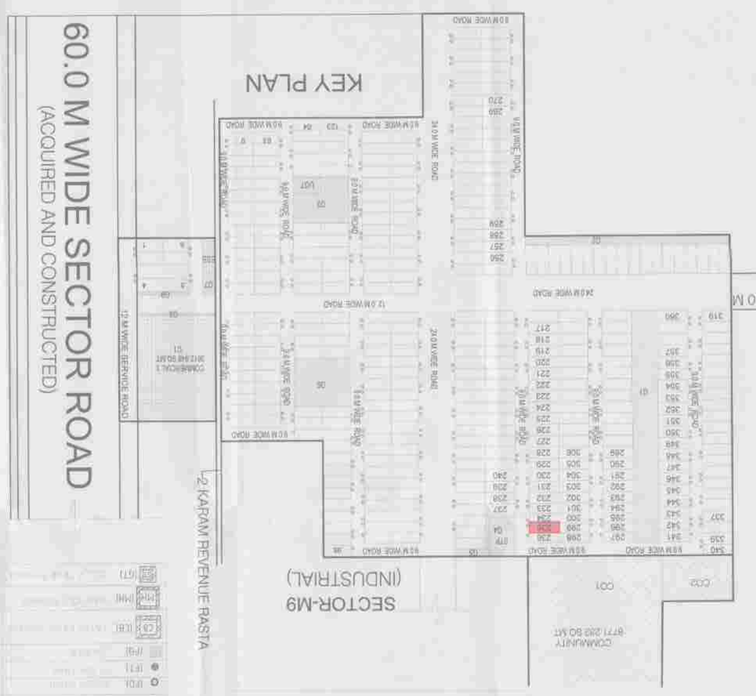
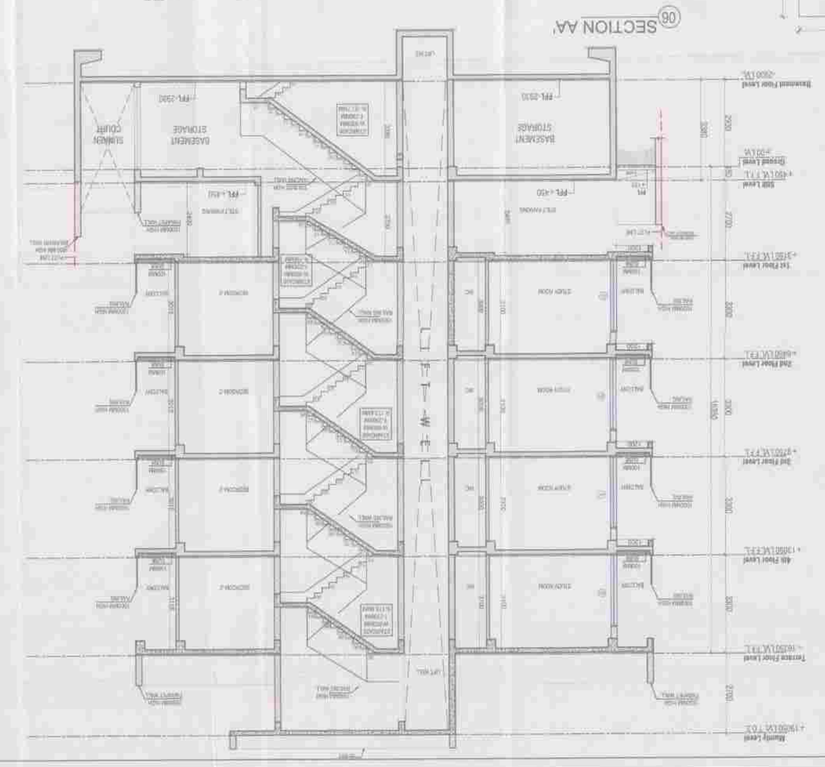
PROPOSED BUILDING OF
PLOT. NO. 235
BY JMS REALTY DEVELOPERS
LLP IN SECTOR M9, M10, M13
AND M14 MANESAR, DISTRICT
GURUGRAM, HARYANA.

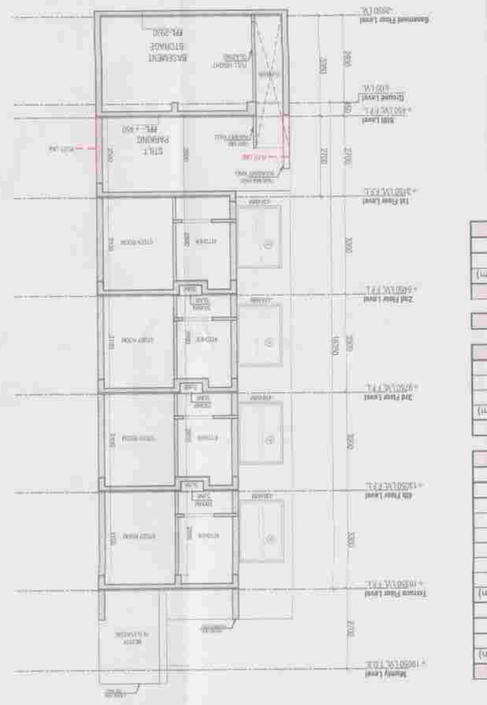
NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS, WC and KITCHEN ARE MECHANICALLY VENTILATED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP.
- HTC TO FHC AND STAIRCASE TO STAIRCASE DISTANCE WILL NOT BE MORE THAN 45 M

LEGEND:-

PLOT LINE	
BASEMENT LINE	







DOOR-WINDOW SCHEDULE					
S.NO	NAME	WIDTH	HEIGHT	CLL	LINTEL	REMARKS
1	D1	1100	2400	100	2400	SECURITY-2
2	DM2	1100	2400	100	2400	MASTER BEDROOM
3	D3	1100	2400	100	2400	STUDY
4	W1	1500	1500	1000	2400	DRAWING/DINING AREA
5	W2	1500	1500	1000	2400	KITCHEN
6	D4	1000	2400	100	2400	STAIRCASE
7	D2	900	2400	100	2400	BEDROOM-3/BEDROOM-2
8	D5	750	2400	100	2400	TOILET/UTILITY
9	V1	600	1500	1000	2400	TOILET-1 & 2
10	V2	450	1500	1000	2400	WC

AREA DETAIL					
DESCRIPTION				FACTOR	SQ.MT.
TOTAL AREA OF PLOT	6,685	X	18,614		124.80
PERMISSIBLE GROUND COVERAGE				75.00%	55.10
PROPOSED GROUND COVERAGE				74.00%	51.93
ADDITIONAL PURCHASABLE F.A.R.				44.00%	81.15
PERMISSIBLE F.A.R				200.00%	253.60
TOTAL PERMISSIBLE FAR				354.00%	334.75
PROPOSED F.A.R.				261.02%	330.99
BALANCE FAR					3.76

	F.A.R.	NON FAR	BUILT UP AREA
BASEMENT FLOOR	34.27	58.28	92.55
GROUND/STILT FLOOR	79.36	13.26	92.62
FIRST FLOOR	79.08	13.54	92.62
SECOND FLOOR	79.08	13.54	92.62
THIRD FLOOR	79.08	13.54	92.62
FOURTH FLOOR	79.08	13.54	92.62
TERRACE		17.01	17.01
TOTAL AREA	330.99	236.91	567.9

GROUND COVERAGE AREA CALCULATION (X)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
(1)	6685	x	18,614	x	1	=	104.18
TOTAL AREA(X)						=	104.18

GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
D1	1215	x	2650	x	1	=	4.54
D2	1600	x	3164	x	1	=	5.70
TOTAL AREA(Y)						=	10.24

GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	93.94

TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
C1	1000	x	1200	x	1	=	1.20
C2	900	x	5214	x	1	=	4.69
C2	900	x	5214	x	1	=	4.69
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL COVERED AREA (Z)						=	98.28

BASEMENT FLOOR COVERED AREA CALCULATION (X)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
1	6685	x	16,614	x	1	=	104.18
TOTAL AREA(X)						=	104.18

GROUND/STILT FLOOR NON FAR CALCULATION (A)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
1	2650	x	6650	x	1	=	17.62
TOTAL AREA (A)						=	17.62

DEDUCTION (B)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
D1	1650	x	500	x	1	=	0.82
D2	500	x	4150	x	1	=	2.08
TOTAL AREA DEDUCTION (B)						=	2.95
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN GROUND FLOOR (C)						=	14.67

TYPICAL FLOOR (1st, 2nd, 3rd & 4th) FAR CALCULATION (D)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
1	6465	x	16,614	x	1	=	104.18
TOTAL AREA (A)						=	104.18

DEDUCTION (B)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
D1	1250	x	3165	x	1	=	4.27
D2	1275	x	3650	x	1	=	4.54
D3	1850	x	3950	x	1	=	7.31
D4	1500	x	1500	x	1	=	2.40
D5	550	x	1600	x	1	=	0.88
D6	1800	x	3164	x	1	=	5.70
TOTAL AREA DEDUCTION (B)						=	25.10
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN TYPICAL FLOOR (C)						=	79.08

TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
1	1850	x	3950	x	1	=	7.31
2	1600	x	1500	x	1	=	2.40
3	550	x	1600	x	1	=	0.88
TOTAL AREA (D)						=	10.59

TOTAL COVERED AREA (F + C+ D)							
TOTAL COVERED AREA (E)						=	89.67

TERRACE FLOOR AREA CALCULATION (X)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
1	3250	x	7500	x	1	=	17.01
TOTAL AREA(X)						=	17.01

TOTAL COVERED WITH OHMT (X+1)							
TOTAL COVERED WITH OHMT						=	17.01

GROUND COVERAGE AREA CALCULATION (G)							
TOTAL COVERED AREA (G+E+F)						=	93.93

GROUND/STILT FLOOR NON FAR CALCULATION (E)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
D1	1200	x	500	x	1	=	0.72
D2	2150	x	4150	x	1	=	8.92
D3	2650	x	1900	x	1	=	5.04
D4	1375	x	2650	x	1	=	4.54
D5	1800	x	1164	x	1	=	5.70
TOTAL AREA DEDUCTION (E)						=	24.92
TOTAL AREA (D) = TOTAL AREA(D) - TOTAL AREA (E)							
TOTAL FAR IN GROUND FLOOR (F)						=	79.16

TOTAL COVERED AREA (G+E+F)							
GROUND COVERAGE AREA (GC)						=	93.94

TOTAL AREA OF PLOT	6,685	X	18,614		124.80
PERMISSIBLE GROUND COVERAGE				75.00%	55.10
PROPOSED GROUND COVERAGE				74.00%	51.93
ADDITIONAL PURCHASABLE F.A.R.				44.00%	81.15
PERMISSIBLE F.A.R				200.00%	253.60
TOTAL PERMISSIBLE FAR				354.00%	334.75
PROPOSED F.A.R.				261.02%	330.99
BALANCE FAR					3.76

	F.A.R.	NON FAR	BUILT UP AREA
BASEMENT FLOOR	34.27	58.28	92.55
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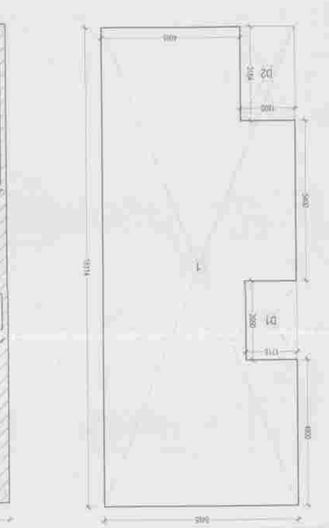
FIRST FLOOR	79.08	13.54	92.62
SECOND FLOOR	79.08	13.54	92.62
THIRD FLOOR	79.08	13.54	92.62
FOURTH FLOOR	79.08	13.54	92.62
TERRACE		17.01	17.01
TOTAL AREA	330.99	236.91	567.9

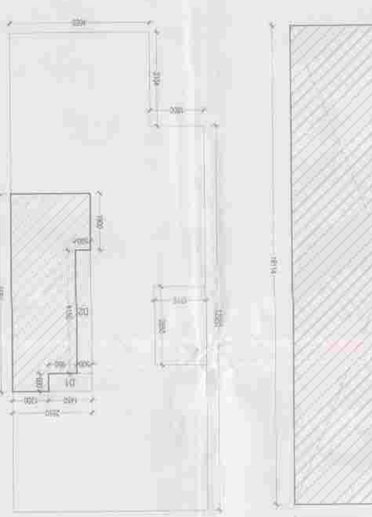
GROUND COVERAGE AREA CALCULATION (X)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
(1)	6465	x	16,614	x	1	=	104.18
TOTAL AREA(X)						=	104.18

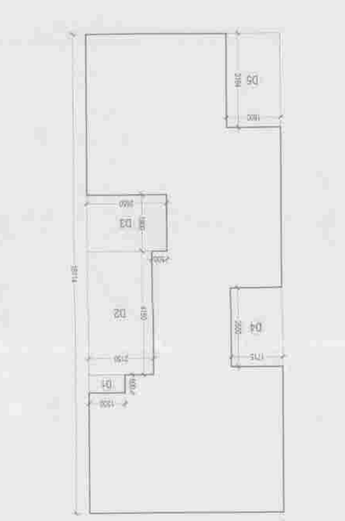
GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
D1	1215	x	2650	x	1	=	4.54
D2	1600	x	3164	x	1	=	5.70
TOTAL AREA(Y)						=	10.24

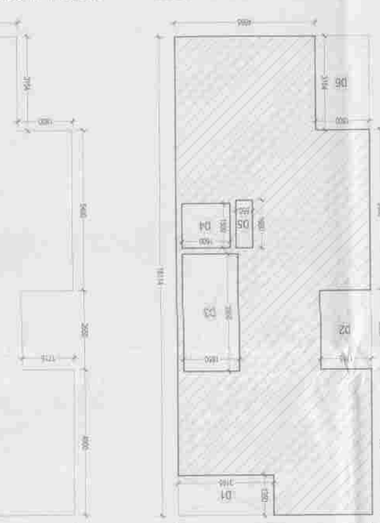
GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	93.94

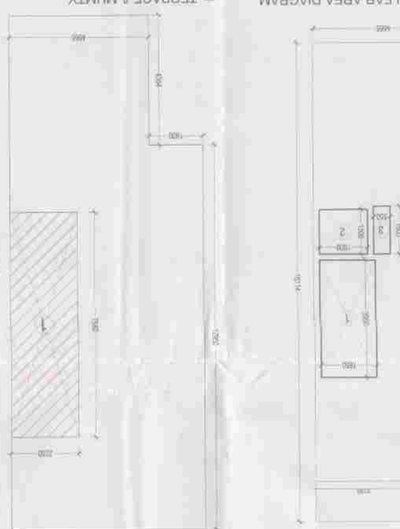
TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)	(in mm)		No.s		Area (in sqm)
C1	1000	x	1200	x	1	=	1.20
C2	900	x	5214	x	1	=	4.69
C2	900	x	5214	x	1	=	4.69
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL COVERED AREA (Z)						=	98.28











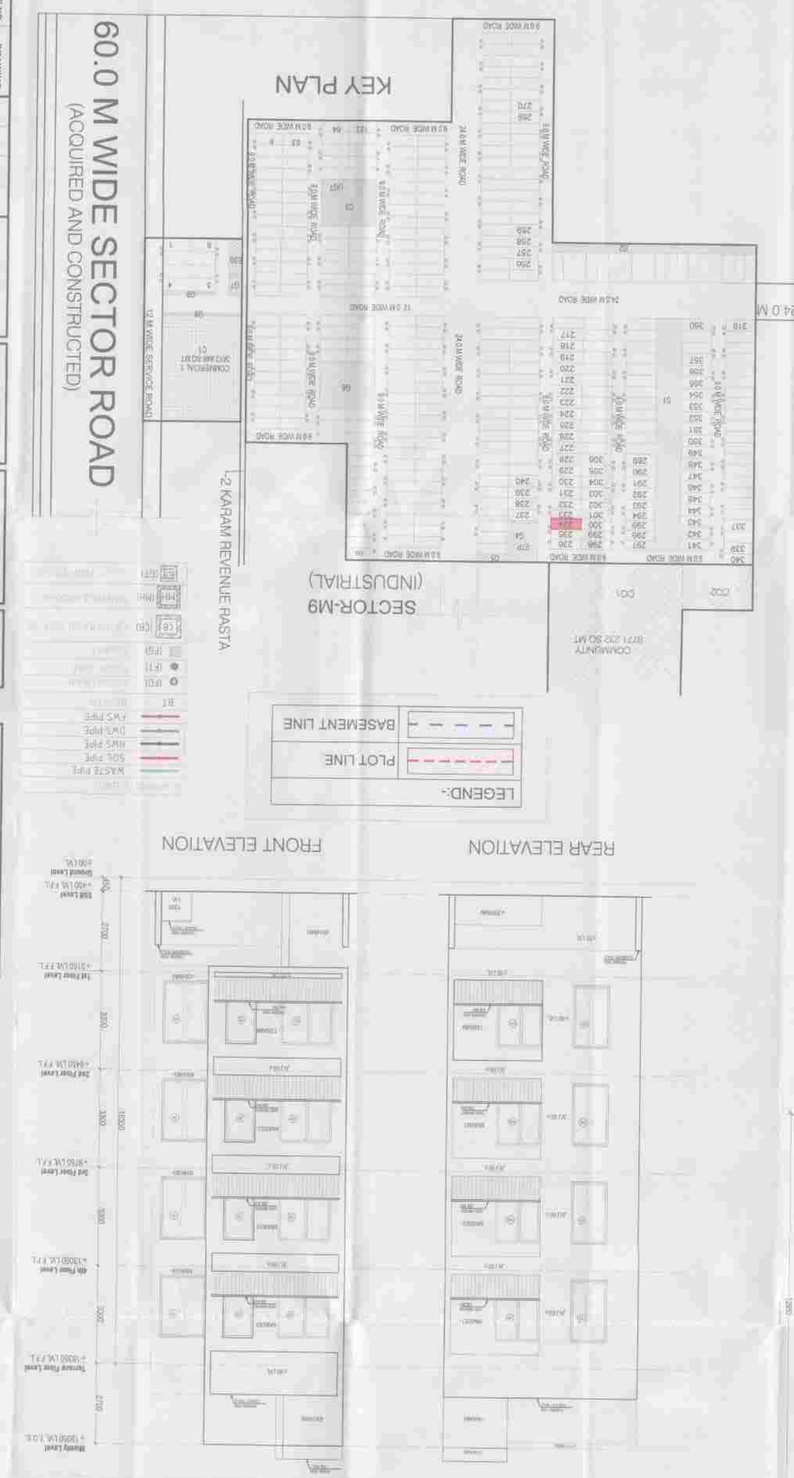
OWNER	JMS Realty Developers LLP
PROJECT	THE GOLDEN CITY, SITUATED IN REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.
ARCHITECT	ACPL ISO 9001:2008 ACPL Design LLP Architecture Interior Design Town Planning Green Building Consultancy
ARCHITECT	KULBIR SHANKAR ARCHITECT CA/97/12141 JMS REALTY DEVELOPERS LLP Authorised Signatory
SCALE	1:100
DATE ISSUED	07-05-2025
DRAWN BY	Noorjahan Kaniroj
CHECKED BY	Bhupinder Singh
DRAWING	PLOT NO.- 235
DWG NO.	JMS/PLOT/TYP/B-235

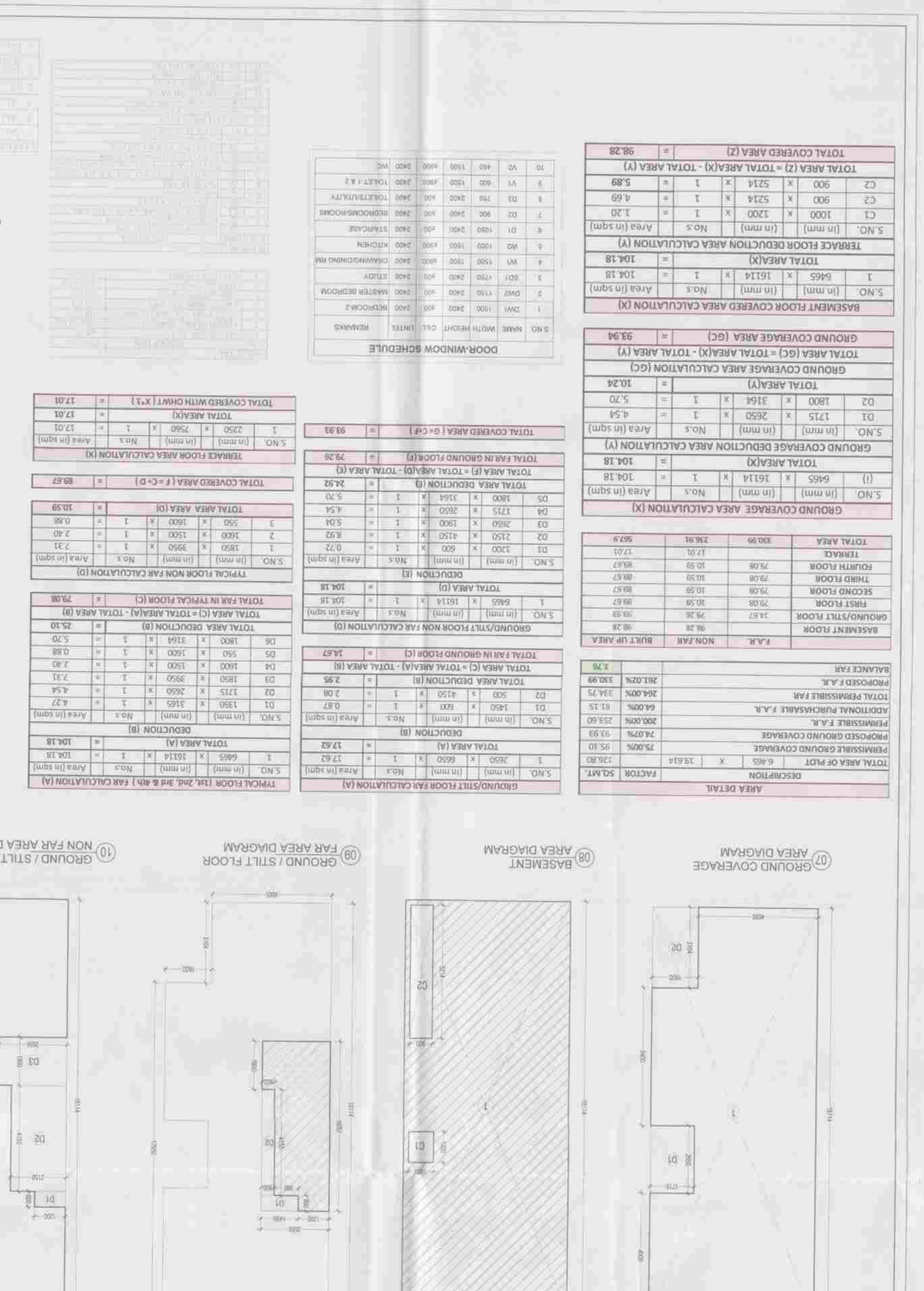
PROPOSED BUILDING OF
PLOT NO. 234
BY JMS REALTY DEVELOPERS
LLP IN SECTOR M9, M10, M13
AND M14 MANESAR, DISTRICT
GURUGRAM, HARYANA.

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS SHALL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS, WC and KITCHEN ARE MECHANICALLY VENTILATED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING HAS BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OR REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP.
- THE TO THE AND STAIRCASE TO STAIRCASE DISTANCE WILL NOT BE MORE THAN 45 M.

OWNER	JMS Realty Developers LLP
PROJECT	THE GOLDEN CITY, SITUATED IN REVENUE ESTATE OF VILLAGE BANS HARA AND BANS KHUSLA SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.
ARCHITECT	ACPL Design Ltd. Architecture Architecture Management Planning ACPL Design Ltd. 4th Floor Jasola District Centre, New Delhi-110025 (India) T: +91 (11) 40324444 E: design@acplindia.com ISO 9001:2008
ARCHITECT	PM BHS REALTY DEVELOPERS LLP Authorised Signatory KULDEEP BANGARA CA/87/21741 ARCHITECT
SCALE	1:100
DATE ISSUED	07-05-2025
DRAWN BY	Tridevjit Kumbhoj
CHECKED BY	Rajnish Singh
DRAWING	PLOT NO.- 234
DWG NO	JMS/PLOT/TYP/B-234

SUBMISSION DRAWING





AREA DETAIL

DESCRIPTION						F.A.C.FOR	S.O.A.MT.
TOTAL AREA OF PLOT	6,465	x	1511/4	x	1	12.5187	12,0.80
PERMISSIBLE GROUND COVERAGE	S.No.	(In mtrs)	(In mtrs)		No.s	Area (In sqmt)	
	1	2650	x	6650	x 1	= 17.62	50.10%
PROPOSED GROUND COVERAGE							74.00% 93.93
ADDITIONAL PURCHASABLE F.A.R.							200.00% 1,293.60
TOTAL PERMISSIBLE FAR							241.00% 1,34.75
PROPOSED F.A.R.							261.02% 1,10.99
BALANCE FAR							8.79

	F.A.R.	NON.FAR	BUILT UP AREA
BASEMENT FLOOR		98.28	98.28
GROUND/STILT FLOOR	14.67	29.36	99.93
FIRST FLOOR	79.08	10.59	89.67
SECOND FLOOR	79.08	10.59	89.67
THIRD FLOOR	79.08	10.59	89.67
FOURTH FLOOR	79.08	10.59	89.67
TERRACE		17.01	17.01
TOTAL AREA	330.99	236.91	567.9

GROUND COVERAGE AREA CALCULATION (X)

S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
(1)	6465 x	1511/4 x	1	= 104.18
TOTAL AREA(X)				= 104.18

GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)

S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
D1	1715 x	2650 x	1	= 4.54
D2	1800 x	3164 x	1	= 5.70
TOTAL AREA(Y)				= 10.24

GROUND COVERAGE AREA CALCULATION (GC)

TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)
= 93.94

BASEMENT FLOOR COVERED AREA CALCULATION (X)

S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
1	6465 x	1511/4 x	1	= 104.18
TOTAL AREA(X)				= 104.18

TERRACE FLOOR COVERED AREA CALCULATION (Y)

S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
C1	1000 x	1200 x	1	= 1.20
C2	900 x	5214 x	1	= 5.89
C2	900 x	5214 x	1	= 4.69
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)				
= 98.28				

GROUND/STILT FLOOR FAR CALCULATION (A)

S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
1	2650 x	6650 x	1	= 17.62
TOTAL AREA (A)				= 17.62

DEDUCTION (B)

S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
D1	1850 x	600 x	1	= 0.87
D2	500 x	4150 x	1	= 2.08
TOTAL AREA DEDUCTION (B)				= 2.95
TOTAL AREA (C = TOTAL AREA(A) - TOTAL AREA (B)				
= 14.67				

GROUND/STILT FLOOR NON FAR CALCULATION (D)

S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
1	6465 x	1511/4 x	1	= 104.18
TOTAL AREA (D)				= 104.18

DEDUCTION (E)

S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
D1	2300 x	600 x	1	= 0.72
D2	2150 x	4150 x	1	= 8.92
D3	2650 x	1900 x	1	= 5.04
D4	1715 x	2650 x	1	= 4.54
D5	1800 x	3164 x	1	= 5.70
TOTAL AREA DEDUCTION (E)				= 24.92
TOTAL AREA (F) = TOTAL AREA(D) - TOTAL AREA (E)				
= 79.26				
TOTAL AREA IN GROUND FLOOR (F)				= 79.26
TOTAL COVERED AREA (G= C+F)				= 93.93

DOOR-WINDOW SCHEDULE

S.NO	NAME	WIDTH	HEIGHT	QUI.	LINTEL	REMARKS
1	DW01	1500	2400	400	2400	NEOPOCM-2
2	DW02	1110	2400	400	2400	MASTER BEDROOM
3	D201	1110	2400	400	2400	STUDY
4	W1	1500	1200	1000	2400	DRAWING/DINING RM
5	D1	1000	2100	400	2400	KITCHEN
6	M2	1000	1900	1000	2400	KITCHEN
7	D1	1000	2400	400	2400	STAIRCASE
8	D2	900	2400	400	2400	BEDROOM/BEDROOMS
9	D3	750	2400	400	2400	TOILET/SUTILITY
10	V2	450	1500	2900	2400	TOILET-1 & 2
11	V1	600	1500	2900	2400	TOILET-1 & 2
12	V3	450	1500	2900	2400	WC

