Building Plans Sanction and Plan will be valid for five year only
To be read with Memo No. 1206
Dated 29/01/2025 to 28/01/2030

Chairman Building Plan Committee cum
Senior Town Planner
HSIIDC, IMT Manesar

Recommended for Sanction
ATP
Dikshan

SCHEDULE OF OPENINGS

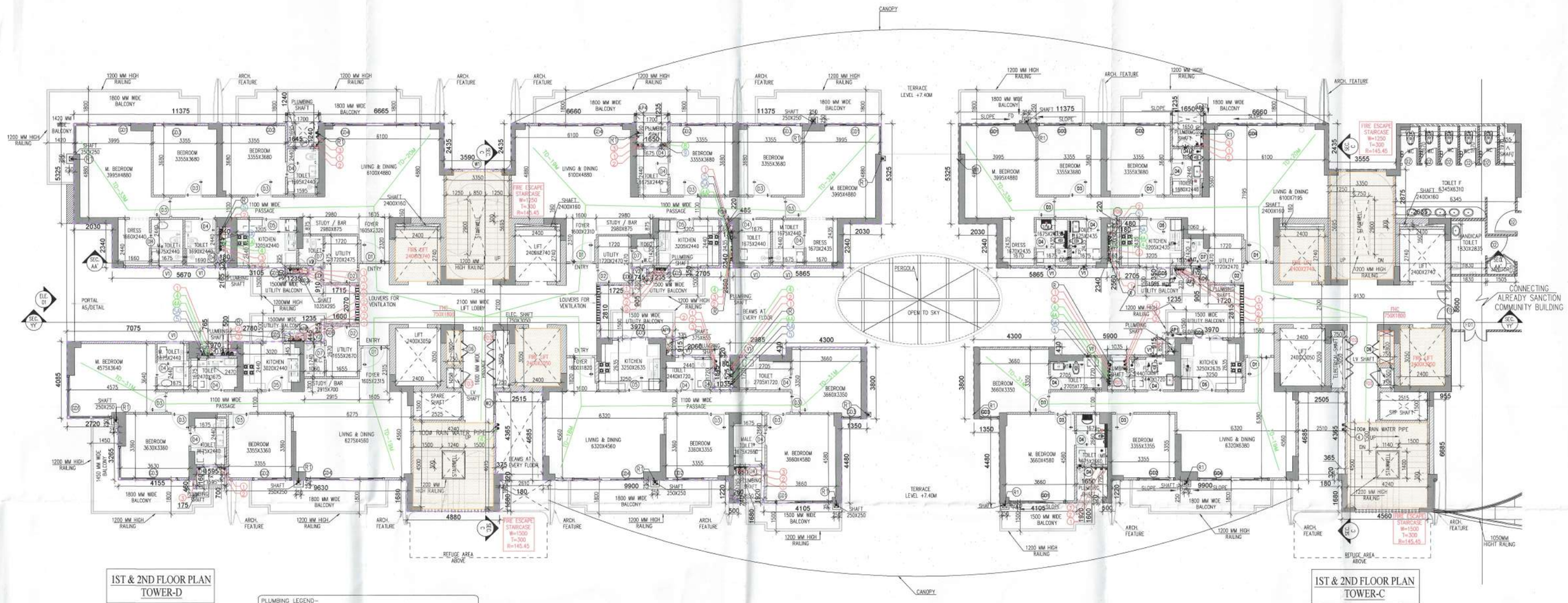
RESIDENTIAL TOWERS

ALL FLOORS

Door Tag	Location	Size	Type	Finish Opening Lintel	Cill	Width	Fire rating	Description
D1	Typical-Unit Main Entrance	1200x2400	Single leaf	2400		1200		Flush Door
D2	Typical-Utility	800x2400	Single leaf	2400		800		Flush Door
D3	Typical-Bedroom	950x2400	Single leaf	2400		950		Flush Door
D4	Typical-Toilet	800x2400	Single leaf	2400		800		Flush Door
D5	Typical- Kitchen	900x2400	Single leaf	2400		900		Flush Door
D6	Typical-FHC	900X2300	Single leaf	2400	100	900		MS Door
D7	Typical-Utility Toilet	750X2400	Single leaf	2400		750		Flush Door
D8	Terrace/LMR/Staircase	1200X2400	Single leaf	2400		1200		Flush Door
FD1	Staircase/GF,Basement	1200x2400	Single leaf	2400		1200	2	Proprietary Door
FD2	Typical-Electrical Shaft	2100X2300	Double Leaf	2400	100	2100	2	Proprietary Door
FD3	Typical-LV Shaft	800X2300	Single leaf	2400	100	800	2	Proprietary Door
FD4	Basement-Passenger Lift Lobby/ Ground floor tower lobby (Interior)	1500X2400	Double Leaf	2400		1500	2	Proprietary Door
FD5	Basement-Service Lift Lobby/ FCC	1800X2400	Double Leaf	2400		1800	2	Proprietary Door
FD6	Unit main entrance-Refuge floor	1200X2400	Single leaf	2400		1200	2	Proprietary Door
FD7	Typical-Plumbing Shaft(Toilet)	750x1800	Single leaf	2400	600	750	30 min	Proprietary Door
FD8	Typical-Plumbing Shaft(Toilet)	750x1200	Single leaf	2400	1200	750	30 min	Proprietary Door
FD9	Typical-Plumbing Shaft(Toilet)	485x1800	Single leaf	2400	1800	485	30 min	Proprietary Door
FD11	Basement-DG Room	3000x3000	Double Leaf	3100	100	3000	2	Proprietary Door
FD12	Utility entrance - Refuge floor	800X2400	Single leaf	2400		800	2	Proprietary Door
AP1	Typical-Balcony	375X1800	Single leaf	2400	600	375		Aluminium Access panel
AP2	Typical-Balcony	1035X1800	Double Leaf	2400	600	750		Aluminium Access panel
V1	Typical-Toilet	750X1200	Top hung Single leaf	2400	1200	750		Aluminium ventilator
V2	Typical-Toilet	600X1200	Top hung Single leaf	2400	1200	600		Aluminium ventilator
RS1	Transformer Room	3000x2900	Top roll	2900	100	3000	2	Proprietary Door
RS2	STP plant room	3000x2900	Top roll	2900	100	3000	1	Proprietary Door

RESIDENTIAL TOWERS (EXT. GLAZING SCHEDULE)

Door Tag	Location	Size	Type	Lintel	Cill	Width	Fire rating	Description
GL1	Ground-Ground tower lobby	1575x5000		5000		1575		ext. Glazing
