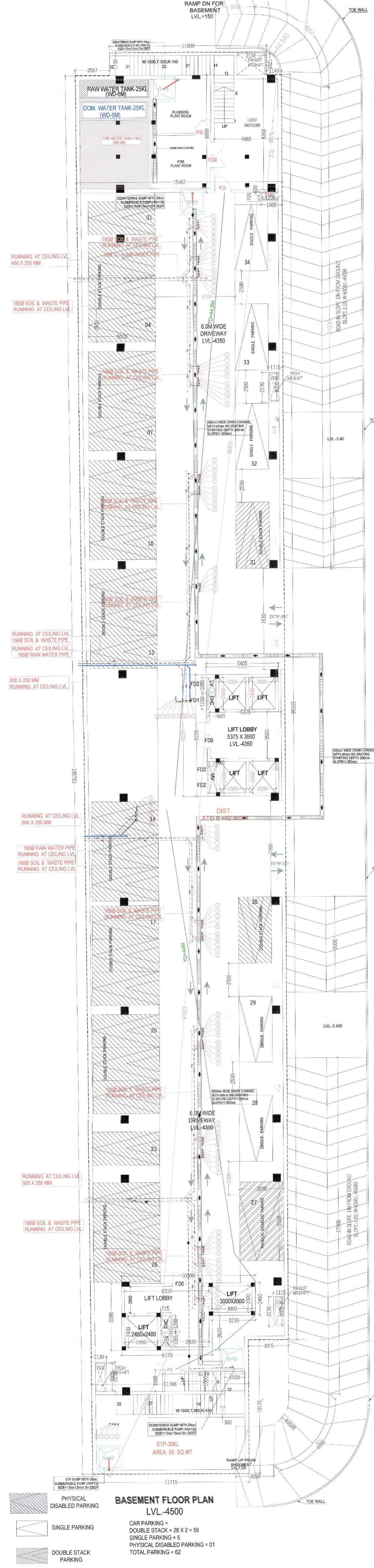
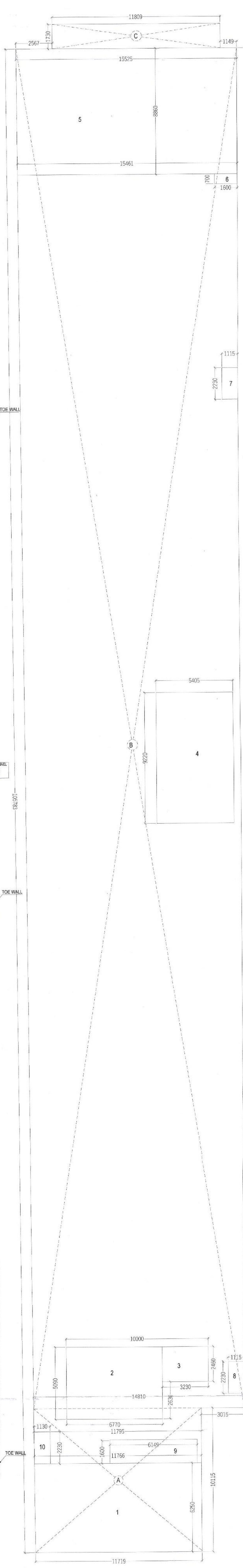


BASEMENT FLOOR PLAN
LVL.-4500

CAR PARKING =
DOUBLE STACK = 28 X 2 = 56
SINGLE PARKING = 5
PHYSICAL DISABLED PARKING = 01
TOTAL PARKING = 62

PHYSICAL DISABLED PARKING
SINGLE PARKING
DOUBLE STACK PARKING



BASEMENT AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	(11.719+11.795)/2			10.115	118.922
B	(14.810+15.525)/2			95.665	1450.999
C	1	1	11.809	1.730	20.430
TOTAL ADDITION					1590.351
TOTAL BASEMENT AREA					1590.351

BASEMENT AREA UNDER SERVICES					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	(11.766+11.719)/2			6.250	73.391
2	1	1	6.770	5.090	34.459
3	1	1	3.230	2.460	7.946
4	1	1	5.405	9.220	49.834
5	(15.525+15.461)/2			8.860	107.742
C	1	1	11.809	1.730	20.430
6	1	1	1.600	0.700	1.120
7	1	1	1.115	2.230	2.486
8	1	1	1.115	2.230	2.486
9	1	1	6.149	1.600	9.838
10	1	1	1.130	2.230	2.520
TOTAL ADDITION					312.253
TOTAL BASEMENT AREA UNDER SERVICES					312.253