TYPICAL FLOOR FAR CALCULATION (A)

S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
1	6465 x	1511/4 x	1	= 104.18
TOTAL AREA (A)				= 104.18

DEDUCTION (B)

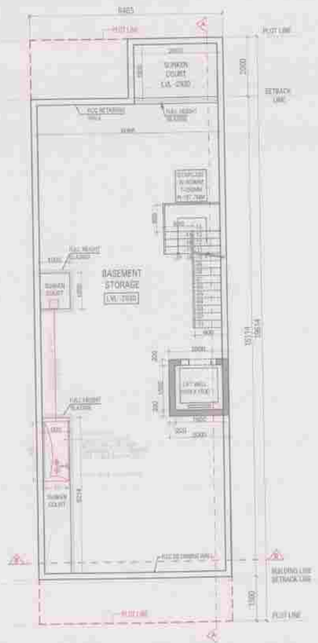
S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
D1	1350 x	3165 x	1	= 4.27
D2	1715 x	2650 x	1	= 4.54
D3	1850 x	3950 x	1	= 7.31
D4	1600 x	1500 x	1	= 2.40
D5	550 x	1600 x	1	= 0.88
D6	1800 x	3164 x	1	= 5.70
TOTAL AREA DEDUCTION (B)				= 25.10
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)				
= 79.08				
TOTAL AREA IN TYPICAL FLOOR (F)				= 79.08

TYPICAL FLOOR NON FAR CALCULATION (D)

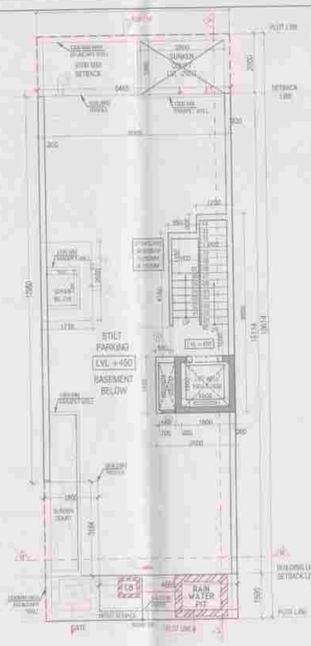
S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
1	1850 x	3950 x	1	= 7.31
2	1600 x	1500 x	1	= 2.40
3	550 x	1600 x	1	= 0.88
TOTAL AREA (D)				= 10.59
TOTAL COVERED AREA (E = C + D)				= 89.67

TERRACE FLOOR AREA CALCULATION (X)

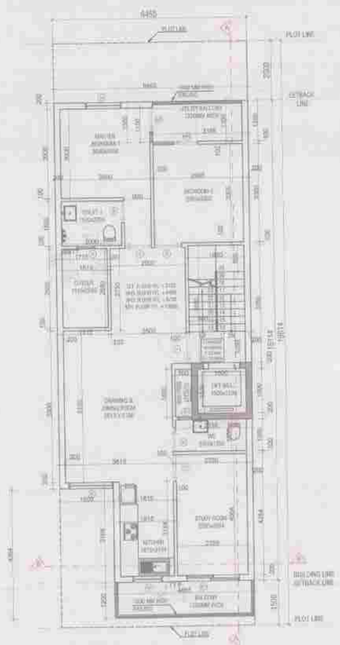
S.No.	(In mtrs)	(In mtrs)	No.s	Area (In sqmt)
1	2250 x	7560 x	1	= 17.01
TOTAL AREA(X)				= 17.01
TOTAL COVERED WITH OHMT (X+1)				= 17.01



01 BASEMENT FLOOR PLAN
-2930 LVL

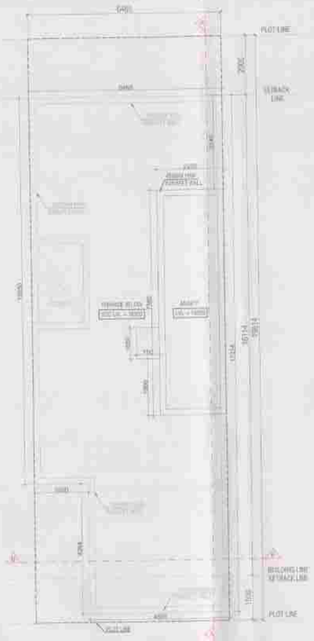


02 GROUND / STILT FLOOR PLAN
+450 LVL

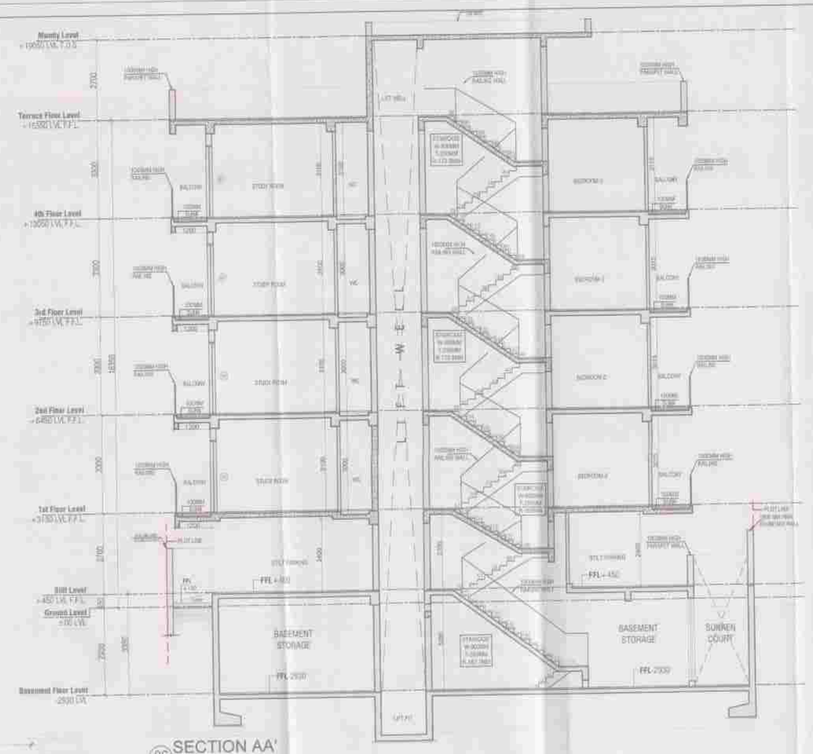


03 TYPICAL FLOOR PLAN
1st, 2nd, 3rd & 4th floors

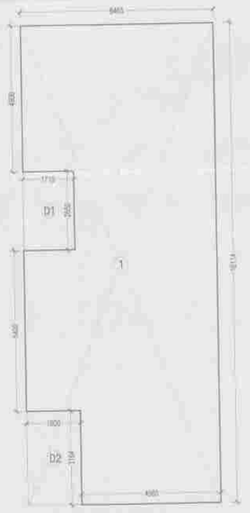
04 TERRACE PLAN
+16350 LVL



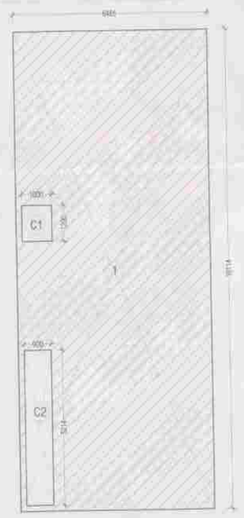
05 MUMTY PLAN
+19050 LVL



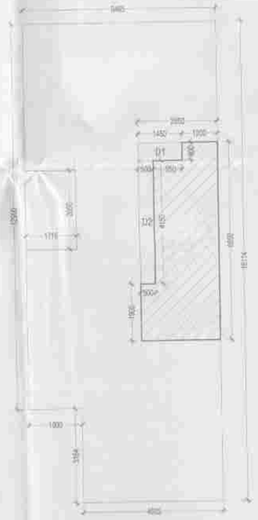
06 SECTION AA'



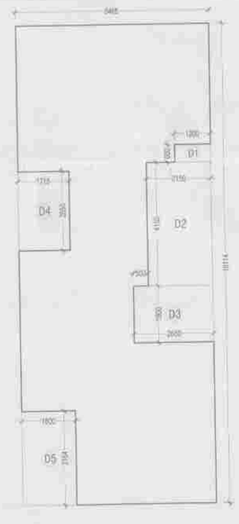
07 GROUND COVERAGE
AREA DIAGRAM



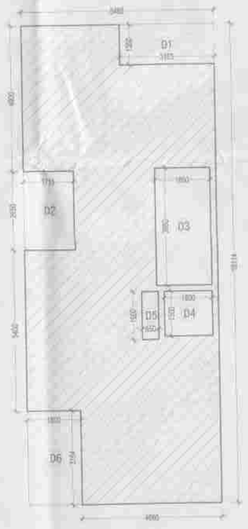
08 BASEMENT
AREA DIAGRAM



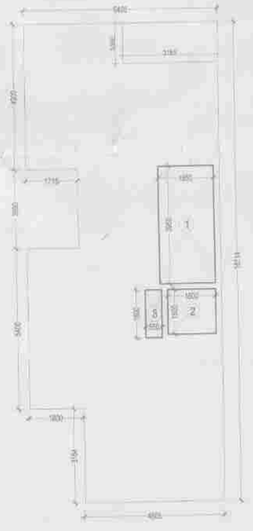
09 GROUND / STILT FLOOR
FAR AREA DIAGRAM



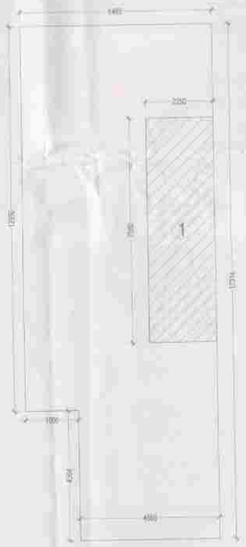
10 GROUND / STILT FLOOR
NON FAR AREA DIAGRAM



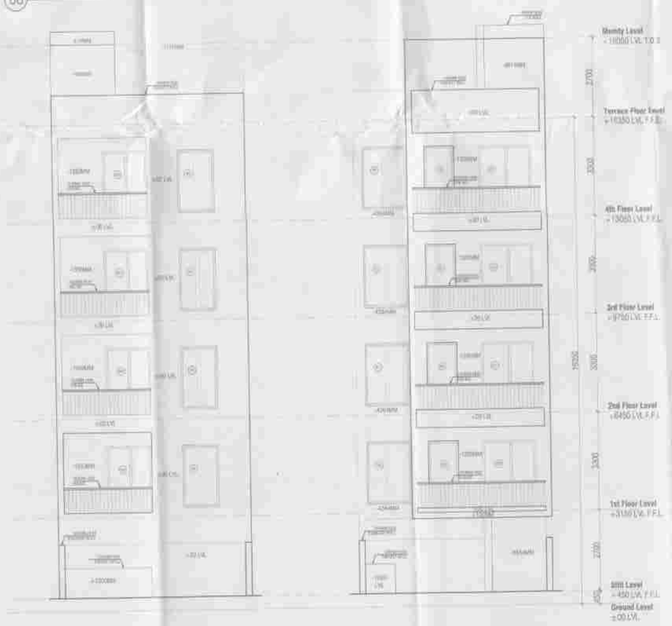
11 TYPICAL FLOOR FAR AREA DIAGRAM
1st, 2nd, 3rd & 4th floors



12 TYPICAL FLOOR NON FAR AREA DIAGRAM
1st, 2nd, 3rd & 4th floors



13 TERRACE & MUMTY
AREA DIAGRAM



REAR ELEVATION

FRONT ELEVATION

AREA DETAIL					
DESCRIPTION				FACTOR	SQ.MT.
TOTAL AREA OF PLOT	6.465	x	19.614		126.80
PERMISSIBLE GROUND COVERAGE				75.00%	95.10
PROPOSED GROUND COVERAGE				74.07%	93.93
PERMISSIBLE F.A.R.				200.00%	253.60
ADDITIONAL PURCHASABLE F.A.R.				64.00%	81.15
TOTAL PERMISSIBLE FAR				264.00%	334.75
PROPOSED F.A.R.				261.02%	330.99
BALANCE FAR					3.76

	F.A.R.	NON-FAR	BUILT UP AREA
BASEMENT FLOOR		98.28	98.28
GROUND/STILT FLOOR	14.67	79.26	93.93
FIRST FLOOR	79.08	10.59	89.67
SECOND FLOOR	79.08	10.59	89.67
THIRD FLOOR	79.08	10.59	89.67
FOURTH FLOOR	79.08	10.59	89.67
TERRACE		17.01	17.01
TOTAL AREA	330.99	236.91	567.9

GROUND COVERAGE AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
(i)	6465	x	16114	x	1	=	104.18
TOTAL AREA(X)						=	104.18
GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1715	x	2650	x	1	=	4.54
D2	1800	x	3164	x	1	=	5.70
TOTAL AREA(Y)						=	10.24
GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	93.94

BASEMENT FLOOR COVERED AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	6465	x	16114	x	1	=	104.18
TOTAL AREA(X)						=	104.18
TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
C1	1000	x	1200	x	1	=	1.20
C2	900	x	5214	x	1	=	4.69
C2	900	x	5214	x	1	=	4.69
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL COVERED AREA (Z)						=	98.28

GROUND/STILT FLOOR FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2650	x	6650	x	1	=	17.62
TOTAL AREA (A)						=	17.62
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1450	x	600	x	1	=	0.87
D2	500	x	4150	x	1	=	2.08
TOTAL AREA DEDUCTION (B)						=	2.95
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN GROUND FLOOR (C)						=	14.67

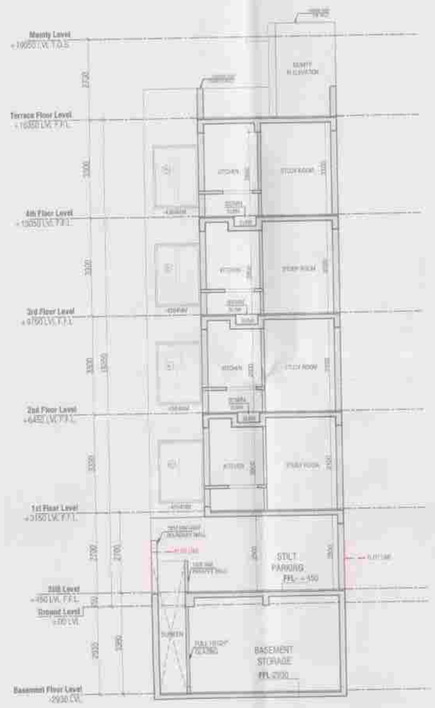
GROUND/STILT FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	6465	x	16114	x	1	=	104.18
TOTAL AREA (D)						=	104.18
DEDUCTION (E)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1200	x	600	x	1	=	0.72
D2	2150	x	4150	x	1	=	8.92
D3	2650	x	1900	x	1	=	5.04
D4	1715	x	2650	x	1	=	4.54
D5	1800	x	3164	x	1	=	5.70
TOTAL AREA DEDUCTION (E)						=	24.92
TOTAL AREA (F) = TOTAL AREA(D) - TOTAL AREA (E)							
TOTAL NON FAR IN GROUND FLOOR (F)						=	79.26
TOTAL COVERED AREA (G= C+F)						=	93.93

TYPICAL FLOOR (1st, 2nd, 3rd & 4th) FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	6465	x	16114	x	1	=	104.18
TOTAL AREA (A)						=	104.18
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1350	x	3165	x	1	=	4.27
D2	1715	x	2650	x	1	=	4.54
D3	1850	x	3950	x	1	=	7.31
D4	1600	x	1500	x	1	=	2.40
D5	550	x	1600	x	1	=	0.88
D6	1800	x	3164	x	1	=	5.70
TOTAL AREA DEDUCTION (B)						=	25.10
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN TYPICAL FLOOR (C)						=	79.08

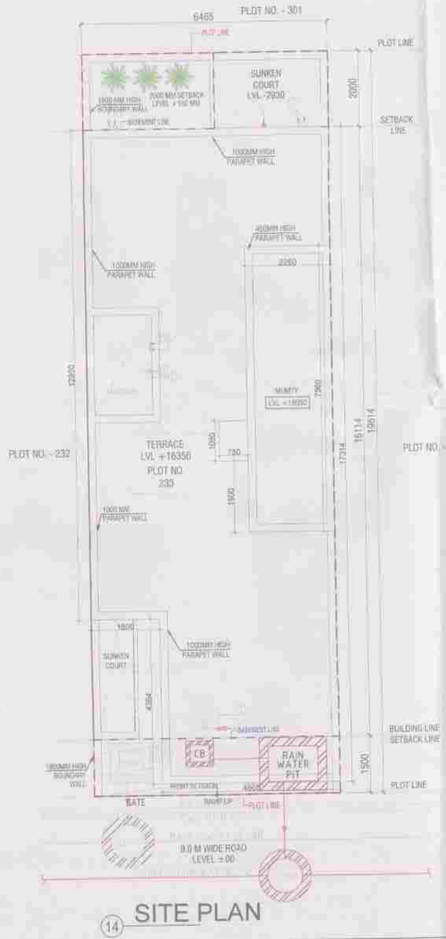
TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	1850	x	3950	x	1	=	7.31
2	1600	x	1500	x	1	=	2.40
3	550	x	1600	x	1	=	0.88
TOTAL AREA AREA (D)						=	10.59
TOTAL COVERED AREA (F = C+ D)						=	89.67

TERRACE FLOOR AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2250	x	7560	x	1	=	17.01
TOTAL AREA(X)						=	17.01
TOTAL COVERED WITH OHWT (X*1)						=	17.01

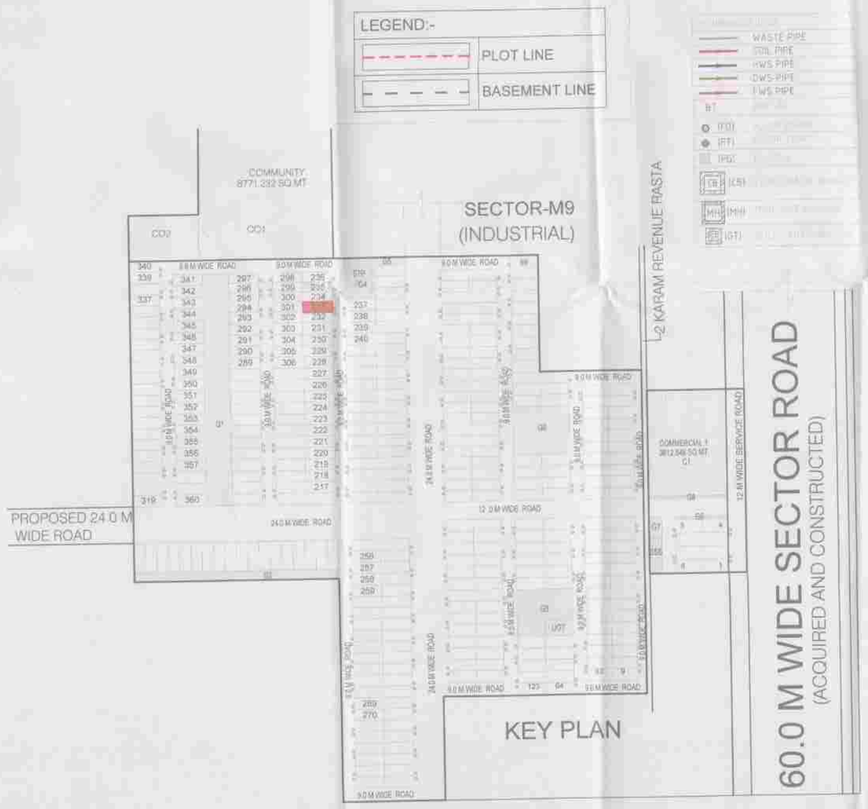
DOOR-WINDOW SCHEDULE						
S.NO	NAME	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1	DW1	1500	2400	x00	2400	BEDROOM-2
2	DW2	1150	2400	x00	2400	MASTER BEDROOM
3	BD1	1150	2400	x00	2400	STUDY
4	W1	1500	1500	x900	2400	DRAWING/DINING RM
5	W2	1000	1500	x900	2400	KITCHEN
6	D1	1050	2400	x00	2400	STAIRCASE
7	D2	900	2400	x00	2400	BEDROOMS/ROOMS
8	D3	750	2400	x00	2400	TOILET/SUTILITY
9	V1	600	1500	x900	2400	TOILET-1 & 2
10	V2	450	1500	x900	2400	WC



SECTION BB'



14 SITE PLAN



KEY PLAN

PROPOSED BUILDING OF
PLOT. NO. 233
BY JMS REALTY DEVELOPERS
LLP IN SECTOR M9, M10, M13
AND M14 MANESAR, DISTRICT
GURUGRAM, HARYANA.

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS, WC and KITCHEN ARE MECHANICALLY VENTILATED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP.
- FHC TO FHC AND STAIRCASE TO STAIRCASE DISTANCE WILL NOT BE MORE THAN 45 M.

SUBMISSION DRAWING

OWNER: JMS Realty Developers LLP

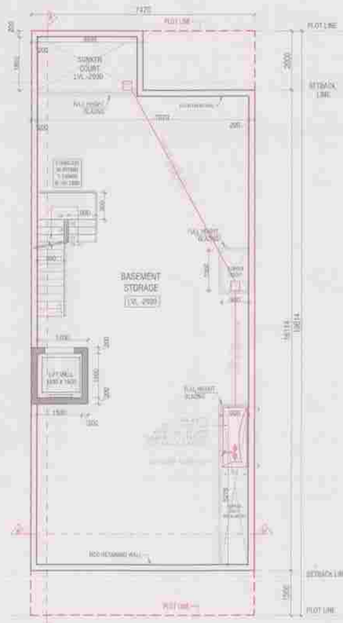
PROJECT: THE GOLDEN CITY, SITUATED IN REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

ARCHITECT: ACPL Design Ltd — Architecture Management Planning — ISO 9001:2008

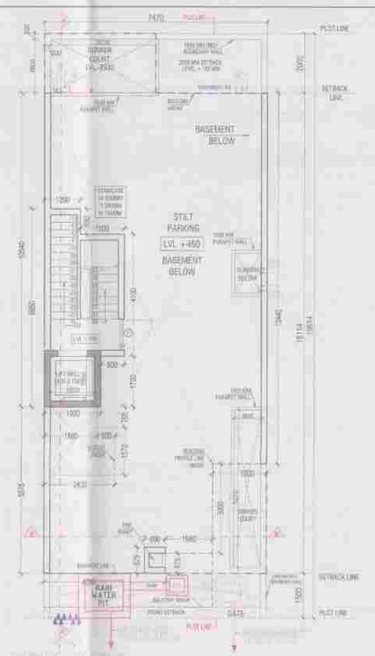
ARCHITECT: KULDEEP SHANGARI ARCHITECT CA/97/21741

OWNER: For JMS REALTY DEVELOPERS LLP — Authorised Signatory

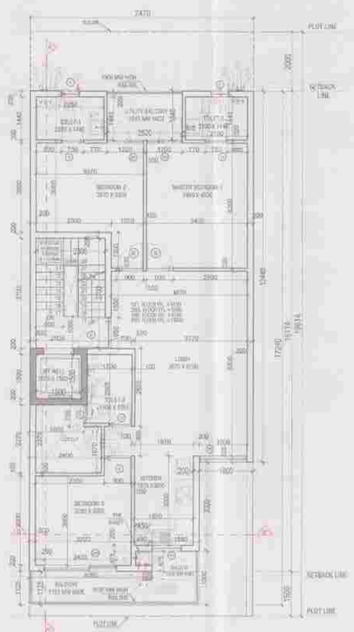
SCALE	1:100
DATE ISSUED	07-05-2025
DRAWN BY	Jitendra Kalindra
CHECKED BY	Rajkaran Singh
DRAWING	PLOT NO.- 233
DWG NO.	JMS/PLOT/TYP/B-233



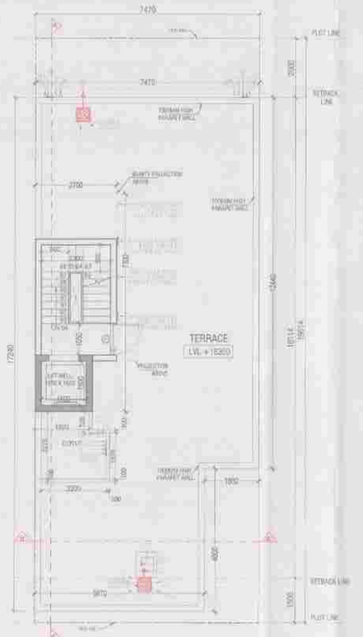
01 BASEMENT FLOOR PLAN -2930 LVL



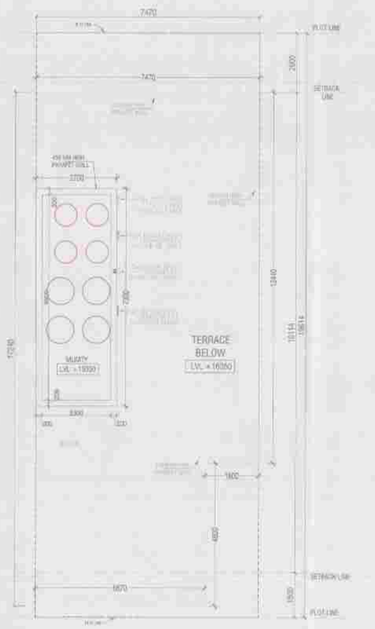
02 GROUND / STILT FLOOR PLAN +450 LVL



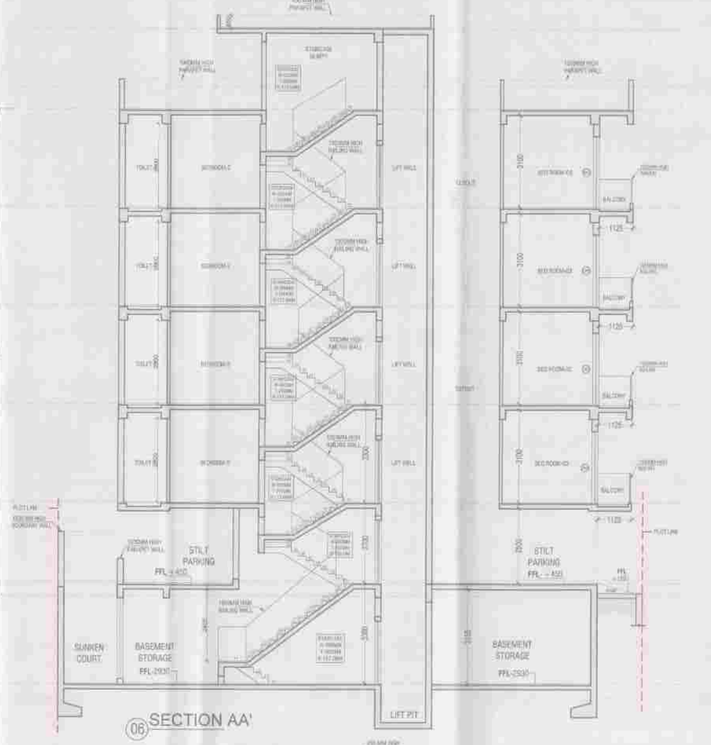
03 TYPICAL FLOOR PLAN 1st, 2nd, 3rd & 4th floors



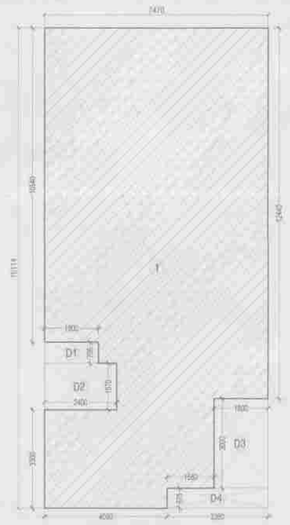
04 TERRACE PLAN +16350 LVL



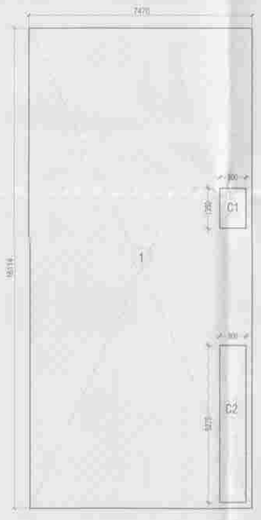
05 MUMTY PLAN +19050 LVL



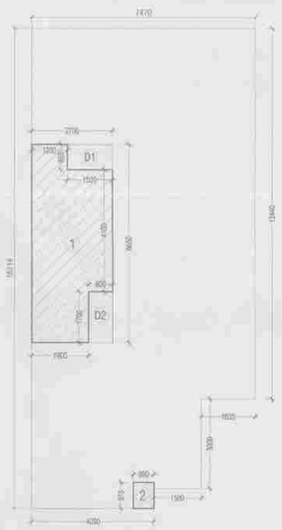
06 SECTION AA'



