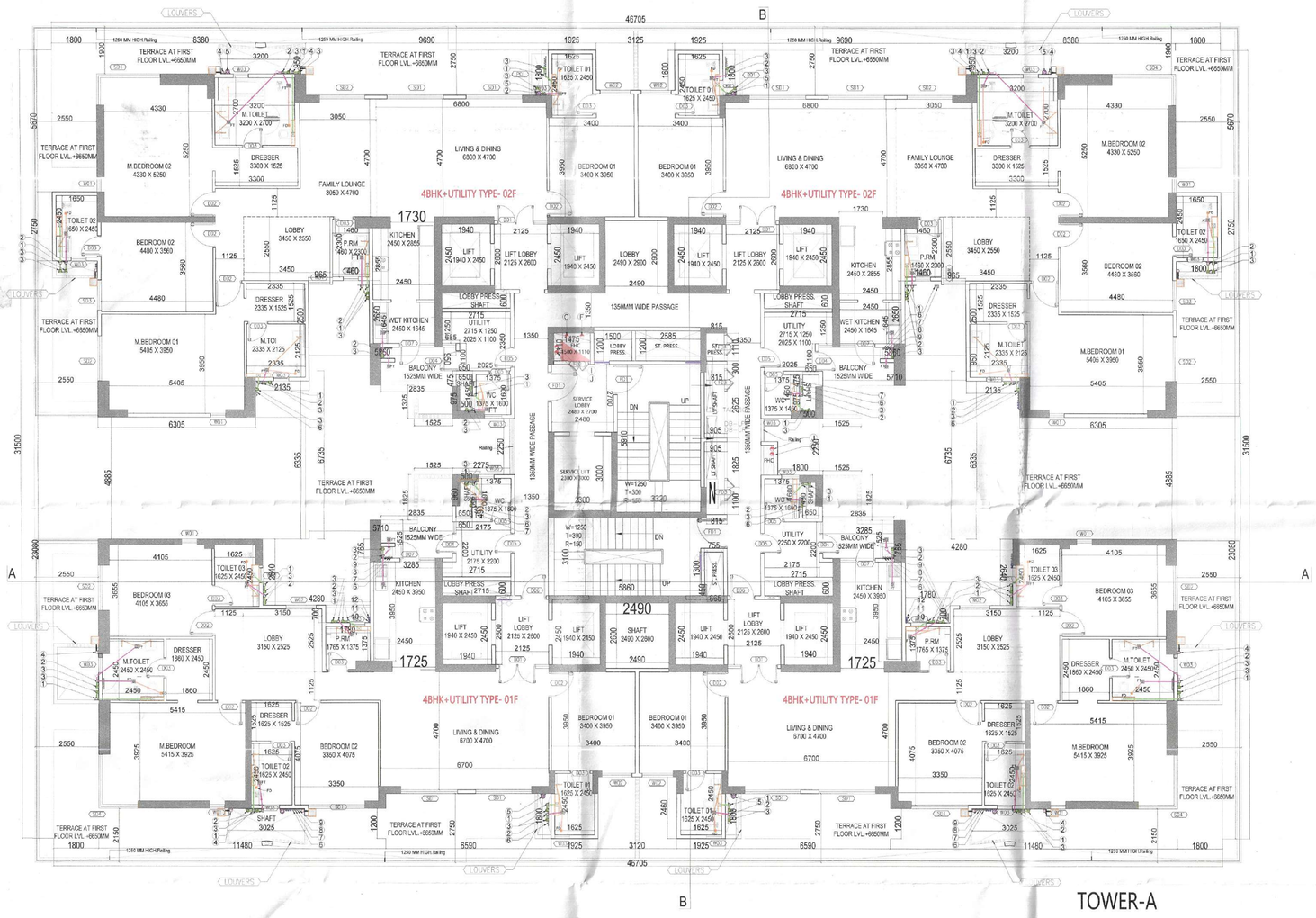
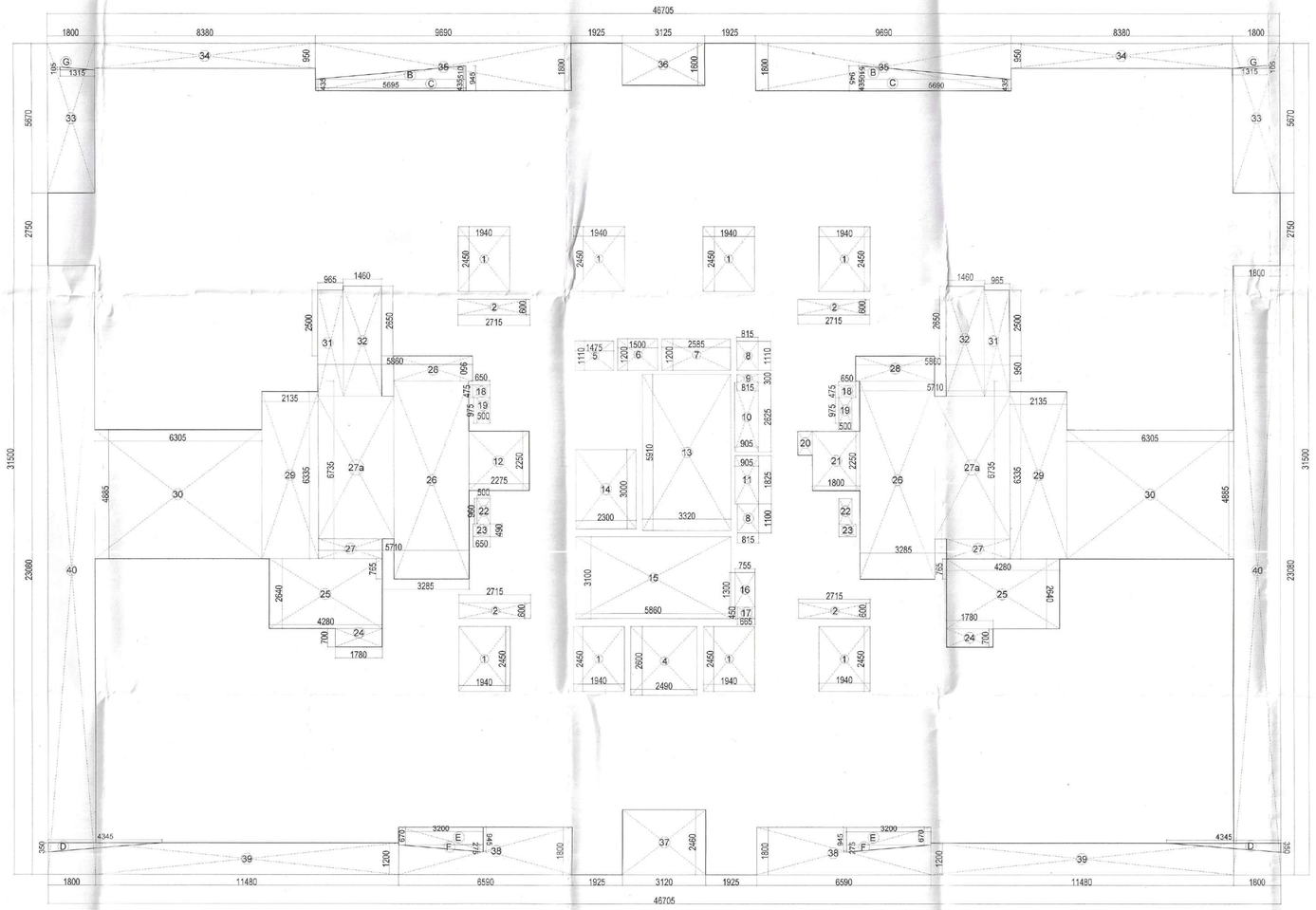