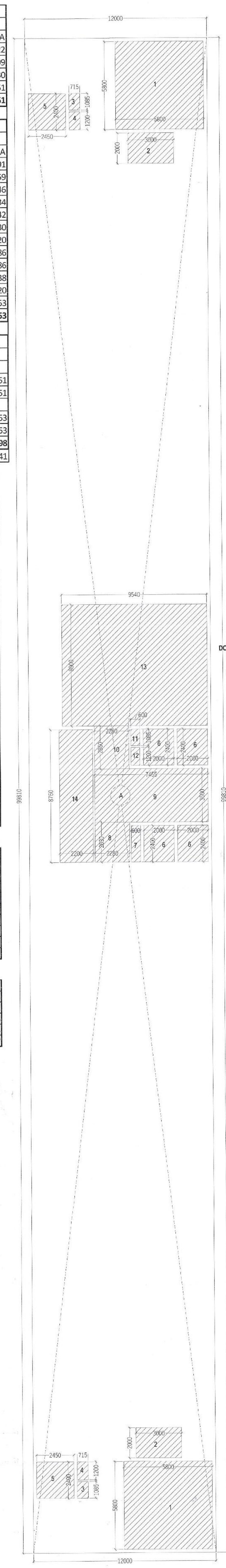
BEASEMENT AREA LEFT FOR PARKING					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	BASEMENT AREA				1590.351
TOTAL ADDITION					1590.351
SUBTRACTIONS					
1	BASEMENT AREA UNDER SERVICES				312.253
TOTAL SUBTRACTION					312.253
TOTAL FIRST FLOOR F.A.R.					1278.098
				ECS	39.941

GROUND COVERAGE & F.A.R. AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	12.000	99.810	1197.720
TOTAL ADDITION					1197.720
TOTAL GROUND COVERAGE & F.A.R. AREA					1197.720

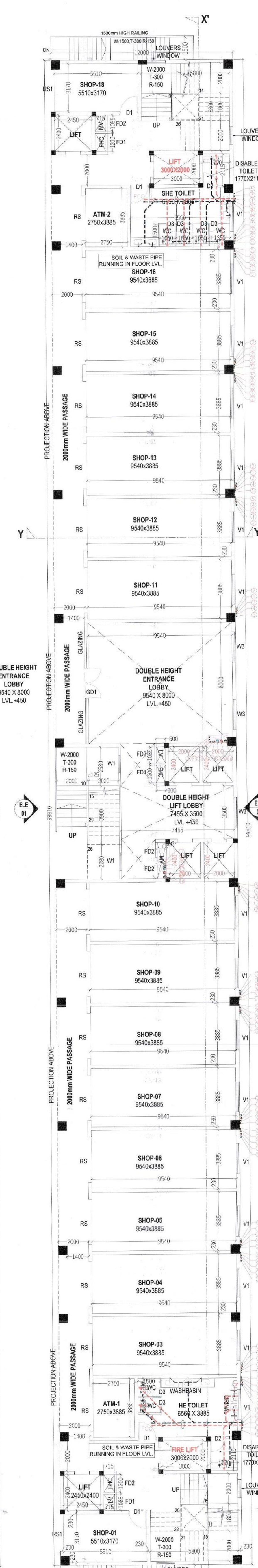
FIRST FLOOR F.A.R. AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	12.000	99.810	1197.720
TOTAL ADDITION					1197.720
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	2	1	5.800	5.800	67.280
2	2	1	3.000	2.000	12.000
3	2	1	0.715	1.085	1.552
4	2	1	0.715	1.200	1.716
5	2	1	2.450	2.400	11.760
6	4	1	2.000	2.400	19.200
7	1	1	0.600	2.400	1.440
8	1	1	2.280	2.630	5.996
9	1	1	7.455	3.500	26.093
10	1	1	2.280	2.860	6.521
11	1	1	0.600	1.085	0.651
12	1	1	0.600	1.200	0.720
13	1	1	9.540	8.000	76.320
14	1	1	2.200	8.760	19.272
TOTAL SUBTRACTION					250.520
TOTAL FIRST FLOOR F.A.R. AREA					947.200

