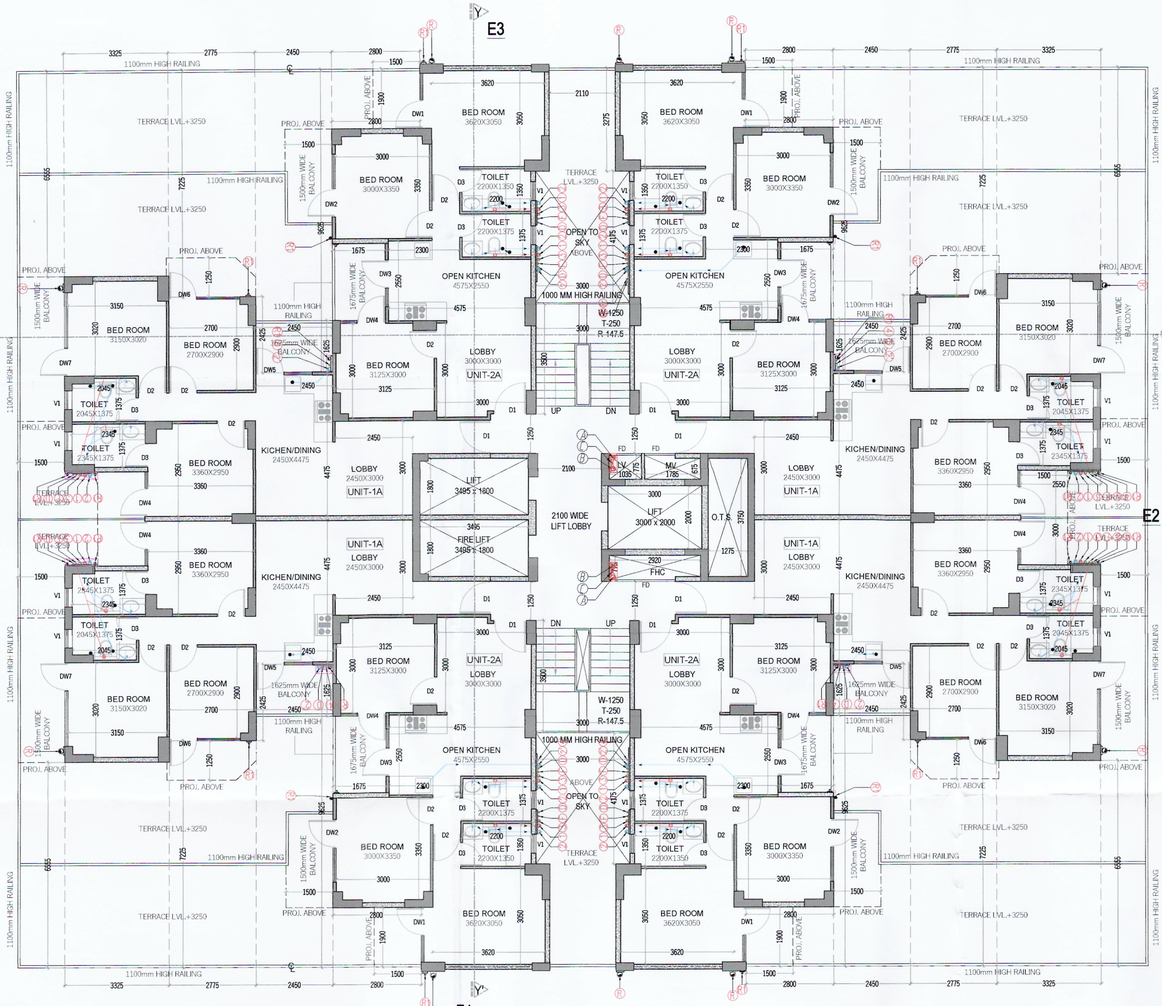
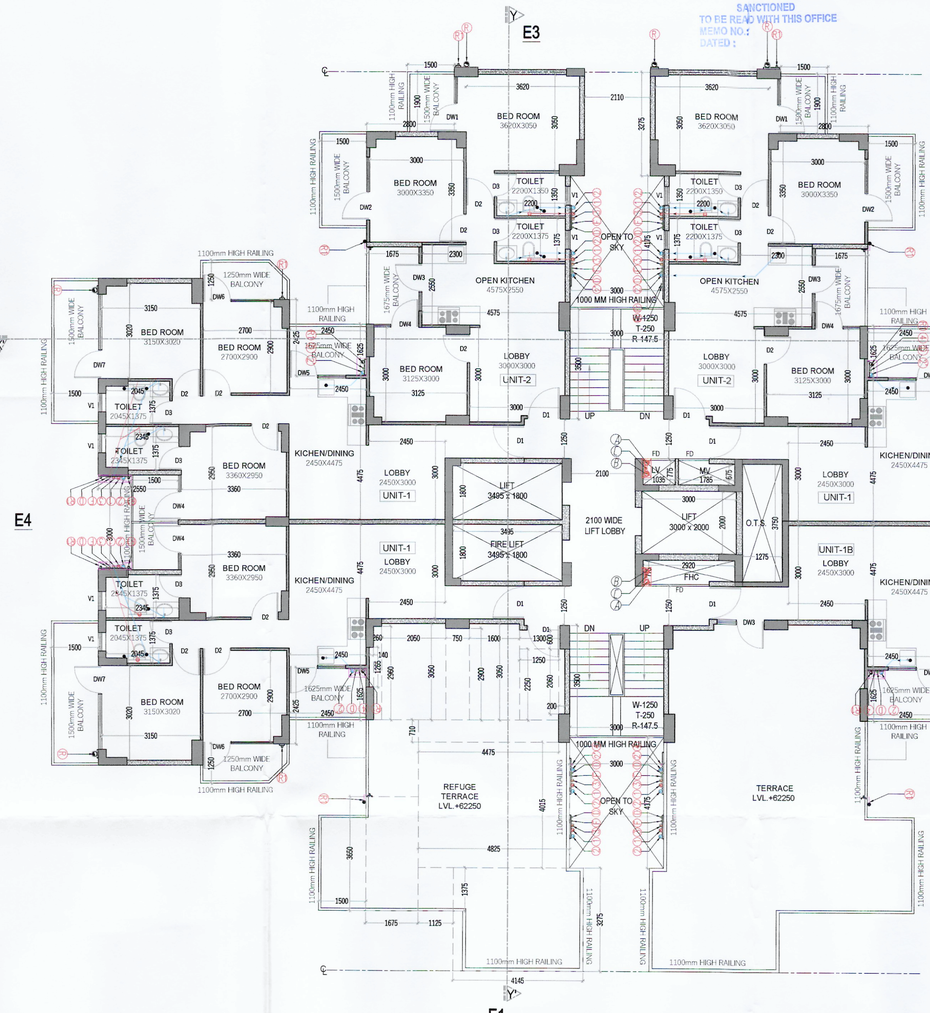


