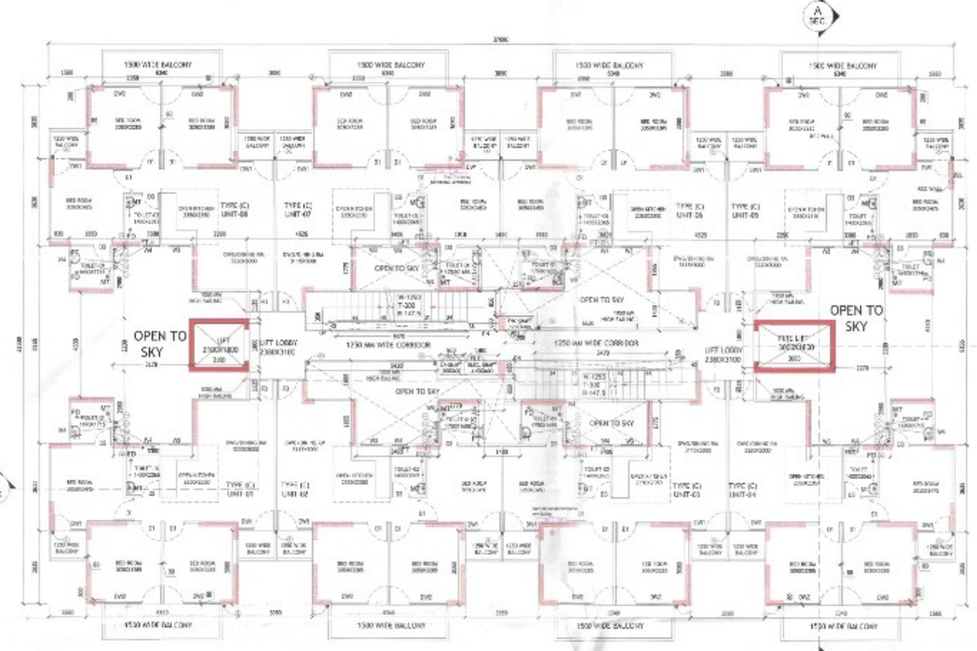
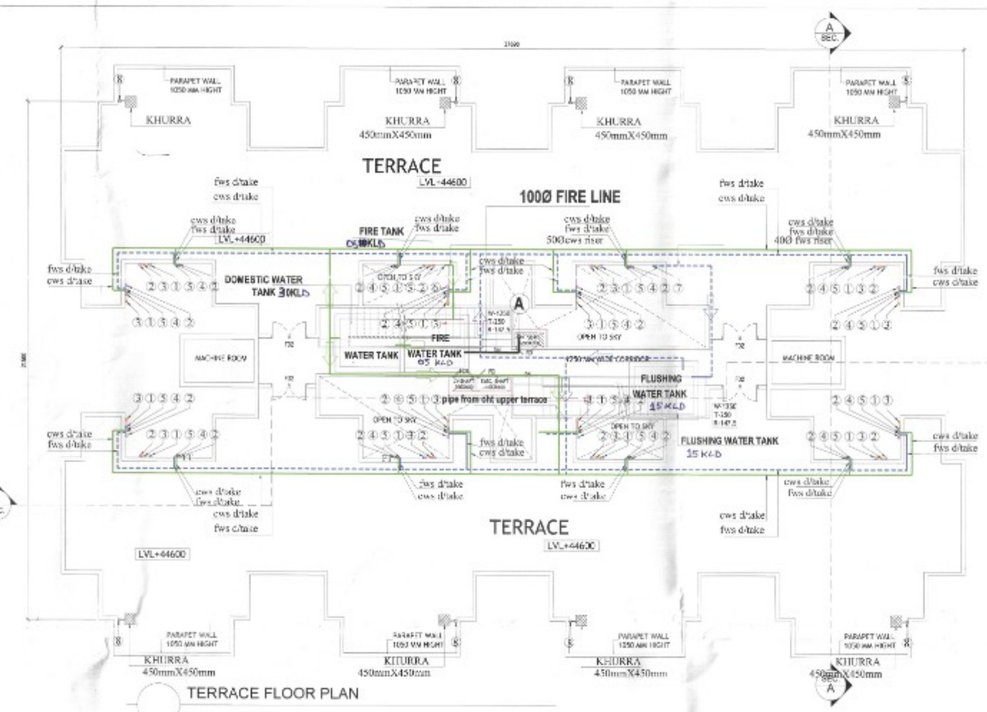
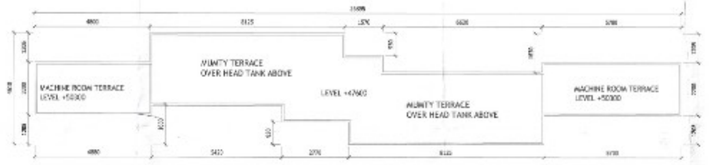