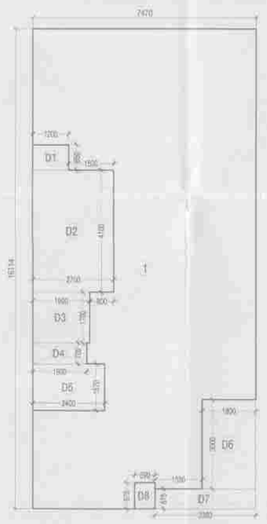
07 GROUND COVERAGE AREA DIAGRAM



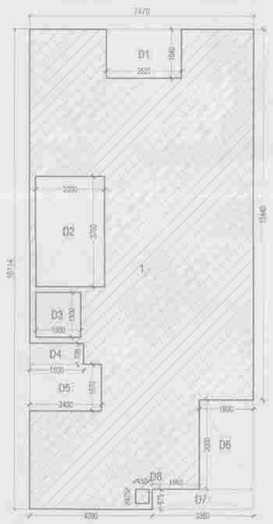
08 BASEMENT AREA DIAGRAM



09 GROUND / STILT FLOOR FAR AREA DIAGRAM

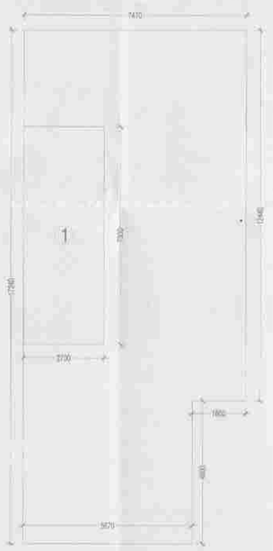


10 GROUND / STILT FLOOR NON FAR AREA DIAGRAM

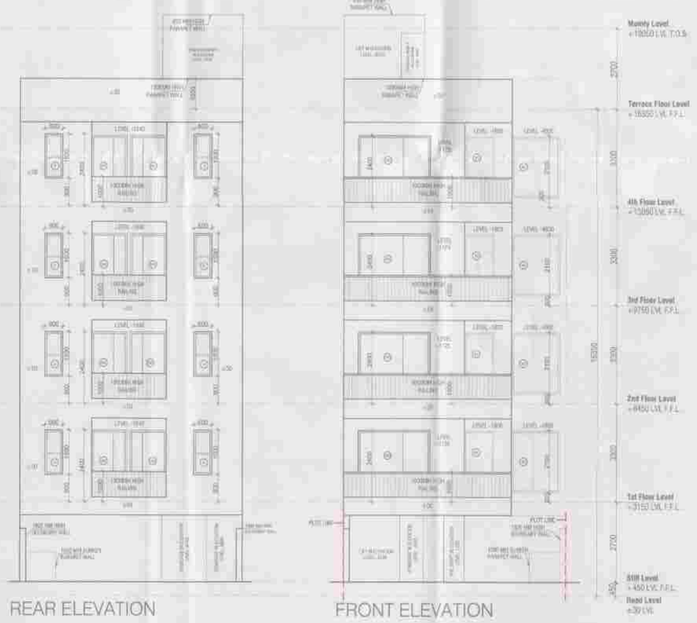


11 TYPICAL FLOOR FAR AREA DIAGRAM 1st, 2nd, 3rd & 4th floors

12 TYPICAL FLOOR NON FAR AREA DIAGRAM 1st, 2nd, 3rd & 4th floors



13 TERRACE & MUMTY AREA DIAGRAM



REAR ELEVATION

FRONT ELEVATION

AREA DETAIL					
DESCRIPTION				FACTOR	SQ.MT.
TOTAL AREA OF PLOT	7.470	X	19.614		146.52
PERMISSIBLE GROUND COVERAGE				75.00%	109.89
PROPOSED GROUND COVERAGE				73.47%	107.65
PERMISSIBLE F.A.R.				200.00%	293.03
ADDITIONAL PURCHASABLE F.A.R.				64.00%	93.77
TOTAL PERMISSIBLE FAR				264.00%	386.80
PROPOSED F.A.R.				263.53%	386.12
BALANCE FAR					0.68

	F.A.R.	NON-FAR	COVERED AREA
BASEMENT FLOOR		114.41	114.41
GROUND/STILT FLOOR	15.92	91.73	107.65
FIRST FLOOR	92.55	10.97	103.52
SECOND FLOOR	92.55	10.97	103.52
THIRD FLOOR	92.55	10.97	103.52
FOURTH FLOOR	92.55	10.97	103.52
TERRACE		19.71	19.71
TOTAL AREA	386.12	269.73	655.85

GROUND COVERAGE AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
(i)	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1800	x	705	x	1	=	1.27
D2	2400	x	1570	x	1	=	3.77
D3	1800	x	3000	x	1	=	5.40
D4	3380	x	675	x	1	=	2.28
TOTAL AREA(Y)						=	12.72
GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	107.65

BASEMENT FLOOR COVERED AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
C1	900	x	1350	x	1	=	1.22
C2	900	x	5275	x	1	=	4.75
TOTAL AREA(Y)						=	5.96
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL AREA (Z)						=	114.41

GROUND/STILT FLOOR FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	6650	x	1	=	17.96
2	690	x	875	x	1	=	0.60
TOTAL AREA (A)						=	18.56
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1500	x	850	x	1	=	1.28
D2	800	x	1700	x	1	=	1.36
TOTAL AREA DEDUCTION (B)						=	2.64
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN GROUND FLOOR (C)						=	15.92

GROUND/STILY FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (D)						=	120.37
DEDUCTION (E)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1200	x	850	x	1	=	1.02
D2	2700	x	4100	x	1	=	11.07
D3	1900	x	1700	x	1	=	3.23
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	690	x	875	x	1	=	0.60
TOTAL AREA DEDUCTION (E)						=	28.64
TOTAL AREA (F) = TOTAL AREA(D) - TOTAL AREA (E)							
TOTAL NON FAR IN GROUND FLOOR (F)						=	91.73
TOTAL COVERED AREA (G= C+F)						=	107.65

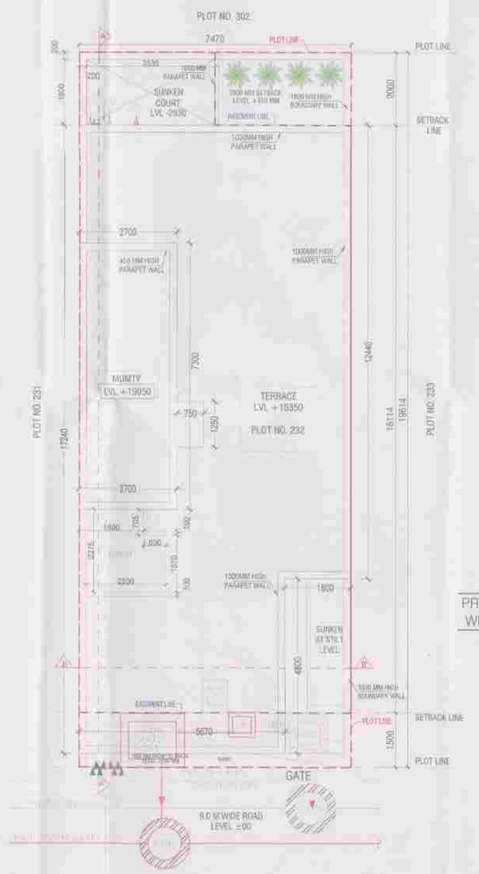
TYPICAL FLOOR (1st, 2nd, 3rd & 4th) FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (A)						=	120.37
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	2520	x	1640	x	1	=	4.13
D2	2300	x	3700	x	1	=	8.51
D3	1500	x	1500	x	1	=	2.25
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	690	x	875	x	1	=	0.60
TOTAL AREA DEDUCTION (B)						=	27.83
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN TYPICAL FLOOR (C)						=	92.55

TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2300	x	3700	x	1	=	8.51
2	1500	x	1500	x	1	=	2.25
3	450	x	475	x	1	=	0.21
TOTAL NON FAR AREA TYPICAL FLOOR (D)						=	10.97
TOTAL COVERED AREA (F = C+ D)						=	103.52

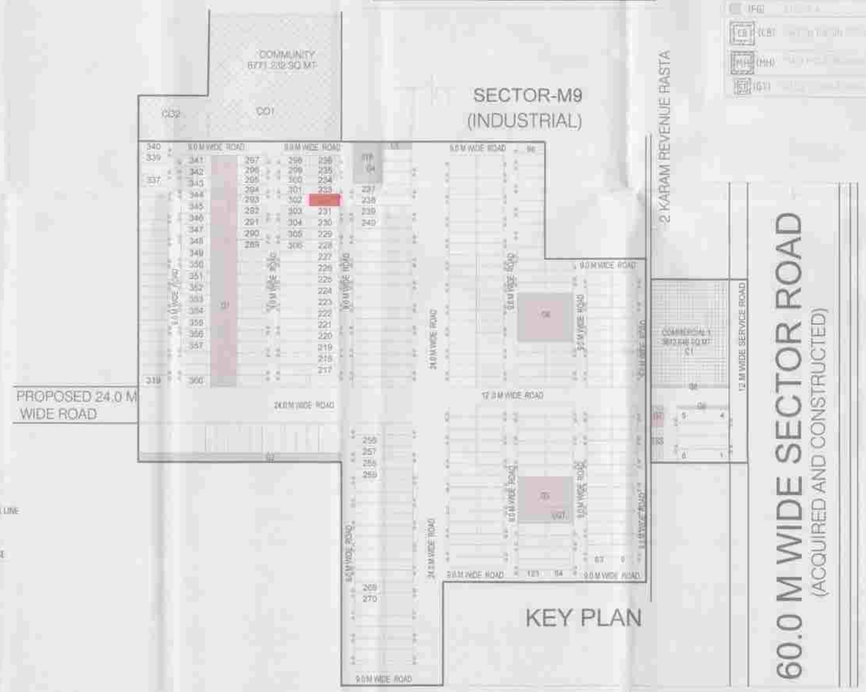
TERRACE FLOOR AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	7300	x	1	=	19.71
TOTAL AREA(X)						=	19.71

DOOR-WINDOW SCHEDULE						
S.NO.	NAME	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1	DW1	1220	2400	±00	2400	M. BEDROOMS-1
2	DW2	1200	2400	±00	2400	BEDROOM-2
3	DW3	2420	2400	±00	2400	DRAWING ROOM
4	W1	350	1500	+900	2400	STAIRCASE
5	W2	1000	1500	+900	2400	KITCHEN
6	W3	1600	2100	+300	2400	BEDROOMS-3
7	D1	1050	2400	±00	2400	STAIRCASE
8	D2	900	2400	±00	2400	BEDROOMS
9	D3	750	2400	±00	2400	TOILETS/UTILITY
10	DP1	1200	2400	±00	2400	KITCHEN
11	V1	600	1300	+900	2400	TOILETS
12	SD1	400	2000	+400	2400	PLUMBING SHAFT

SECTION BB'



14 SITE PLAN



KEY PLAN

PROPOSED BUILDING OF PLOT. NO. 232 BY JMS REALTY DEVELOPERS LLP IN SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS and KITCHEN ARE MECHANICALLY VENTILATED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP.
- FHC TO FHC AND STAIRCASE TO STAIRCASE DISTANCE WILL NOT BE MORE THAN 45 M.

SUBMISSION DRAWING

OWNER: JMS Realty Developers LLP

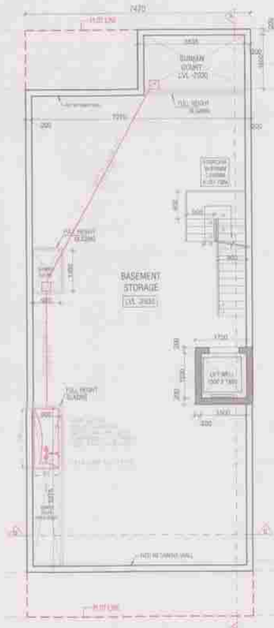
PROJECT: THE GOLDEN CITY, SITUATED IN REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

ARCHITECT: ACPL Design Ltd — Architecture Management Planning — ISO 9001:2008

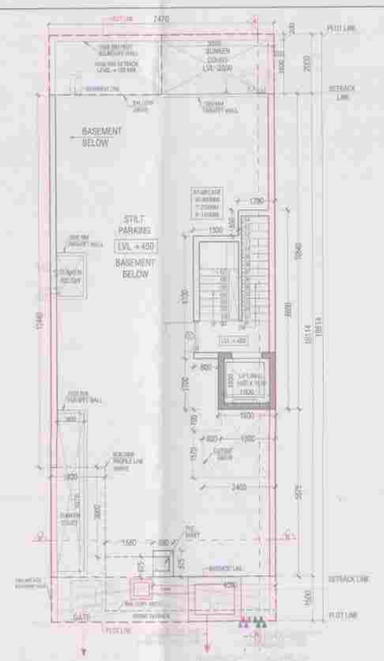
ARCHITECT: KULDEEP SIHANGARI ARCHITECT CA/97/21741

OWNER: For JMS REALTY DEVELOPERS LLP — Authorised Signatory

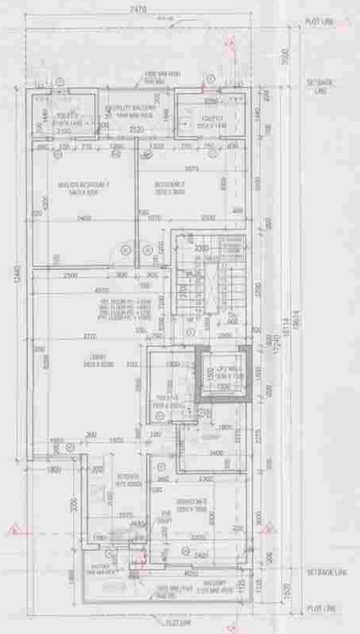
SCALE	1:100
DATE ISSUED	09-06-2025
DRAWN BY	Inderjeet Katoloi
CHECKED BY	Resham Singh
DRAWING	PLOT NO. 232
DWG NO.	JMS/PLOT/TYP/A-232



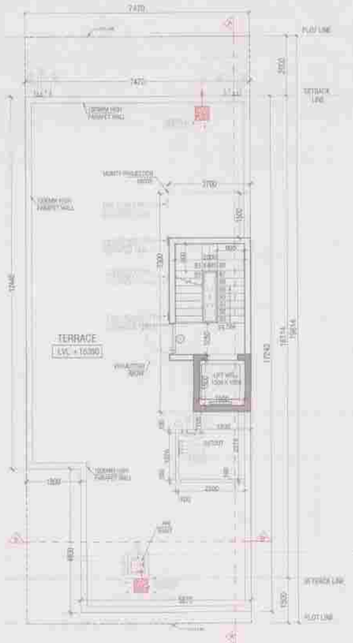
01 BASEMENT FLOOR PLAN
-2930 LVL



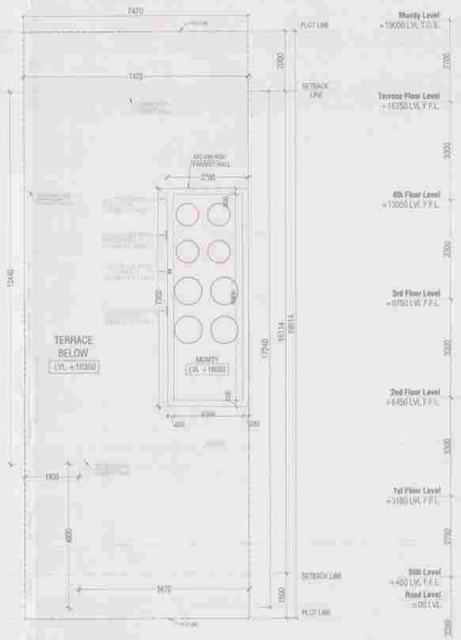
02 GROUND / STILT FLOOR PLAN
+450 LVL



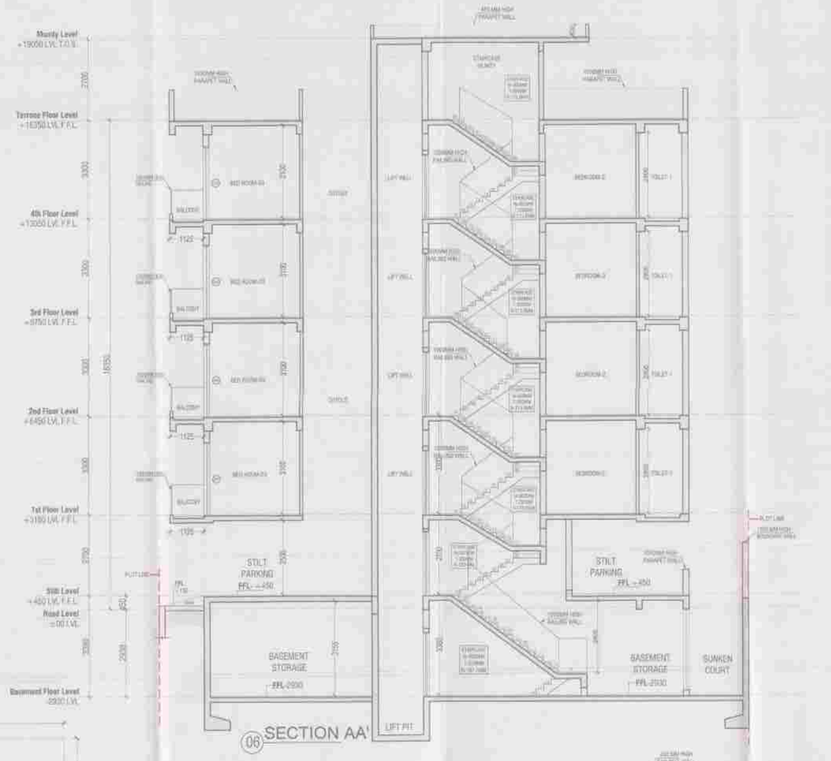
03 TYPICAL FLOOR PLAN
1st, 2nd, 3rd & 4th floors



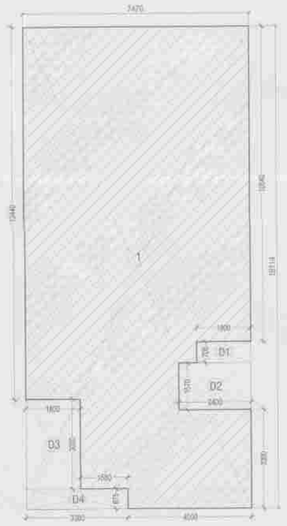
04 TERRACE PLAN
+16350 LVL



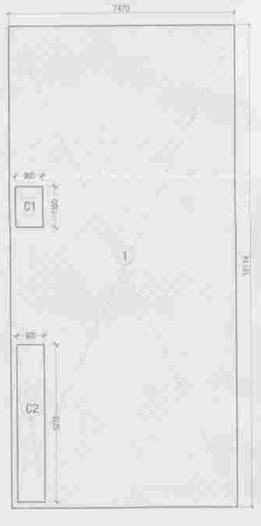
05 MUMTY PLAN
+19050 LVL



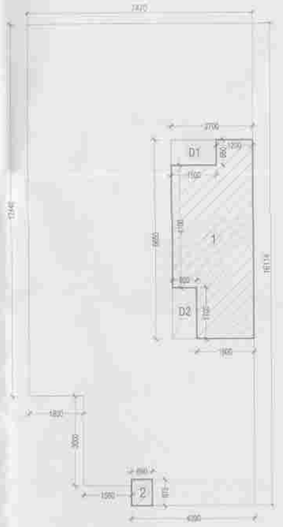
06 SECTION AA'



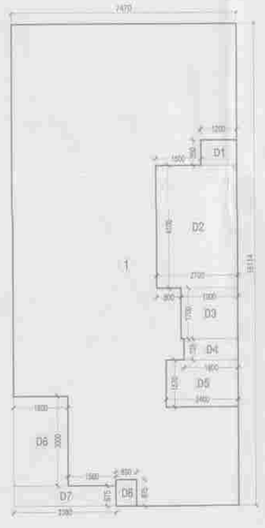
07 GROUND COVERAGE
AREA DIAGRAM



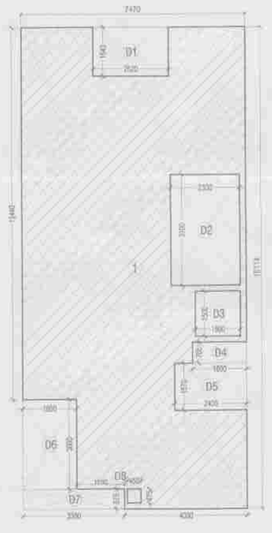
08 BASEMENT
AREA DIAGRAM



09 GROUND / STILT FLOOR
FAR AREA DIAGRAM

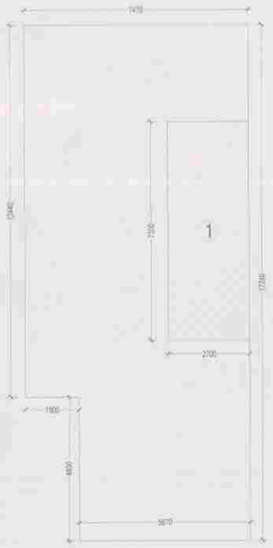


10 GROUND / STILT FLOOR
NON FAR AREA DIAGRAM

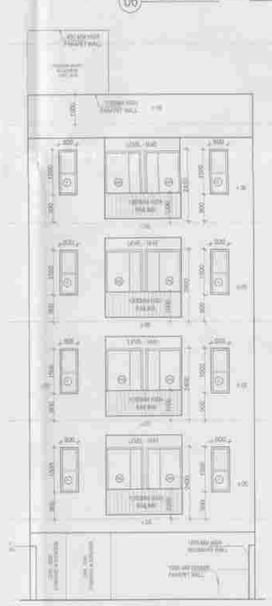


11 TYPICAL FLOOR FAR AREA DIAGRAM
1st, 2nd, 3rd & 4th floors

12 TYPICAL FLOOR NON FAR AREA DIAGRAM
1st, 2nd, 3rd & 4th floors



13 TERRACE & MUMTY
AREA DIAGRAM



REAR ELEVATION

FRONT ELEVATION

AREA DETAIL					
DESCRIPTION				FACTOR	SQ.MT.
TOTAL AREA OF PLOT	7.470	X	19.614		146.52
PERMISSIBLE GROUND COVERAGE				75.00%	109.89
PROPOSED GROUND COVERAGE				73.47%	107.65
PERMISSIBLE F.A.R.				200.00%	293.03
ADDITIONAL PURCHASABLE F.A.R.				64.00%	93.77
TOTAL PERMISSIBLE FAR				264.00%	386.80
PROPOSED F.A.R.				263.53%	386.12
BALANCE FAR					0.68

	F.A.R.	NON FAR	COVERED AREA
BASEMENT FLOOR		114.41	114.41
GROUND/STILT FLOOR	15.92	91.73	107.65
FIRST FLOOR	92.55	10.97	103.52
SECOND FLOOR	92.55	10.97	103.52
THIRD FLOOR	92.55	10.97	103.52
FOURTH FLOOR	92.55	10.97	103.52
TERRACE		19.71	19.71
TOTAL AREA	386.12	269.73	655.85

GROUND COVERAGE AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
(i)	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1800	x	705	x	1	=	1.27
D2	2400	x	1570	x	1	=	3.77
D3	1800	x	3000	x	1	=	5.40
D4	3380	x	675	x	1	=	2.28
TOTAL AREA(Y)						=	12.72
GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	107.65

BASEMENT FLOOR COVERED AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
C1	900	x	1350	x	1	=	1.22
C2	900	x	5275	x	1	=	4.75
TOTAL AREA(Y)						=	5.96
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL AREA (Z)						=	114.41

GROUND/STILT FLOOR FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	6650	x	1	=	17.95
2	690	x	875	x	1	=	0.60
TOTAL AREA (A)						=	18.56
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1500	x	850	x	1	=	1.28
D2	800	x	1700	x	1	=	1.36
TOTAL AREA DEDUCTION (B)						=	2.64
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN GROUND FLOOR (C)						=	15.92

GROUND/STILT FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (D)						=	120.37
DEDUCTION (E)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1200	x	850	x	1	=	1.02
D2	2700	x	4100	x	1	=	11.07
D3	1900	x	1700	x	1	=	3.23
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	690	x	875	x	1	=	0.60
TOTAL AREA DEDUCTION (E)						=	28.64
TOTAL AREA (F) = TOTAL AREA(D) - TOTAL AREA (E)							
TOTAL NON FAR IN GROUND FLOOR (F)						=	91.73
TOTAL COVERED AREA (G=C+F)						=	107.65

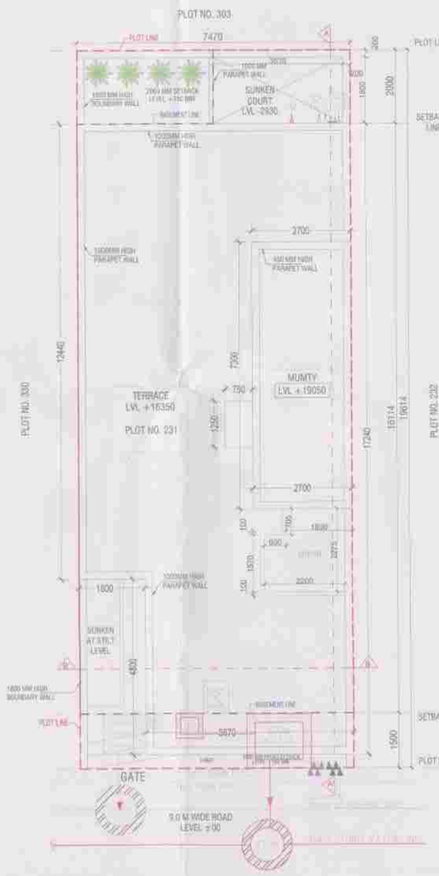
DOOR-WINDOW SCHEDULE							
S.NO.	NAME	WIDTH	HEIGHT	CILL	LINTEL		REMARKS
1	DW1	1200	2400	±00	2400		M. BEDROOM- 1
2	DW2	1200	2400	±00	2400		BEDROOM-2
3	DW3	2400	2400	±00	2400		DRAWING ROOM
4	W1	850	1500	+900	2400		STAIRCASE
5	W2	1000	1500	+900	2400		KITCHEN
6	W3	1600	2100	+300	2400		BEDROOMS-3
7	D1	1050	2400	±00	2400		STAIRCASE
8	D2	900	2400	±00	2400		BEDROOMS
9	D3	750	2400	±00	2400		TOILETS/UTILITY
10	DP1	1200	2400	±00	2400		KITCHEN
11	V1	600	1500	+900	2400		TOILETS
12	SD1	400	2000	+400	2400		PLUMBING SHAFT

TYPICAL FLOOR (1st, 2nd, 3rd & 4th) FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (A)						=	120.37
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	2520	x	1640	x	1	=	4.13
D2	2300	x	3700	x	1	=	8.51
D3	1500	x	1500	x	1	=	2.25
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	690	x	875	x	1	=	0.60
TOTAL AREA DEDUCTION (B)						=	27.83
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN TYPICAL FLOOR (C)						=	92.55

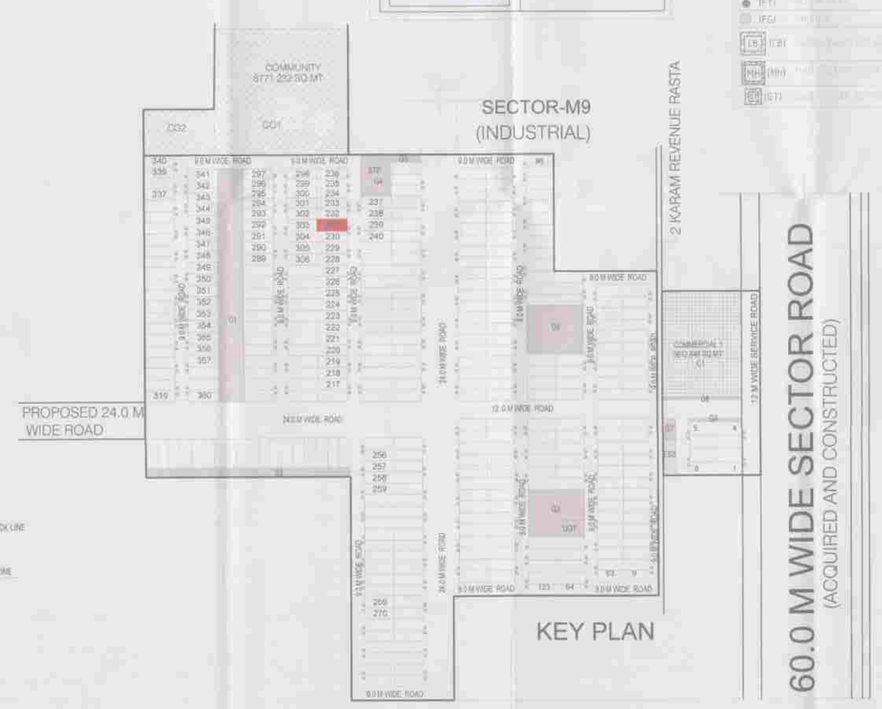
TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2300	x	3700	x	1	=	8.51
2	1500	x	1500	x	1	=	2.25
3	450	x	475	x	1	=	0.21
TOTAL NON FAR AREA TYPICAL FLOOR (D)						=	10.97
TOTAL COVERED AREA (F = C+ D)						=	103.52

TERRACE FLOOR AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	7300	x	1	=	19.71
TOTAL AREA(X)						=	19.71

SECTION BB'



14 SITE PLAN



KEY PLAN

LEGEND:-
- PLOT LINE
- BASEMENT LINE

PROPOSED BUILDING OF
PLOT. NO. 231
BY JMS REALTY DEVELOPERS
LLP IN SECTOR M9, M10, M13
AND M14 MANESAR, DISTRICT
GURUGRAM, HARYANA.

