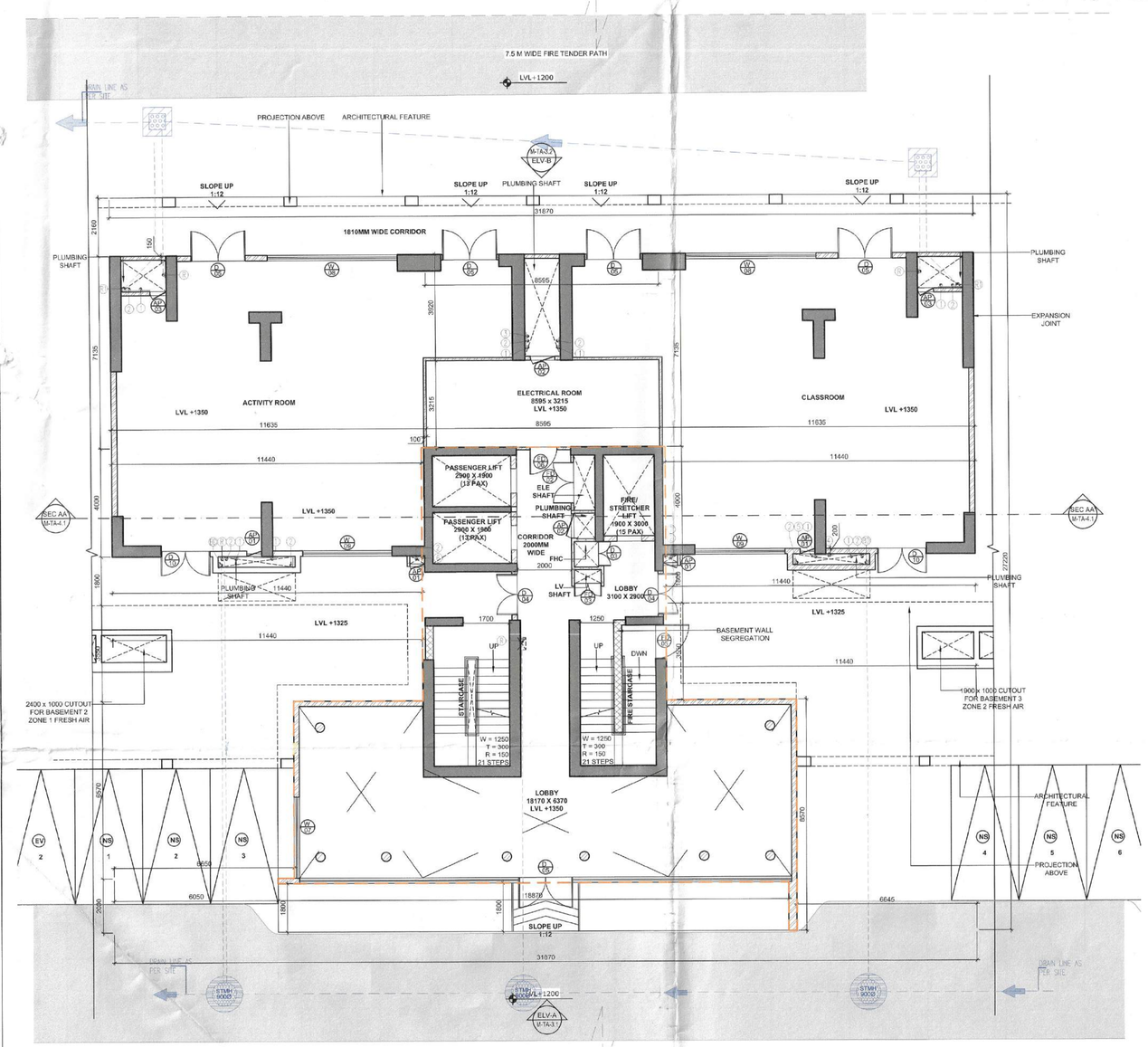
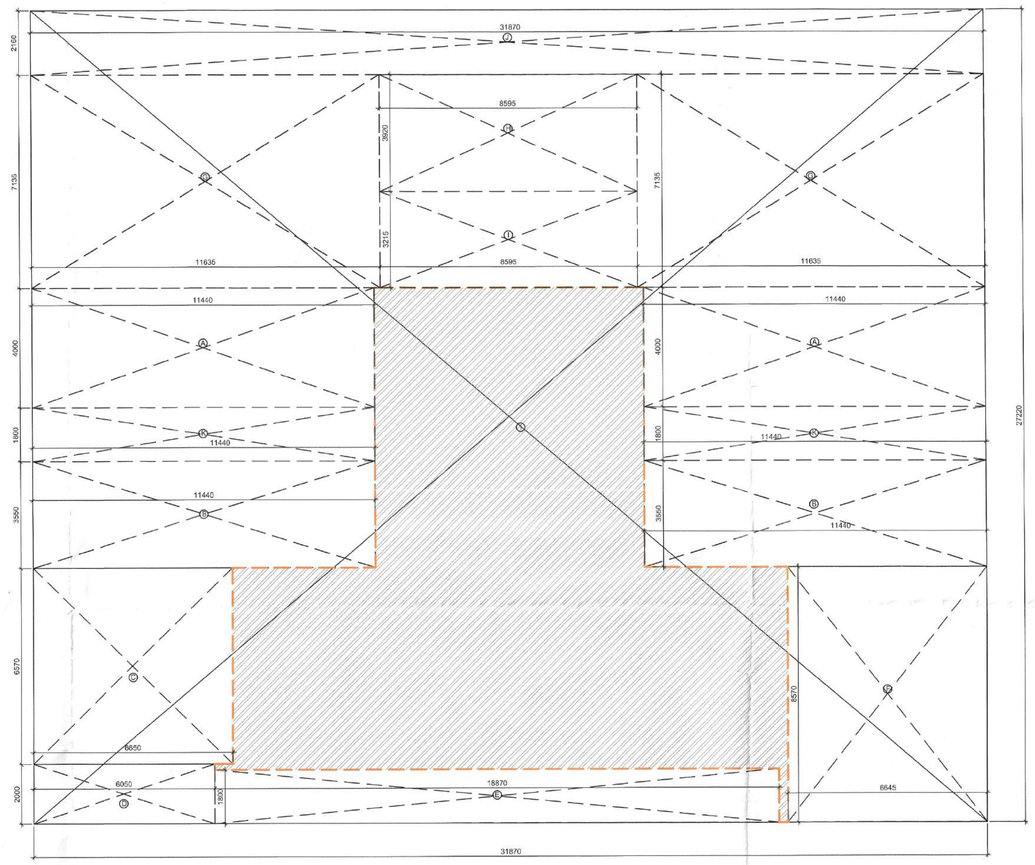


