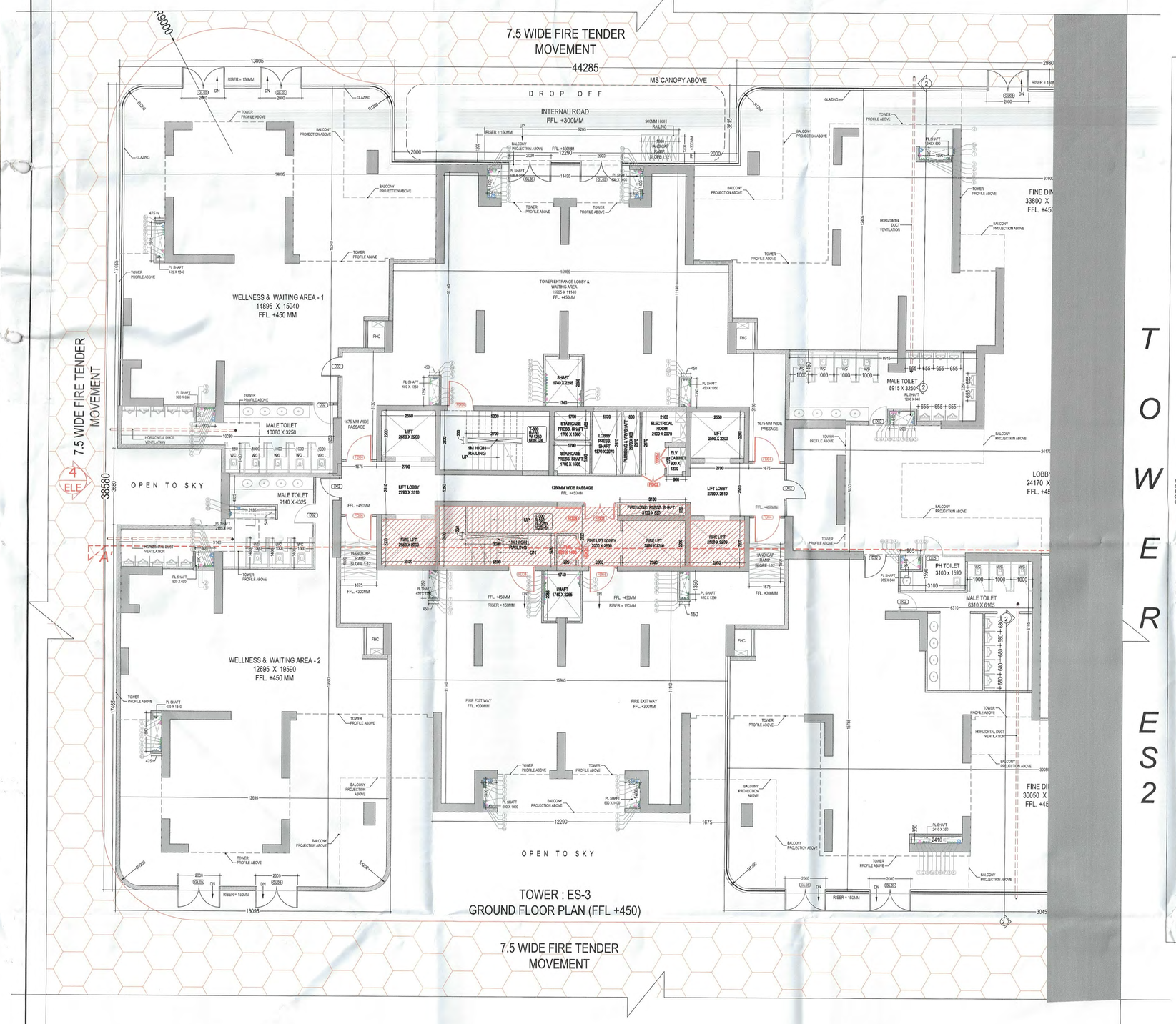
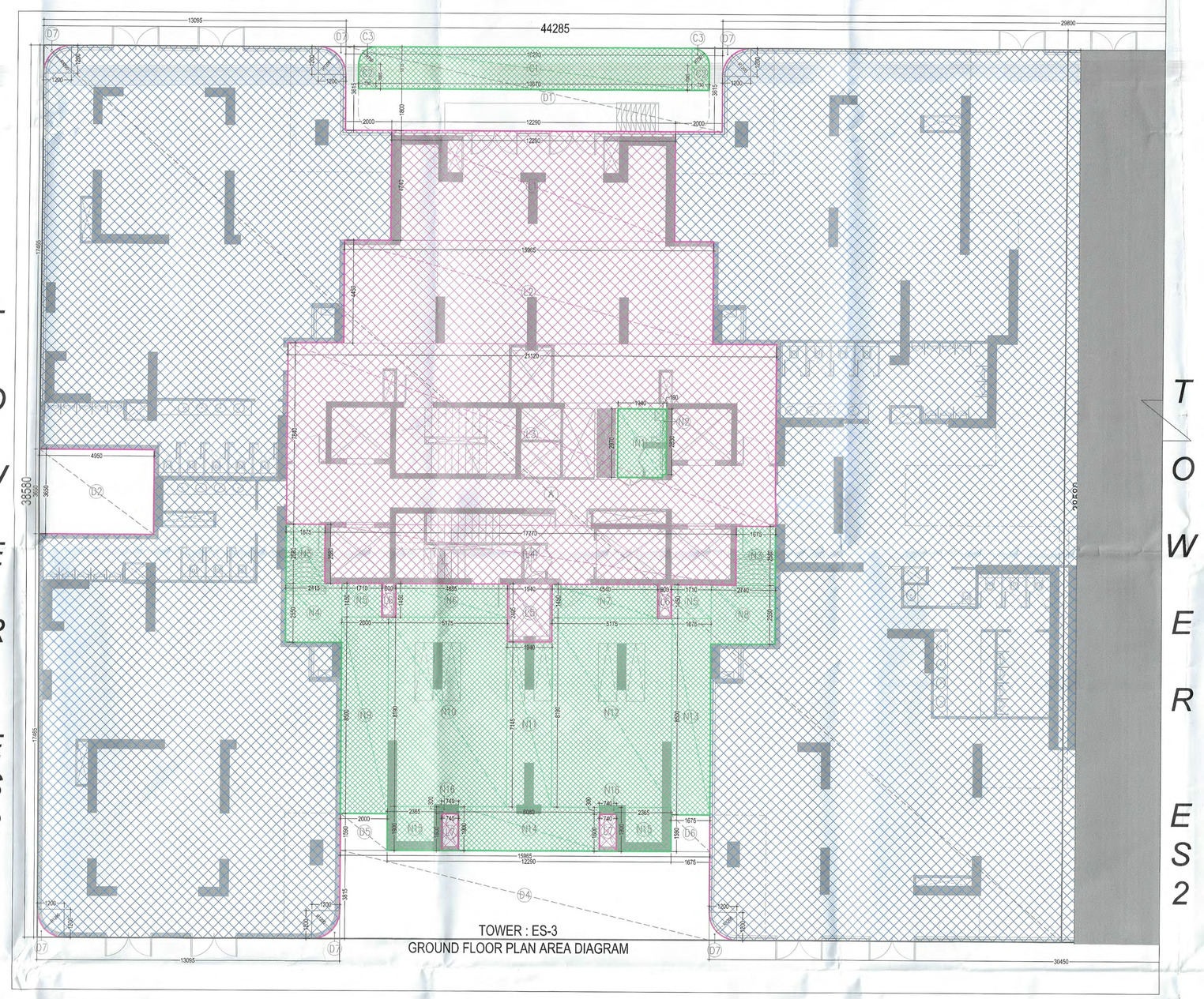




