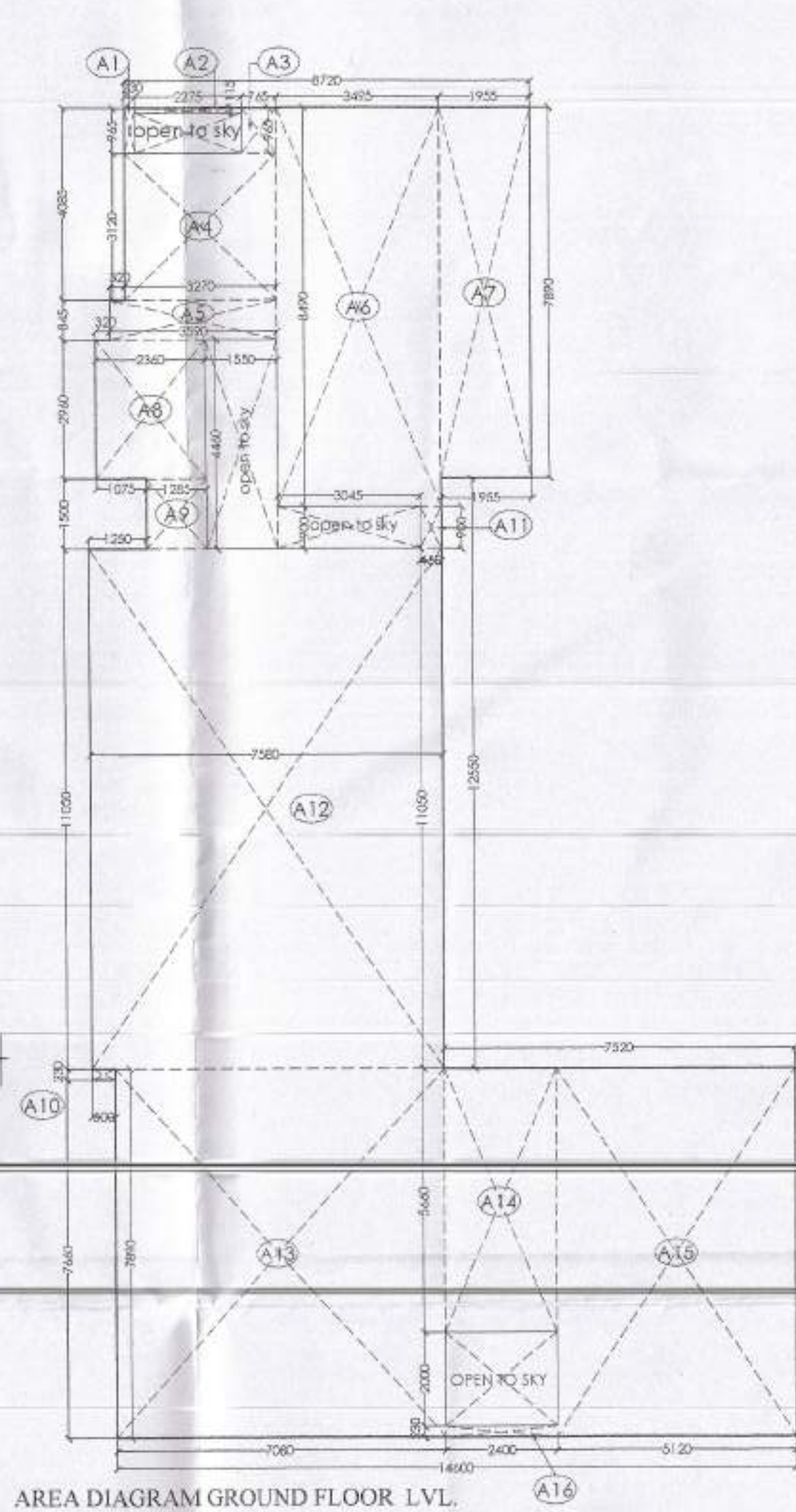
## PLUMBING LEGEND :-

- ① 110 OD uPVC (SWR) SOIL & VENT PIPE
- ② 110 OD uPVC (SWR) WASTE & VENT PIPE
- ③ 75 OD uPVC ANTISIPHONAGE PIPE
- ④ DOMESTIC WATER SUPPLY DN TAKE
- ⑤ FLUSHING WATER SUPPLY DN TAKE
- ⑥ DOMESTIC WATER SUPPLY RISER