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS and KITCHEN ARE MECHANICALLY VENTILATED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP.
- FHC TO FHC AND STAIRCASE TO STAIRCASE DISTANCE WILL NOT BE MORE THAN 45 M.

SUBMISSION DRAWING

OWNER: JMS Realty Developers LLP

PROJECT: THE GOLDEN CITY, SITUATED IN REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

ARCHITECT: ACPL Design Ltd
ISO 9001:2008
Architecture Management Planning
www.acplindia.com
D-124 South Extension -1, P. O. Killi Dt. 4834444
New Delhi 110049, India
E: contact@acplindia.com

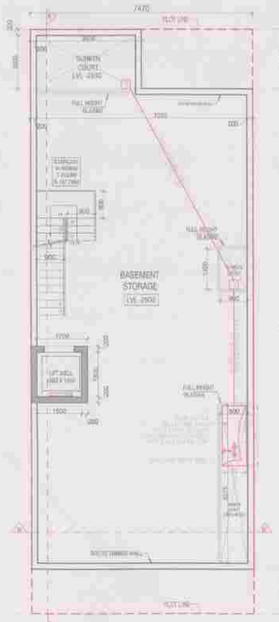
ARCHITECT: KULDEEP SHANGARI
ARCHITECT
CA/97/21741

OWNER: For JMS REALTY DEVELOPERS LLP

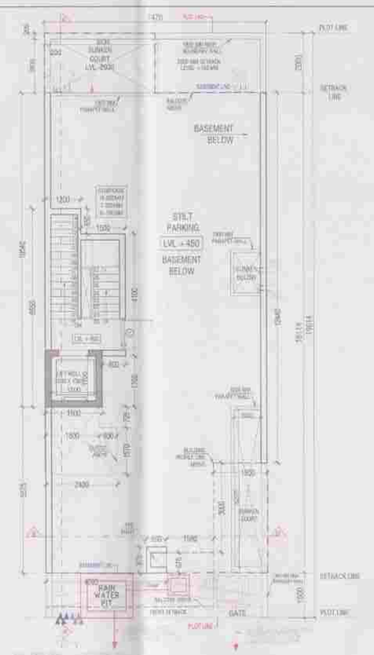
SCALE	1:100
DATE ISSUED	09-05-2025
DRAWN BY	Indeewar Kaushal
CHECKED BY	Resham Singh

DRAWING: PLOT NO. 231

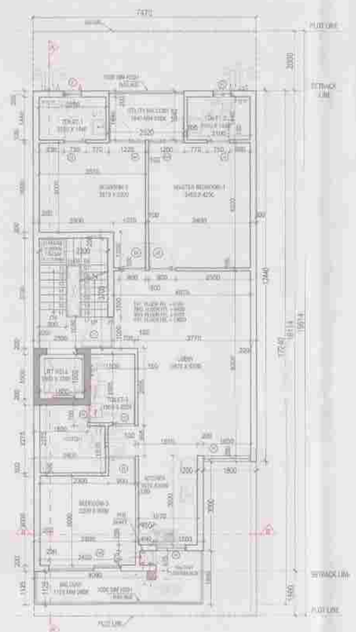
DWG NO.: JMS/PLOT/TYP/A-231



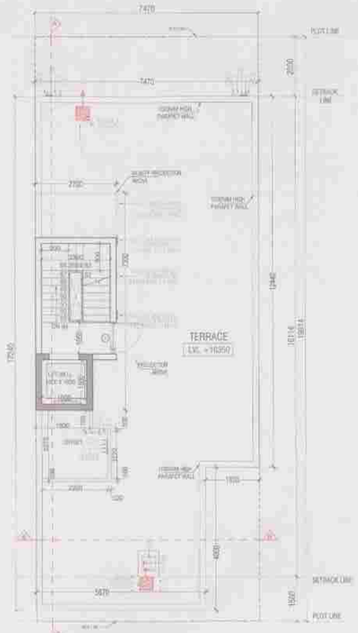
01 BASEMENT FLOOR PLAN
-2930 LVL



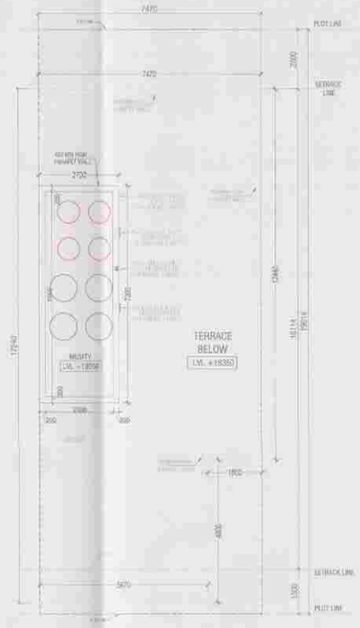
02 GROUND / STILT FLOOR PLAN
+450 LVL



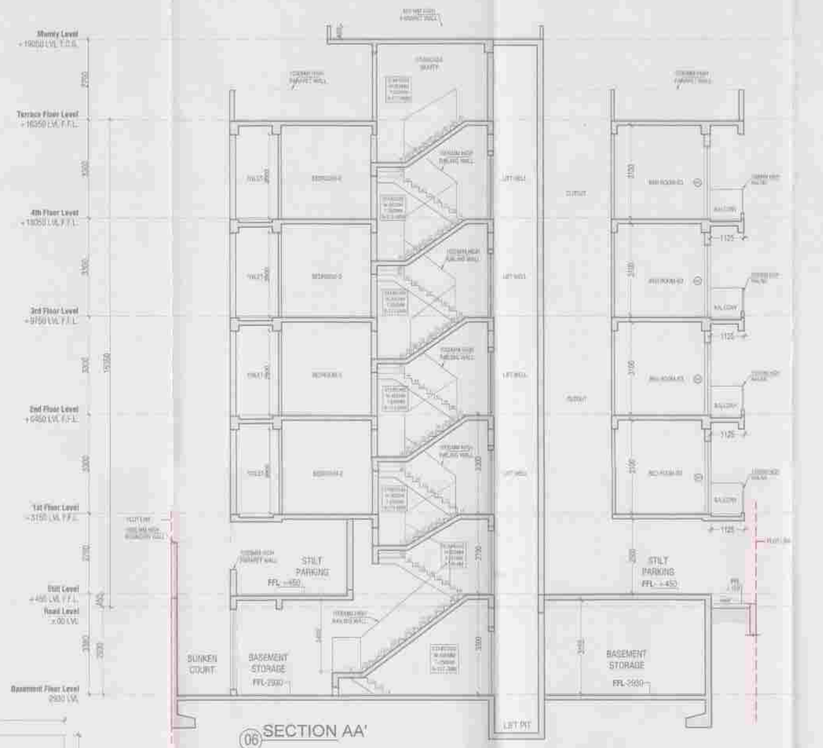
03 TYPICAL FLOOR PLAN
1st, 2nd, 3rd & 4th floors



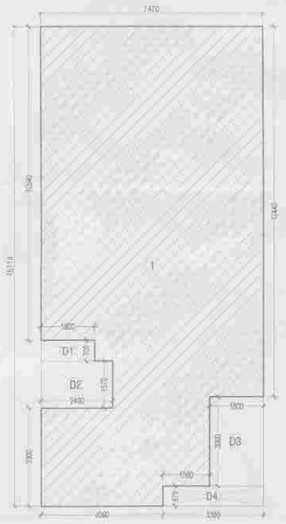
04 TERRACE PLAN
+16350 LVL



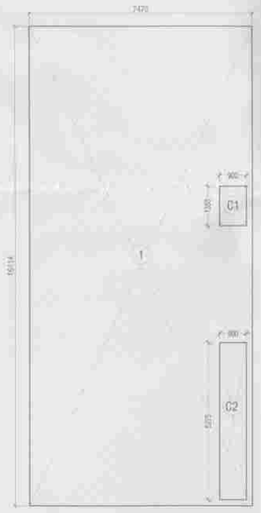
05 MUMTY PLAN
+19050 LVL



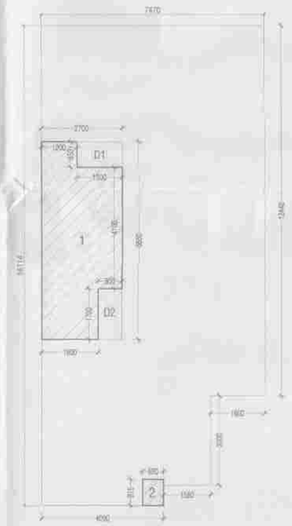
06 SECTION AA'



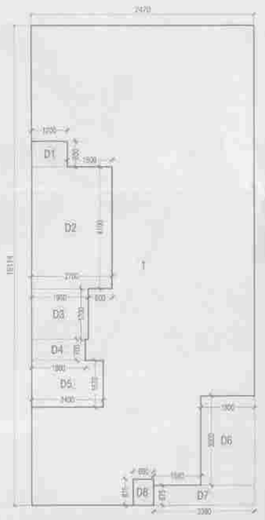
07 GROUND COVERAGE
AREA DIAGRAM



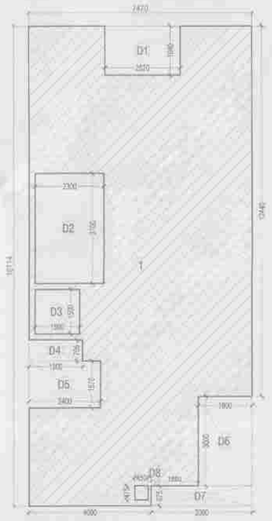
08 BASEMENT
AREA DIAGRAM



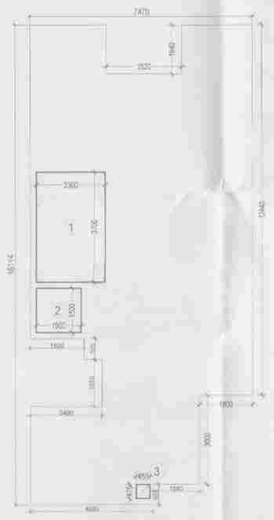
09 GROUND / STILT FLOOR
FAR AREA DIAGRAM



10 GROUND / STILT FLOOR
NON FAR AREA DIAGRAM



11 TYPICAL FLOOR FAR AREA DIAGRAM
1st, 2nd, 3rd & 4th floors



12 TYPICAL FLOOR NON FAR AREA DIAGRAM
1st, 2nd, 3rd & 4th floors

13 TERRACE & MUMTY
AREA DIAGRAM

REAR ELEVATION

FRONT ELEVATION

AREA DETAIL					
DESCRIPTION				FACTOR	SQ.MT.
TOTAL AREA OF PLOT	7470	X	19.614		146.52
PERMISSIBLE GROUND COVERAGE				75.00%	109.89
PROPOSED GROUND COVERAGE				73.47%	107.65
PERMISSIBLE F.A.R.				200.00%	293.03
ADDITIONAL PURCHASAIBLE F.A.R.				64.00%	93.77
TOTAL PERMISSIBLE FAR				264.00%	386.80
PROPOSED F.A.R.				263.53%	386.12
BALANCE FAR					0.68

	F.A.R.	NON FAR	COVERED AREA
BASEMENT FLOOR		114.41	114.41
GROUND/STILT FLOOR	15.92	91.73	107.65
FIRST FLOOR	92.55	10.97	103.52
SECOND FLOOR	92.55	10.97	103.52
THIRD FLOOR	92.55	10.97	103.52
FOURTH FLOOR	92.55	10.97	103.52
TERRACE		19.71	19.71
TOTAL AREA	386.12	269.73	655.85

GROUND COVERAGE AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
(i)	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1800	x	705	x	1	=	1.27
D2	2400	x	1570	x	1	=	3.77
D3	1800	x	3000	x	1	=	5.40
D4	3380	x	675	x	1	=	2.28
TOTAL AREA(Y)						=	12.72
GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	107.65

BASEMENT FLOOR COVERED AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
C1	900	x	1350	x	1	=	2.22
C2	900	x	5275	x	1	=	4.75
TOTAL AREA(Y)						=	5.96
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL AREA (Z)						=	114.41

GROUND/STILT FLOOR FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	6650	x	1	=	17.96
2	690	x	875	x	1	=	0.60
TOTAL AREA (A)						=	18.56
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1500	x	850	x	1	=	1.28
D2	800	x	1700	x	1	=	1.36
TOTAL AREA DEDUCTION (B)						=	2.64
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN GROUND FLOOR (C)						=	15.92

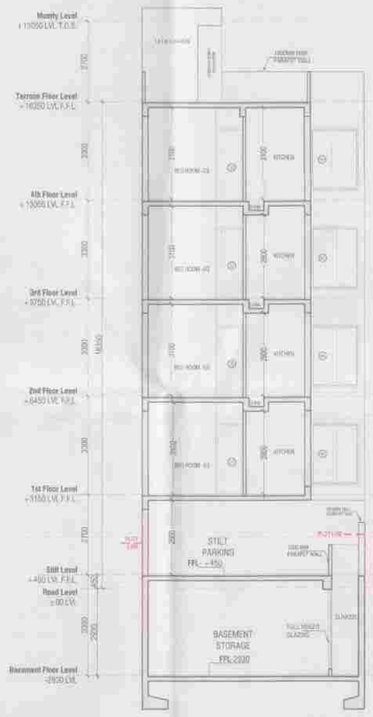
GROUND/STILT FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (D)						=	120.37
DEDUCTION (E)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1200	x	850	x	1	=	1.02
D2	2700	x	4100	x	1	=	11.07
D3	1900	x	1700	x	1	=	3.23
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	690	x	875	x	1	=	0.60
TOTAL AREA DEDUCTION (E)						=	28.64
TOTAL AREA (F) = TOTAL AREA(D) - TOTAL AREA (E)							
TOTAL NON FAR IN GROUND FLOOR (F)						=	91.73
TOTAL COVERED AREA (G= C+F)						=	107.65

TYPICAL FLOOR (1st, 2nd, 3rd & 4th) FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (A)						=	120.37
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	2520	x	1640	x	1	=	4.13
D2	2300	x	3700	x	1	=	8.51
D3	1500	x	1500	x	1	=	2.25
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	450	x	475	x	1	=	0.21
TOTAL AREA DEDUCTION (B)						=	27.83
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN TYPICAL FLOOR (C)						=	92.55

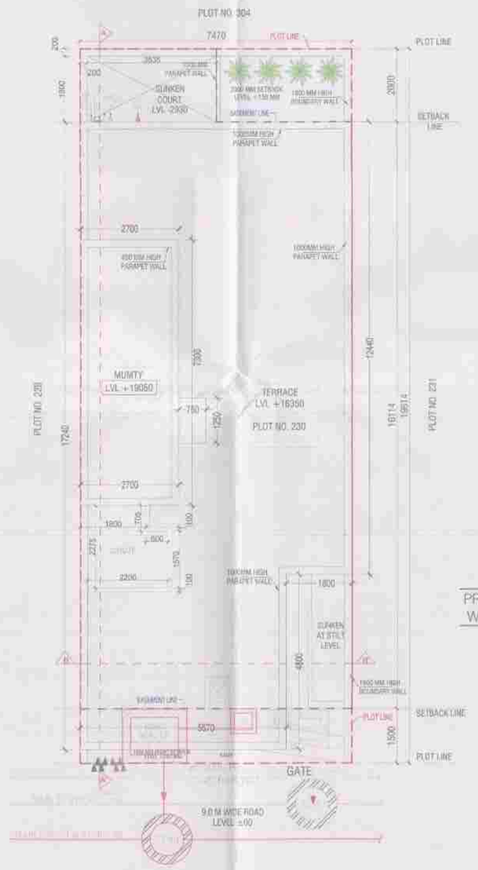
TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2300	x	3700	x	1	=	8.51
2	1500	x	1500	x	1	=	2.25
3	450	x	475	x	1	=	0.21
TOTAL NON FAR AREA TYPICAL FLOOR (D)						=	10.97
TOTAL COVERED AREA (F = C+ D)						=	103.52

TERRACE FLOOR AREA CALCULATION (K)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	7300	x	1	=	19.71
TOTAL AREA(X)						=	19.71

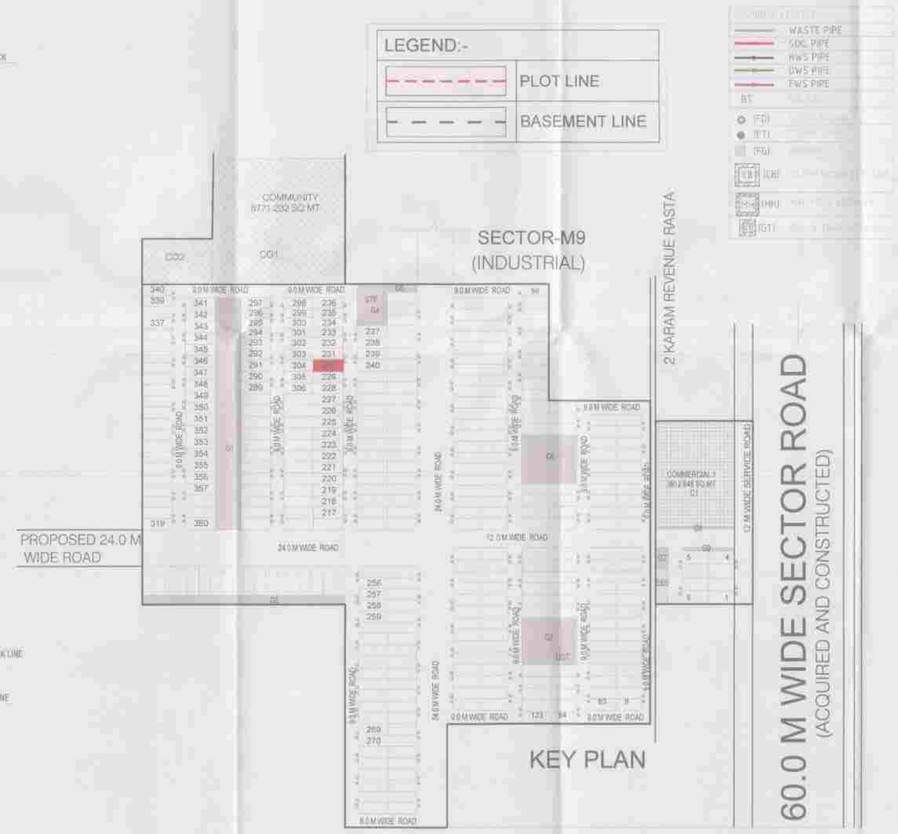
DOOR-WINDOW SCHEDULE							
ID NO	NAME	WIDTH	HEIGHT	CILL	UNTEL		REMARKS
1	DW1	1200	2400	±00	2400	M	BEDROOM-1
2	DW2	1200	2400	±00	2400		BEDROOM- 2
3	DW3	2420	2400	±00	2400		DRAWING ROOM
4	W1	550	1500	+900	2400		STAIRCASE
5	W2	1000	1500	+900	2400		KITCHEN
6	W3	1600	2100	+300	2400		BEDROOMS-3
7	DT	1050	2400	±00	2400		STAIRCASE
8	D2	800	2400	±00	2400		BEDROOMS
9	D3	750	2400	±00	2400		TOILETS/UTILITY
10	DP1	1200	2400	±00	2400		KITCHEN
11	V1	600	1500	+900	2400		TOILETS
12	SD1	400	2000	+400	2400		PLUMBING SHAFT



SECTION BB'



14 SITE PLAN



KEY PLAN

LEGEND:-

PLOT LINE

BASEMENT LINE

PROPOSED BUILDING OF PLOT. NO. 230 BY JMS REALTY DEVELOPERS LLP IN SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

NOTES:

- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS and KITCHEN ARE MECHANICALLY VENTILATED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP .
- FHC TO FHC AND STAIRCASE TO STAIRCASE DISTANCE WILL NOT BE MORE THAN 45 M.

SUBMISSION DRAWING

OWNER: JMS Realty Developers LLP

PROJECT: THE GOLDEN CITY, SITUATED IN REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

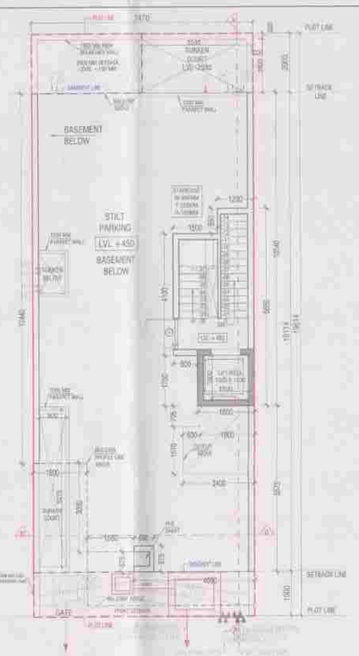
ARCHITECT: ACPL Design Ltd — ISO 9001:2008 — Architecture Management Planning — E-204, South Extension - I, S. Vihar 17 9873444 New Delhi 110049 India — E: contact@acplindia.com

ARCHITECT: KULDEEP CHANGARI ARCHITECT CA/97/21741

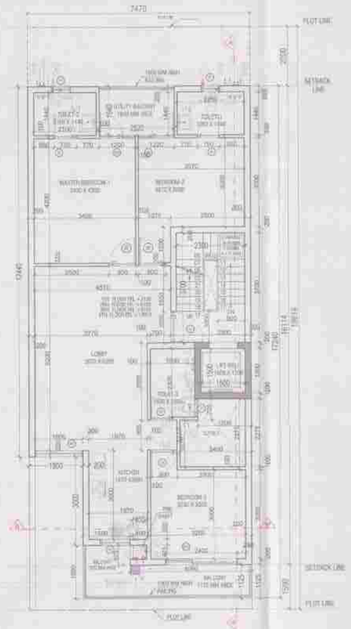
OWNER: For JMS REALTY DEVELOPERS LLP — Authorised Signatory

SCALE	1:100
DATE ISSUED	09-05-2025
DRAWN BY	Inderjeet Kamboj
CHECKED BY	Resham Singh
DRAWING	PLOT NO. 230
DWG NO.	JMS/PLOT/TYP/A-230

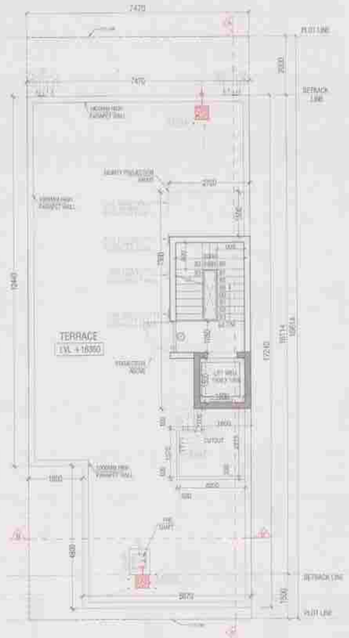
01 BASEMENT FLOOR PLAN
-2930 LVL



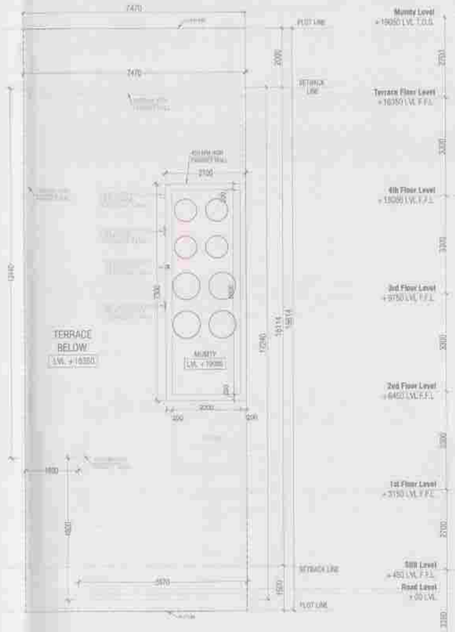
02 GROUND / STILT FLOOR PLAN
+450 LVL



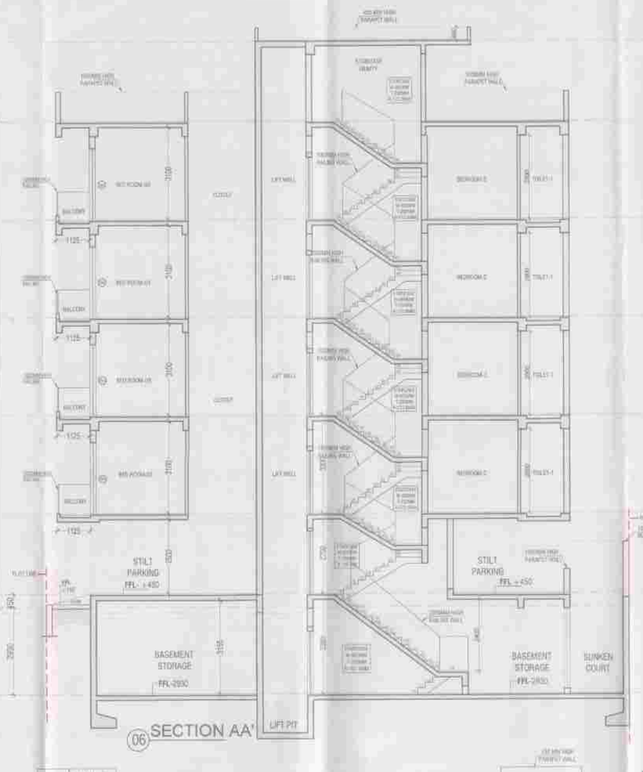
03 TYPICAL FLOOR PLAN
1st, 2nd, 3rd & 4th floors



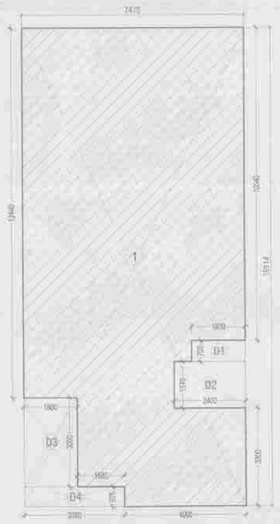
04 TERRACE PLAN
+16350 LVL



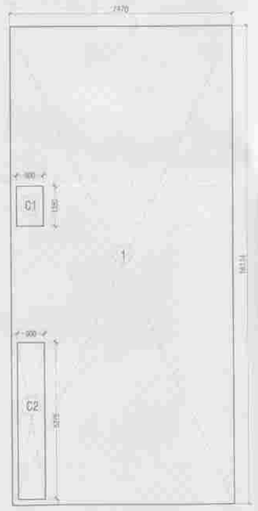
05 MUMTY PLAN
+19050 LVL



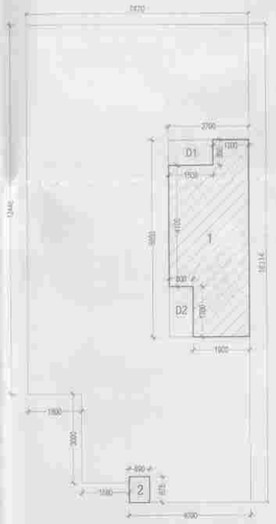
06 SECTION AA'