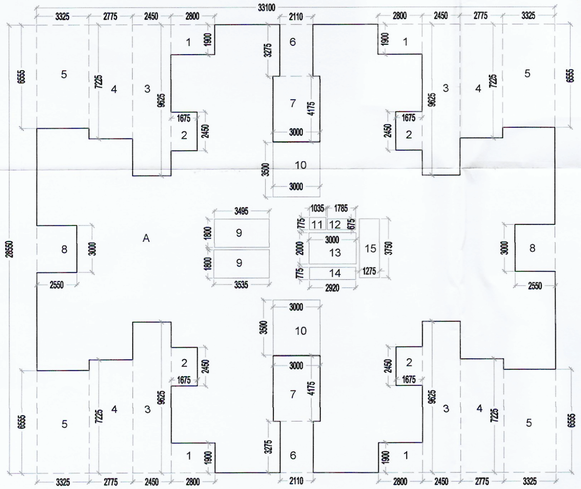
FIRST FLOOR PLAN
TOWER- B & C MIRROR



21ST FLOOR PLAN
TOWER- B & C MIRROR

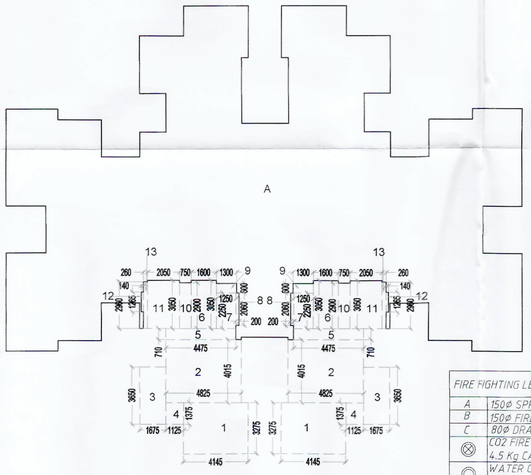
SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED :

S.T.P. (HQ) Member Secretary B.P.A.C.
S.T.P. (G) Member B.P.A.C.
C.T.P. (UR) Chairman B.P.A.C.
DTP (HQ)
ATP(HQ)
JD.
P.A.
A.T.P.
Ram Avtar Bassi JD(HQ)
DTP (HQ) Member BPAC



1ST FLOOR F.A.R. AREA DIAGRAM

FIRST FLOOR F.A.R.					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	33.100	28.550	945.005
TOTAL ADDITION					945.005
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	4	1	2.800	1.900	21.280
2	4	1	1.675	2.450	16.415
3	4	1	2.450	9.625	94.325
4	4	1	2.775	7.225	80.198
5	4	1	3.325	6.555	87.182
6	2	1	2.110	3.275	13.821
7	2	1	3.000	4.175	25.050
8	2	1	2.550	3.000	15.300
9	2	1	3.495	1.800	12.582
10	2	1	3.000	3.500	21.000
11	1	1	1.035	0.775	0.802
12	1	1	1.785	0.675	1.205
13	1	1	3.000	2.000	6.000
14	1	1	2.920	0.775	2.263
15	1	1	1.275	3.750	4.781
TOTAL SUBTRACTION					402.203
TOTAL FIRST FLOOR F.A.R.					542.802