- ⑦ FLUSHING WATER SUPPLY RISER
- 75 OD uPVC RAIN WATER PIPE
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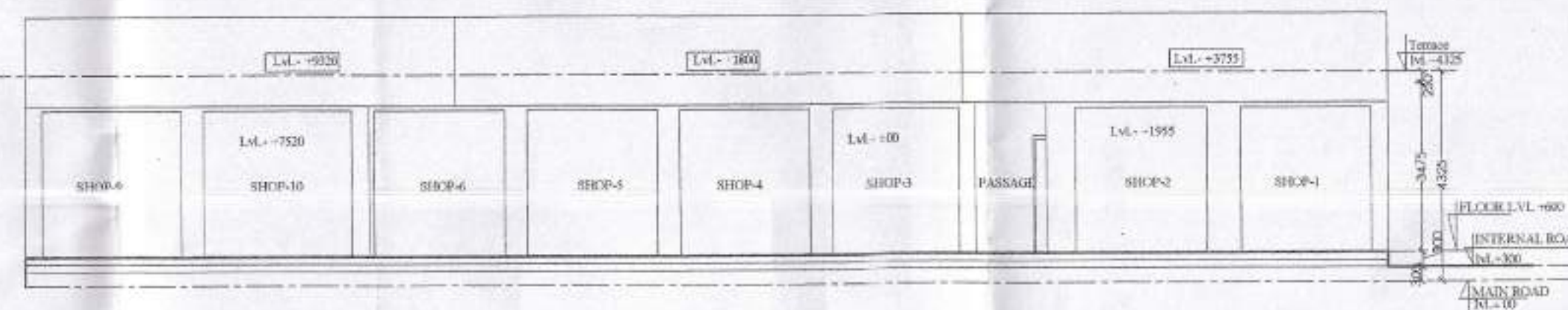
- FT FLOOR TRAP  
FD FLOOR DRAIN  
FCO FLOOR CLEAN OUT  
COP CLEAN OUT PLUG  
□ CUTOUT SIZE = 150X150 MM.