TOTAL F.A.R.	
GROUND FLOOR F.A.R.	1197.720
FIRST FLOOR F.A.R.	947.200
SECOND FLOOR F.A.R.	1044.609
THIRD FLOOR F.A.R.	1039.744
FOURTH FLOOR F.A.R.	1039.744
FIFTH FLOOR F.A.R.	1039.744
SIXTH FLOOR F.A.R.	667.619
SEVENTH FLOOR F.A.R.	539.055
TOTAL F.A.R.	7515.435

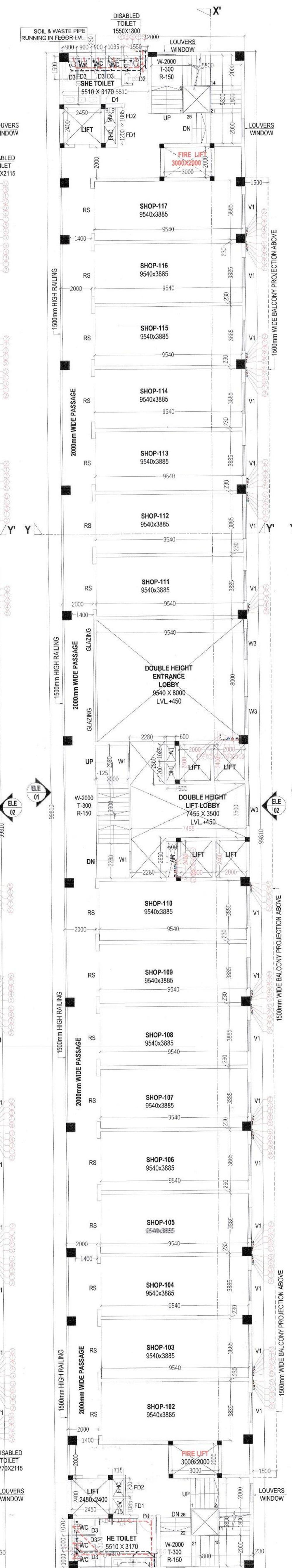
BUILT UP AREA	
TOTAL F.A.R.	7515.435
MUMTY AREA	104.072
BASEMENT AREA	1586.486
STAIR CASE AREA (104.072 X 7)	728.504
TOTAL BUILT UP AREA	9934.497