This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | CVO (HR.) Chairman B.P.A.C.

DTP(HQ) | ATP(HQ) | F. Manager I BRAC

AD | PA | ATP | Rajesh Dutt SD(HQ)

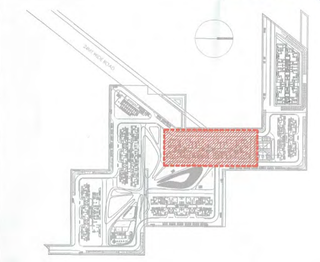
TO BE READ WITH THIS OFFICE MEMO NO. 13350 DATED : 21/01/26

Checked and found okay Public Health (Internal) Service only subject to [illegible]

In forwarding letter No. 53877 20/1/26

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

KEY PLAN



Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
3. 100% POWER BACKUP/ MECHANICAL VENTILATED SHAFTS.
4. RAILING HEIGHT AS PER NBC.

PHASE – 1 ALREADY SANCTIONED VIDE DATES: 25.01.2023 AND MEMO NO - 2350

PROJECT:

PROPOSED BUILDING PLANS OF PHASE–03 & REVISED BUILDING PLANS OF PHASE–02, & BASEMENTS FALLING UNDER PHASE–02 & 03 PART OF GROUP HOUSING COLONY (MIX–LAND USE 99% RESIDENTIAL COMPONENT & 1% COMMERCIAL COMPONENT) UNDER TOD POLICY OVER AN AREA MEASURING 15.99375 ACRES (UCENSE NO. 213 OF 2022 DATED: 27.12.2022) IN THE REVENUE ESTATE OF VILLAGE CHAUMA, SECTOR–111, GURUGRAM MANESAR
URBAN COMPLEX BEING DEVELOPED BY M/S METRO EDUCATION & WELFARE PVT. LTD.