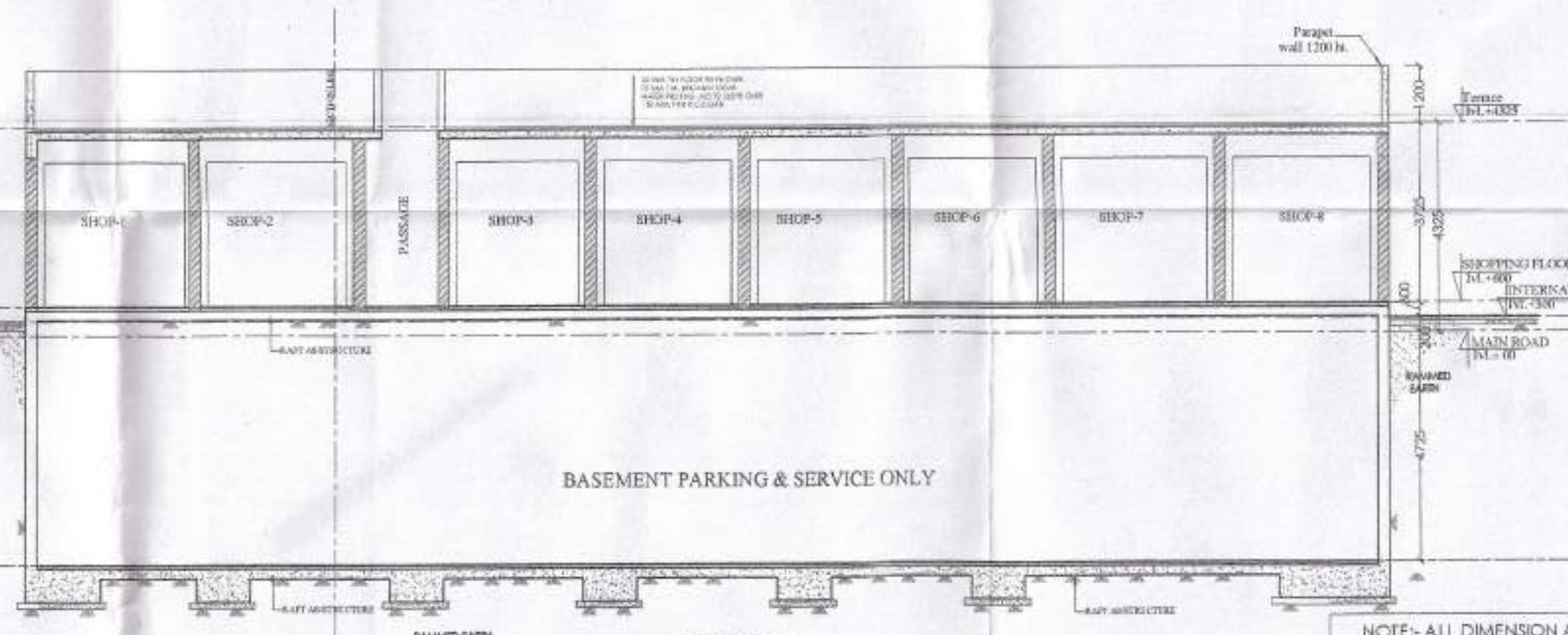
AREA DIAGRAM GROUND FLOOR LVL.



FRONT ELEVATION



BASEMENT PARKING &amp; SERVICE ONLY



NOTE:- ALL DIMENSION ARE IN MM  
TOILET BLOCK SHALL BE MECHANICAL  
VENTILATION WITH 100 % POWER BACKUP

Checked and found ok for Public Health  
(Internal) Service only subject to connectivity in  
in forwarding letter No. 167812 dt 30/05/22

Superintending Engineer (HQ)  
for Chief Engineer 1 HSPV  
Ranchi

**SONI CONSULTANTS**  
Plumbing & Fire Suppression Consultants  
B-2A/139, Janak Puri, New Delhi - 110058  
Ph: 011-25503781, 41403761  
e-mail: info@soniconsultants.in  
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**FAS FINE ARCH STUDIO (P) LTD**  
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CLIENT:-  
B.M. GUPTA DEVELOPERS PVT. LTD.  
Regd. Office: No-2, 1st Floor, 594B & 594C  
80th Harphool Singh, Sadar Thana Road  
Delhi - 110006

DWG. TITLE:-  
GROUND, TERRACE PLAN, ELEVATION  
& SECTION A-A - COMMERCIAL -2

PROJECT:-  
REVISED BUILDING PLAN OF AFFORDABLE  
GROUP HOUSING "BMG ANTRIKSH OWERS"  
MEASURING 5.975 ACRES (LICENCE NO. 73 OF  
2014 DATED 01.08.2014) IN SECTOR 26 & 27,  
REWARI BEING DEVELOPED BY  
M/S B.M. GUPTA DEVELOPERS PVT. LTD.

SCALE: 1:100  
DRG. NO.  
COM 02- 04C

OWNER SIGN.

For B.M. Gupta Developers Pvt. Ltd.  
Authorised Signatory

ARCHITECT SIGN.

**SANGEETA JAIN**  
Architect  
CA/60/13234