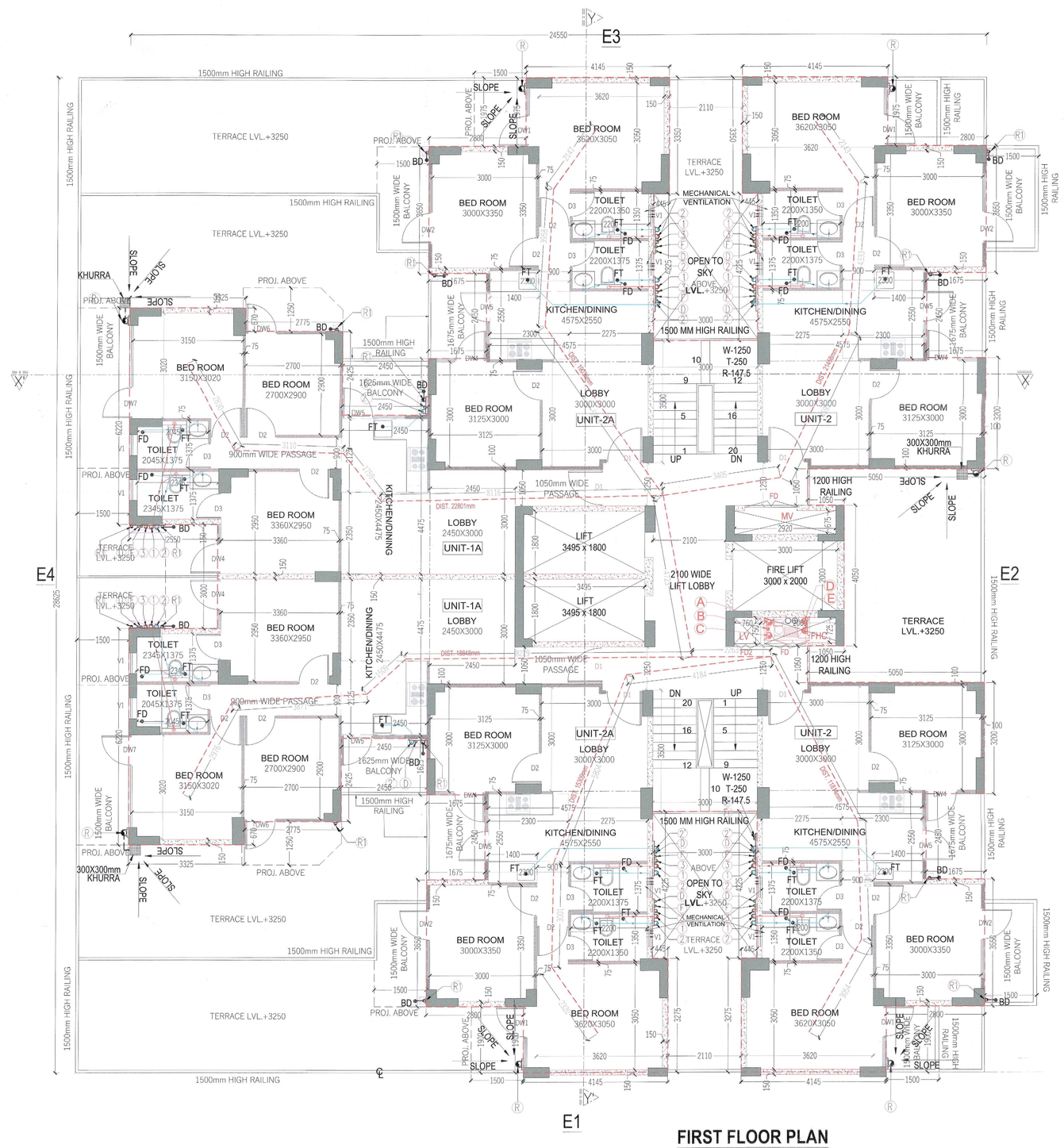
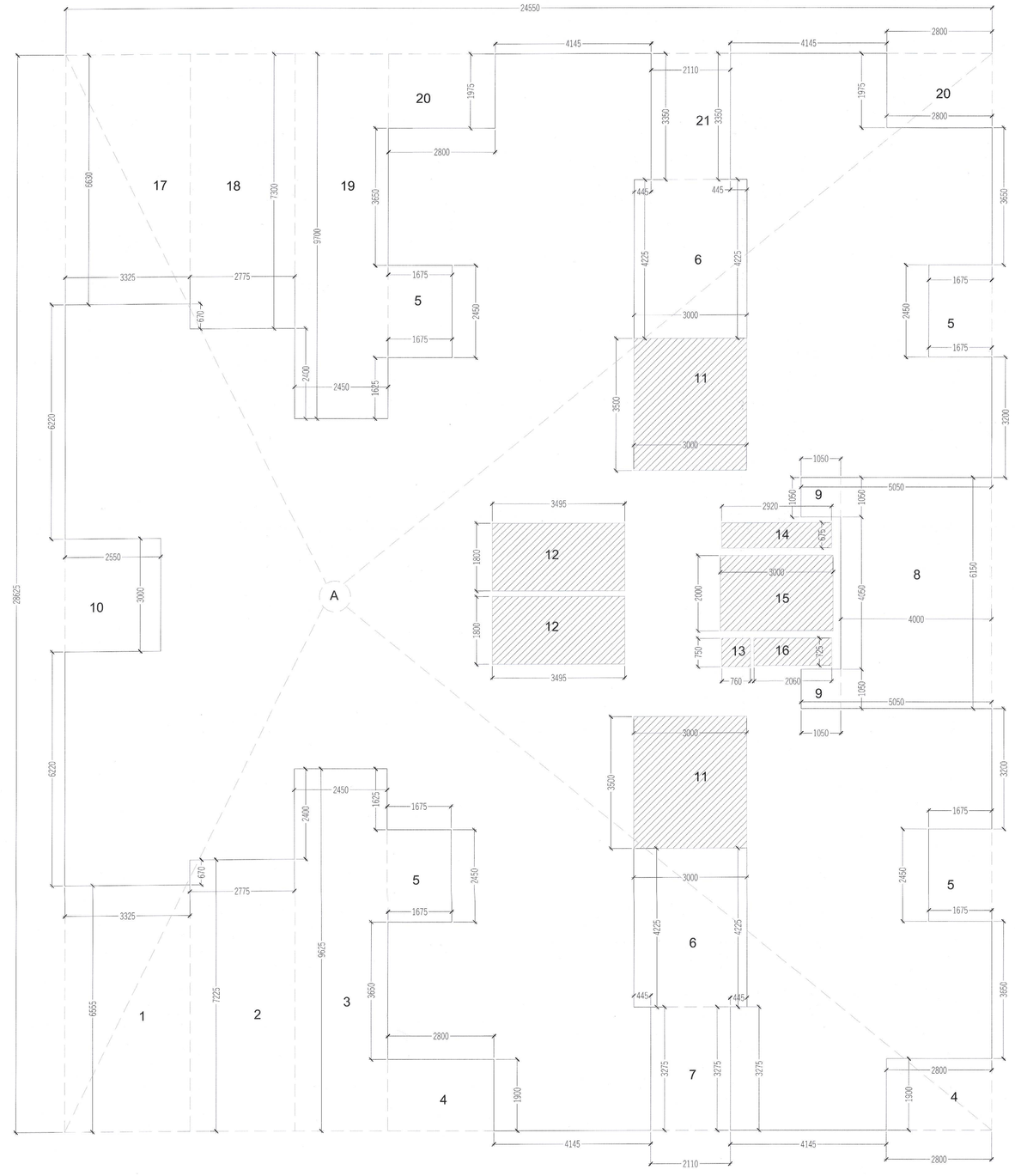