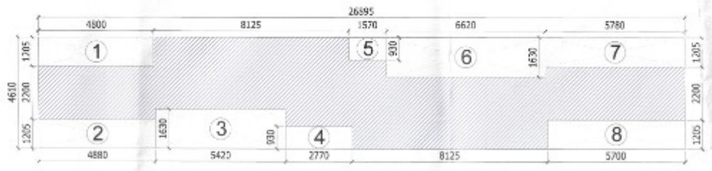
TYPICAL FLOOR PLAN (2nd. to 14th.)
TOWER 14
NOTE :- 2nd. to 6th FLOOR TO BE MORTGAGE (TOTAL NOS. UNITS - 40)



TERRACE FLOOR PLAN
TOWER 14



MUMTY AND MACHINE ROOM TERRACE FLOOR PLAN
TOWER 14

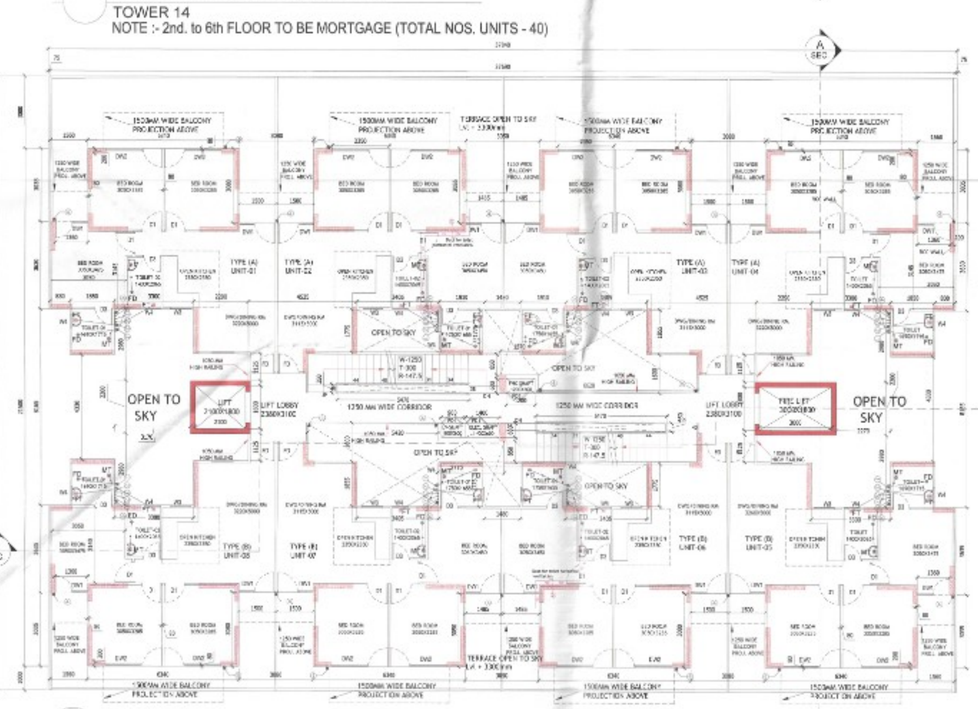


AREA DIAGRAM MUMTY AND MACHINE ROOM FLOOR PLAN
TOWER 14 NON-FAR

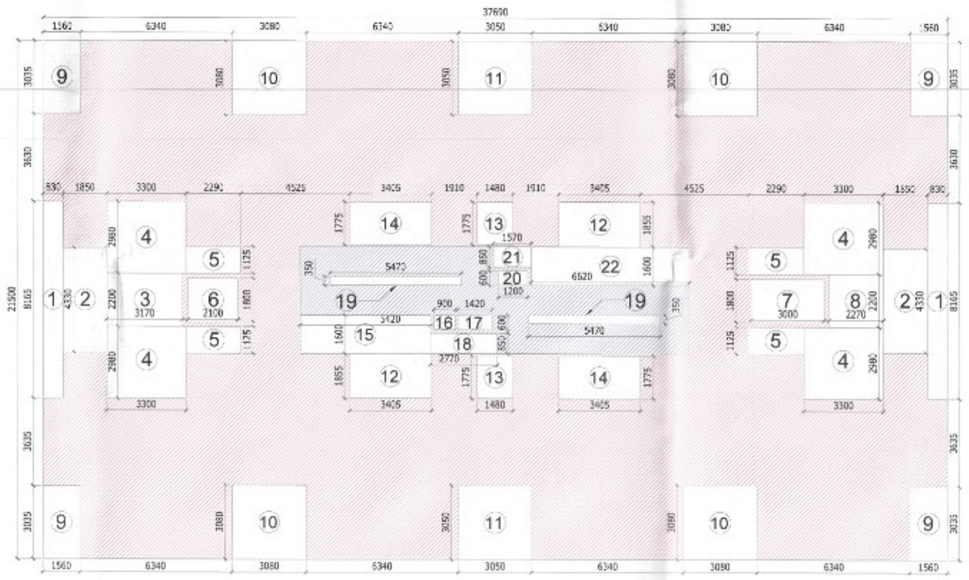
MUMTY AND MACHINE ROOM NON FAR AREA				
ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	26.895	4.610	123.986
TOTAL (1)				123.986 SQ.M
DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	1	4.800	1.205	5.784
2	1	4.880	1.205	5.880
3	1	5.420	1.630	8.835
4	1	2.770	0.930	2.576
5	1	3.570	0.930	3.460
6	1	6.620	1.630	10.791
