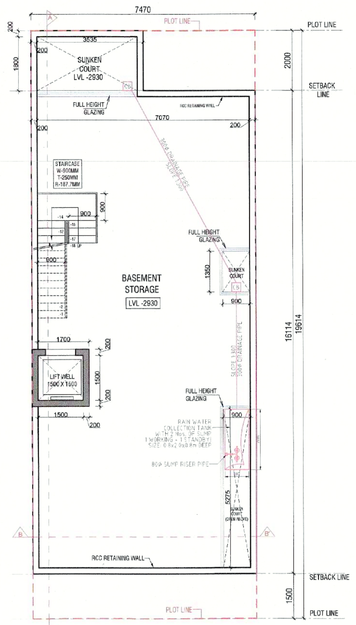
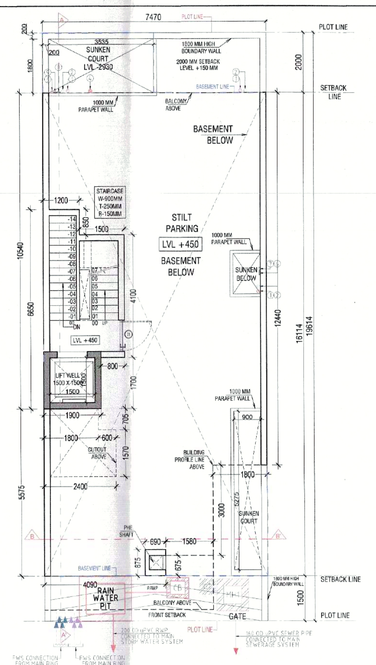
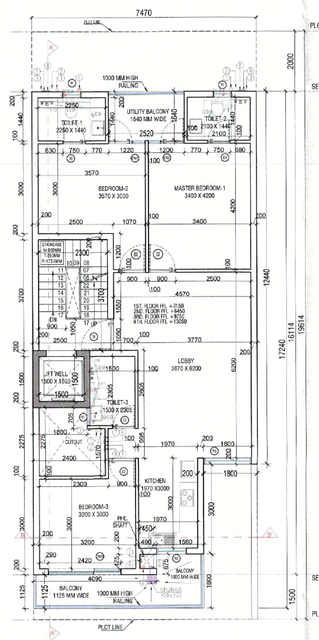