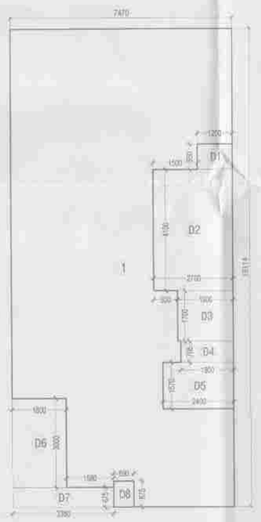
07 GROUND COVERAGE
AREA DIAGRAM



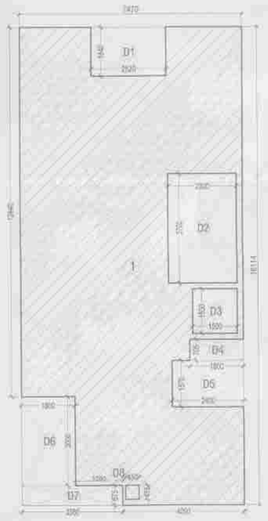
08 BASEMENT
AREA DIAGRAM



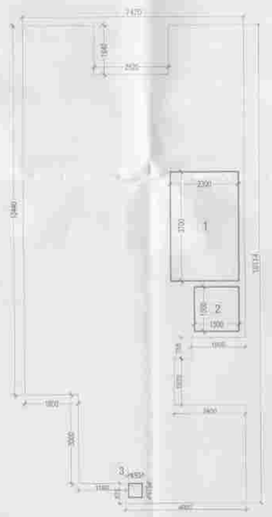
09 GROUND / STILT FLOOR
FAR AREA DIAGRAM



10 GROUND / STILT FLOOR
NON FAR AREA DIAGRAM



11 TYPICAL FLOOR FAR AREA DIAGRAM
1st, 2nd, 3rd & 4th floors



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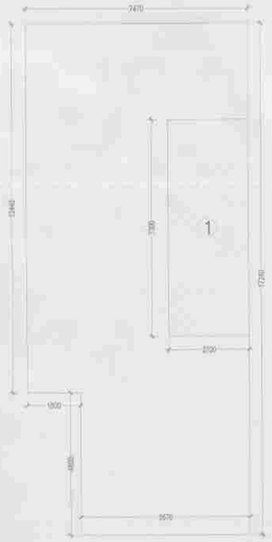
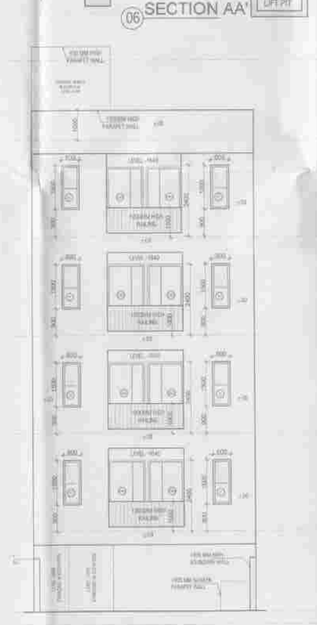
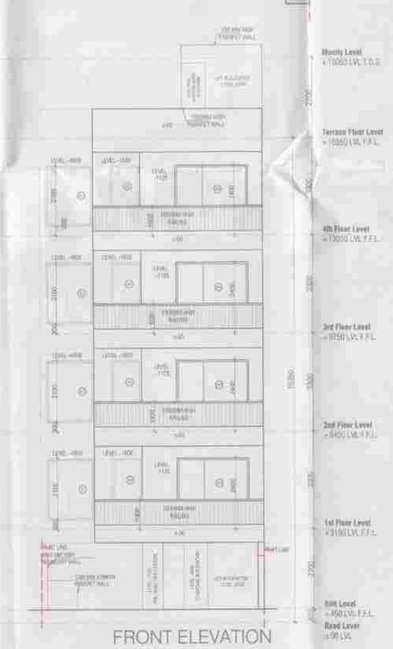


13 TERRACE & MUMTY
AREA DIAGRAM



REAR ELEVATION



FRONT ELEVATION

AREA DETAIL					
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D2	2400	x	1570	x	1	=	3.77
D3	1800	x	3000	x	1	=	5.40
D4	3380	x	675	x	1	=	2.28
TOTAL AREA(Y)						=	12.72
GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	107.65

BASEMENT FLOOR COVERED AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
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TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
C1	900	x	1350	x	1	=	1.22
C2	900	x	5275	x	1	=	4.75
TOTAL AREA(Y)						=	5.96
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL AREA (Z)						=	114.41

GROUND/STILT FLOOR FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	6650	x	1	=	17.96
2	690	x	875	x	1	=	0.60
TOTAL AREA (A)						=	18.56
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1500	x	850	x	1	=	1.28
D2	800	x	1700	x	1	=	1.36
TOTAL AREA DEDUCTION (B)						=	2.64
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN GROUND FLOOR (C)						=	15.92

GROUND/STILT FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (D)						=	120.37
DEDUCTION (E)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1200	x	850	x	1	=	1.02
D2	2700	x	4100	x	1	=	11.07
D3	1900	x	1700	x	1	=	3.23
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	690	x	875	x	1	=	0.60
TOTAL AREA DEDUCTION (E)						=	28.64
TOTAL AREA (F) = TOTAL AREA(D) - TOTAL AREA (E)							
TOTAL NON FAR IN GROUND FLOOR (F)						=	91.73
TOTAL COVERED AREA (G= C+F)						=	107.65

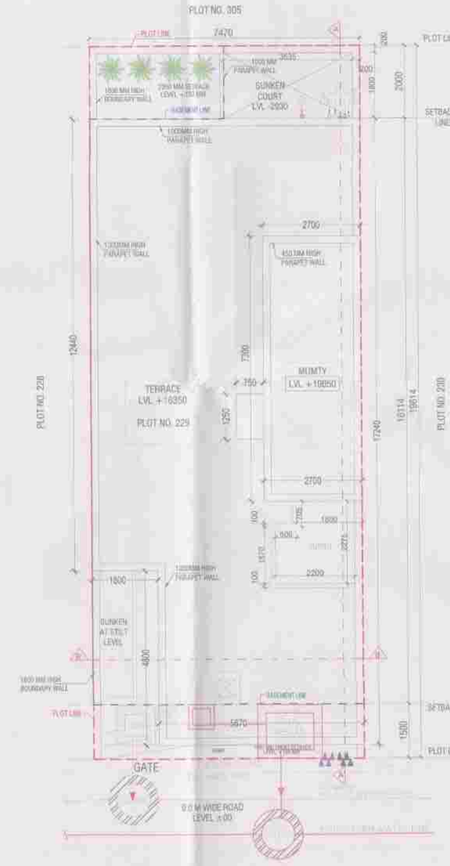
TYPICAL FLOOR (1st, 2nd, 3rd & 4th) FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (A)						=	120.37
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	2520	x	1640	x	1	=	4.13
D2	2300	x	3700	x	1	=	8.51
D3	1500	x	1500	x	1	=	2.25
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	450	x	475	x	1	=	0.21
TOTAL AREA DEDUCTION (B)						=	27.83
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN TYPICAL FLOOR (C)						=	92.55

TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2300	x	3700	x	1	=	8.51
2	1500	x	1500	x	1	=	2.25
3	450	x	475	x	1	=	0.21
TOTAL NON FAR AREA TYPICAL FLOOR (D)						=	10.97
TOTAL COVERED AREA (F = C+ D)						=	103.52

TERRACE FLOOR AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	7300	x	1	=	19.71
TOTAL AREA(X)						=	19.71

DOOR-WINDOW SCHEDULE						
S.NO.	NAME	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1	DW1	1200	2400	±00	2400	M. BEDROOM- 1
2	DW2	1200	2400	±00	2400	BEDROOM- 2
3	DW3	2400	2400	±00	2400	DRAWING ROOM
4	W1	350	1500	+900	2400	STAIRCASE
5	W2	1000	1500	+900	2400	KITCHEN
6	W3	1600	2100	+300	2400	BEDROOMS-3
7	D1	1050	2400	±00	2400	STAIRCASE
8	D2	900	2400	±00	2400	BEDROOMS
9	D3	750	2400	±00	2400	TOILETS/UTILITY
10	DP1	1200	2400	±00	2400	KITCHEN
11	V1	600	1500	+900	2400	TOILETS
12	SD1	400	2000	+400	2400	PLUMBING SHAFT

SECTION BB'



14 SITE PLAN

KEY PLAN

LEGEND:-

PLOT LINE

BASEMENT LINE

PROPOSED BUILDING OF PLOT. NO. 229 BY JMS REALTY DEVELOPERS LLP IN SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY-PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS and KITCHEN ARE MECHANICALLY VENTILATED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP .
- FHC TO FHC AND STAIRCASE TO STAIRCASE DISTANCE WILL NOT BE MORE THAN 45 M.

SUBMISSION DRAWING

OWNER: JMS Realty Developers LLP

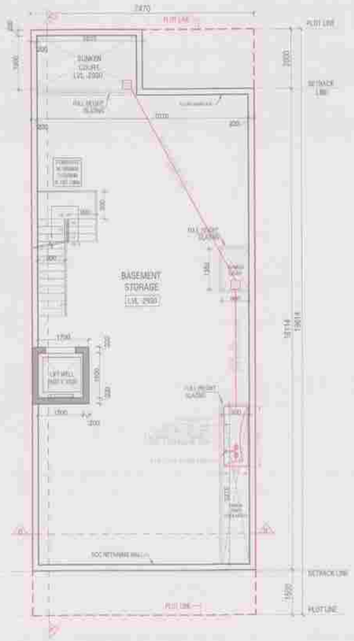
PROJECT: THE GOLDEN CITY, SITUATED IN REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

ARCHITECT: ACPL Design Ltd — ISO 9001:2008 — Architecture Management Planning — www.acplonline.com — E-26 South Extension -II, P.O. Box 11, New Delhi 110049 India, E: contact@acplonline.com

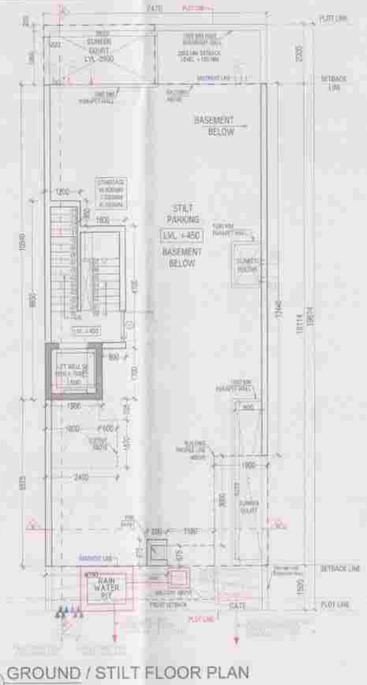
ARCHITECT: KULWEER SHANGARI ARCHITECT CA/97/21741

OWNER: JMS REALTY DEVELOPERS LLP — Authorised Signatory

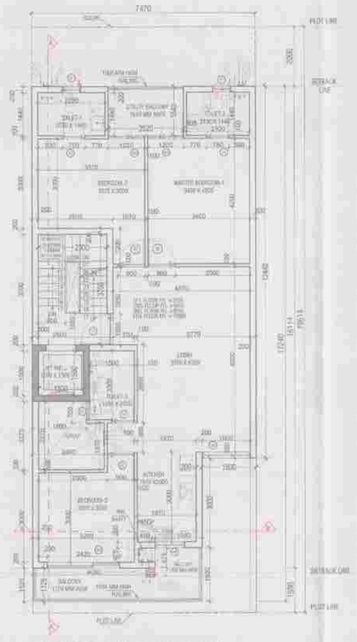
SCALE	1:100
DATE ISSUED	09-05-2025
DRAWN BY	Indeyjeet Kamboj
CHECKED BY	Rishabh Singh
DRAWING	PLOT NO. 229
DWG NO.	JMS/PLOT/TYP/A-229



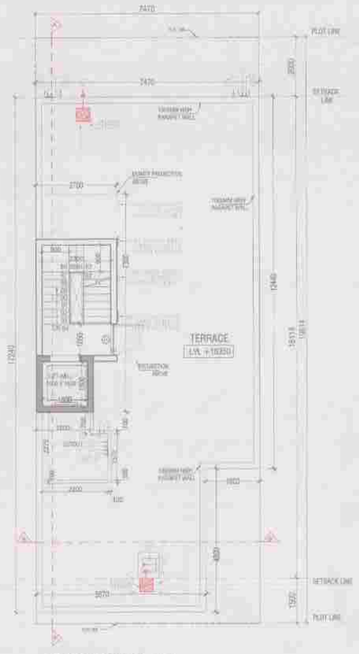
01 BASEMENT FLOOR PLAN -2930 LVL



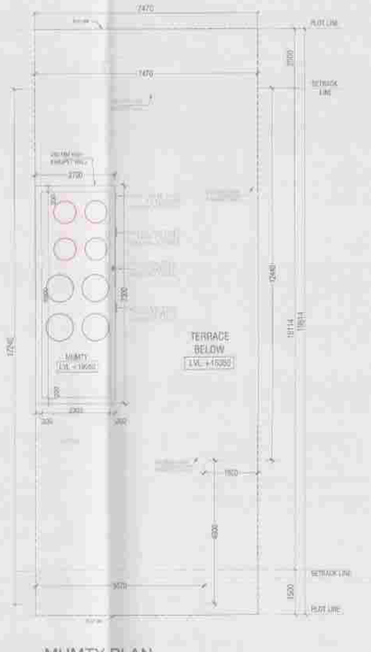
02 GROUND / STILT FLOOR PLAN +450 LVL



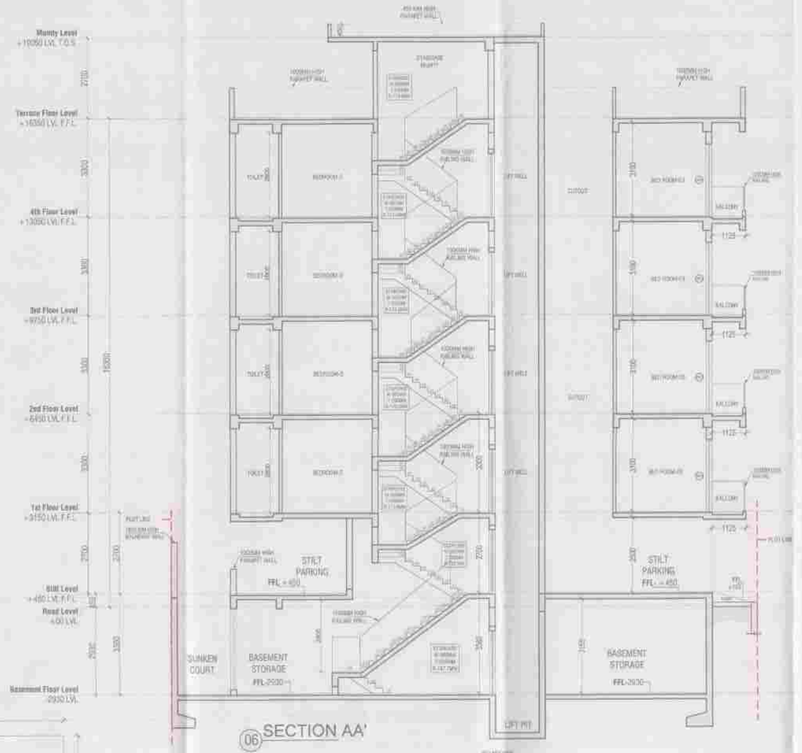
03 TYPICAL FLOOR PLAN 1st, 2nd, 3rd & 4th floors



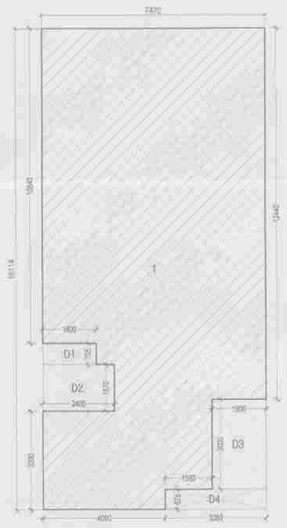
04 TERRACE PLAN +16350 LVL



05 MUMTY PLAN +19050 LVL

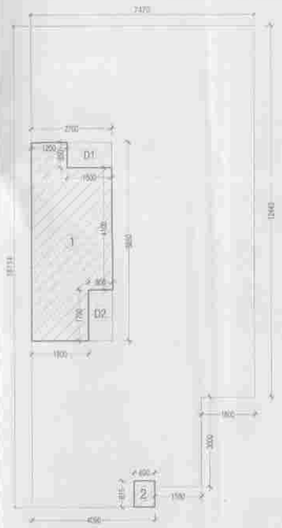


06 SECTION AA'

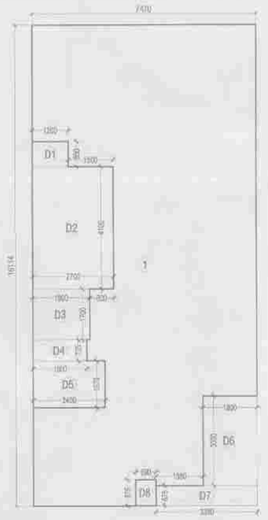


07 GROUND COVERAGE AREA DIAGRAM

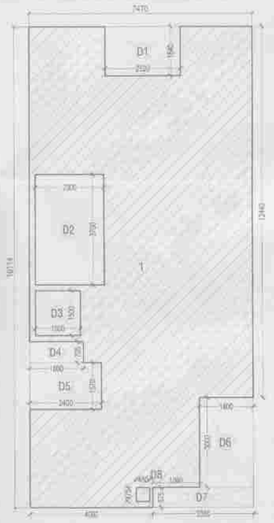
08 BASEMENT AREA DIAGRAM



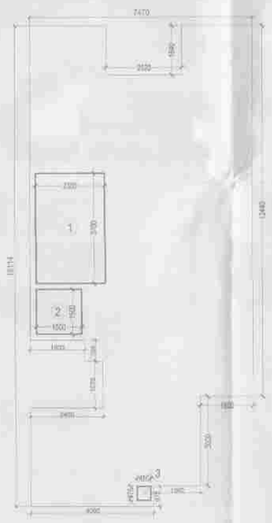
09 GROUND / STILT FLOOR FAR AREA DIAGRAM



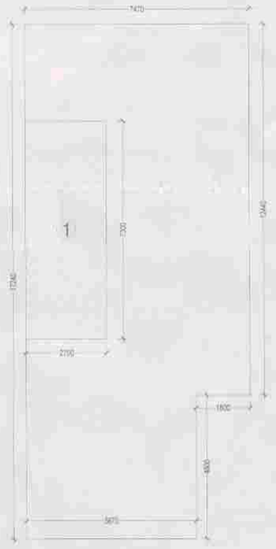
10 GROUND / STILT FLOOR NON FAR AREA DIAGRAM



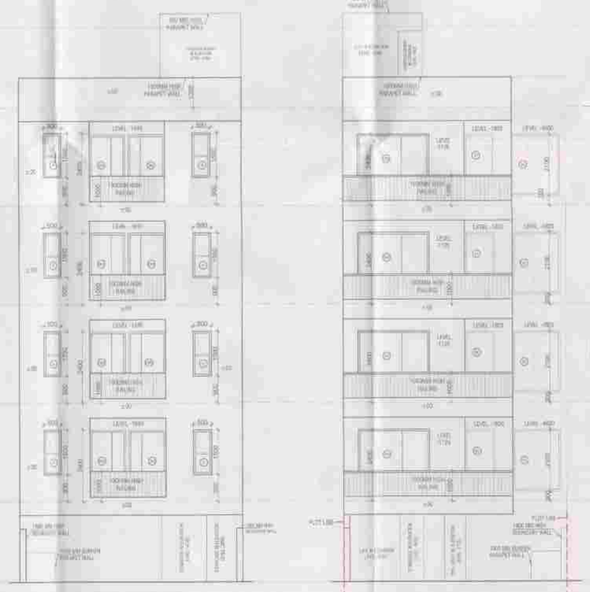
11 TYPICAL FLOOR FAR AREA DIAGRAM 1st, 2nd, 3rd & 4th floors



12 TYPICAL FLOOR NON FAR AREA DIAGRAM 1st, 2nd, 3rd & 4th floors



13 TERRACE & MUMTY AREA DIAGRAM



REAR ELEVATION

FRONT ELEVATION

AREA DETAIL					
DESCRIPTION				FACTOR	SQ.MT.
TOTAL AREA OF PLOT	7470	X	19.614		146.52
PERMISSIBLE GROUND COVERAGE				75.00%	109.89
PROPOSED GROUND COVERAGE				73.47%	107.65
PERMISSIBLE F.A.R.				200.00%	293.03
ADDITIONAL PURCHASABLE F.A.R.				64.00%	93.77
TOTAL PERMISSIBLE FAR				264.00%	386.80
PROPOSED F.A.R.				263.53%	386.12
BALANCE FAR					0.68

	F.A.R.	NON FAR	COVERED AREA
BASEMENT FLOOR			114.41
GROUND/STILT FLOOR	15.92	91.73	107.65
FIRST FLOOR	92.55	10.97	103.52
SECOND FLOOR	92.55	10.97	103.52
THIRD FLOOR	92.55	10.97	103.52
FOURTH FLOOR	92.55	10.97	103.52
TERRACE		19.71	19.71
TOTAL AREA	386.12	269.73	655.85

GROUND COVERAGE AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
(i)	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1800	x	705	x	1	=	1.27
D2	2400	x	1570	x	1	=	3.77
D3	1800	x	3000	x	1	=	5.40
D4	3380	x	675	x	1	=	2.28
TOTAL AREA(Y)						=	12.72
GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	107.65

BASEMENT FLOOR COVERED AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
C1	900	x	1350	x	1	=	1.22
C2	900	x	5275	x	1	=	4.75
TOTAL AREA(Y)						=	5.96
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL AREA (Z)						=	114.41

GROUND/STILT FLOOR FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	6650	x	1	=	17.96
2	690	x	875	x	1	=	0.60
TOTAL AREA (A)						=	18.56
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1500	x	850	x	1	=	1.28
D2	800	x	1700	x	1	=	1.36
TOTAL AREA DEDUCTION (B)						=	2.64
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN GROUND FLOOR (C)						=	15.92

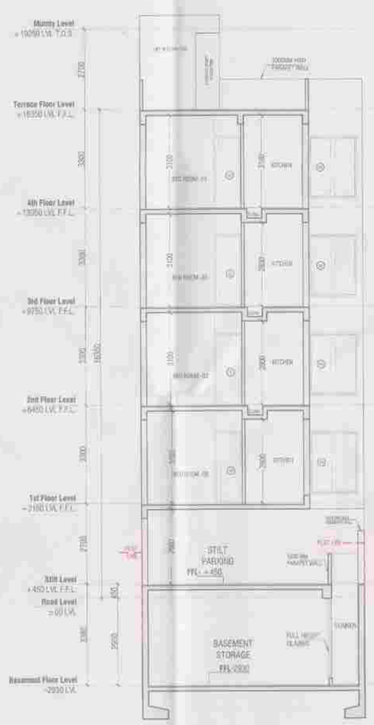
GROUND/STILT FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (D)						=	120.37
DEDUCTION (E)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1200	x	850	x	1	=	1.02
D2	2700	x	4100	x	1	=	11.07
D3	1900	x	1700	x	1	=	3.23
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	690	x	875	x	1	=	0.60
TOTAL AREA DEDUCTION (E)						=	28.64
TOTAL AREA (F) = TOTAL AREA(D) - TOTAL AREA (E)							
TOTAL NON FAR IN GROUND FLOOR (F)						=	91.73
TOTAL COVERED AREA (G= C+F)						=	107.65

DOOR-WINDOW SCHEDULE						
S.NO.	NAME	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1	DW1	1220	2400	±00	2400	M BEDROOM- 1
2	DW2	1200	2400	±00	2400	BEDROOM- 2
3	DW3	2420	2400	±00	2400	DRAWING ROOM
4	W1	850	1500	+900	2400	STAIRCASE
5	W2	1000	1500	+900	2400	KITCHEN
6	W3	1800	2100	+300	2400	BEDROOMS-3
7	D1	1050	2400	±00	2400	STAIRCASE
8	D2	900	2400	±00	2400	BEDROOMS
9	D3	750	2400	±00	2400	TOILETS/UTILITY
10	OP1	1200	2400	±00	2400	KITCHEN
11	V1	600	1500	+900	2400	TOILETS
12	SDT	400	2000	+400	2400	PLUMBING SHAFT

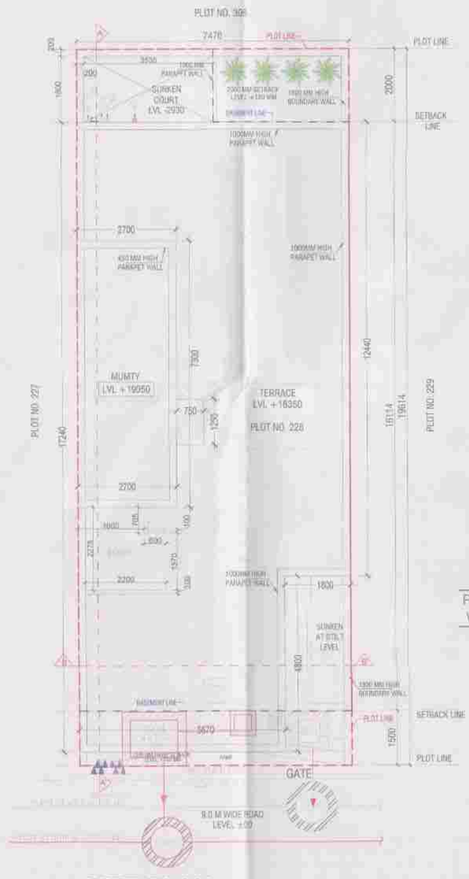
TYPICAL FLOOR (1st, 2nd, 3rd & 4th) FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (A)						=	120.37
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	2520	x	1640	x	1	=	4.13
D2	2300	x	3700	x	1	=	8.51
D3	1500	x	1500	x	1	=	2.25
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	690	x	875	x	1	=	0.60
TOTAL AREA DEDUCTION (B)						=	27.83
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN TYPICAL FLOOR (C)						=	92.55

TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2300	x	3700	x	1	=	8.51
2	1500	x	1500	x	1	=	2.25
3	450	x	475	x	1	=	0.21
TOTAL NON FAR AREA TYPICAL FLOOR (D)						=	10.97
TOTAL COVERED AREA (F = C+ D)						=	103.52

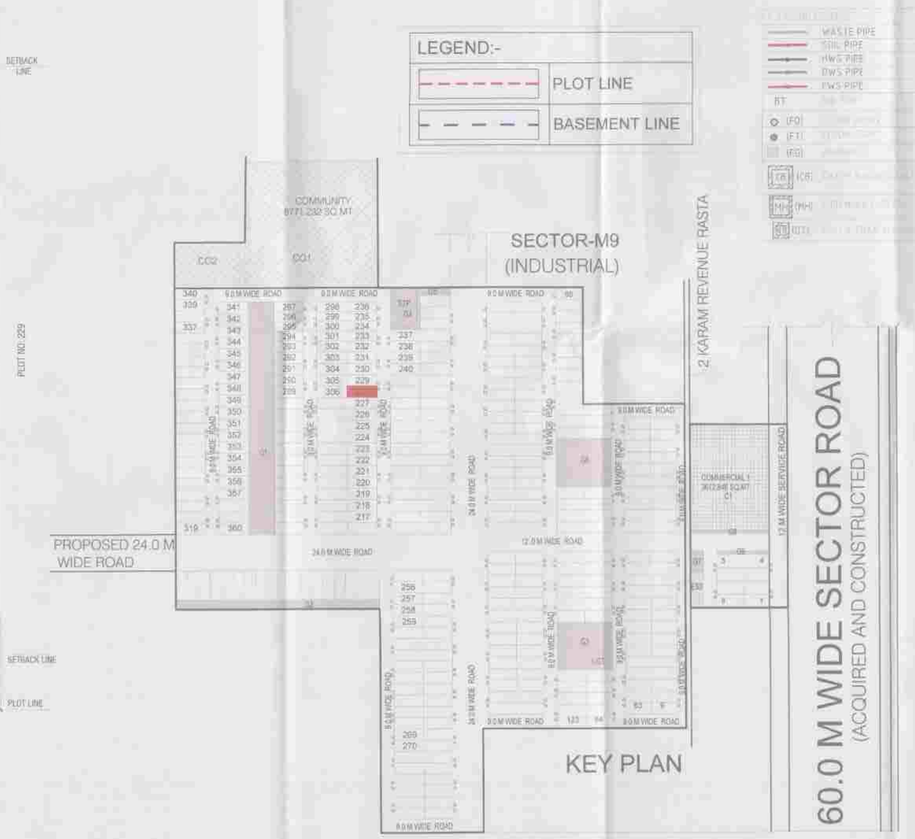
TERRACE FLOOR AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	7300	x	1	=	19.71
TOTAL AREA(X)						=	19.71



SECTION BB'



14 SITE PLAN



PROPOSED BUILDING OF PLOT. NO. 228 BY JMS REALTY DEVELOPERS LLP IN SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS and KITCHEN ARE MECHANICALLY VENTILATED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP.
- FHC TO FHC AND STAIRCASE TO STAIRCASE DISTANCE WILL NOT BE MORE THAN 45 M.