OWNER

METRO EDUCATION AND WELFARE PVT. LTD

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SUBMISSION DRAWING

OWNER'S SEAL & SIGNATURE

Metro Education & Welfare Pvt. Ltd. Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

AMIT GUPTA Architect CA/2004/33147

DATE:-	SCALE :-	DRAWING NO:-
MAR 2026	1:100	CRN111-PH2-STS-ES3-GF-DR-AR-0102

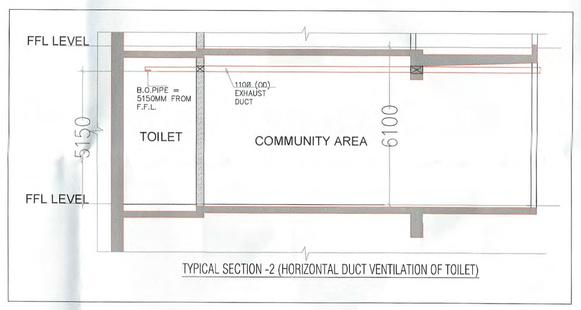
DRAWING TITLE:-
TOWER : ES-3 (COMMUNITY AREA)
STILT / GROUND FLOOR PLAN & AREA DIAGRAM

LEGEND:-

1. COLUMN / STRUCTURAL WALL
2. NON STRUCTURAL WALL

LEGEND FOR STILT FLOOR

- LOBBY FAR AREA
- COMMUNITY BUILDING FAR
- NON FAR AREA
- SERVICE AREA
- SHAFT AREA UNDER DEDUCTION
- FIRE TENDER PATH
- BALCONY PROJECTION
- TOWER PROFILE



TYPICAL SECTION -2 (HORIZONTAL DUCT VENTILATION OF TOILET)

DOOR & WINDOW SCHEDULE

S.NO.	SYMBOL	SIZE	CILL LVL	LINTEL LVL	REMARKS
1	SD01	4105X2750	-	2750	UPVC/SD
2	SD02	1985X2750	-	2750	UPVC/SD
3	SD03	3515X2750	-	2750	UPVC/SD
4	SD04	1515X2750	-	2750	UPVC/SD
5	SD05	1700X2750	-	2750	UPVC/SD
6	SD06	2500X2750	-	2750	UPVC/SD
7	SD07	3340X2750	-	2750	UPVC/SD
8	SD08	2690X2750	-	2750	UPVC/SD
9	SD09	4230X2750	-	2750	UPVC/SD
10	SD10	1715X2750	-	2750	UPVC/SD
11	SD11	2350X2750	-	2750	UPVC/SD
12	GL01	1500X2750	-	2750	GLASS DOOR
13	GL02	1000X2750	-	2750	GLASS DOOR
14	GL03	2000X2750	-	2750	GLASS DOOR
15	FD01	1500X2430	-	2430	TWO HOUR FIRE RATED DOOR
16	FD01A	1500X2750	-	2750	TWO HOUR FIRE RATED DOOR
17	FD02	1200X2650	100	2750	TWO HOUR FIRE RATED DOOR
18	FD03	1000X2330	100	2430	TWO HOUR FIRE RATED DOOR
19	FD04	1250X2430	-	2430	TWO HOUR FIRE RATED DOOR
20	FD04A	1250X2750	-	2750	TWO HOUR FIRE RATED DOOR
21	FD05	900X2750	-	2750	TWO HOUR FIRE RATED DOOR
22	FD06	2000X2750	-	2750	TWO HOUR FIRE RATED DOOR
23	D01	1200X2750	-	2750	ONE HOUR FIRE RATED DOOR
24	D02	1000x2430	-	2430	WD/FLUSH DOOR
25	D03	800X2430	-	2430	WD/FLUSH DOOR
26	D04	800X2430	-	2430	ONE HOUR FIRE RATED DOOR
27	D04A	800X2750	-	2750	WD/FLUSH DOOR
28	D05	1000X2750	-	2750	WD/FLUSH DOOR
29	D05A	1050X2750	-	2750	WD/FLUSH DOOR
30	D06	1250X2750	-	2750	WD/FLUSH DOOR
31	D07	815X2250	-	2250	WD/FLUSH DOOR
31	V01	600X1200	1050	2250	UPVC
32	V02	600X1200	600	2250	UPVC
33	V03	500X1200	1050	2250	UPVC
34	DW01	800/1000 (1800)	0/1050	2750	UPVC/OP
35	DW02	800/1750 (2550)	0/1050	2750	UPVC/OP
36	DW03	800/815 (1615)	0/1050	2750	UPVC/OP
37	DW04	800/640 (1440)	0/1050	2750	UPVC/OP
38	DW05	800/850 (1650)	0/1050	2750	UPVC/OP
39	DW06	800/1185 (1985)	0/1050	2750	UPVC/OP
40	W01	815X1200	1050	2250	UPVC/OP
41	W02	1000X1200	1050	2250	UPVC/OP
42	W03	750X1200	1050	2250	UPVC/OP
REMARKS		WD/FD = WOODEN FLUSH DOOR UPVC/SD = UPVC/ SLIDING UPVC/OP = UPVC/ OPENABLE			