GL2	Ground tower lobby	1795x5000		5000		1795		ext. Glazing
GL3	Ground tower lobby	3280x5000		5000		3280		ext. Glazing
GL4	Ground tower lobby	3600x5000		5000		3600		ext. Glazing
GL5	Ground tower lobby	5460x5000		5000		5460		ext. Glazing
GL6	Ground tower lobby	3600x5000		5000		3600		ext. Glazing
GL7	Ground tower lobby	3280x5000		5000		3280		ext. Glazing
GL8	Ground tower lobby	1795x5000		5000		1795		ext. Glazing
GL9	Ground tower lobby	1575x5000		5000		1575		ext. Glazing
GL10	Ground tower lobby	3530x5000		5000		3530		ext. Glazing
GL11	Ground tower lobby	3280x5000		5000		3705		ext. Glazing
GL12	Ground tower lobby	5530x5000		5000		5530		ext. Glazing
GL13	Ground tower lobby	3610x5000		5000		2220		ext. Glazing
GL14	Ground tower lobby	5530x5000		5000		5530		ext. Glazing
GL15	Ground tower lobby	3280x5000		5000		3705		ext. Glazing
GL16	Ground tower lobby	3530x5000		5000		3530		ext. Glazing
GD1	Ground tower lobby	2000x5000		5000		2000		ext. Glazing door
			B4- 3BHK (Large)+UT TYPE D					
GD1	Master Bedroom	4645X2600		2600	750	4645		Glazing
GD2	Bedroom-1	2000X2600		2600		2000		Glazing
GD3	Bedroom-2	2300X2600		2600		2300		Glazing
GD4	Living & Dining	4460X2600		2600		4460		Glazing
GD5	Kitchen	1630x2600		2600	1050	1630		Glazing
GD6	Utility balcony	750x2600		2600		750		Glazing
			B3- 3BHK (Large)+SR/UT TYPE E					
GD1	Master Bedroom	5225X2600		2600		5225		Glazing
GD2	Bedroom-1	2000X2600		2600		2000		Glazing
GD3	Bedroom-2	2000X2600		2600		2000		Glazing
GD4	Living & Dining	4500X2600		2600		4500		Glazing
GD5	Kitchen	1630x2600		2600	1050	1630		Glazing
GD6	Utility balcony	750x2600		2600		750		Glazing
			B2- 3BHK (Compact)+UT TYPE B2					
GD1	Master Bedroom	4655X2600		2600	750	4655		Glazing
GD2	Bedroom-1	2000X2600		2600		2000		Glazing
GD3	Bedroom-2	4940X2600		2600		4940		Glazing
GD4	Living & Dining	4200X2600		2600		4200		Glazing
GD5	Kitchen	1630x2600		2600	1050	1630		Glazing
GD6	Utility balcony	750x2600		2600		750		Glazing
			B1- 3BHK (Small) TYPE A					
GD1	Master Bedroom	3000X2600		2600		3000		Glazing
GD2	Bedroom-1	2000X2600		2600		2000		Glazing
GD3	Bedroom-2	1090X2600		2600		1090		Glazing
GD4	Living & Dining	3800X2600		2600		3800		Glazing
GD5	Kitchen	1630x2600		2600	1050	1630		Glazing
			A3- 3BHK (Large) UT TYPE C					
GD1	Master Bedroom	4645X2600		2600	750	4645		Glazing
GD2	Bedroom-1	2000X2600		2600		2000		Glazing
GD3	Bedroom-2	2300X2600		2600		2300		Glazing
GD4	Living & Dining	4460X2600		2600		4460		Glazing
GD5	Kitchen	1630x2600		2600	1050	1630		Glazing
GD6	Utility balcony	750x2600		2600		750		Glazing