SUBMISSION DRAWING

OWNER: JMS Realty Developers LLP

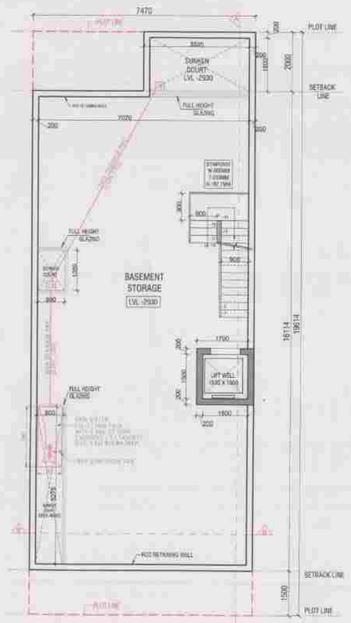
PROJECT: THE GOLDEN CITY, SITUATED IN REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

ARCHITECT: ACPL ACPL Design Ltd (ISO 9001:2008) Architecture Management Planning

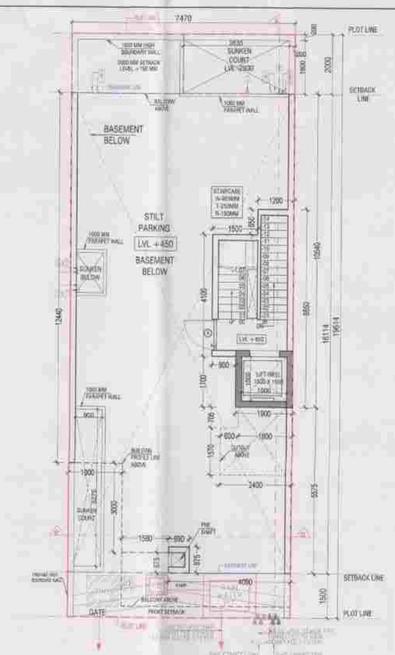
ARCHITECT: KULJEET BHANGARI ARCHITECT CA/97/21741

OWNER: For JMS REALTY DEVELOPERS LLP Authorised Signatory

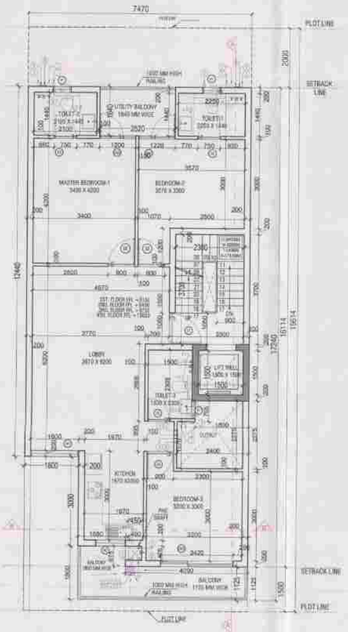
SCALE	1:100
DATE ISSUED	09-06-2025
DRAWN BY	Inderjeet Kashiba
CHECKED BY	Rashjam Singh
DRAWING	PLOT NO. 228
DWG NO.	JMS/PLOT/TYP/A-228



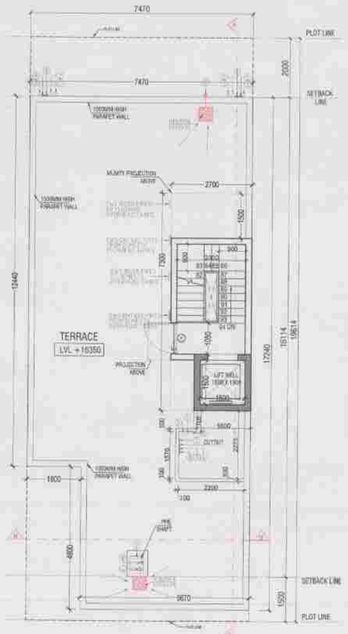
01 BASEMENT FLOOR PLAN
-2930 LVL



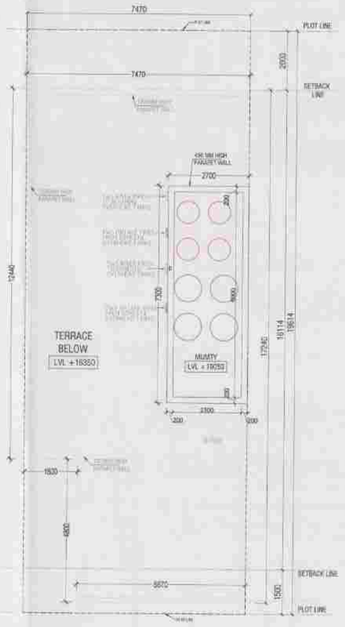
02 GROUND / STILT FLOOR PLAN
+450 LVL



03 TYPICAL FLOOR PLAN
1st, 2nd, 3rd & 4th floors



04 TERRACE PLAN
+16350 LVL



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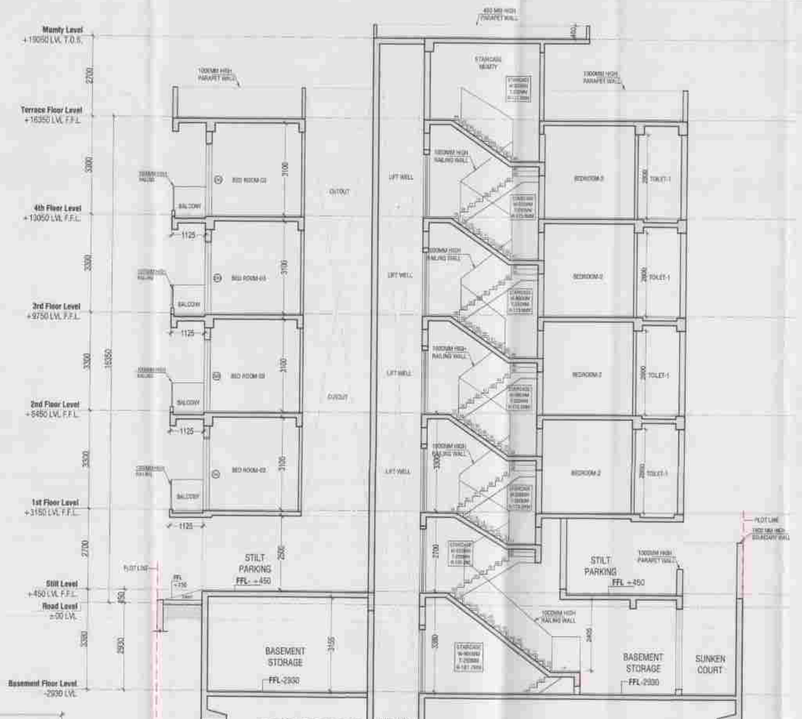
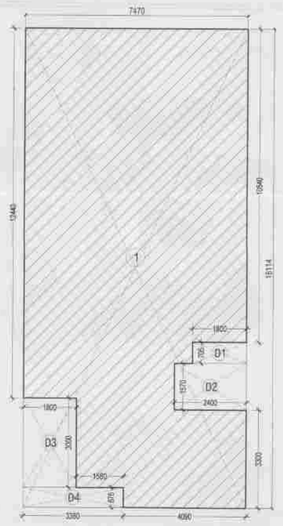
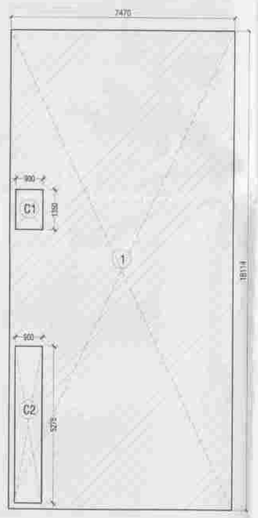
+19050 LVL



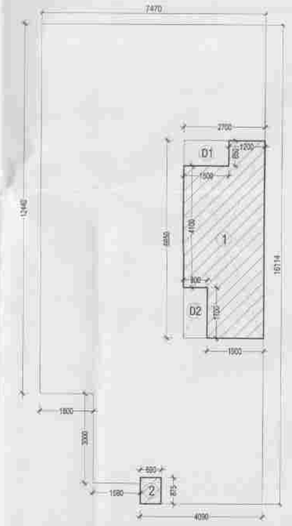
06 SECTION AA'



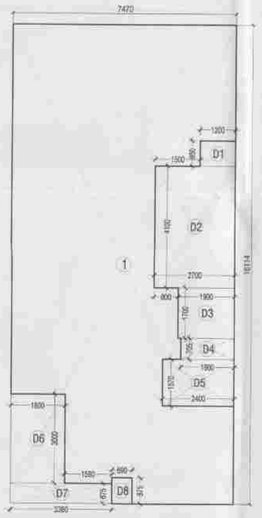
07 GROUND COVERAGE
AREA DIAGRAM



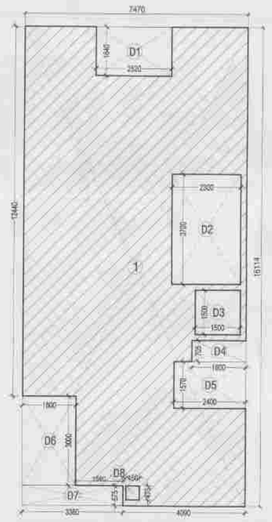
08 BASEMENT
AREA DIAGRAM



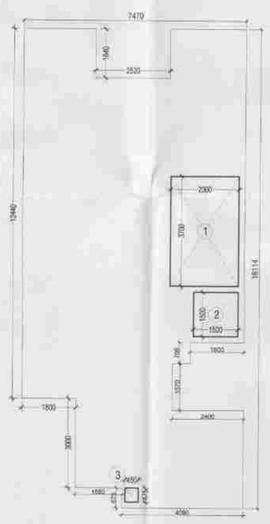
09 GROUND / STILT FLOOR
FAR AREA DIAGRAM



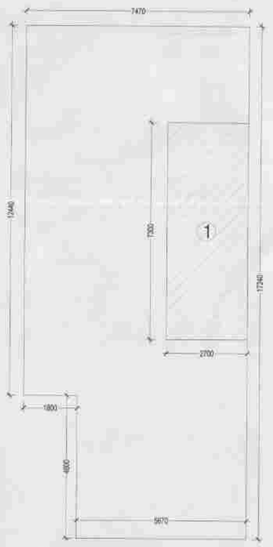
10 GROUND / STILT FLOOR
NON FAR AREA DIAGRAM



11 TYPICAL FLOOR FAR AREA DIAGRAM
1st, 2nd, 3rd & 4th floors

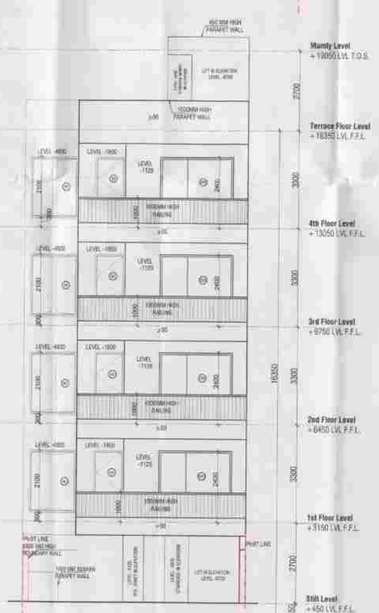


12 TYPICAL FLOOR NON FAR AREA DIAGRAM
1st, 2nd, 3rd & 4th floors



13 TERRACE & MUMTY
AREA DIAGRAM

REAR ELEVATION



FRONT ELEVATION

AREA DETAIL					
DESCRIPTION				FACTOR	SQ.MT.
TOTAL AREA OF PLOT	7.470	x	19.614		146.52
PERMISSIBLE GROUND COVERAGE				75.00%	109.89
PROPOSED GROUND COVERAGE				73.47%	107.65
PERMISSIBLE F.A.R.				200.00%	293.03
ADDITIONAL PURCHASABLE F.A.R.				64.00%	93.77
TOTAL PERMISSIBLE FAR				264.00%	386.80
PROPOSED F.A.R.				263.53%	386.12
BALANCE FAR					0.68

	F.A.R.	NON.FAR	COVERED AREA
BASEMENT FLOOR		114.41	114.41
GROUND/STILT FLOOR	15.92	91.73	107.65
FIRST FLOOR	92.55	10.97	103.52
SECOND FLOOR	92.55	10.97	103.52
THIRD FLOOR	92.55	10.97	103.52
FOURTH FLOOR	92.55	10.97	103.52
TERRACE		19.71	19.71
TOTAL AREA	386.12	269.73	655.85

GROUND COVERAGE AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
(i)	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1800	x	705	x	1	=	1.27
D2	2400	x	1570	x	1	=	3.77
D3	1800	x	3000	x	1	=	5.40
D4	3380	x	675	x	1	=	2.28
TOTAL AREA(Y)						=	12.72
GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	107.65

BASEMENT FLOOR COVERED AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
C1	900	x	1350	x	1	=	1.22
C2	900	x	5275	x	1	=	4.75
TOTAL AREA(Y)						=	5.96
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL AREA (Z)						=	114.41

GROUND/STILT FLOOR FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	6650	x	1	=	17.96
2	690	x	875	x	1	=	0.60
TOTAL AREA (A)						=	18.56
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1500	x	850	x	1	=	1.28
D2	800	x	1700	x	1	=	1.36
TOTAL AREA DEDUCTION (B)						=	2.64
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN GROUND FLOOR (C)						=	15.92

GROUND/STILT FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (D)						=	120.37
DEDUCTION (E)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1200	x	850	x	1	=	1.02
D2	2700	x	4300	x	1	=	11.07
D3	1900	x	1700	x	1	=	3.23
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	690	x	875	x	1	=	0.60
TOTAL AREA DEDUCTION (E)						=	28.64
TOTAL AREA (F) = TOTAL AREA(D) - TOTAL AREA (E)							
TOTAL NON FAR IN GROUND FLOOR (F)						=	91.73
TOTAL COVERED AREA (G= C+F)						=	107.65

TYPICAL FLOOR (1st, 2nd, 3rd & 4th) FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (A)						=	120.37
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	2520	x	1640	x	1	=	4.13
D2	2300	x	3700	x	1	=	8.51
D3	1500	x	1500	x	1	=	2.25
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	450	x	475	x	1	=	0.21
TOTAL AREA DEDUCTION (B)						=	27.83
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN TYPICAL FLOOR (C)						=	92.55

TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2300	x	3700	x	1	=	8.51
2	1500	x	1500	x	1	=	2.25
3	450	x	475	x	1	=	0.21
TOTAL NON FAR AREA TYPICAL FLOOR (D)						=	10.97
TOTAL COVERED AREA (F = C+ D)						=	103.52

TERRACE FLOOR AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	7300	x	1	=	19.71
TOTAL AREA(X)						=	19.71

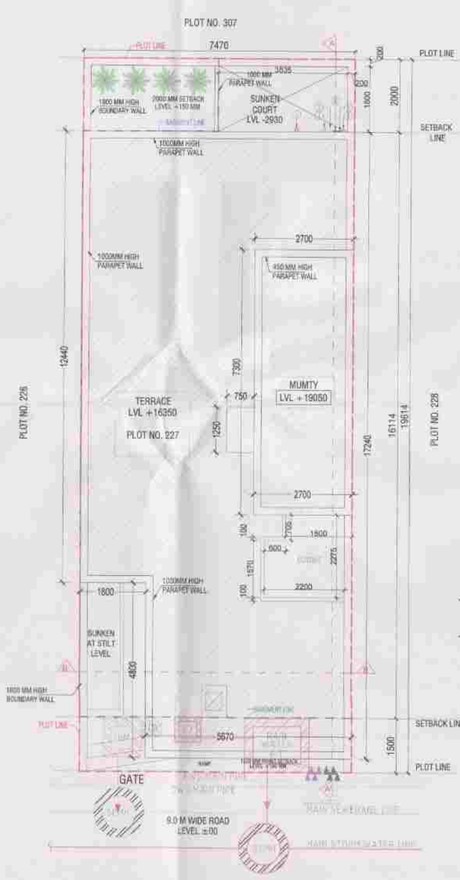
DOOR-WINDOW SCHEDULE						
S.NO.	NAME	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1	DW1	1200	2400	±00	2400	M. BEDROOM- 1
2	DW2	1200	2400	±00	2400	BEDROOM- 2
3	DW3	2420	2400	±00	2400	DRAWING ROOM
4	W1	350	1500	+900	2400	STAIRCASE
5	W2	1000	1500	+900	2400	KITCHEN
6	W3	1600	2100	+300	2400	BEDROOMS-3
7	D1	1050	2400	±00	2400	STAIRCASE
8	D2	900	2400	±00	2400	BEDROOMS
9	D3	750	2400	±00	2400	TOILETS/UTILITY
10	OP1	1200	2400	±00	2400	KITCHEN
11	V1	600	1500	+900	2400	TOILETS
12	SD1	400	2000	+400	2400	PLUMBING SHAFT

FINISH DETAILS		
S.NO.	DESCRIPTION	WORK TYPE
1	WATERPROOFING	ROOF
2	PLASTER (INT.)	WALLS
3	PLASTER (EXT.)	WALLS
4	PLASTER (INT.) & PAINT	WALLS
5	SOIL, WASTE, RWP	PLUMBING
6	STORAGE KITCHEN	SLAB
7	SLAB (OVER FOOTPATH)	SLAB

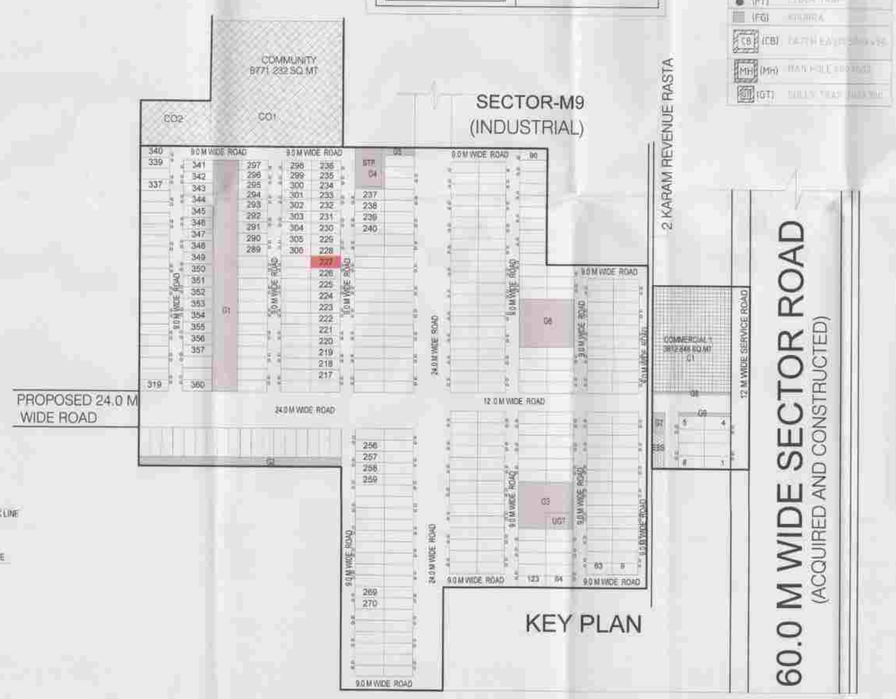
FLOOR FINISH	
S.NO.	NAME
1	TILE (BEDROOM, DRAWING, KITCHEN, TERRACE)
2	TILE (BATH, WASH AREA, UTILITY AREA)
3	TILE (BATH, WASH AREA, UTILITY AREA)
4	TILE (BATH, WASH AREA, UTILITY AREA)
5	TILE (BATH, WASH AREA, UTILITY AREA)
6	TILE (BATH, WASH AREA, UTILITY AREA)
7	TILE (BATH, WASH AREA, UTILITY AREA)
8	TILE (BATH, WASH AREA, UTILITY AREA)
9	TILE (BATH, WASH AREA, UTILITY AREA)
10	TILE (BATH, WASH AREA, UTILITY AREA)
11	TILE (BATH, WASH AREA, UTILITY AREA)
12	TILE (BATH, WASH AREA, UTILITY AREA)
13	TILE (BATH, WASH AREA, UTILITY AREA)
14	TILE (BATH, WASH AREA, UTILITY AREA)
15	TILE (BATH, WASH AREA, UTILITY AREA)
16	TILE (BATH, WASH AREA, UTILITY AREA)
17	TILE (BATH, WASH AREA, UTILITY AREA)
18	TILE (BATH, WASH AREA, UTILITY AREA)

GENERAL NOTES:
1. WALL AND TOILET PIPES SHALL BE OF UPVC IS 4985 (4 kg)
2. ALL RO OR PIPES FOR SOIL & WASTE SHALL BE OF UPVC IS 13592
3. ALL RO OR PIPE FOR RAIN WATER SHALL BE OF UPVC IS 4985
4. ALL INTERNAL WATER SUPPLY PIPES SHALL BE OF PVC IS 4984
5. ALL WATER SUPPLY PIPES RUNNING IN SHAFT & TERRACE SHALL BE OF COPPER/PVC TO CPVC IS 4984
6. RAIN SUMP WATER SHALL BE OF 230 GRADE CONCRETE TO IS 456 - 2000

SECTION BB'



14 SITE PLAN



KEY PLAN

LEGEND:-
PLOT LINE
BASEMENT LINE

PROPOSED BUILDING OF
PLOT. NO. 227
BY JMS REALTY DEVELOPERS
LLP IN SECTOR M9, M10, M13
AND M14 MANESAR, DISTRICT
GURUGRAM, HARYANA.

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS and KITCHEN ARE MECHANICALLY VENTILATED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP.
- FHC TO FHC AND STAIRCASE TO STAIRCASE DISTANCE WILL NOT BE MORE THAN 45 M.

SUBMISSION DRAWING

OWNER: JMS Realty Developers LLP

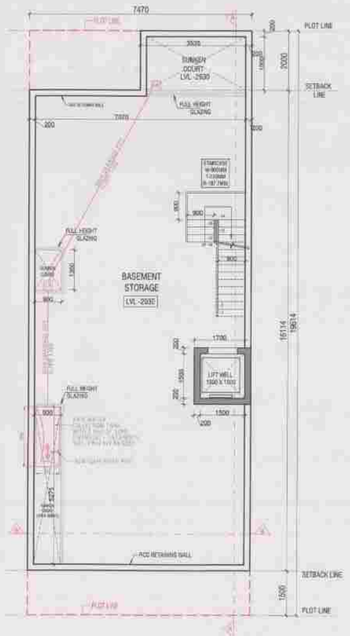
PROJECT: THE GOLDEN CITY, SITUATED IN REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

ARCHITECT: ACPL Design Ltd — ISO 9001:2008 — Architecture Management Planning — www.acplonline.com — C-24 South Extension -II T: +91 11 49234444 New Delhi 110049 India E: contact@acplonline.com

ARCHITECT: KULDEEP SHANGARI ARCHITECT CA/97/21741

OWNER: JMS REALTY DEVELOPERS LLP — Authorised Signatory

SCALE	1:100
DATE ISSUED	09-05-2025
DRAWN BY	Inderjeet Kamboj
CHECKED BY	Reshram Singh
DRAWING	PLOT NO. 227
DWG NO.	JMS/PLOT/TYP/A-227



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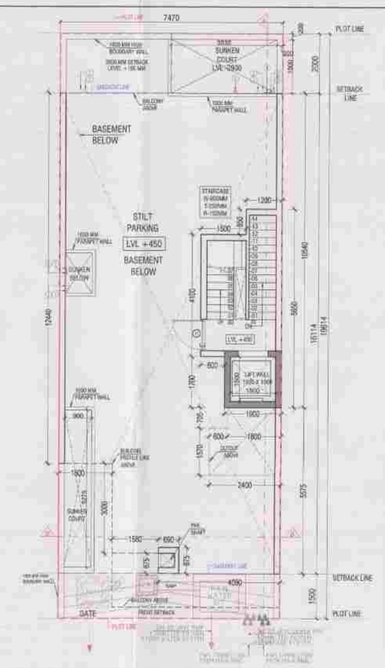

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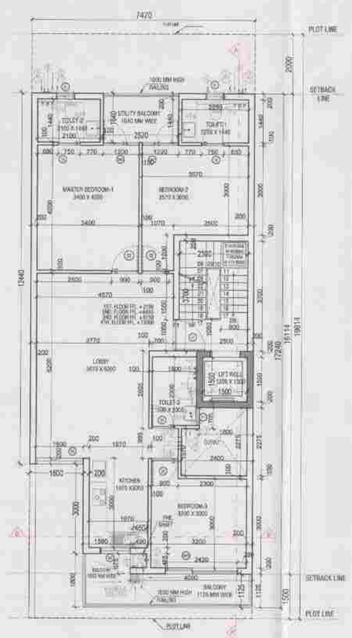

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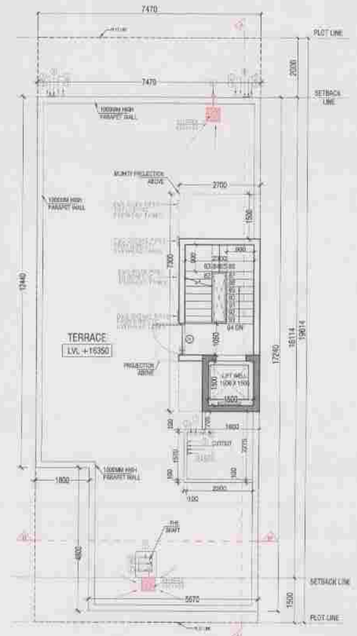
1st, 2nd, 3rd & 4th floors



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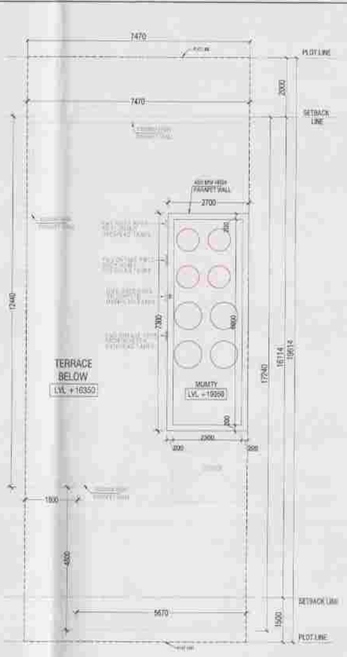