TOWER B_GROUND/STILT FLOOR PLAN
SCALE 1:100



TOWER B_GROUND/STILT FLOOR FAR AREA DIAGRAM
SCALE 1:100

TOWER B: GROUND FLOOR FAR AREA				
S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
1	31.870	27.220	1	867.501
TOTAL ADDITIONS (A)				867.501
DEDUCTION				
A	11.440	4.000	2	91.520
B	11.440	3.550	2	81.224
C	6.650	6.570	1	43.691
D	6.050	2.000	1	12.100
E	18.870	1.800	1	33.966
F	6.645	8.570	1	56.948
G	11.635	7.135	2	166.031
H	8.595	3.920	1	33.692
I	8.595	3.215	1	27.633
J	31.870	2.160	1	68.839
K	11.440	1.800	2	41.184
DEDUCTION (B)				656.828
F.A.R= COVERED AREA (A) - DEDUCTION (B)				210.673

TOWER B: GROUND FLOOR NON FAR AREA				
S.NO.	LENGTH (M)	WIDTH (M)	NO.	AREA (SQ.M.)
COVERED AREA				
ELECTRICAL ROOM				
I	8.595	3.215	1	27.633
CORRIDOR				
J	31.870	2.160	1	68.839
K	11.440	1.800	2	41.184
TOTAL ADDITIONS				137.656
NON F.A.R= COVERED AREA				137.656