7	1	5.780	1.205	6.965
8	1	5.700	1.205	6.868
TOTAL (2)				49.159 SQ.M
TOTAL AREA (Total 1 - 2)=3				74.827

TYPICAL, PART SECTION-D
FOR TOILET DUCT

TYPICAL MECHANICAL VENTILATION CALCULATION FOR WC										
s.no.	location	area	height	volume	design CFM	selected exhaust fan	fan size	exhaust duct size
		sq.ft	ft	cu.ft	cfm		MM	mm
1	TYPICAL MECHANICAL VENTILATION WC							
1.1	for all 1	21	9.2	285	57	1pcs for all toilets inline	270x70x(H)	300x70
1.2	for all 2	21	9.2	285	57	for	270x70x(H)	300x70



FIRST FLOOR PLAN
TOWER 14
NOTE :- 1st FLOOR TO BE MORTGAGE (TOTAL NOS. UNITS - 7)



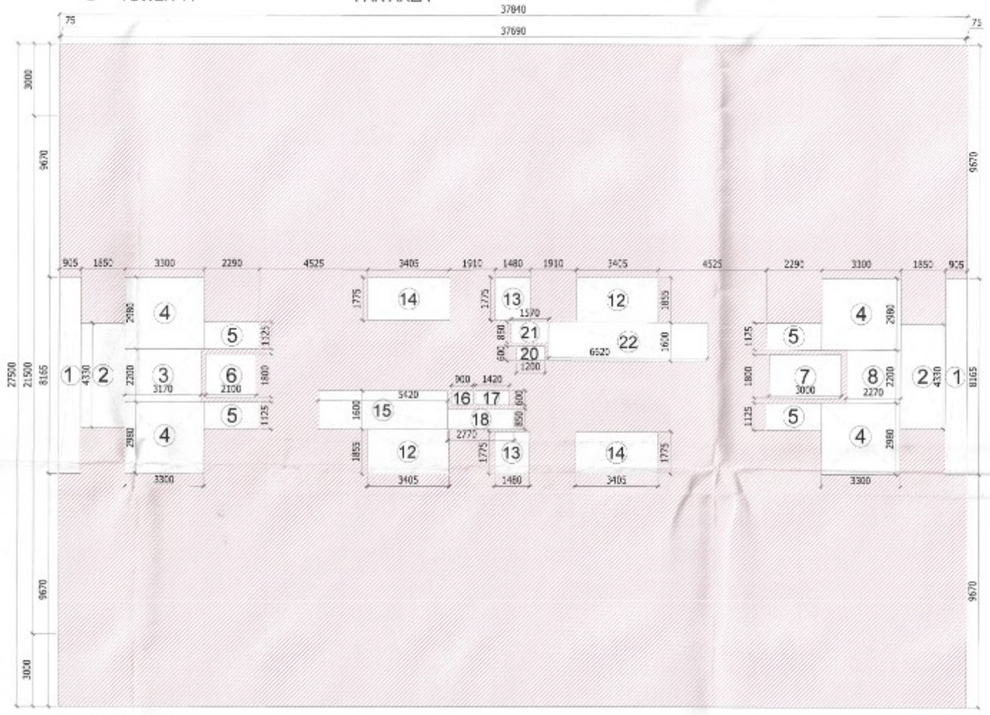
AREA DIAGRAM TYPICAL FLOOR PLAN (1st. to 14th.)
TOWER 14 FAR AREA