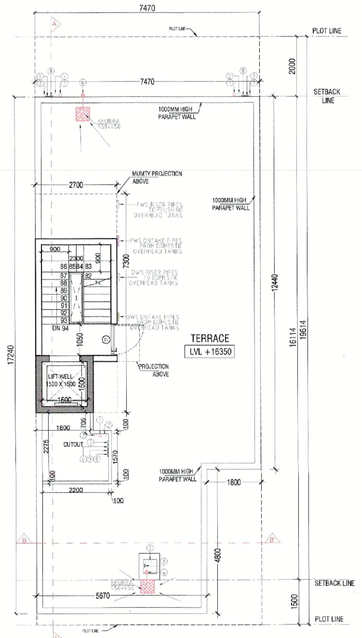
01 BASEMENT FLOOR PLAN -2930 LVL



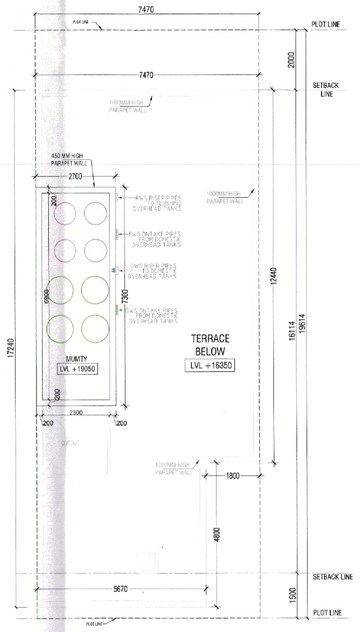
02 GROUND / STILT FLOOR PLAN +450 LVL



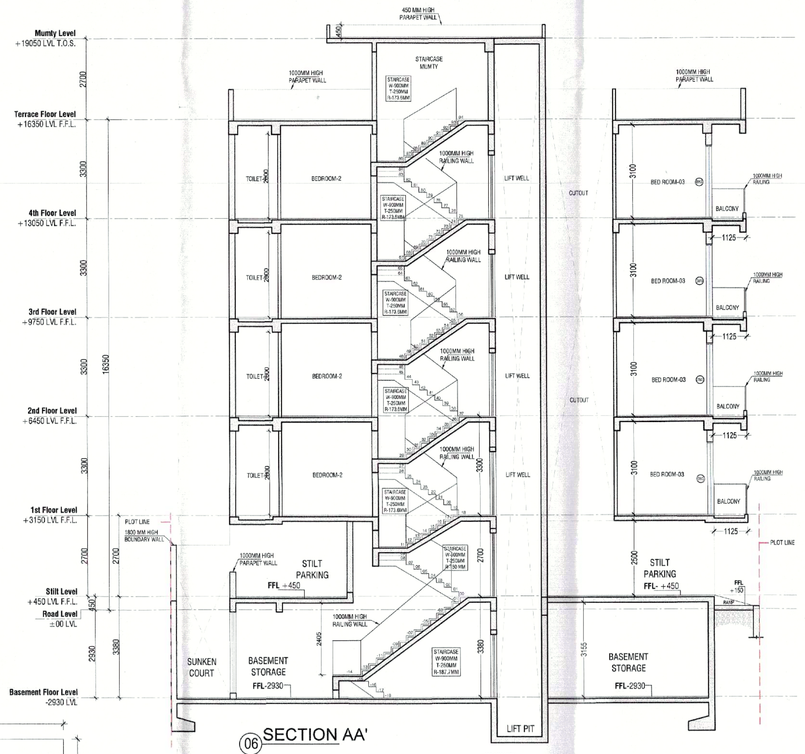
03 TYPICAL FLOOR PLAN 1st, 2nd, 3rd & 4th floors



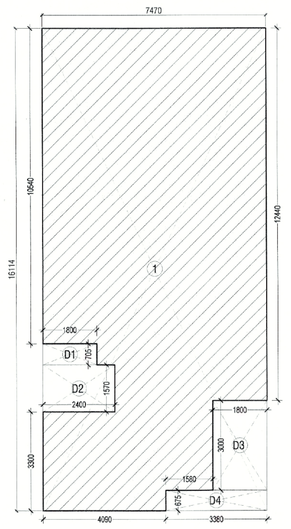
04 TERRACE PLAN +16350 LVL



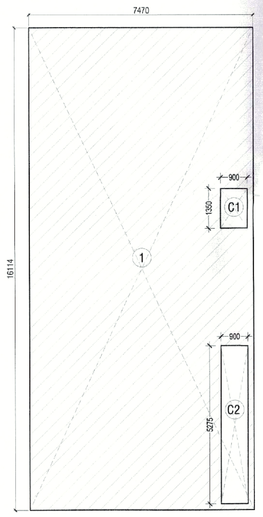
05 MUMTY PLAN +19050 LVL



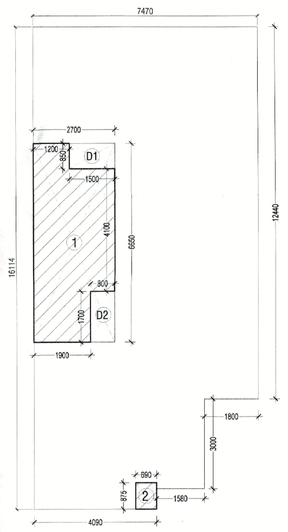
06 SECTION AA'