TOWER-A
FIRST FLOOR PLAN



FIRST FLOOR AREA DIAGRAM

FIRST FLOOR BUILT UP AREA CHART							
A	1	X	46.705	X	31.500	=	1471.21
GROSS PLATE AREA							1471.21
DEDUCTIONS							
4	1	X	2.490	X	2.600	=	6.47
12	1	X	2.275	X	2.250	=	5.12
20	1	X	0.545	X	0.910	=	0.50
21	1	X	1.800	X	2.250	=	4.05
22	2	X	0.500	X	0.960	=	0.96
23	2	X	0.650	X	0.490	=	0.64
24	2	X	1.780	X	0.700	=	2.49
25	2	X	4.280	X	2.640	=	22.60
26	2	X	2.835	X	7.495	=	42.50
27	2	X	2.420	X	0.760	=	3.68
27a	2	X	2.870	X	5.395	=	30.97
28	2	X	2.985	X	0.950	=	5.67
29	2	X	2.135	X	6.335	=	27.05
30	2	X	6.305	X	4.885	=	61.60
31	2	X	0.965	X	4.025	=	7.77
32	2	X	1.460	X	4.175	=	12.19
33	2	X	1.800	X	5.670	=	20.41
34	2	X	8.380	X	0.950	=	15.92
35	2	X	9.690	X	1.800	=	34.88
36	1	X	3.125	X	1.600	=	5.00
37	1	X	3.120	X	2.460	=	7.68
38	2	X	6.590	X	1.800	=	23.72
39	2	X	11.480	X	1.200	=	27.55
40	2	X	1.800	X	23.080	=	83.09
TOTAL						=	452.51
NET FAR AREA			1471.21	-	452.51	=	1018.70