DOOR/ WINDOW	WIDTH	HEIGHT	SILL	LINTEL
FD01	1200	2400	-	2400
FD02	1500	2100	300	2400
FD03	1000	2100	300	2400
FD04	1050	2400	-	2400
FD05	1250	2400	-	2400
FD06	1000	2400	-	2400
D01	1050	2400	-	2400
D02	850	2400	-	2400
D03	900	2100	300	2400
D04	1500	2400	-	2400
D05	2000	2400	-	2400
D06	1200	2400	-	2400
D07	2600	2400	-	2400
D08	1000	2400	-	2400
D09	800	2400	-	2400
D10	1800	2400	-	2400
W01	600	1200	1200	2400
W02	2150	2100	300	2400
W03	1500	1350	1050	2400
W04	1600	1350	1050	2400
W05	1500	1200	1200	2400
W06	600	1350	1050	2400
W07	3000	1350	1050	2400
W08	4800	1350	1050	2400
W09	3300	1350	1050	2400
W10	4600	2400	-	2400
DW01	4600	2400	-	2400
DW02	2500	2400	-	2400
DW03	2150	2400	-	2400
DW04	1600	2400	-	2400
DW05	2200	2400	-	2400
DW06	4800	2400	-	2400
DW07	3000	2400	-	2400
DW08	4000	2400	-	2400

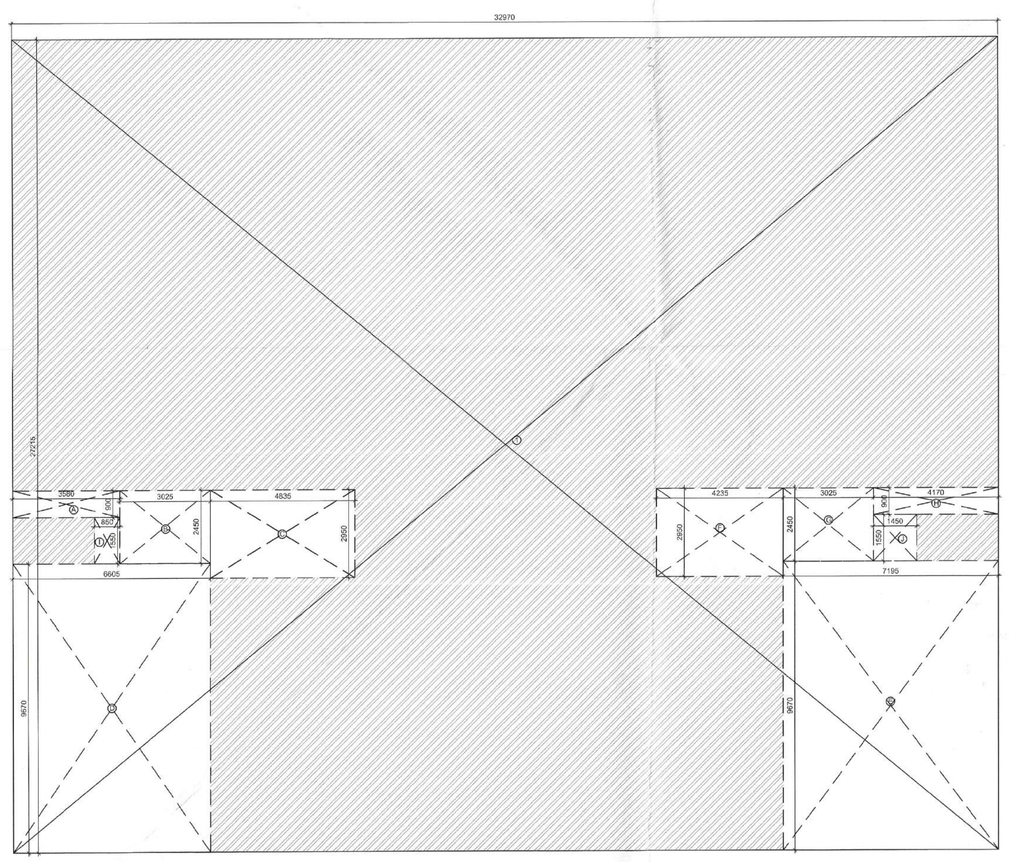
FIRE RATING NOTE:

FD-01, FD-04 : One hour fire rated door

FD-02, FD-03, FD-05: Two hour fire rated doors

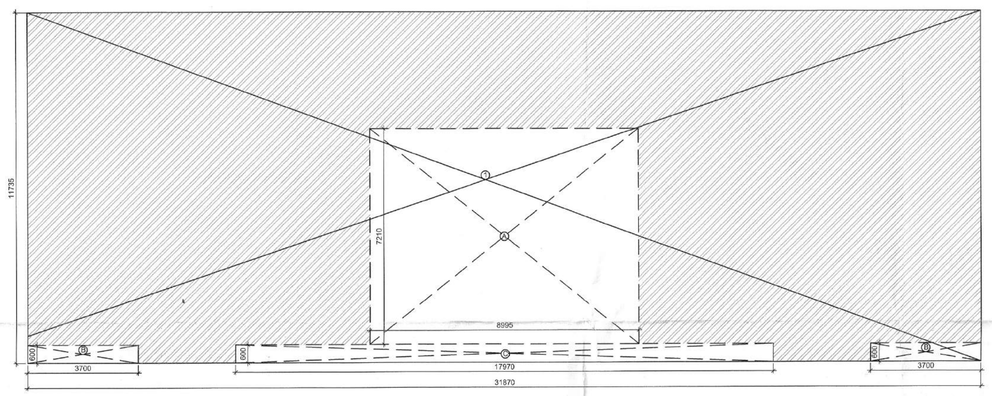
PLUMBING LEGEND CUTOUTS IN FLOOR :-	
P1	150X150
P2	100X100
P3	75X75

PIPE CONNECTION DIA :-	
WC TO TO STACK	110 OD SOIL PP PIPE
FT TO STACK	110 OD WASTE PP PIPE
FD TO FT	63 OD WASTE PP PIPE
WASH BASIN TO FT	40 OD WASTE PP PIPE
SINK TO FT	50 OD WASTE PP PIPE

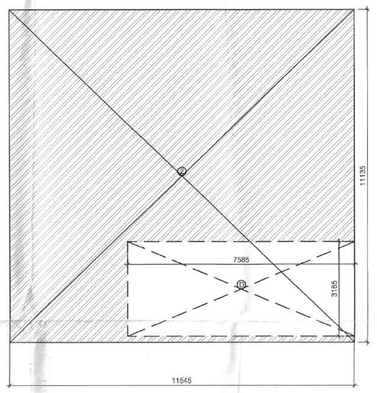


TOWER B_GROUND/STILT FLOOR COVERAGE
SCALE 1:100

TOWER B:GROUND COVERAGE CALCULATION				
S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
1	32.970	27.215	1	897.279
TOTAL ADDITIONS (A)				897.279
DEDUCTION				
A	3.580	0.900	1	3.222
B	3.025	2.450	1	7.411
C	4.835	2.950	1	14.263
D	6.605	9.670	1	63.870
E	7.195	9.670	1	69.576
F	4.215	2.950	1	12.43925
G	3.025	2.450	1	7.41125
H	4.170	0.900	1	3.753
I	0.850	1.550	1	1.3175
J	1.450	1.550	1	2.2475
DEDUCTION (B)				185.565
GROUND COVERAGE= COVERED AREA (A) - DEDUCTION (B)				711.714



NURSERY SCHOOL FAR AREA DIAGRAM
SCALE 1:100



NURSERY SCHOOL AREA				
S.NO.	LENGTH(M)	WIDTH(M)	NO.	AREA(SQ.M.)
COVERED AREA				
1	31.870	11.735	1	373.994
2	11.545	11.135	1	128.554
TOTAL ADDITIONS (A)				502.548
DEDUCTION				
A	8.995	7.230	1	64.854
B	3.700	0.600	2	4.440
C	17.970	0.600	1	10.782
D	7.585	3.165	1	24.007
DEDUCTION (B)				104.082
NURSERY AREA= TOTAL ADDITIONS (A) - DEDUCTION (B)				398.466