STILT/GROUND FLOOR NON FAR AREA (GROUND COVERAGE)				
ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	37.640	25.500	984.920
TOTAL (1)				984.920 SQ.M
DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	2	0.935	8.165	14.779
2	2	1.820	4.330	16.07
3	1	3.170	2.200	6.974
4	4	3.830	2.980	39.139
5	4	2.220	1.125	10.383
6	1	2.100	1.800	3.780
7	1	3.000	1.800	5.400
8	1	2.270	2.200	4.994
12	2	3.405	1.895	12.889
13	2	1.480	1.775	5.254
14	2	3.405	1.775	12.089
15	1	5.420	1.600	8.672
16	1	0.900	0.600	0.54
17	1	1.420	0.600	0.852
18	1	2.770	0.850	2.355
20	1	1.200	0.600	0.720
21	1	1.570	0.850	1.335
22	1	5.620	1.600	10.592
TOTAL (2)				156.628 SQ.M
TOTAL GROUND COVERAGE (Total 1-2)=3				806.292

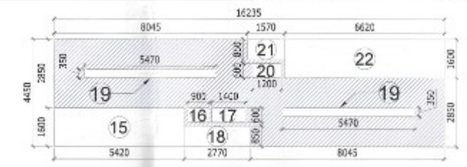
F.A.R CALCULATION ON GROUND FLOOR				
ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	26.895	4.610	123.986 SQ.M
TOTAL (1)		Total		123.986 SQ.M
DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	1	4.800	1.205	5.784 SQ.M
2	1	4.880	1.205	5.880 SQ.M
3	1	5.420	1.630	8.835 SQ.M
4	1	2.770	0.930	2.576 SQ.M
5	1	3.570	0.930	3.460 SQ.M
6	1	6.620	1.630	10.791 SQ.M
7	1	5.780	1.205	6.965 SQ.M
8	1	5.700	1.205	6.869 SQ.M
TOTAL F.A.R AREA (4)			Total	49.159 SQ.M
TOTAL NON-F.A.R AREA ON GROUND (3-4)				731.441
STILT PARKING ECS PERMISSIBLE				733.455 @ 20 SQM
				36.185
			SAY	36 ECS
ECS PROVIDED ON TOWER 14				30 ECS
TWO WHEELER PERMISSIBLE				112 NOS.
TWO WHEELER PROVIDED TOWER 14				112 NOS.

FIRST/TYPICAL FLOOR FAR AREA				
ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	37.690	21.500	810.335
TOTAL (1)				810.335 SQ.M
DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	2	0.935	8.165	13.594
2	2	1.820	4.330	16.02
3	1	3.170	2.200	6.974
4	4	3.300	2.980	39.336
5	4	2.270	1.125	10.206
6	1	2.100	1.800	3.780
7	1	3.000	1.800	5.400
8	1	2.270	2.200	4.994
9	4	1.560	3.035	18.918
10	4	3.080	3.080	37.946
11	2	3.010	3.050	18.605
12	2	3.405	1.895	12.913
13	2	1.480	1.775	5.254
14	2	3.405	1.775	12.089
15	1	5.420	1.600	8.672
16	1	0.900	0.600	0.540
17	1	1.420	0.600	0.852
18	1	2.770	0.850	2.355
19	2	5.470	0.350	3.829
20	1	1.200	0.600	0.720
21	1	1.570	0.850	1.335
22	1	5.620	1.600	10.592
TOTAL (2)			Total	234.721 SQ.M
TOTAL AREA (Total 1 - 2) = 3				575.614