FIRST FLOOR FAR AREA CHART							
A	1	X	46.705	X	31.500	=	1471.21
GROSS PLATE AREA							1471.21
DEDUCTIONS							
1	8	X	1.940	X	2.450	=	38.02
2	4	X	2.715	X	0.600	=	6.52
4	1	X	2.490	X	2.600	=	6.47
5	1	X	1.475	X	1.110	=	1.64
6	1	X	1.500	X	1.200	=	1.80
7	1	X	2.585	X	1.200	=	3.10
8	2	X	0.815	X	1.110	=	1.81
9	1	X	0.815	X	0.300	=	0.24
10	1	X	0.905	X	2.625	=	2.38
11	1	X	0.905	X	1.825	=	1.65
12	1	X	2.275	X	2.250	=	5.12
13	1	X	3.320	X	5.910	=	19.62
14	1	X	2.300	X	3.000	=	6.90
15	1	X	5.860	X	3.100	=	18.17
16	1	X	0.755	X	1.300	=	0.98
17	1	X	0.665	X	0.450	=	0.30
18	2	X	0.650	X	0.475	=	0.62
19	2	X	0.500	X	0.975	=	0.98
20	1	X	0.545	X	0.910	=	0.50
21	1	X	1.800	X	2.250	=	4.05
22	2	X	0.500	X	0.960	=	0.96
23	2	X	0.650	X	0.490	=	0.64
24	2	X	1.780	X	0.700	=	2.49
25	2	X	4.280	X	2.640	=	22.60
26	2	X	2.835	X	7.495	=	42.50
27	2	X	2.420	X	0.760	=	3.68
27a	2	X	2.870	X	5.395	=	30.97
28	2	X	2.985	X	0.950	=	5.67
29	2	X	2.135	X	6.335	=	27.05
30	2	X	6.305	X	4.885	=	61.60
31	2	X	0.965	X	4.025	=	7.77
32	2	X	1.460	X	4.175	=	12.19
33	2	X	1.800	X	5.670	=	20.41
34	2	X	8.380	X	0.950	=	15.92
35	2	X	9.690	X	1.800	=	34.88
36	1	X	3.125	X	1.600	=	5.00
37	1	X	3.120	X	2.460	=	7.68
38	2	X	6.590	X	1.800	=	23.72
39	2	X	11.480	X	1.200	=	27.55
40	2	X	1.800	X	23.080	=	83.09
TOTAL						=	557.23
NET FAR AREA			1471.21	-	557.23	=	913.98

FIRE FIGHTING LEGEND: FOR VERTICAL PIPES

S.NO.	DESCRIPTION
A	1500 FIRE HYDRANT RISER FOR LOW ZONE (GROUND TO 10TH FLOOR LEVEL)
B	1500 FIRE HYDRANT RISER FOR MIDDLE ZONE (11TH TO 23 RD FLOOR LEVEL)
C	1500 FIRE HYDRANT RISER FOR HIGH ZONE (24TH TO TERRACE LEVEL)
D	1500 SPRINKLER RISER FOR LOW ZONE (GROUND TO 10TH FLOOR LEVEL)
E	1500 SPRINKLER RISER FOR MIDDLE ZONE (11TH TO 23 RD FLOOR LEVEL)
F	1500 SPRINKLER RISER FOR HIGH ZONE(24TH TO TERRACE LEVEL)
G	1500 ALTERNATE SPRINKLER RISER FOR LOW ZONE (GROUND TO 10TH FLOOR LEVEL)
H	1500 ALTERNATE SPRINKLER RISER FOR MIDDLE ZONE (11TH TO 23 RD FLOOR LEVEL)
I	1500 ALTERNATE SPRINKLER RISER FOR HIGH ZONE(24TH TO TERRACE LEVEL)
J	1500 FIRE DOWN COMMER PIPE FROM OHT
K	1000 SPRINKLER DRAIN PIPE

PLUMBING LEGEND

FT	FLOOR TRAP
FD	FLOOR DRAIN
UT	URINAL TRAP
COP	CLEAN OUT PLUG
FCO	FLOOR CLEAN OUT PLUG
	450X450MM RW KHURRA
	300X300MM RW KHURRA
	PIPE SUPPORT
	150mm LEDGE WALL
	115mm LEDGE WALL
	150X150MM OUTOUT
	100Ø SOIL PIPE
	32Ø WASTE PIPE
	50Ø WASTE PIPE
	100Ø WASTE PIPE
	110OD RAIN WATER PIPE
	160OD RAIN WATER PIPE