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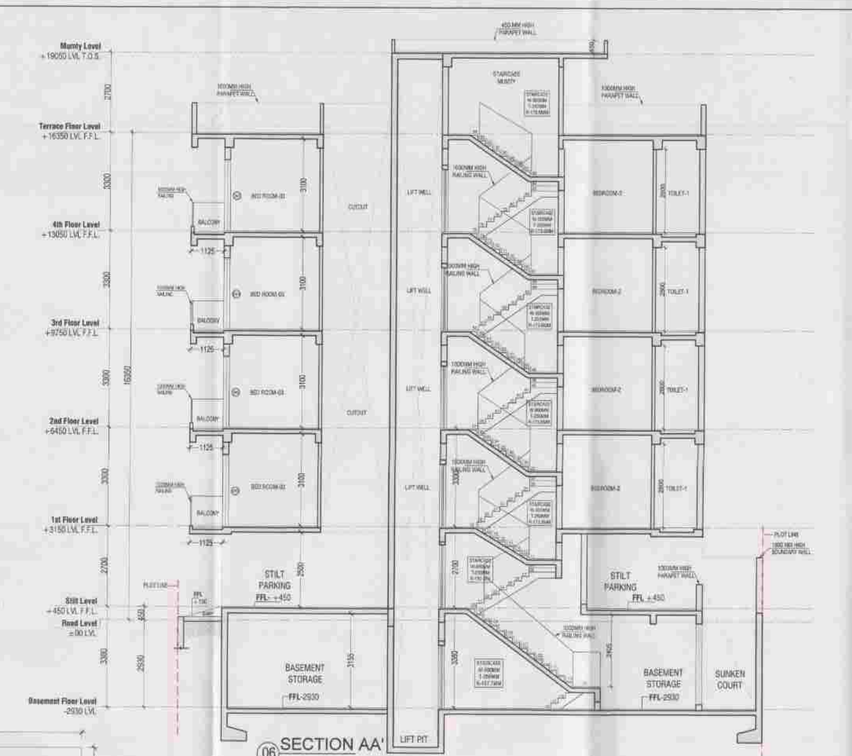

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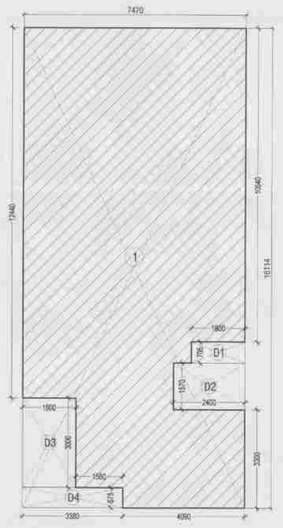

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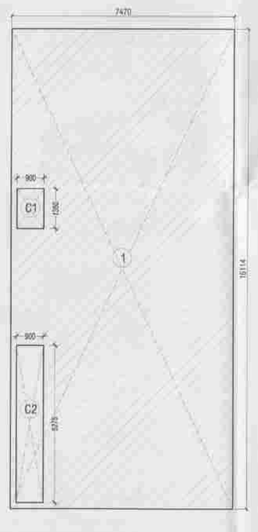
AREA DIAGRAM



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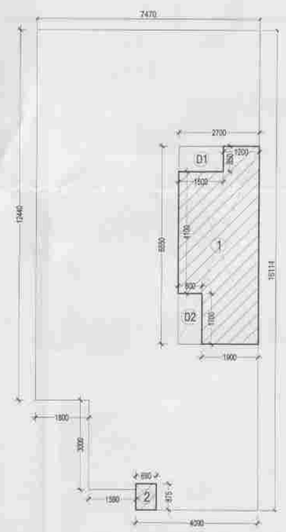
AREA DIAGRAM



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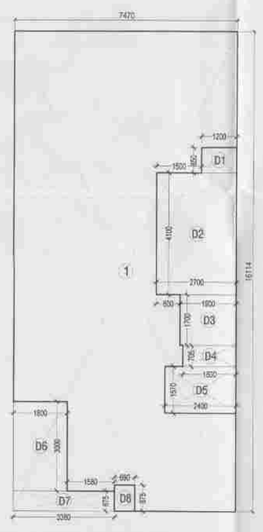
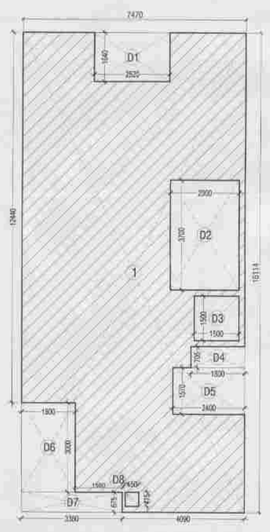
FAR AREA DIAGRAM



10 GROUND / STILT FLOOR
NON FAR AREA DIAGRAM



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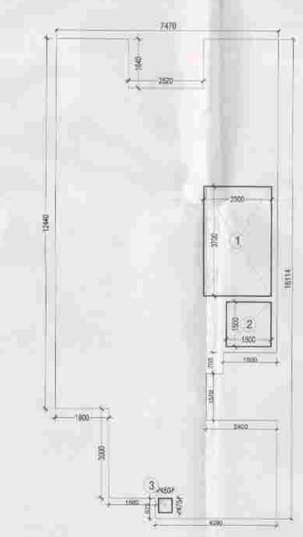
1st, 2nd, 3rd & 4th floors



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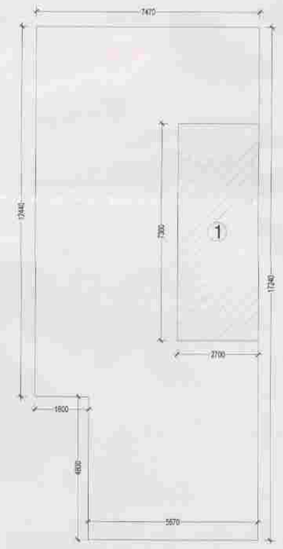
1st, 2nd, 3rd & 4th floors



13 TERRACE & MUMTY
AREA DIAGRAM

REAR ELEVATION

FRONT ELEVATION

AREA DETAIL				
DESCRIPTION			FACTOR	SQ.MT.
TOTAL AREA OF PLOT	7470	x 19.614		146.57
PERMISSIBLE GROUND COVERAGE			75.00%	109.89
PROPOSED GROUND COVERAGE			73.47%	107.65
PERMISSIBLE F.A.R.			200.00%	293.03
ADDITIONAL PURCHASABLE F.A.R.			64.00%	93.77
TOTAL PERMISSIBLE FAR			264.00%	386.80
PROPOSED F.A.R.			263.53%	386.12
BALANCE FAR				0.68

	F.A.R.	NON.FAR	COVERED AREA
BASEMENT FLOOR		114.41	114.41
GROUND/STILT FLOOR	15.92	91.73	107.65
FIRST FLOOR	92.55	10.97	103.52
SECOND FLOOR	92.55	10.97	103.52
THIRD FLOOR	92.55	10.97	103.52
FOURTH FLOOR	92.55	10.97	103.52
TERRACE		19.71	19.71
TOTAL AREA	386.12	269.73	655.85

GROUND COVERAGE AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
(i)	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1800	x	705	x	1	=	1.27
D2	2400	x	1570	x	1	=	3.77
D3	1800	x	3000	x	1	=	5.40
D4	3380	x	675	x	1	=	2.28
TOTAL AREA(Y)						=	12.72
GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	107.65

BASEMENT FLOOR COVERED AREA CALCULATION (X)							
S.NO	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA(X)						=	120.37
TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
C1	900	x	1350	x	1	=	1.22
C2	900	x	5275	x	1	=	4.75
TOTAL AREA(Y)						=	5.96
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL AREA (Z)						=	114.41

GROUND/STILT FLOOR FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	6650	x	1	=	17.96
2	690	x	875	x	1	=	0.60
TOTAL AREA (A)						=	18.56
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1500	x	850	x	1	=	1.28
D2	800	x	1700	x	1	=	1.36
TOTAL AREA DEDUCTION (B)						=	2.64
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN GROUND FLOOR (C)						=	15.92

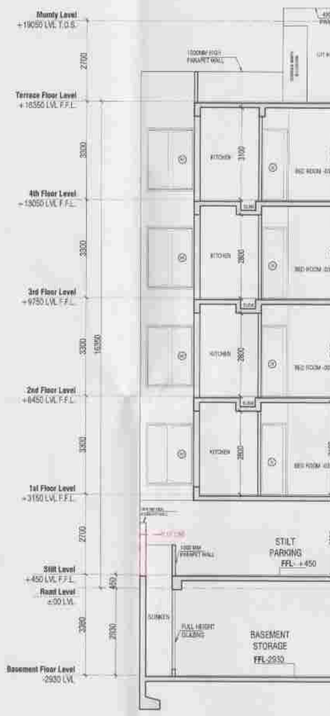
GROUND/STILT FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (D)						=	120.37
DEDUCTION (E)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1200	x	850	x	1	=	1.02
D2	2700	x	4100	x	1	=	11.07
D3	1900	x	1700	x	1	=	3.23
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	690	x	875	x	1	=	0.60
TOTAL AREA DEDUCTION (E)						=	28.64
TOTAL AREA (F) = TOTAL AREA(D) - TOTAL AREA (E)							
TOTAL NON FAR IN GROUND FLOOR (F)						=	91.73
TOTAL COVERED AREA (G= C+F)						=	107.65

DOOR-WINDOW SCHEDULE						
S.NO	NAME	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1	DW1	1220	2400	±00	2400	M. BEDROOM-1
2	DW2	1200	2400	±00	2400	BEDROOM- 2
3	DW3	2420	2400	±00	2400	DRAWING ROOM
4	W1	550	1500	+900	2400	STAIRCASE
5	W2	1000	1500	+900	2400	KITCHEN
6	W3	1600	2100	+300	2400	BEDROOMS-3
7	D1	1050	2400	±00	2400	STAIRCASE
8	D2	900	2400	±00	2400	BEDROOMS
9	D3	750	2400	±00	2400	TOILETS/UTILITY
10	OP1	1200	2400	±00	2400	KITCHEN
11	V1	600	1500	+900	2400	TOILETS
12	SD1	400	2000	+400	2400	PLUMBING SHAFT

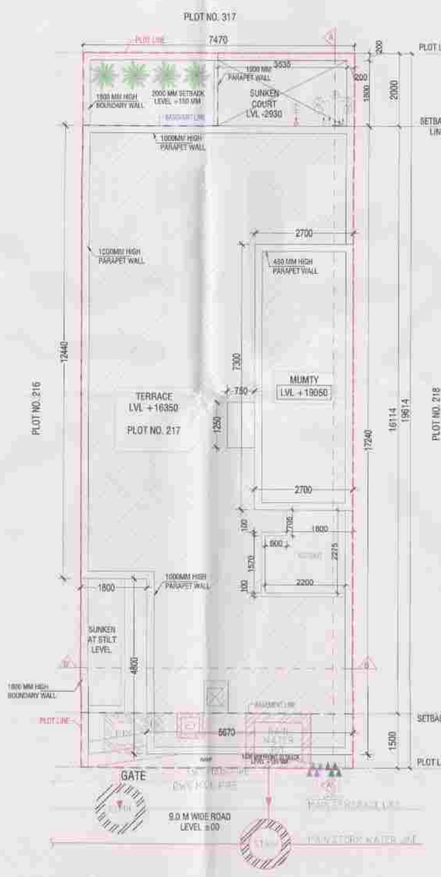
TYPICAL FLOOR (1st, 2nd, 3rd & 4th) FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	7470	x	16114	x	1	=	120.37
TOTAL AREA (A)						=	120.37
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	2520	x	1640	x	1	=	4.13
D2	2300	x	3700	x	1	=	8.51
D3	1500	x	1500	x	1	=	2.25
D4	1800	x	705	x	1	=	1.27
D5	2400	x	1570	x	1	=	3.77
D6	1800	x	3000	x	1	=	5.40
D7	3380	x	675	x	1	=	2.28
D8	450	x	475	x	1	=	0.21
TOTAL AREA DEDUCTION (B)						=	27.83
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN TYPICAL FLOOR (C)						=	92.55

TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2300	x	3700	x	1	=	8.51
2	1500	x	1500	x	1	=	2.25
3	450	x	475	x	1	=	0.21
TOTAL NON FAR AREA TYPICAL FLOOR (D)						=	10.97
TOTAL COVERED AREA (F = C+ D)						=	103.52

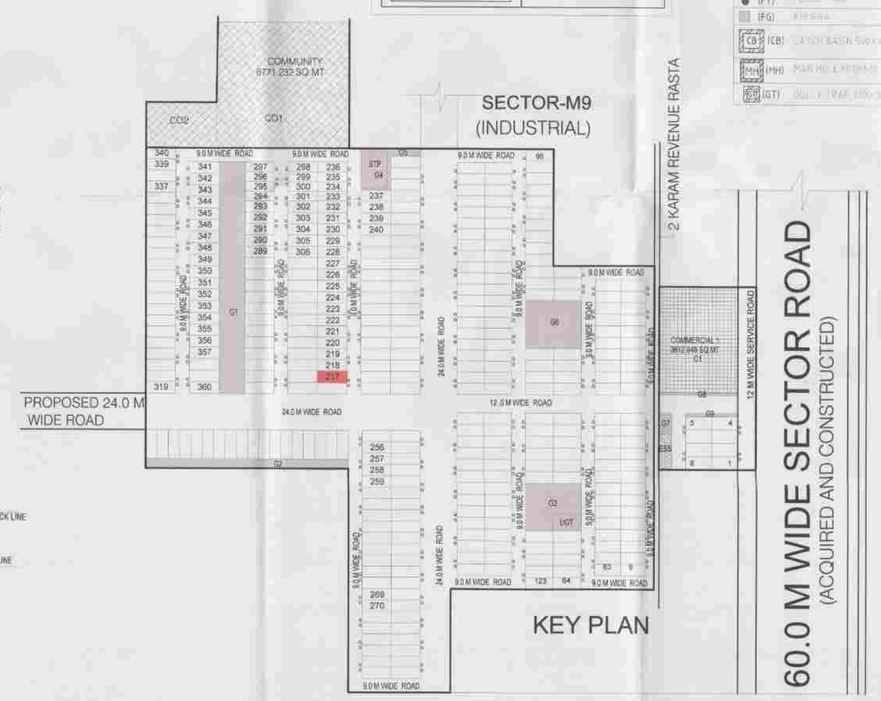
TERRACE FLOOR AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2700	x	7300	x	1	=	19.71
TOTAL AREA(X)						=	19.71



SECTION BB'



14 SITE PLAN



KEY PLAN

PROPOSED BUILDING OF
PLOT. NO. 217
BY JMS REALTY DEVELOPERS
LLP IN SECTOR M9, M10, M13
AND M14 MANESAR, DISTRICT
GURUGRAM, HARYANA.

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS and KITCHEN ARE MECHANICALLY VENTILATED.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP .
- FHC TO FHC AND STAIRCASE TO STAIRCASE DISTANCE WILL NOT BE MORE THAN 45 M.

LEGEND:-
- PLOT LINE
- BASEMENT LINE

PLUMBING LEGEND
- WASTE PIPE
- SOIL PIPE
- HWS PIPE
- CWS PIPE
- FWS PIPE
- BT BIB TAP
- (FD) FLOOR DRAIN
- (FT) FLOOR TRAP
- (FG) FLOW GUN
- (CB) CATCH BASIN SIZE x D
- (MH) MAN HOLE (LENGHT x BREADTH)
- (UT) UNI. TRAP (DIA x H)

SUBMISSION DRAWING

OWNER: JMS Realty Developers LLP

PROJECT: THE GOLDEN CITY, SITUATED IN REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

ARCHITECT: ACPL Design Ltd
ISO 9001-2008
Architecture Management Planning
E-24 South Extension -I T: 4411 11 48234444
New Delhi 110049, India
E: hunter@acplonline.com
www.acplonline.com

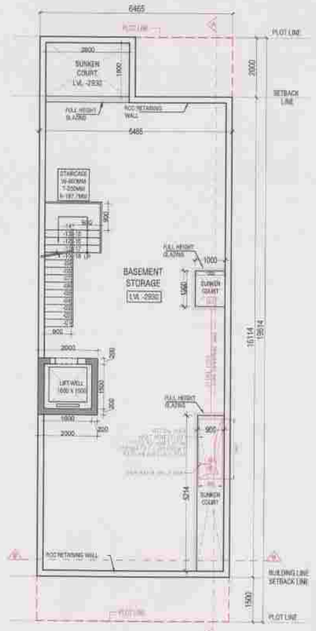
ARCHITECT: KULDEEP BHANGARI ARCHITECT CA/97/21741

OWNER: For JMS REALTY DEVELOPERS LLP
Authorised Signatory

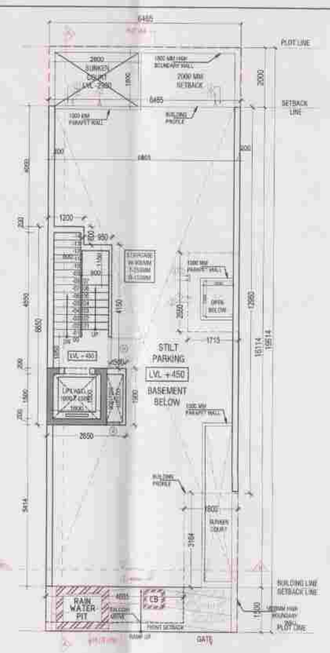
SCALE	1:100
DATE ISSUED	09-05-2025
DRAWN BY	Inderjeet Kamboj
CHECKED BY	Resham Singh

DRAWING: PLOT NO. 217

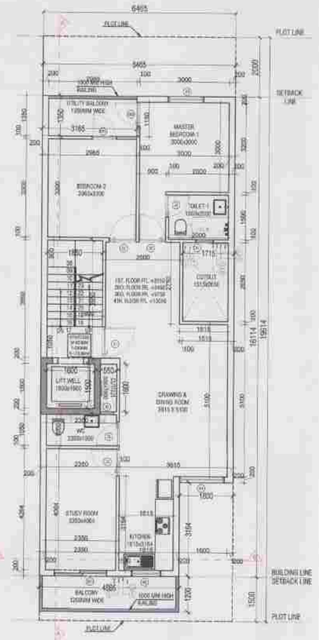
DWG NO.: JMS/PLOT/TYP/A-217



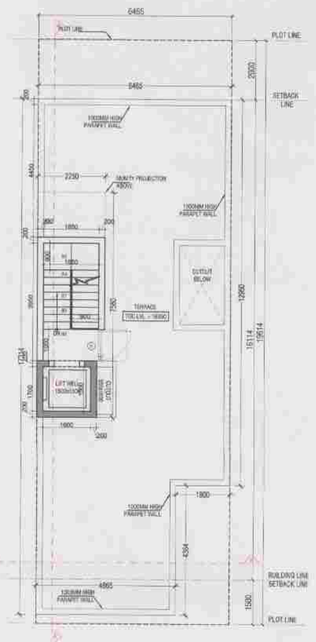
01 BASEMENT FLOOR PLAN -2930 LVL



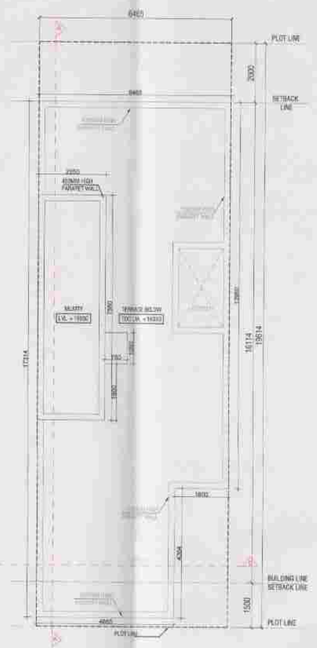
02 GROUND / STILT FLOOR PLAN +450 LVL



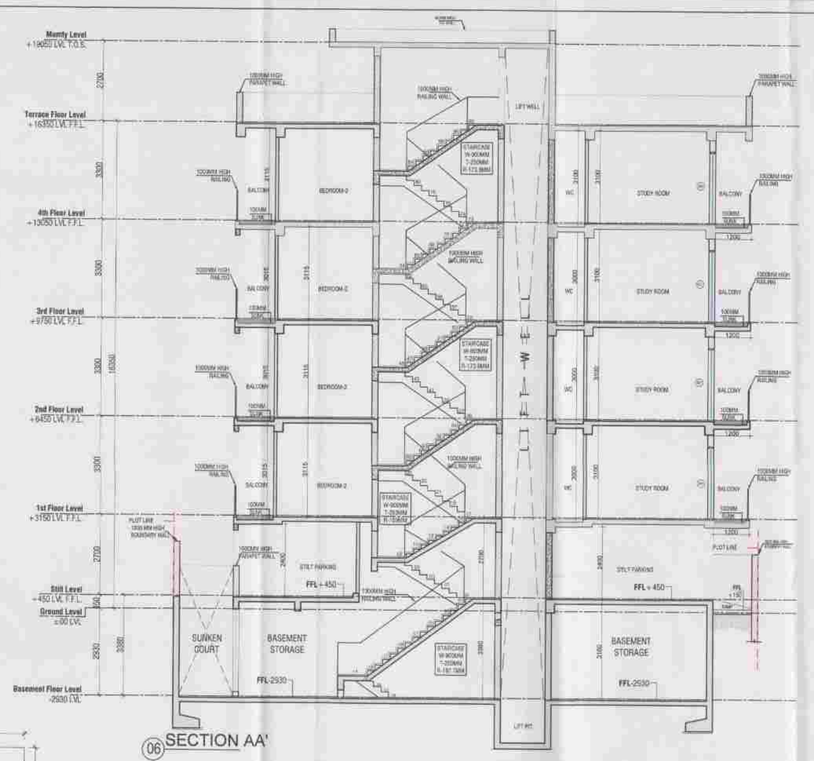
03 TYPICAL FLOOR PLAN 1st, 2nd, 3rd & 4th floors



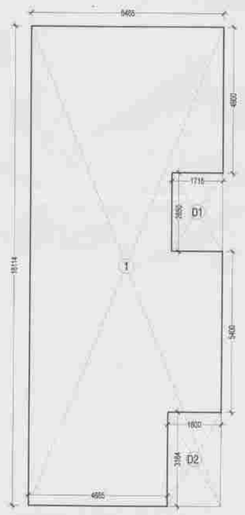
04 TERRACE PLAN +16350 LVL



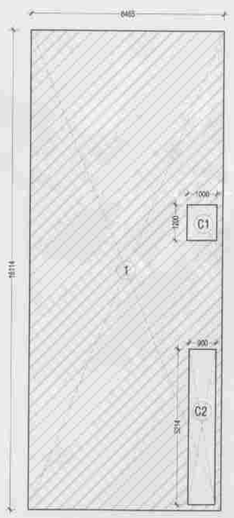
05 MUMTY PLAN +19050 LVL



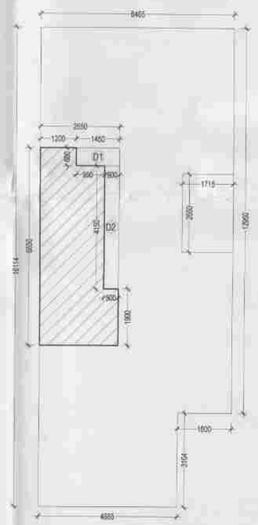
06 SECTION AA'



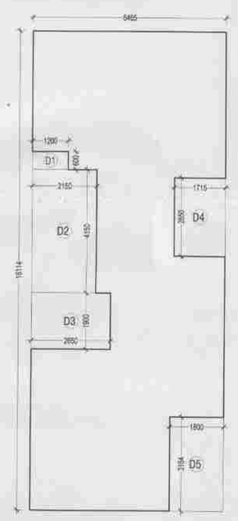
07 GROUND COVERAGE AREA DIAGRAM



08 BASEMENT AREA DIAGRAM

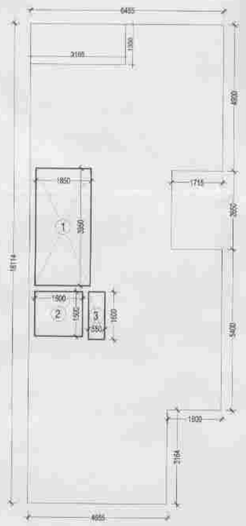


09 GROUND / STILT FLOOR FAR AREA DIAGRAM

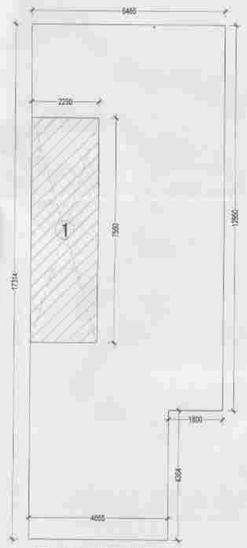


10 GROUND / STILT FLOOR NON FAR AREA DIAGRAM

11 TYPICAL FLOOR FAR AREA DIAGRAM 1st, 2nd, 3rd & 4th floors



12 TYPICAL FLOOR NON FAR AREA DIAGRAM 1st, 2nd, 3rd & 4th floors



13 TERRACE & MUMTY AREA DIAGRAM

REAR ELEVATION — FRONT ELEVATION

AREA DETAIL					
DESCRIPTION				FACTOR	SQ.MT.
TOTAL AREA OF PLOT	6.465	X	19.614		126.80
PERMISSIBLE GROUND COVERAGE				75.00%	95.10
PROPOSED GROUND COVERAGE				74.07%	93.93
PERMISSIBLE F.A.R.				200.00%	253.60
ADDITIONAL PURCHASABLE F.A.R.				64.00%	81.15
TOTAL PERMISSIBLE FAR				264.00%	334.75
PROPOSED F.A.R.				261.02%	330.99
BALANCE FAR					3.76

	F.A.R.	NON.FAR	BUILT UP AREA
BASEMENT FLOOR		98.28	98.28
GROUND/STILT FLOOR	14.67	79.26	93.93
FIRST FLOOR	79.08	10.59	89.67
SECOND FLOOR	79.08	10.59	89.67
THIRD FLOOR	79.08	10.59	89.67
FOURTH FLOOR	79.08	10.59	89.67
TERRACE		17.01	17.01
TOTAL AREA	330.99	236.91	567.9

GROUND COVERAGE AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
(i)	6465	x	16114	x	1	=	104.18
TOTAL AREA(X)						=	104.18
GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1715	x	2650	x	1	=	4.54
D2	1800	x	3164	x	1	=	5.70
TOTAL AREA(Y)						=	10.24
GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	93.94

BASEMENT FLOOR COVERED AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	6465	x	16114	x	1	=	104.18
TOTAL AREA(X)						=	104.18
TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
C1	1000	x	1200	x	1	=	1.20
C2	900	x	5214	x	1	=	4.69
C2	900	x	5214	x	1	=	5.89
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL COVERED AREA (Z)						=	98.28

GROUND/STILT FLOOR FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2650	x	6650	x	1	=	17.62
TOTAL AREA (A)						=	17.62
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1450	x	600	x	1	=	0.87
D2	500	x	4150	x	1	=	2.08
TOTAL AREA DEDUCTION (B)						=	2.95
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN GROUND FLOOR (C)						=	14.67

GROUND/STILT FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	6465	x	16114	x	1	=	104.18
TOTAL AREA (D)						=	104.18
DEDUCTION (E)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1200	x	600	x	1	=	0.72
D2	2150	x	4150	x	1	=	8.92
D3	2650	x	1900	x	1	=	5.04
D4	1715	x	2650	x	1	=	4.54
D5	1800	x	3164	x	1	=	5.70
TOTAL AREA DEDUCTION (E)						=	24.92
TOTAL AREA (F) = TOTAL AREA(D) - TOTAL AREA (E)							
TOTAL FAR IN GROUND FLOOR (F)						=	79.26
TOTAL COVERED AREA (G=C+F)						=	93.93

DOOR-WINDOW SCHEDULE						
S.NO.	NAME	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1	DW1	1500	2400	±00	2400	BEDROOM-2
2	DW2	1150	2400	±00	2400	MASTER BEDROOM
3	SD1	1750	2400	±00	2400	STUDY
4	W1	1500	1500	±900	2400	DRAWING/DINING RM
5	W2	1000	1500	±900	2400	KITCHEN
6	D1	1050	2400	±00	2400	STAIRCASE
7	D2	900	2400	±00	2400	BEDROOMS/ROOMS
8	D3	750	2400	±00	2400	TOILETS/UTILITY
9	V1	600	1500	±900	2400	TOILET-1 & 2
10	V2	450	1500	±900	2400	WC

TYPICAL FLOOR (1st, 2nd, 3rd & 4th) FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	6465	x	16114	x	1	=	104.18
TOTAL AREA (A)						=	104.18
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1350	x	3165	x	1	=	4.27
D2	1715	x	2650	x	1	=	4.54
D3	1850	x	3950	x	1	=	7.31
D4	1600	x	1500	x	1	=	2.40
D5	550	x	1600	x	1	=	0.88
D6	1800	x	3164	x	1	=	5.70
TOTAL AREA DEDUCTION (B)						=	25.10
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN TYPICAL FLOOR (C)						=	79.08

TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	1850	x	3950	x	1	=	7.31
2	1600	x	1500	x	1	=	2.40
3	550	x	1600	x	1	=	0.88
TOTAL AREA AREA (D)						=	10.59
TOTAL COVERED AREA (F = C+ D)						=	89.67