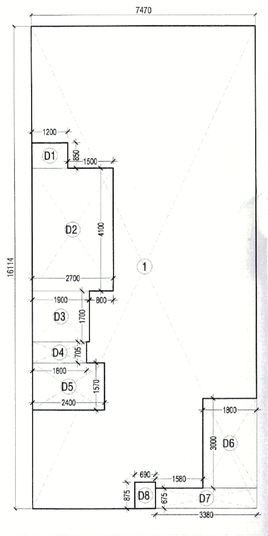
07 GROUND COVERAGE AREA DIAGRAM



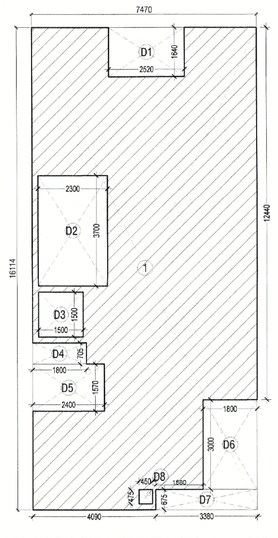
08 BASEMENT AREA DIAGRAM



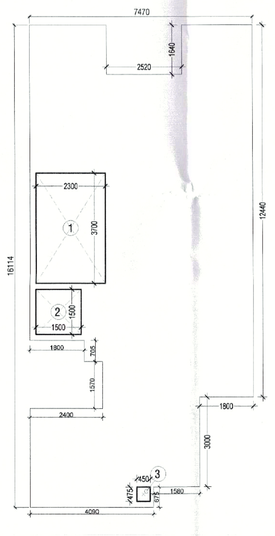
09 GROUND / STILT FLOOR FAR AREA DIAGRAM



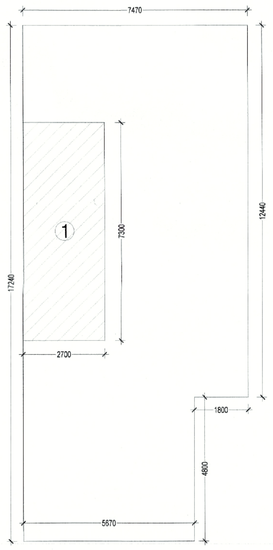
10 GROUND / STILT FLOOR NON FAR AREA DIAGRAM



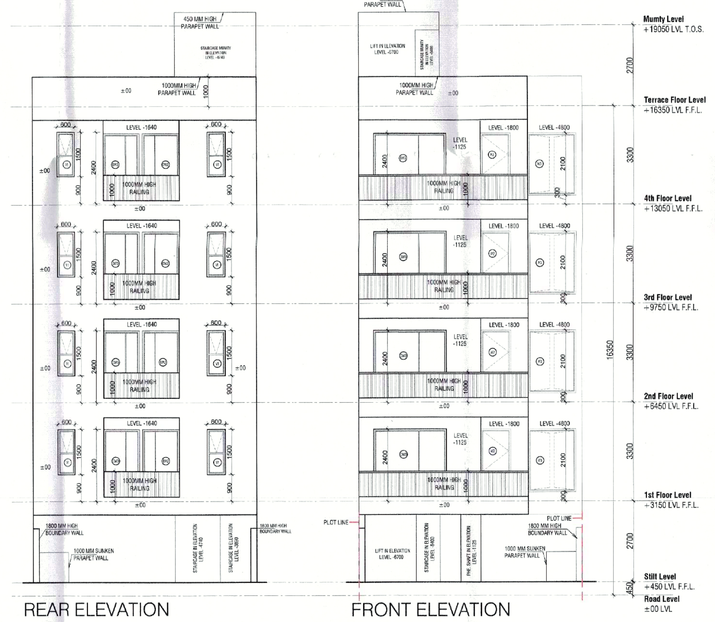
11 TYPICAL FLOOR FAR AREA DIAGRAM 1st, 2nd, 3rd & 4th floors



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
DEDUCTION (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