PLUMBING LEGEND

S.NO.	DESCRITION
1	100Ø SOIL PIPE
2	100Ø WASTE PIPE
3	100Ø VENT PIPE
4	110 OD RAIN WATER PIPE
5	160 OD RAIN WATER PIPE
6	DOMESTIC WATER SUPPLY DOWN TAKE FOR TOP THREE FLOOR (33-31)
7	DOMESTIC WATER SUPPLY DOWN TAKE FOR BALANCE FLOOR (30-21)
8	DOMESTIC WATER SUPPLY DOWN TAKE FOR BALANCE FLOOR (20-11)
9	DOMESTIC WATER SUPPLY DOWN TAKE FOR BALANCE FLOOR (10-01)
10	FLUSHING WATER SUPPLY DOWN TAKE FOR TOP ELEVENTH FLOOR (33-23)
11	FLUSHING WATER SUPPLY DOWN TAKE FOR BALANCE FLOOR (22-12)
12	FLUSHING WATER SUPPLY DOWN TAKE FOR BALANCE FLOOR (11-01)
13	DOMESTIC WATER RISER PIPE TO OHT
14	FLUSHING WATER RISER PIPE TO OHT

DOOR WINDOW SCHEDULE				
TYPE	Finished Opening Size (W x H)	Width	Lintel Ht. from FFL	Sill Ht. from FFL
DOORS				
D1	1500X2450	1500	2450	0
D2	1000X2450	1000	2450	0
D3	800X2450	800	2450	0
D4	800X2450	800	2450	0
D5	800X2450	800	2450	0
D6	1000X2450	1000	2450	0
D7	1400X2450	1400	2450	0
D8	1200X2450	1200	2450	0
D9	1225X2450	1225	2450	0
D10	2000X2750	2000	2750	0
D11	1200X2750	1200	2750	0
D12	1000X2450	1000	2450	0
D13	750X2450	750	2450	0
D14	1500X2450	1500	2450	0
SLIDING DOOR SCHEDULE				
SD1	2250X2450	2250	2450	0
SD2	1800X2450	1800	2450	0
SD3	1500X2450	1500	2450	0
SD4	3800X2450	3800	2450	0
SD5	3710X2450	3710	2450	0
SD6	3930X2450	3930	2450	0
SD7	1000X2450	1000	2450	0
WINDOWS				
W1	600X2150	600	2450	300
W2	1200X2150	1200	2450	300
W3	600X1200	600	2450	1250
W4	865X2150	865	2450	300
SERVICE DOOR SCHEDULE				
FD1	1200X2450	1200	2450	0
FD2	X			
FD3	X			
FD4	X			
LIFT DOOR				
L1	1000X2450	1000	2450	0
L2	1000X2450	1000	2450	0
L3	1000X2450	1000	2450	0

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

AD — DTP(HQ) — ATP(HQ) — PA — ATP

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

Rajesh Dutt
SD(HQ)

DDA (T)
MEMBER
BPAC

Checked and found ok for Public Health (Sewerage) Services only subject to comments in
In forwarding letter No. 57-2-2022 DU 10/10/23

ARCHITECTS

Pinnacle Architect Pvt Ltd.
938, SECTOR 14 , GURGAON
HARYANA

SCALE : 1:100

DRAWING NAME
TOWER-A
FIRST FLOOR PLAN

DRAWING NO. SUB - 08

CLIENT:-
HCBS PROMOTERS AND DEVELOPERS PVT.LTD,
CARE REALTECH PVT.LTD.C/O HCBS PROMOTERS AND DEVELOPERS PVT.LTD.

PROJECT : -
PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY (LICENCE NO.223 OF 2023 DATED.30.10.2023) FOR AN AREA MEASURING 5.2902 ACRES IN THE REVENUE ESTATE OF VILLAGE DHANKOT,TEHSIL-KADIPUR,SECTOR-102,GURUGRAM BEING DEVELOPED BY HCBS PROMOTERS AND DEVELOPERS PVT.LTD.,CARE REALTECH PVT.LTD.C/O HCBS PROMOTERS AND DEVELOPERS PVT.LTD.

N

For HCBS Promoters & Developers Pvt. Ltd.
Authorised Signatory
APPLICANT'S SIGN.

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon
ARCHITECT'S SIGN