IST & 2ND FLOOR PLAN TOWER-D

NO OF FLOOR	FLOOR LEVEL	NO. OF UNIT
1ST FLOOR	LEVEL +7.40M	4
2ND FLOOR	LEVEL +10.60M	4

IST & 2ND FLOOR PLAN TOWER-C

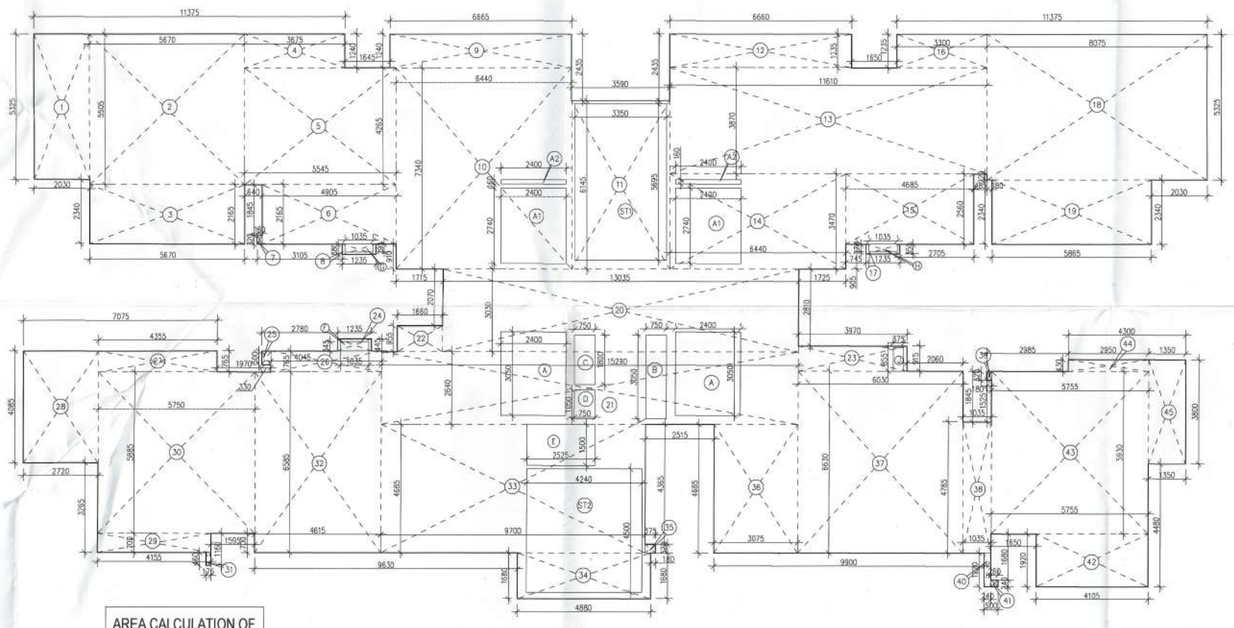
NO OF FLOOR	FLOOR LEVEL	NO. OF UNIT
1ST FLOOR	LEVEL +7.40M	2
2ND FLOOR	LEVEL +10.60M	2