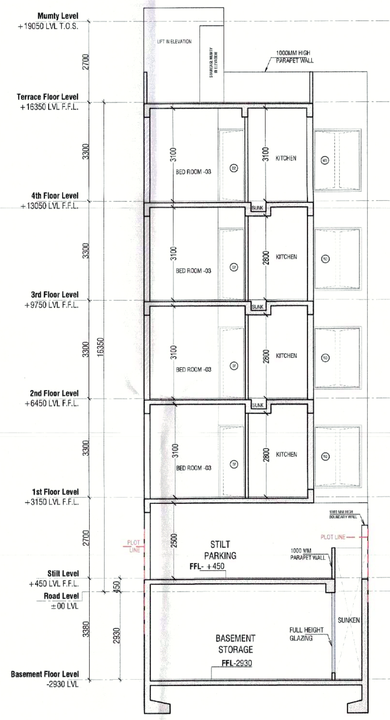
TYPICAL FLOOR NON FAR CALCULATION (D)							
S.NO.	(in mm)		(in mm)		No.s		Area (in sqm)
1	2300	x	3700	x	1	=	8.51
2	1500	x	1500	x	1	=	2.25
3	450	x	475	x	1	=	0.21
TOTAL NON FAR AREA TYPICAL FLOOR (D)						=	10.97
TOTAL COVERED AREA (F = C+ D)						=	103.52

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	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	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

PIPE DETAILS		
S.No.	DESCRIPTION	PIPE DIA.
1	WASHBASIN TO P.T.	32 OD
2	FLOOR/URINAL TRAP (FT)	100x100 OD
3	FT TO MAIN SOIL/WASTE PIPE	110 OD
4	EWC TO MAIN SOIL PIPE	110 OD
5	SOIL/WASTE PIPE	110 OD
6	TERRACE RHWPD	110 OD
7	BALCONY RHWPD	100x100

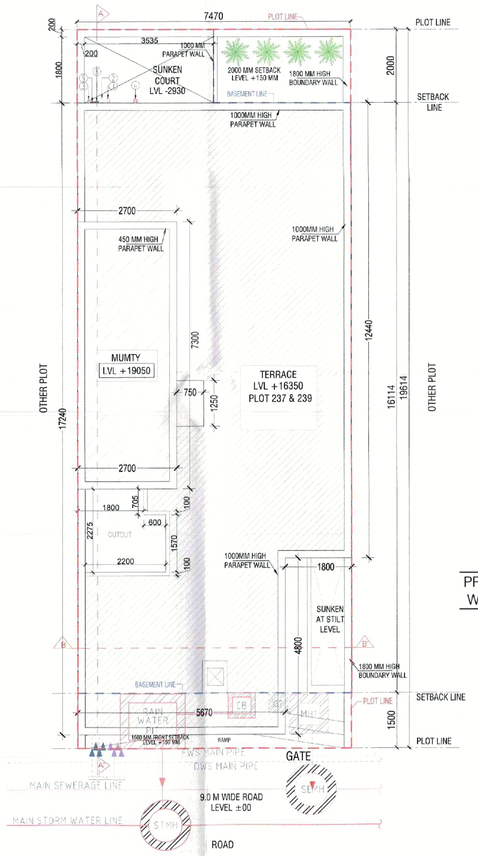
PLUMBING LEGEND		
S.No.	ABBR.	DESCRIPTION
1	SP	110 OD uPVC SOIL/VENT PIPE
2	WP	110 OD uPVC WASTE/VENT PIPE
3	VP	110 OD uPVC VENT/WASTE/VENT PIPE
4	SV	75 OD uPVC VENT PIPE
5	CWS	CWS PIPE
6	FWS	FWS PIPE
7	D1	FWS ON TAK PIPE (1st, 2nd, 3rd, 4th FLOOR)
8	D2	FWS ON TANK PIPE (1st, 2nd, 3rd, 4th FLOOR)
9	RD	75 OD uPVC RAINWATER DRAIN PIPE
10	RW	110 OD uPVC RAIN WATER PIPE
11	FD	FLOOR DRAIN (100x50)
12	FT	FLOOR TRAP (FT/FT)
13	CP	CLEANOUT PLUG
14	DWS	DOMESTIC WATER SUPPLY
15	FWS	FLUSHING WATER SUPPLY
16	NRV	NON RETURN VALVE
17	HV	HOSEBIBBS VALVE
18	BV	BUTTERFLY VALVE
19	VG	VERTICAL GRATING