FIRST FLOOR PLAN
TOWER-I
LVL+3250



1ST FLOOR F.A.R. AREA DIAGRAM

DOOR WINDOW SCHIDULE

NAME	WIDTH	HEIGHT	OILL	LINTEL
DW1	1750	2450	600	2450
DW2	2000	2450	600	2450
DW3	1500	2450	1050	2450
DW4	1435	2450	600	2450
DW5	1800	2450	1050	2450
DW6	2275	2450	600	2450
DW7	2670	2450	600	2450
D1	1050	2450	--	2450
D2	900	2150	--	2150
D3	750	2150	--	2150
V1 /PV	600	2450	1500	2450
FD	1500	2450	00	2450
FD1	1240	2450	00	2450
FD2	760	2450	00	2450
FD3	1250	2450	00	2450
FD4	1200	2450	00	2450
FD5	900	2450	00	2450

1ST FLOOR F.A.R.					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	24.550	28.625	702.744
TOTAL ADDITION					702.744
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	1	1	3.325	6.555	21.795
2	1	1	2.775	7.225	20.049
3	1	1	2.450	9.625	23.581
4	2	1	2.800	1.900	10.640
5	4	1	1.675	2.450	16.415
6	2	1	3.000	4.225	25.350
7	1	1	2.110	3.275	6.910
8	1	1	4.000	6.150	24.600
9	2	1	1.050	1.050	2.205
10	1	1	2.550	3.000	7.650
11	2	1	3.000	3.500	21.000
12	2	1	3.495	1.800	12.582
13	1	1	0.760	0.750	0.570
14	1	1	2.920	0.675	1.971
15	1	1	3.000	2.000	6.000
16	1	1	2.060	0.725	1.494
17	1	1	3.325	6.630	22.045
18	1	1	2.775	7.300	20.258
19	1	1	2.450	9.700	23.765
20	2	1	2.800	1.975	11.060
21	1	1	2.110	3.350	7.069
TOTAL SUBTRACTION					287.009
TOTAL 1ST FLOOR F.A.R.					415.735

STAIR CASE AREA (NON F.A.R.)					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
12	2	1	3.000	3.500	21.000
TOAL ADDITION					21.000
TOTAL STAIR CASE AREA					21.000

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

S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P.(FS) Member B.P.A.C. — E.P.(B&R) Chairman B.P.A.C.

DTP(HQ) — JD. — P.A. — A.T.P

ATP(E&C) — FSO (HQ) Member BPAC

Checked and ... (Internal) Sec... in forwarding letter No. 15.737 Dt. 13.11.2025

Public He... subject to con... Rs. ...

JD(HQ)

SANCTIONED

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

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

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.
4. D1 & FD1 IS 1HR FIRE RATED .
5. FD IS 2HR FIRE RATED.

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
Unit.No.303,Ninex Time Center, Suncity,Sector -54,Golf Course Road,Gurgaon
O :- 0124-4284293 M:- 0-9899158486 Mail :- ar.vikas.ahlawat@gmail.com

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

ARCHITECT SIGNATURE:-

DRAWING TITLE :
TOWER- I
1ST FLOOR PLAN & AREA CALCULATION

DATE:- SEP-2025
SCALE:- 1:80 (A1)
SHEET NO. T-I-02