21ST FLOOR F.A.R. AREA DIAGRAM

21ST FLOOR F.A.R. AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	TYPICAL FLOOR - 02 F.A.R. AREA				542.802
TOTAL ADDITION					542.802
SUBTRACTIONS					
1	2	1	4.145	3.275	27.150
2	2	1	4.825	4.015	38.745
3	2	1	1.675	3.650	12.228
4	2	1	1.125	1.375	3.094
5	2	1	4.475	0.710	6.355
6	2	1	1.600	3.050	9.760
7	2	1	1.250	2.250	5.625
8	2	1	0.200	2.060	0.824
9	2	1	1.300	0.600	1.560
10	2	1	0.750	2.900	4.350
11	2	1	2.050	3.050	12.505
12	2	1	0.140	1.265	0.354
13	2	1	0.260	2.960	1.539
TOTAL SUBTRACTION					124.088
TOTAL 21ST FLOOR F.A.R. AREA					418.715

FIRE FIGHTING LEGEND:-	
A	150ø SPRINKLER PIPE
B	150ø FIRE HYDRANT PIPE
C	80ø DRAIN PIPE
	CO2 FIRE EXTINGUISHER 4.5 Kg CAP ISI MARKED
	WATER CO2 FIRE EXTINGUISHER 9LTR CAP ISI MARKED
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
①	110 OD uPVC SOIL & VENT PIPE
②	110 OD uPVC WASTE & VENT PIPE
③	75 OD uPVC VENT PIPE
④	DOMESTIC WATER SUPPLY UPPER TWO FLOOR
⑤	DOMESTIC WATER SUPPLY
⑥	FLUSHING WATER SUPPLY
⑦	DOMESTIC WATER SUPPLY RISER
⑧	FLUSHING WATER SUPPLY RISER
⑨	110 OD uPVC RAIN WATER PIPE
⑩	75 OD uPVC RAIN WATER PIPE FOR BALCONY DRAIN
FT	FLOOR TRAP
FD	FLOOR DRAIN
COP	CLEAN OUT PLUG

REQUIRED REFUGE TERRACE AREA
= ((TYP. FL. AREA X 2) /12.5)X0.3) + 0.9 SQ. MTS.
= ((542.802 X 2) /12.5)X0.3) + 0.9 SQ. MTS.
= 26.954 SQ. MTS.



REFUGE TERRACE AREA DIAGRAM

REFUGE TERRACE AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	4.800	3.050	14.640
B	1	1	1.450	2.850	4.133
C	1	1	0.710	6.350	4.509
D	1	1	6.500	2.340	15.210
E	1	1	8.000	3.050	24.400
F	1	1	3.845	1.900	7.306
G	1	1	0.445	1.375	0.612
TOTAL ADDITION					70.808
TOTAL AREA					70.808

Checked and Cleared for Public Health (Internal) Service only subject to comments in forwarding letter No. 38392 ... DT/19/7/24
Superintending Engineer (HQ)
For Chief Engineer-I
MVP, Panchkula

LEGEND:-
- STRUCTURAL WALL/COLUMN
- 150mm R.C.C. NON STRUCTURAL WALL
- 75mm R.C.C. NON STRUCTURAL WALL
- 100mm R.C.C. NON STRUCTURAL WALL

NOTES:-
1. ALL DIMENSIONS IN MM.
2. All INTERNAL WALLS ARE 75MM AND EXTERNAL WALLS ARE 150MM THICK RCC WALL.
3. LIFT SHALL BE WITH 100% POWER BACKUP.

PROJECT:-
PROPOSED BUILDING PLAN FOR AN ADDITIONAL AREA MEASURING 1.375 ACRES (LICENCE NO-269 OF 2023 DATED-28-12-2023) IN THE ALREADY LICENCE GRANTED FOR AFFORDABLE GROUP HOUSING COLONY MEASURING 8.309 ACRES (LICENCE NO.235 OF 2023 DATED 02.11.2013), TOTAL AREA MEASURING 9.684 ACRES IN SECTOR-36, SOHNA, DISTRICT GURUGRAM BEING DEVELOPED BY 4S DEVELOPERS PVT. L T D .

ARCHITECT :-
VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE , INTERIORS , PLANNING
Unit No.303,Nimex Time Center, Suncity,Sector -54,Golf Course Road,Gurgaon
O :- 0124-4264260 M :- 0-9899156480 Mail :- ar.vikas.ahlawat@gmail.com

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

ARCHITECT SIGNATURE:-
Ar. VIKAS AHLAWAT
CA/2013/59929

DRAWING TITLE :
TOWER B & TOWER-C (MIRROR OF TOWER-B)
TYPICAL FLOOR PLAN & AREA CALCULATION

DATE:- JAN-2024
SCALE:- 1:80 (A1)
SHEET NO. T-BC-02