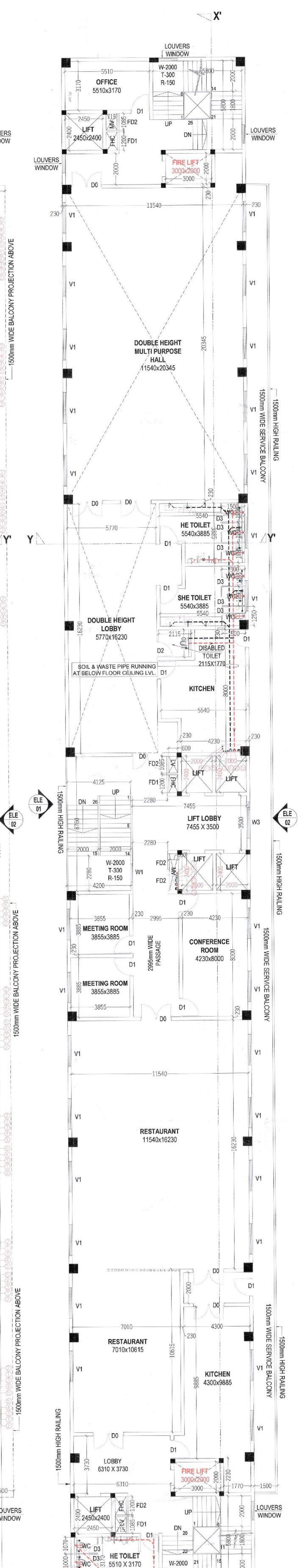
GROUND & 1ST FLOOR AREA DIAGRAM



GROUND FLOOR PLAN
LVL.+450



FIRST FLOOR PLAN
LVL.+4350



2ND FLOOR PLAN
LVL.+8250

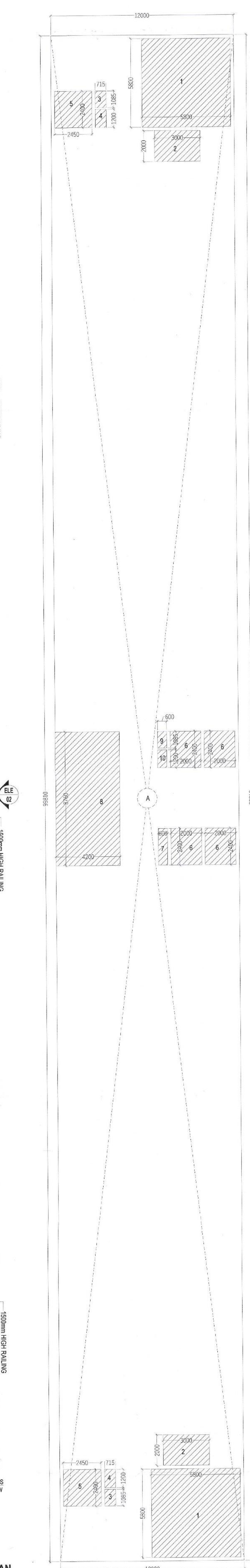
REQUIRED STAIRCASE WIDTH LEVEL-2 CALCULATION:-

(RESTURANT_372 SQM 1 Person/1.4) = 265 persons
MULTIPURPOSE HALL 244.14SQM 1 Person/1.4) = 174 persons
(CIRCULATION SPACE,& MEETING ROOM 581.16 SQM 1 Person/10) = 58 persons
TOTAL = 497 persons

Required staircase width @ 10mm/person for 497 persons = 4970mm i.e. MINIMUM 5000 MM

PROVIDED STAIRCASE WIDTH = 2000+2000+2000=6000MM

Checked and found ok for Public Health (Internal) Service subject to comments in forwarding letter No. 15759 Dt. 13/1/26
Superintending Engineer (HQ)



2ND FLOOR AREA DIAGRAM

2ND FLOOR F.A.R. AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	12.000	99.810	1197.720
TOTAL ADDITION					1197.720
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	2	1	5.800	5.800	67.280
2	2	1	3.000	2.000	12.000
3	2	1	0.715	1.085	1.552
4	2	1	0.715	1.200	1.716
5	2	1	2.450	2.400	11.760
6	4	1	2.000	2.400	19.200
7	1	1	0.600	2.400	1.440
8	1	1	4.200	8.760	36.792
9	1	1	0.600	1.085	0.651
10	1	1	0.600	1.200	0.720
TOTAL SUBTRACTION					153.111
TOTAL 2ND FLOOR F.A.R. AREA					1044.609

STAIR CASE AREA (NON F.A.R.)					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	2	1	5.800	5.800	67.280
8	1	1	4.200	8.760	36.792
TOAL ADDITION					104.072
TOTAL STAIR CASE AREA					104.072

DOOR WINDOW SCHIDULE

NAME	WIDTH	HEIGHT	CILL	LINTEL
RS	3000	3000	00	3000
V1	3000	2450	550	3000
V2	600	900	2100	3000
GD	2000	2450	00	2450
W1	1200	1200	1250	2450
W2	1200	1200	600	1800
W3	2000	1850	600	2450
W4	3000	1850	600	2450
W5	2400	2450	--	2450
D1	1250	2450	--	2450
D2	1000	2450	--	2450
D3	650	2150	--	2150
D4	750	2150	--	2150
D0	2000	2450	--	2450
FD0	2000	2450	00	2450
FD1	1200	2100	350	2450
FD2	1085	2100	350	2450

NOTES:-
1. ALL DIMENSIONS IN MM.
2. LIFT SHALL BE WITH 100% POWER BACKUP.
3. BUILDING IS MECHANICAL LIGHTED AND 100% POWER BACK-UP

PROJECT:-
APPROVAL OF REVISED BUILDING PLANS OF PHASE-II FALLING IN AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 9.684 ACRES (LICENSE NO.236 OF 2023 DATED 02.11.2023 AND LICENSE NO.269 OF 2023 DATED 28.12.2023) IN SECTOR-36,SOHNA BEING DEVELOPED BY 4S DEVELOPERS PVT.LTD.

ARCHITECT:-
VAAR CONSULTANTS LLP
ARCHITECTURE, INTERIORS, PLANNING

OWNERS SIGNATURE:- ARCHITECT SIGNATURE:-
For 4S Developers Pvt. Ltd.
Authorised Signatory

DRAWING TITLE:
COMMERCIAL-2
FLOOR PLANS & AREA CALCULATION

DATE:- SEP-2025
SCALE:- 1:80 (A0)
SHEET NO. C2-01

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.(3) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ)
JD. P.A. A.T.P
ATP(HQ) JD(HQ) FSO

SANCTIONED
TO BE READ WITH THIS OFFICE
NO.: 11690
DATED: 09-04-26