PLUMBING LEGEND:-

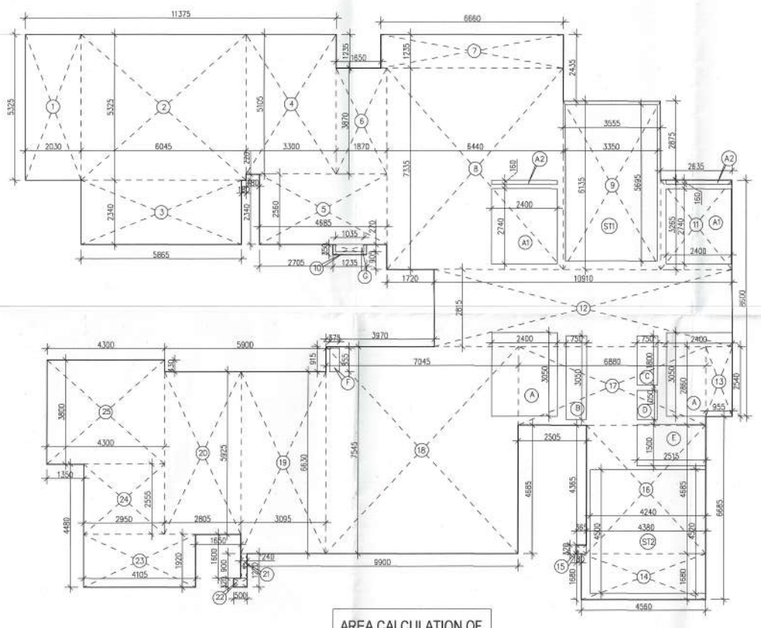
S.NO.	SYMBOL	DISCRIPTION
1		100Ø SOIL PIPE
2		100Ø WASTE PIPE
1a		150Ø SOIL PIPE
2a		150Ø WASTE PIPE
3		ANTI VENT PIPE
4		DOMESTIC WATER SUPPLY PIPE
4A		DOMESTIC WATER SUPPLY BRANCH PIPE
4B		DOMESTIC WATER SUPPLY PIPE FOR TOP THREE FLOOR
5		FLUSHING WATER SUPPLY PIPE
5A		FLUSHING WATER SUPPLY BRANCH PIPE
8		DOMESTIC WATER SUPPLY RISER
9		FLUSHING WATER SUPPLY RISER
10		DOMESTIC WATER HYD. FOR CLUB
11		FLUSHING WATER HYD. FOR CLUB
R		150Ø RAIN WATER PIPE
R1		100Ø BALCONY DRAIN PIPE
R2		150Ø RAIN WATER PIPE
ARV		AIR RELEASE VALVE
BV		BALL VALVE