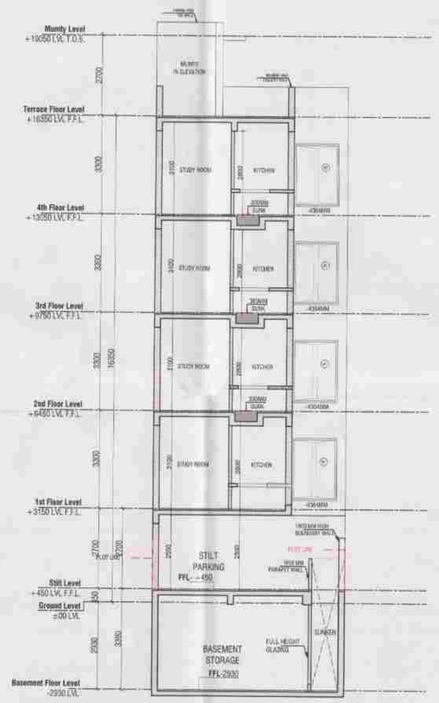
TERRACE FLOOR AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2250	x	7560	x	1	=	17.01
TOTAL AREA(X)						=	17.01
TOTAL COVERED WITH OHWT (X*1)						=	17.01

PIPE DETAILS		
S.NO.	DESCRIPTION	PIPE DIA
1	RAINWATER PIPE	140 NB
2	PLUMBING VENT PIPE	100 NB
3	DWC SOIL & WASTE PIPE	110 NB
4	DWC SOIL & RAIN COLUMN	110 NB
5	COLD WATER PIPE	25 NB
6	HOT WATER PIPE	25 NB
7	TERRACE DRAINS	50 NB
8	RAIN WATER DRAINS	100 NB

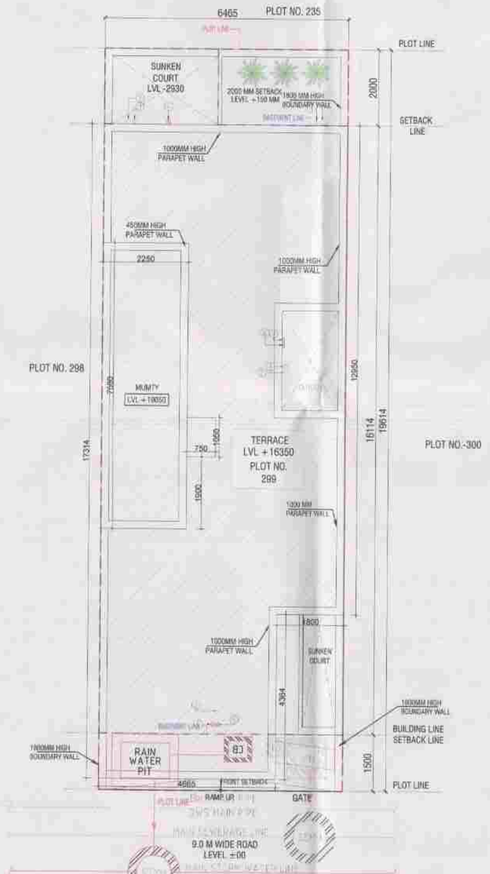
PLUMBING LEGEND	
	WASTE PIPE
	SOIL PIPE
	RWS PIPE
	DWS PIPE
	PWS PIPE
BT	SUB TAP
(FD)	FLOOR DRAIN
(FT)	FLOOR TRAP
(FC)	FIRE HOSE
(CB)	CATCH BASIN SEWER
(RH)	RAINWATER HEAD
(GT)	WALL MOUNTED TAP

GENERAL NOTES

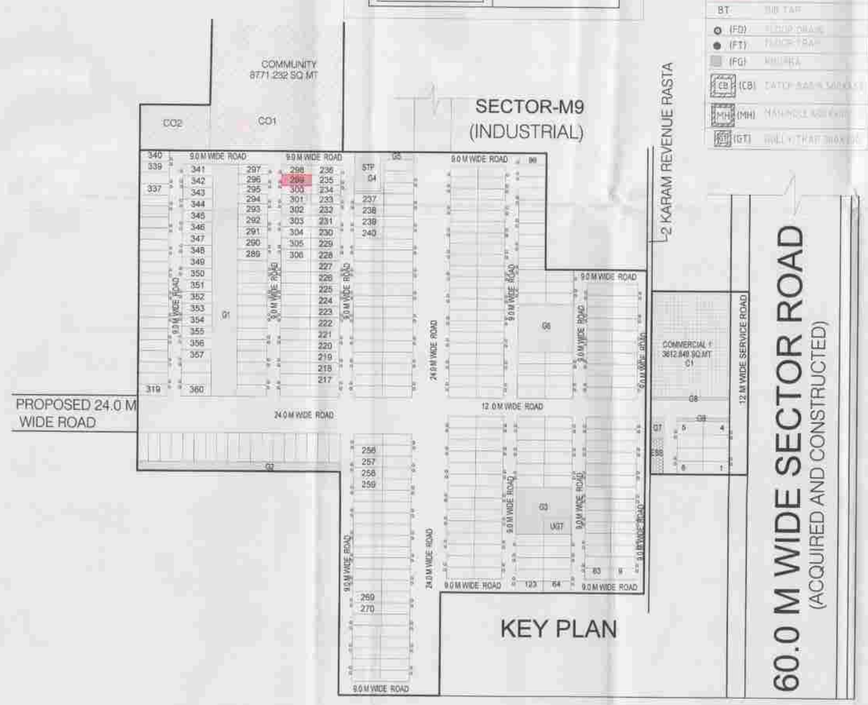
1. ALL WASTE PIPES SHALL BE OF UPVC SWR PIPES
2. ALL PIPES FOR SOIL & WASTE SHALL BE OF UPVC PIPE
3. ALL PIPES FOR RAINWATER SHALL BE OF UPVC PIPE
4. ALL INTERNAL WATER SUPPLY PIPES SHALL BE BY UPVC PIPES
5. ALL WALLS SUPPLY PIPES, DUCTS IN SHAFTS, TERRACE SHALL BE OF GI (GALVANIZED IRON) PIPE (CLASS-A)
6. ALL SOIL PIPES SHALL BE OF BELL AND SPIGOT PIPES (CLASS)



SECTION BB'



14 SITE PLAN



KEY PLAN

LEGEND:-

PLOT LINE

BASEMENT LINE

PROPOSED BUILDING OF PLOT. NO. 299 BY JMS REALTY DEVELOPERS LLP IN SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

NOTES:

- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
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- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
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- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP .
- FHC TO FHC AND STAIRCASE TO STAIRCASE DISTANCE WILL NOT BE MORE THAN 45 M.

SUBMISSION DRAWING

OWNER: JMS Realty Developers LLP

PROJECT: THE GOLDEN CITY, SITUATED IN REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA SECTOR M9, M10, M13 AND M14 MANESAR, DISTRICT GURUGRAM, HARYANA.

ARCHITECT: ACPL Design Ltd — ISO 9001:2008 — Architecture Management Planning — www.acplonline.com — E-24 South Extension -II E: +91 11 46434444 New Delhi 110049, India E: contact@acplonline.com

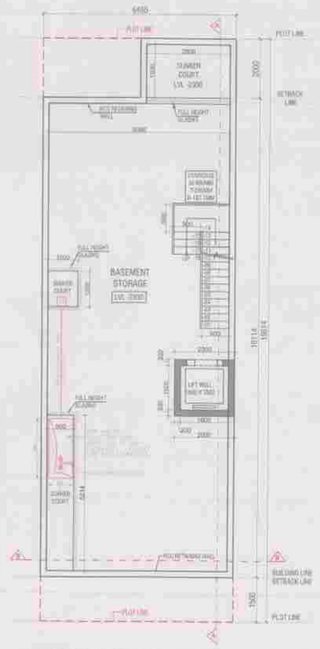
ARCHITECT: KULBEER SHANGARI ARCHITECT CA/97/21741

OWNER: JMS REALTY DEVELOPERS LLP — Authorised Signatory

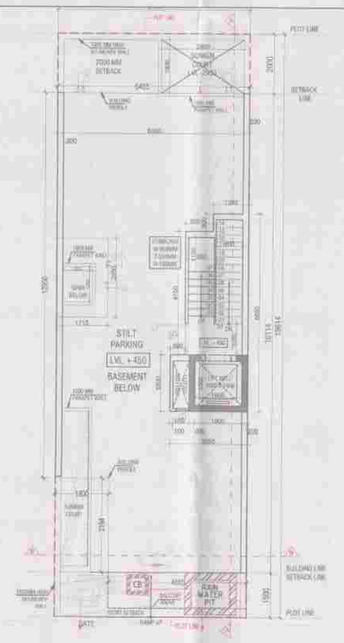
SCALE	1:100
DATE ISSUED	07-05-2025
DRAWN BY	Inderjeet Kamboj
CHECKED BY	Resham Singh

DRAWING: PLOT NO.- 299

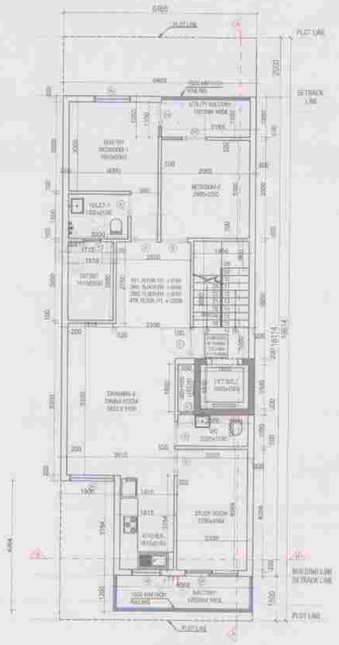
DWG NO.: JMS/PLOT/TYP/B-299



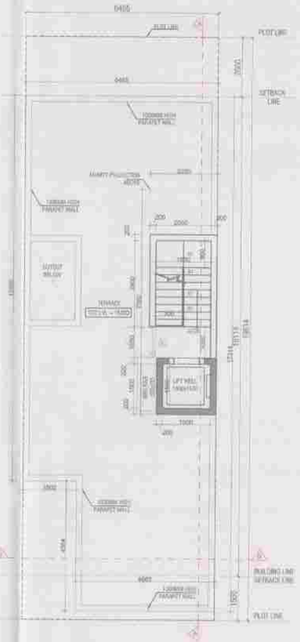
01 BASEMENT FLOOR PLAN
-2930 LVL



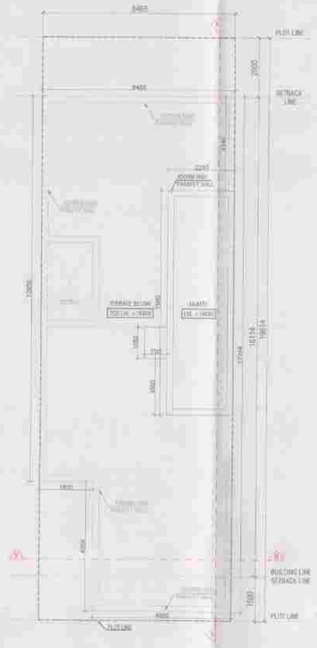
02 GROUND / STILT FLOOR PLAN
+450 LVL



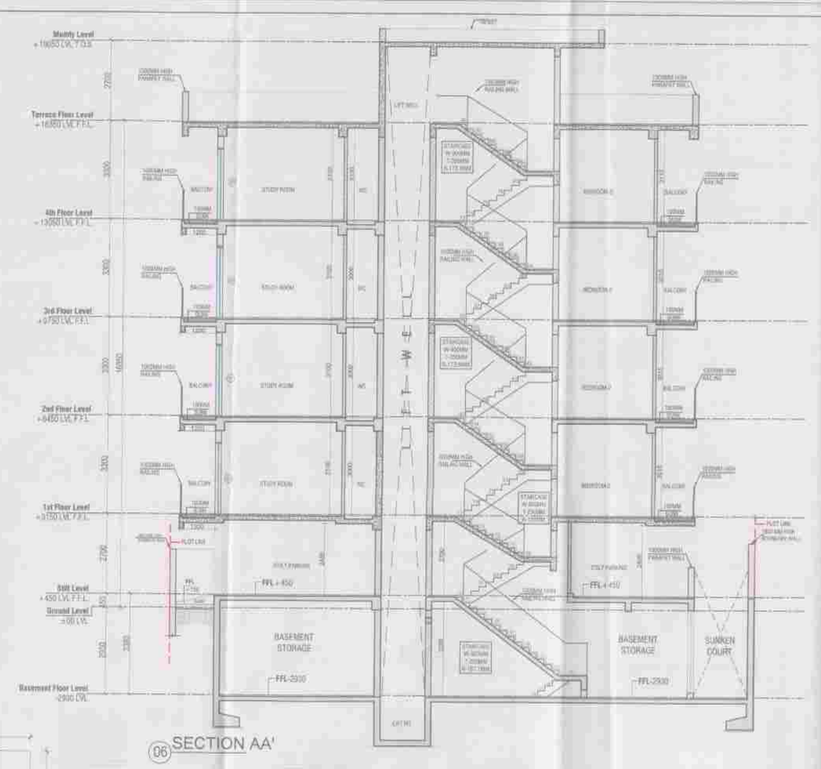
03 TYPICAL FLOOR PLAN
1st, 2nd, 3rd & 4th floors



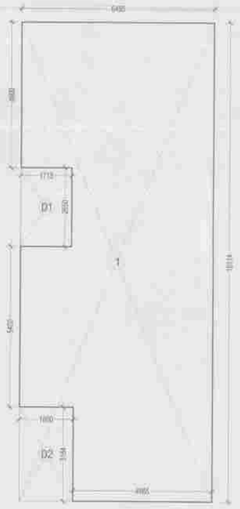
04 TERRACE PLAN
+16350 LVL



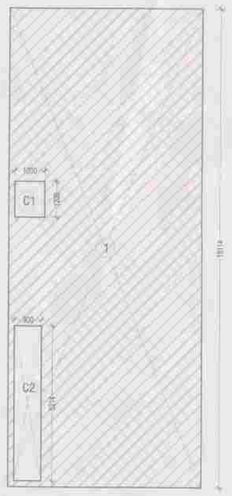
05 MUMTY PLAN
+19050 LVL



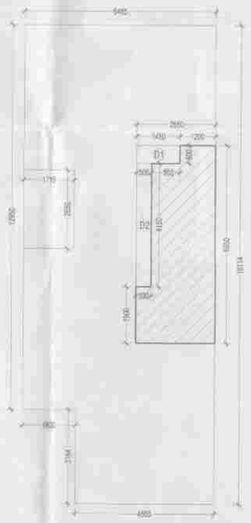
06 SECTION AA'



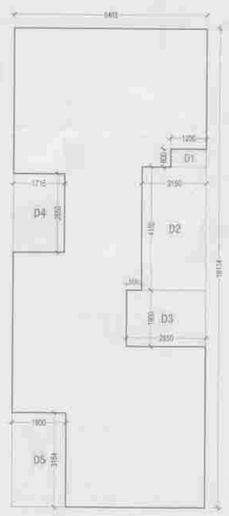
07 GROUND COVERAGE
AREA DIAGRAM



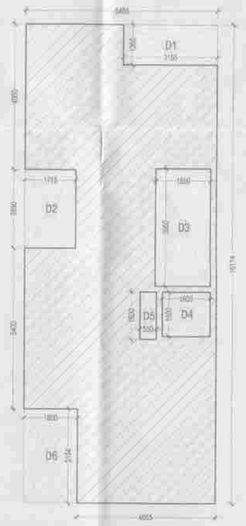
08 BASEMENT
AREA DIAGRAM



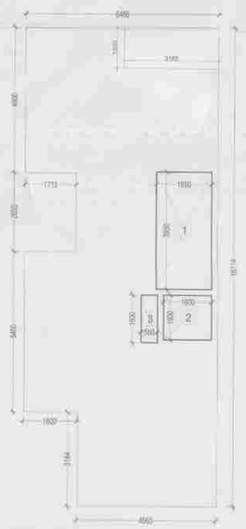
09 GROUND / STILT FLOOR
FAR AREA DIAGRAM



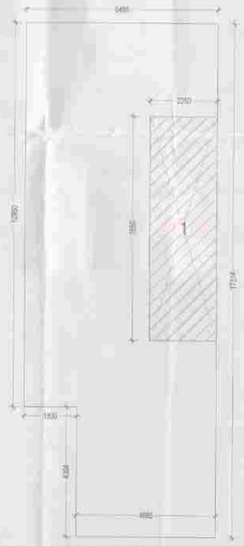
10 GROUND / STILT FLOOR
NON FAR AREA DIAGRAM



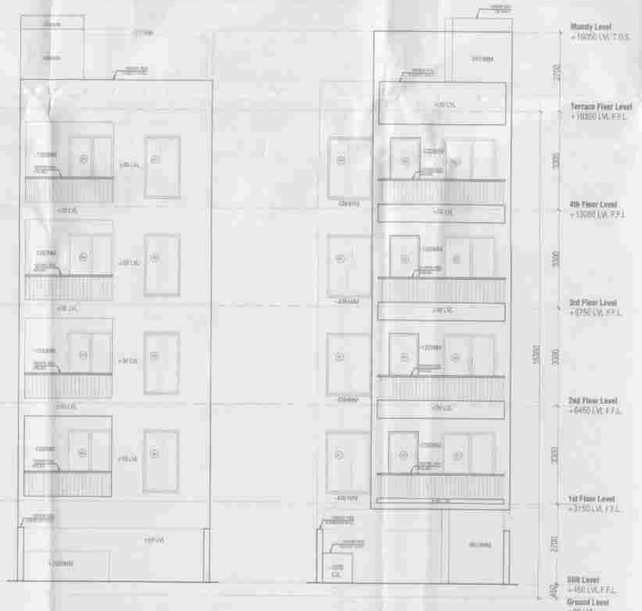
11 TYPICAL FLOOR FAR AREA DIAGRAM
1st, 2nd, 3rd & 4th floors



12 TYPICAL FLOOR NON FAR AREA DIAGRAM
1st, 2nd, 3rd & 4th floors



13 TERRACE & MUMTY
AREA DIAGRAM



REAR ELEVATION

FRONT ELEVATION

AREA DETAIL					
DESCRIPTION				FACTOR	SQ.MT.
TOTAL AREA OF PLOT	6,465	X	19.614		126.80
PERMISSIBLE GROUND COVERAGE				75.00%	95.10
PROPOSED GROUND COVERAGE				74.07%	93.93
PERMISSIBLE F.A.R.				200.00%	253.60
ADDITIONAL PURCHASABLE F.A.R.				64.00%	81.15
TOTAL PERMISSIBLE FAR				264.00%	334.75
PROPOSED F.A.R.				261.02%	330.99
BALANCE FAR					3.76

	F.A.R.	NON FAR	BUILT UP AREA
BASEMENT FLOOR		98.28	98.28
GROUND/STILT FLOOR	14.67	79.26	93.93
FIRST FLOOR	79.08	10.59	89.67
SECOND FLOOR	79.08	10.59	89.67
THIRD FLOOR	79.08	10.59	89.67
FOURTH FLOOR	79.08	10.59	89.67
TERRACE		17.01	17.01
TOTAL AREA	330.99	236.95	567.9

GROUND COVERAGE AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
(i)	6465	x	16114	x	1	=	104.18
TOTAL AREA(X)						=	104.18
GROUND COVERAGE DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1715	x	2650	x	1	=	4.54
D2	1800	x	3164	x	1	=	5.70
TOTAL AREA(Y)						=	10.24
GROUND COVERAGE AREA CALCULATION (GC)							
TOTAL AREA (GC) = TOTAL AREA(X) - TOTAL AREA (Y)							
GROUND COVERAGE AREA (GC)						=	93.94

BASEMENT FLOOR COVERED AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	6465	x	16114	x	1	=	104.18
TOTAL AREA(X)						=	104.18
TERRACE FLOOR DEDUCTION AREA CALCULATION (Y)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
C1	1000	x	1200	x	1	=	1.20
C2	900	x	5214	x	1	=	4.69
C2	900	x	5214	x	1	=	5.89
TOTAL AREA (Z) = TOTAL AREA(X) - TOTAL AREA (Y)							
TOTAL COVERED AREA (Z)						=	98.28

GROUND/STILT FLOOR FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2650	x	6650	x	1	=	17.62
TOTAL AREA (A)						=	17.62
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1450	x	600	x	1	=	0.87
D2	500	x	4150	x	1	=	2.08
TOTAL AREA DEDUCTION (B)						=	2.95
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN GROUND FLOOR (C)						=	14.67

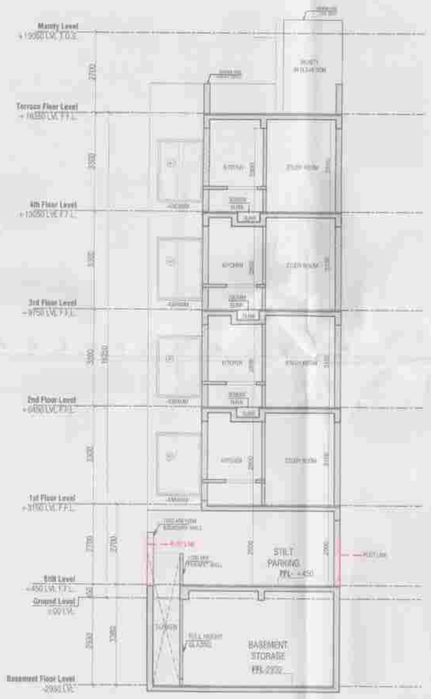
GROUND/STILT FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	6465	x	16114	x	1	=	104.18
TOTAL AREA (D)						=	104.18
DEDUCTION (E)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1200	x	600	x	1	=	0.72
D2	2150	x	4150	x	1	=	8.92
D3	2650	x	1900	x	1	=	5.04
D4	1715	x	2650	x	1	=	4.54
D5	1800	x	3164	x	1	=	5.70
TOTAL AREA DEDUCTION (E)						=	24.92
TOTAL AREA (F) = TOTAL AREA(D) - TOTAL AREA (E)							
TOTAL FAR IN GROUND FLOOR (F)						=	79.26
TOTAL COVERED AREA (G= C+F)						=	93.93

TYPICAL FLOOR (1st, 2nd, 3rd & 4th) FAR CALCULATION (A)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	6465	x	16114	x	1	=	104.18
TOTAL AREA (A)						=	104.18
DEDUCTION (B)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
D1	1350	x	3165	x	1	=	4.27
D2	1715	x	2650	x	1	=	4.54
D3	1850	x	3950	x	1	=	7.31
D4	1600	x	1500	x	1	=	2.40
D5	550	x	1600	x	1	=	0.88
D6	1800	x	3164	x	1	=	5.70
TOTAL AREA DEDUCTION (B)						=	25.10
TOTAL AREA (C) = TOTAL AREA(A) - TOTAL AREA (B)							
TOTAL FAR IN TYPICAL FLOOR (C)						=	79.08

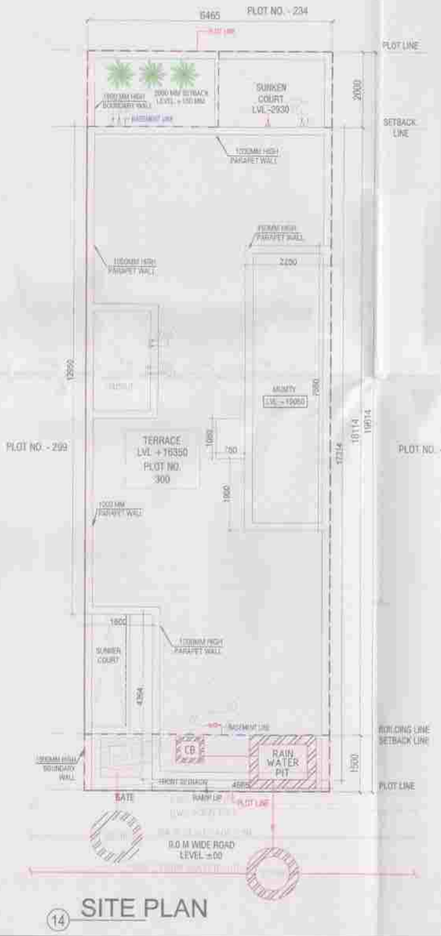
TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	1850	x	3950	x	1	=	7.31
2	1600	x	1500	x	1	=	2.40
3	550	x	1600	x	1	=	0.88
TOTAL AREA (D)						=	10.59
TOTAL COVERED AREA (F = C+ D)						=	89.67

TERRACE FLOOR AREA CALCULATION (X)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2250	x	7560	x	1	=	17.01
TOTAL AREA(X)						=	17.01
TOTAL COVERED WITH OHWT (X*1)						=	17.01

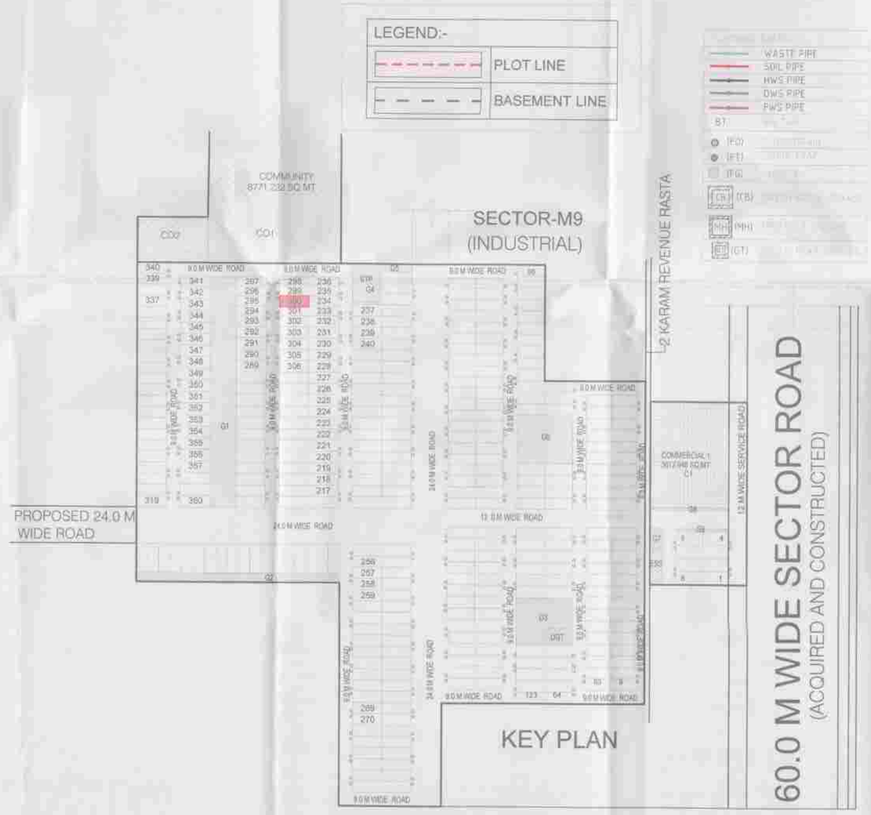
DOOR-WINDOW SCHEDULE						
S.NO	NAME	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1	DW1	1500	2400	±00	2400	BEDROOM-2
2	DW2	1150	2400	±00	2400	MASTER BEDROOM
3	SD1	1790	2400	±00	2400	STUDY
4	W1	1500	1500	±900	2400	DRAWING/DINING RM
5	W2	1050	1500	±900	2400	KITCHEN
6	D1	1050	2400	±00	2400	STAIRCASE
7	D2	900	2400	±00	2400	BEDROOMS/ROOMS
8	D3	750	2400	±00	2400	TOILETS/UTILITY
9	V1	600	1500	±900	2400	TOILET-1 & 2
10	V2	450	1500	±900	2400	WC



SECTION BB'



14 SITE PLAN



KEY PLAN

PROPOSED BUILDING OF
PLOT. NO. 300
BY JMS REALTY DEVELOPERS
LLP IN SECTOR M9, M10, M13
AND M14 MANESAR, DISTRICT
GURUGRAM, HARYANA.

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ARCHITECT: ACPL Design Ltd
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T: 46024444 E: contact@acpldesign.com

ARCHITECT: KULDEEP SHANGARI ARCHITECT CA/97/21741

OWNER: For JMS REALTY DEVELOPERS LLP
Authorised Signatory

SCALE	1:100
DATE ISSUED	07-06-2026
DRAWN BY	Inderjeet Kamboj
CHECKED BY	Resham Singh
DRAWING	PLOT NO.- 300
DWG NO.	JMS/PLOT/TYP/B-300