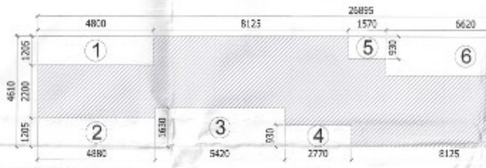
NON-F.A.R AREA				
ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	16.235	4.450	72.246 SQ.M
TOTAL (6)			Total	72.246 SQ.M
DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
15	1	5.420	1.600	8.672 SQ.M
16	1	0.900	0.600	0.540 SQ.M
17	1	1.420	0.600	0.852 SQ.M
18	1	2.770	0.850	2.355 SQ.M
19	2	5.470	0.350	3.829 SQ.M
20	1	1.200	0.600	0.720 SQ.M
21	1	1.570	0.850	1.335 SQ.M
22	1	5.620	1.600	10.592 SQ.M
TOTAL (7)			Total	28.882 SQ.M
TOTAL NON-F.A.R AREA (4)				43.364
TOTAL F.A.R AREA (3-4)				532.250



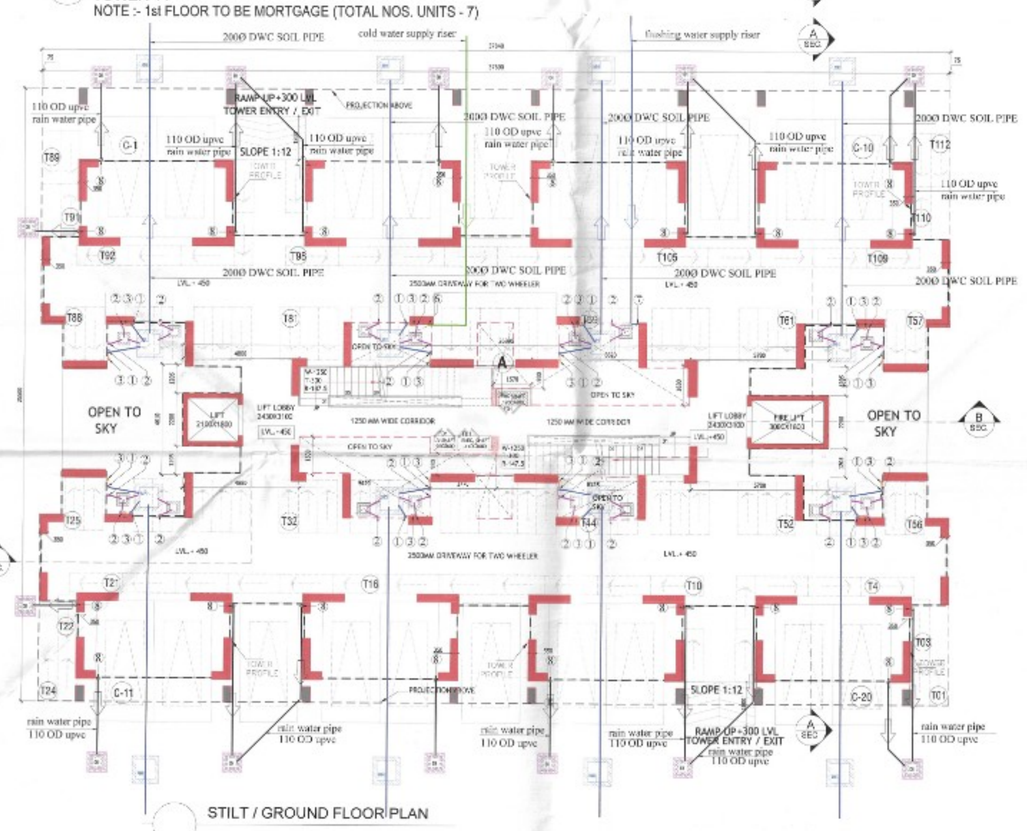
AREA DIAGRAM STILT/GROUND FLOOR PLAN
TOWER 14 NON-FAR AREA



AREA DIAGRAM TYPICAL FLOOR PLAN (1st. to 14th.)
TOWER 14 NON-FAR AREA



AREA DIAGRAM STILT/GROUND FLOOR PLAN
TOWER 14 FAR AREA



STILT / GROUND FLOOR PLAN
TOWER 14

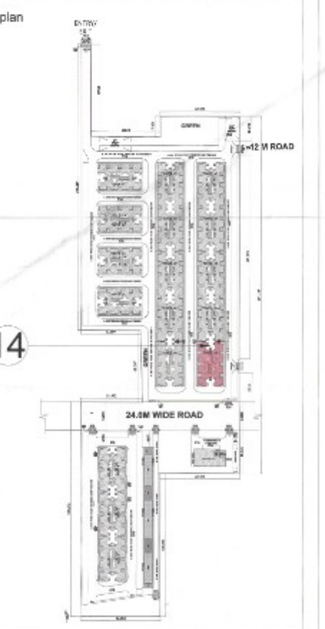
Note:-
TOWER-14
FIRST FLOOR 7 UNITS TO BE MORTGAGE
SECOND FLOOR TO 6TH FLOOR =6UNIT X 5 FLOOR = 40
TOTAL UNITS TO BE MORTGAGE = 47 UNITS

NOTES
- ALL RCC SHEAR WALL AT STILT LEVEL IS 350MM.
- ALL RCC SHEAR WALL AT 1ST TO 14TH FLOOR LEVEL IS 200MM.
- ALL EXTERNAL & INTERNAL PARTITION RCC WALL AT 1ST TO 14TH FLOOR LEVEL IS 90MM.

S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P.(G) Member B.P.A.C. — C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ) — JD — PA — A.T.P.
ATP(HQ)
Ram Avtar Bassi JD(HQ) — DCP (T) MEMBER B.P.A.C.
SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

NOTES
1. Dimensions are not to be scaled.
2. All dimensions are in mm.
3. All windows and ventilators are openable.
4. Lift well are mechanically Pressurized.
5. Fire services install as per NBC.
6. 100% power backup for emergency services.

key plan



DOOR & WINDOWS SCHEDULE				
RMK.	WIDTH	HEIGHT	CILL LVL.	LINTEL LVL.