FAR AREA CALCULATION OF 1ST & 2ND FLOOR TOWER-D

GROSS –A				ADDITION					
1	1	X		2.030	X	5.325	=	10.810	SQM
2	1	X		5.575	X	3.505	=	19.543	SQM
3	1	X		5.670	X	2.185	=	12.276	SQM
4	1	X		3.675	X	1.240	=	4.557	SQM
5	1	X		5.545	X	4.265	=	23.649	SQM
6	1	X		4.905	X	2.185	=	10.819	SQM
7	1	X		0.180	X	0.320	=	0.058	SQM
8	1	X		1.235	X	0.380	=	0.469	SQM
9	1	X		6.665	X	1.240	=	8.265	SQM
10	1	X		5.440	X	7.340	=	47.270	SQM
11	1	X		3.590	X	6.145	=	22.061	SQM
12	1	X		6.660	X	1.226	=	8.165	SQM
13	1	X		11.610	X	3.875	=	44.951	SQM
14	1	X		6.440	X	3.470	=	22.347	SQM
15	1	X		4.685	X	2.560	=	11.994	SQM
16	1	X		3.300	X	1.226	=	4.046	SQM
17	1	X		1.235	X	0.350	=	0.432	SQM
18	1	X		8.875	X	5.325	=	42.999	SQM
19	1	X		5.885	X	2.340	=	13.724	SQM
20	1	X		13.535	X	3.030	=	39.496	SQM
21	1	X		15.290	X	2.640	=	40.366	SQM
22	1	X		1.660	X	0.955	=	1.585	SQM
23	1	X		3.975	X	0.915	=	3.633	SQM
24	1	X		1.235	X	0.445	=	0.550	SQM
25	1	X		0.330	X	0.500	=	0.165	SQM
26	1	X		4.045	X	0.765	=	3.094	SQM
27	1	X		4.355	X	0.765	=	3.332	SQM
28	1	X		2.720	X	4.085	=	11.111	SQM
29	1	X		4.155	X	0.710	=	2.949	SQM
30	1	X		5.750	X	5.885	=	33.828	SQM
31	1	X		0.175	X	0.465	=	0.081	SQM
32	1	X		4.615	X	6.585	=	30.390	SQM
33	1	X		9.730	X	4.685	=	45.448	SQM
34	1	X		4.880	X	1.680	=	8.198	SQM
35	1	X		0.320	X	0.375	=	0.120	SQM
36	1	X		3.075	X	4.685	=	14.406	SQM
37	1	X		6.030	X	6.830	=	39.979	SQM
38	1	X		1.035	X	4.765	=	4.932	SQM
39	1	X		0.180	X	0.320	=	0.058	SQM
40	1	X		1.220	X	0.240	=	0.293	SQM
41	1	X		0.260	X	0.240	=	0.062	SQM
42	1	X		4.106	X	1.920	=	7.882	SQM
43	1	X		5.755	X	5.930	=	34.127	SQM
44	1	X		2.990	X	0.430	=	1.285	SQM
45	1	X		1.350	X	4.800	=	6.130	SQM
						TOTAL	=	692.449	SQM
GROSS – B				DEDUCTION(OUTCUT)					
A	2	X		2.400	X	3.050	=	14.640	SQM
A1	2	X		2.400	X	2.742	=	13.192	SQM
A2	2	X		2.400	X	0.860	=	4.128	SQM
B	1	X		0.750	X	3.050	=	2.288	SQM
C	1	X		0.750	X	1.050	=	0.788	SQM
D	1	X		0.750	X	1.000	=	0.750	SQM
E	1	X		2.525	X	1.500	=	3.788	SQM
F	1	X		1.035	X	0.345	=	0.357	SQM
G	1	X		1.035	X	0.295	=	0.305	SQM
H	1	X		1.035	X	0.275	=	0.285	SQM
J	1	X		0.375	X	0.855	=	0.321	SQM
						TOTAL	=	38.038	SQM
GROSS – C				DEDUCTION(STAIRCASE)					SQM
ST1	1	X		3.350	X	5.685	=	19.078	SQM
ST2	1	X		4.240	X	4.500	=	19.080	SQM
						TOTAL	=	38.158	SQM
TOTAL FAR AREA OF 1ST & 2ND FLOOR	=	GROSS –A	-	GROSS – B	-	GROSS – C			
	=	692.449	-	38.038	-	38.158			
	=	576.250	SQM						
TOTAL BUILTUP AREA OF 1ST & 2ND FLOOR FLOOR	=	FAR AREA	+	GROSS – C					
	=	576.250	+	38.158					
	=	614.408	SQM						
NON FAR AREA OF 1ST & 2ND FLOOR FLOOR	=	BUILTUP AREA	-	FAR AREA					
	=	614.408	-	576.250					
	=	38.158	SQM						