SECTION BB'

GENERAL NOTES:

1. ALL 40 50 OD PIPES SHALL BE OF uPVC IS 4985 (6 kg)
2. ALL 110 OD PIPES FOR SOIL & WASTE SHALL BE OF uPVC IS 13592
3. ALL 110 OD PIPES FOR RAIN WATER SHALL BE OF uPVC IS 4985
4. ALL INTERNAL WATER SUPPLY PIPES SHALL BE OF cPVC (SDR- 11)
5. ALL WATER SUPPLY PIPES RUNNING IN SHAFT & TERRACE SHALL BE OF GI CONFIRMING TO cPVC (SCH-40)
6. ALL SUMP RISER SHALL BE OF GI CLASS CONFIRMING TO IS 1239 "C" CLASS



14 SITE PLAN

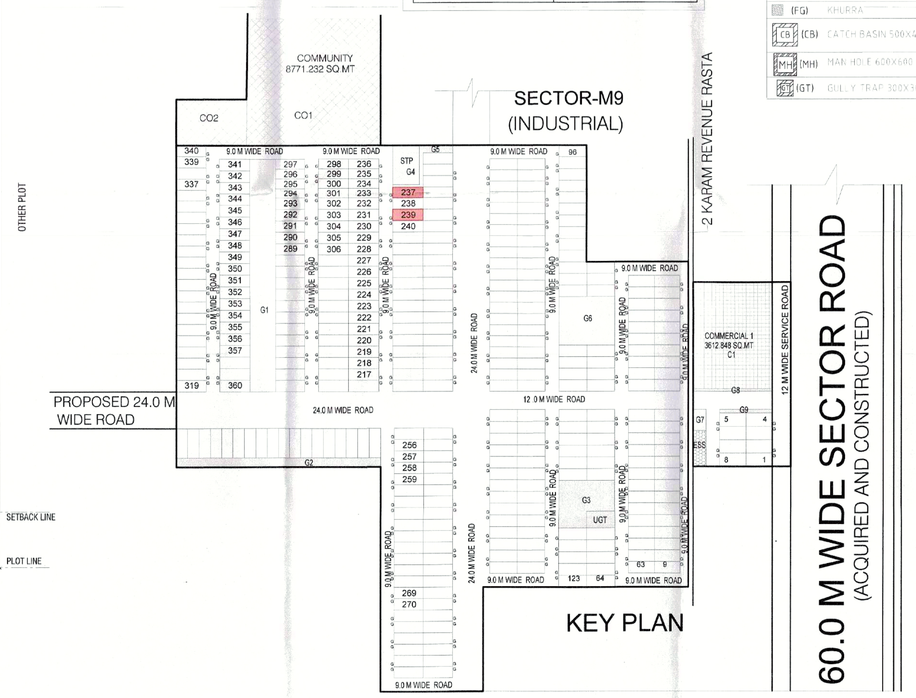
LEGEND:-

PLOT LINE

BASEMENT LINE

PLUMBING LEGEND:-

	WASTE PIPE
	SOIL PIPE
	HWS PIPE
	DWS PIPE
	FWS PIPE
BT	BIB TAP
(FD)	FLOOR DRAIN
(FT)	FLOOR TRAP
(FG)	KHURRA
(CB) (CB)	CATCH BASIN 500X450
(MH) (MH)	MAN HOLE 600X600
(GT)	GULLY TRAP 300X300



KEY PLAN

PROPOSED BUILDING OF PLOT. NO. 237 &239 BY JMS INFRA BUILD PVT LTD 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 Infra Build Pvt Ltd.

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.

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ARCHITECT: KULWEET SHANGARI ARCHITECT CA/97/21741

OWNER: JMS INFRA BUILD PVT LTD. Authorised Signatory

SCALE	1:100
DATE ISSUED	09-05-2025
DRAWN BY	Inderjeet Kamboj
CHECKED BY	Resham Singh
DRAWING	PLOT NO. 237 & 239
DWG NO.	JMS/PLOT/TYP/A-112