LEGEND:- PLUMBING

1		100Ø SOIL PIPE
2		100Ø WASTE PIPE
3		75Ø VENT PIPE
4		150Ø RAIN WATER PIPE FROM TERRACE
5		100Ø RAIN WATER PIPE FROM BALCONY
6		DOMESTIC WATER DOWN TAKE TOP 3-FLOOR HYDRO SUPPLY
7		DOMESTIC WATER DOWN TAKE (LEFT 25TH FLOOR TO 15TH FLOOR)
8		DOMESTIC WATER DOWN TAKE (LEFT 14 FLOOR TO GROUND/STILT FLOOR)
9		FLUSHING WATER DOWN TAKE (TOP 28TH FLOOR TO 16TH FLOOR)
10		FLUSHING WATER DOWN TAKE (LEFT 15TH FLOOR TO GROUND/STILT FLOOR)
11		DOMESTIC WATER RISER PIPE
12		FLUSHING WATER RISER PIPE

	PIPE SUPPORT
	W.C CISTERN
	HEALTH FAUCET
	GEYSER
	BUTTERFLY VALVE
	PIPE DROP
	FLOOR TRAP
	FLOOR DRAIN
	FLOOR TRAP CUTOUT 150X150MM
	WC CUTOUT 150X150MM
	HOT WATER SUPPLY PIPE
	KHURRA SIZE 450X450
SUNKEN FOR TOILET 100MM	
SUNKEN FOR BALCONY 75 MM	

FAR AREA OF TOWER- ES3

AT STILT / GROUND FLOOR LEVEL

TAG	LENGTH (L) in Mts	WIDTH (W) in Mts	NO.S (N)	AREA (L x W x N) in sq.m
A	44.285	38.58	1	1708.515
TOTAL (A)				1708.515

DEDUCTIONS

TAG	LENGTH (L) in Mts	WIDTH (W) in Mts	NO.S (N)	AREA (L x W x N) in sq.m
D1	16.290	3.615	1	58.888
D2	4.950	3.650	1	18.068
D4	15.965	3.815	1	60.906
D5	2.000	1.590	1	3.180
D6	1.675	1.590	1	2.663
D7	(1.2X1.2)-(3.14/4 X1.2X1.2)		6	1.858
TOTAL (D)				145.563

NON FAR AREA

TAG	LENGTH (L) in Mts	WIDTH (W) in Mts	NO.S (N)	AREA (L x W x N) in sq.m
N1	1.940	2.970	1	5.762
N2	2.830	0.160	1	0.453
N3	1.675	2.580	2	8.643
N4	2.415	2.550	1	6.158
N5	1.710	1.450	2	4.959
N6	4.865	1.450	1	7.054
N7	4.540	1.450	1	6.583
N8	2.740	2.550	1	6.987
N9	2.000	8.500	1	17.000
N10	5.175	8.190	1	42.383
N11	1.940	7.145	1	13.861
N12	5.175	8.190	1	42.383
N13	1.675	8.500	1	14.238
N14	6.080	1.900	1	11.552
N15	2.365	1.900	2	8.987
N16	0.740	0.300	2	0.444
TOTAL (N)				197.447
FAR AREA (F) = (A -D-N)				1365.505

FAR:ENTRANCE LOBBY & SHAFTS

TAG	LENGTH (L) in Mts	WIDTH (W) in Mts	NO.S (N)	AREA (L x W x N) in sq.m
L1	12.290	4.740	1	58.255
L2	15.965	4.450	1	71.044
L3	21.120	7.840	1	165.581
L4	17.770	2.580	1	45.847
L5	1.940	2.495	1	4.840
L6	0.600	1.450	2	1.740
L7	0.740	1.600	2	2.368
TOTAL (B)				349.675
TOTAL FAR FOR LOBBY L = (B-N1-N2)				343.460
TOTAL FAR FOR COMMUNITY AREA IN TOWER 5 = (F-L)				1022.045
NON FAR AREA (N)				197.447
TOTAL COVERED AREA = (F + N)				1562.952

CANOPY AREA

TAG	LENGTH (L) in Mts	WIDTH (W) in Mts	NO.S (N)	AREA (L x W x N) in sq.m
C1	13.670	1.815	1	24.811
C2	0.750	1.065	1	0.799
C3	(3.14 X .750 X .750)/ 4		2	0.883
TOTAL (C)				26.493
GROUND COVERAGE AREA (GC)=(F + N + C)				1589.445