AREA CALCULATION OF 1ST& 2ND FLOOR TOWER-D



AREA CALCULATION OF 1ST& 2ND FLOOR TOWER-C

FAR AREA CALCULATION OF 1ST & 2ND FLOOR TOWER-C

GROSS –A				ADDITION					
1	1	X		2.030	X	5.325	=	10.810	SQM
2	1	X		6.045	X	5.325	=	32.190	SQM
3	1	X		5.885	X	2.340	=	13.724	SQM
4	1	X		3.350	X	5.105	=	16.947	SQM
5	1	X		4.885	X	2.560	=	11.994	SQM
6	1	X		1.870	X	3.870	=	7.237	SQM
7	1	X		0.660	X	1.235	=	0.815	SQM
8	1	X		8.440	X	7.338	=	47.237	SQM
9	1	X		3.555	X	6.138	=	21.812	SQM
10	1	X		1.235	X	0.350	=	0.432	SQM
11	1	X		2.635	X	3.350	=	8.823	SQM
12	1	X		10.910	X	2.815	=	30.712	SQM
13	1	X		0.995	X	2.540	=	2.528	SQM
14	1	X		4.960	X	1.680	=	7.661	SQM
15	1	X		0.320	X	0.360	=	0.115	SQM
16	1	X		4.380	X	4.085	=	20.520	SQM
17	1	X		5.880	X	2.560	=	15.053	SQM
18	1	X		7.045	X	7.540	=	53.105	SQM
19	1	X		3.065	X	5.630	=	26.535	SQM
20	1	X		2.805	X	5.925	=	16.620	SQM
21	1	X		0.240	X	0.900	=	0.216	SQM
22	1	X		0.900	X	0.320	=	0.180	SQM
23	1	X		4.105	X	1.920	=	7.882	SQM
24	1	X		2.950	X	2.555	=	7.537	SQM
25	1	X		4.300	X	1.500	=	6.340	SQM
						TOTAL	=	382.649	SQM
GROSS – B				DEDUCTION					
A	2	X		2.400	X	3.050	=	14.640	SQM
A1	2	X		2.400	X	2.742	=	13.192	SQM
A2	2	X		2.400	X	0.216	=	0.077	SQM
B	1	X		0.750	X	3.050	=	2.288	SQM
C	1	X		0.750	X	1.800	=	1.350	SQM
D	1	X		0.750	X	1.050	=	0.788	SQM
E	1	X		2.515	X	1.500	=	3.773	SQM
F	1	X		0.375	X	0.855	=	0.321	SQM
G	1	X		1.035	X	0.270	=	0.279	SQM
						TOTAL	=	36.688	SQM
GROSS – C				DEDUCTION(STAIRCASE)					SQM
ST1	1	X		3.350	X	5.685	=	19.078	SQM
ST2	1	X		4.240	X	4.500	=	19.080	SQM
						TOTAL	=	38.158	SQM
TOTAL FAR AREA OF 1ST & 2ND FLOOR	=	GROSS –A	-	GROSS – B	-	GROSS –C			
	=	382.649	-	36.688	-	38.158			
	=	307.803	SQM						
TOTAL BUILTUP AREA OF 1ST & 2ND FLOOR	=	FAR AREA	+	GROSS – C					
	=	307.803	+	38.158					
	=	345.083	SQM						
NON FAR AREA OF 1ST & 2ND FLOOR	=	BUILTUP AREA	-	FAR AREA					
	=	345.083	-	307.803					
	=	38.158	SQM						

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. POWER BACKUP/ MECHANICAL VENTILATED SHAFTS.

PROJECT:

PROPOSED BUILDING PLAN FOR PHASE-2 & 2A OF GROUP HOUSING SITE PLOT NO. GH-03 SITUATED AT SECTOR-80, MANESAR AREA ADMEASURING 22501 SQMTS BEING DEVELOPED BY CONSCIENT INFRASTRUCTURE PVT. LTD.

ASSOCIATE ARCHITECTS

GG ASSOCIATES

PLOT NO-408 SEC-37C GURGAON(PH-9560794794)

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971
UDIN: LST10104573

SEP.-2025	Scale -1:100	
Drawing Title:- TOWER-C&D 1ST & 2ND FLOOR PLAN & AREA DIAGRAM		Drawing No:- T-01