D1	900	2250	--	2250
D2	1200	2250	--	2250
D3	750	2250	--	2250
D3	1200	2250	--	2250
W1	1200	1500	750	2250
W2	750	2100	150	2250
W3	900	1500	1050	2250
W4	800	750	1500	2250
DW1	1350	2250	--	2250
DW2	2000	2250	--	2250
DW3	2850	2250	--	2250
F21	900	2250	--	2250
F22	1500	2250	--	2250

ALL UNITS MAIN DOOR 1 HOUR FIRE RATING.
TYPE B - TOILETS 01402 FULLY MECHANICALLY VENTILATED

	EXTERNAL FIRE HYDRANT
	MANHOLE SEWER
	CATCH BASIN
	RCC PIPE STORM WATER
	DWC SEWER PIPE
+ MT	MULT TRAP TO FT
+ FT	FLOOR TRAP TRAP TO FT
+ FD	FLOOR DRAIN
+ BD	BALCONEY DRAIN
	40Ø WASHBASIN TO FLOOR TRAP
	50 SINK TO FLOOR TRAP
	110 OD FLOOR TRAP TO VERTICAL

LEGEND	
1	110 OD SOIL PIPE
2	110 OD WASTE PIPE
3	32 OD VENTE PIPE
4	COLD WATER SUPPLY
5	FLUSHING WATER SUPPLY
6	COLD WATER SUPPLY RISER
7	FLUSHING WATER SUPPLY RISER
8	RAIN WATER PIPE FOR BALCONY & TERRACE

14

Owner's Sign&Stamp
For ROF Infratech and Housing Pvt. Ltd.
Authorised Signatory

Architect's Sign&Stamp
JYOTI PRAKASH SHARMA
CA/2008/43101

Architects :
JPS DESIGN STUDIO

Electrical, Plumbing, HVAC & Fire Fighting
BEHERA ASSOCIATES PVT LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
EMAIL-behera.associates@gmail.com

Project Title :
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 11.11875 ACRE (LICENCE NO. 182 OF 2024 DATED 10/12/2024 IN SECTOR 07 , SOHNA , BEING DEVELOPED BY ROF INFRATECH & HOUSING PVT. LTD.

Checked and Issue NOC for Public Health External Service only subject to comments in forwarding letter No. 22 590. dt. 21-12-2024

Drawing Title :
TOWER-14 FLOOR PLANS AND AREA DIAGRAM AND AREA CALCULATION

Superintending Engineer (HQ)

Scale :	1:125	Rev :	
Date :	27-12-2024	Drawing No :	SD/AH/09
Drawn By :	Piyush Sharma		
Checked By :	J P SHARMA		
Sheet Size :	A0:841x1189mm	Drawing Status :	Submission Drawing