NURSERY SCHOOL CALCULATIONS (UNDER TOWER B)		
PARTICULAR	PERMISSIBLE (SQ.M.)	PROPOSED (SQ.M.)
LAND AREA UNDER SODM TOD LINE-INTENSE = 5.075 ACRES	20537.764	
NURSERY SCHOOL LAND COMPONENT @0.2 ACRES	809.370	
PERMISSIBLE FAR @1.5	1214.055	
FAR @25% MIN	303.514	398.466
NURSERY SCHOOL PARKING CALCULATIONS (UNDER TOWER B)		
Nursery School (15% of 0.2Acres)	121.000	365
Nursery School (1 ECS FOR EVERY 23 SQM-OPEN PARKING)	5.261	6

WALL LEGEND	
SYMBOL	WALL TYPE
	STRUCTURAL COLUMN
	BLOCKWORK
	NON STRUCTURAL WALL

PLUMBING LEGEND:-	
1	110 OD SOIL PP PIPE
2	110 OD WASTE PP PIPE
3	110 OD ANTI NOISE UPVC PIPE
4	DOMESTIC WATER SUPPLY PIPE
5	DOMESTIC WATER SUPPLY PIPE (FROM BOOSTER PUMP)
6	FLUSHING WATER SUPPLY PIPE
7	DOMESTIC WATER RISER PIPE TO DWT
8	FLUSHING WATER RISER PIPE TO DWT
9	STORM WATER APRONS
10	STORM WATER GATION DRAIN
11	110 OD RAIN WATER UPVC PIPE
11	160 OD RAIN WATER UPVC PIPE
FT	FLOOR TRAP CUTOUT (150X150)
FD	FLOOR DRAIN
BD	BALCONY DRAIN

CLUB:- OCCUPANT LOAD CALCULATION												
NOTE:- MALE POPULATION IS CONSIDERED 50% & FEMALE POPULATION IS CONSIDERED 50%.												
FIXTURE COUNT AS PER UNIFORM ILLUSTRATED PLUMBING CODE INDIA 2021												
COMMUNITY BUILDING:- GROUND FLOOR												
N O	SPACE	AREA	OCCUPANT LOAD-C= A/F (NOS)		MALE POPULATION	FEMALE POPULATION	REQUIRED WC FOR GENTS	REQUIRED WASH BASIN FOR GENTS	REQUIRED URINALS FOR GENTS	REQUIRED WC FOR LADIES	REQUIRED WASH BASIN FOR LADIES	REQUIRED Drinking Water Fountain
		A (SQM)	F	C	Nos.	Nos.	Nos.	Nos.	Nos.	Nos.	Nos.	Nos.
1	MPH @ 1.4 SQM.	287.690	1.4	205	103	103						
2	ACTIVITY ROOM @ 1.4 SQM.	319.250	1.4	228	114	114						
3	MPH @ 1.4 SQM.	319.250	1.4	228	114	114						
4	YOGA ROOM @1.4SQM.	38.630	1.4	28	14	14						
5	MEDITATION ROOM @1.4SQM.	84.350	1.4	60	30	30						
	TOTAL	1049		749	375	375						
1	ACTIVITY ROOM @ 1.4 SQM.	58.700	1.4	42	21	21						
2	PANTRY/STORAGE @ 10 SQM.	24.050	10.0	2	1	1						
	TOTAL	83		44	22	22						
1	GAMES ROOM + ACTIVITY ROOM @1.4 SQM.	104	1.4	74	37	37						
1	ACTIVITY ROOM @ 1.4 SQM.	45	1.4	32	16	16						
1	COMMON AREA @ 6 SQM.	727	6.0	121	61	61						
1	SWIMMING POOL	1202	2.7	445	223	223						
		3209.65		1466	733	733	6	4	15	6	4	7
	TOTAL PROVIDED ID SCHEME						9	11	15	14	13	7

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.(HR) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
JD.
PA.
A.T.P.

Checked and found ok for Public Health (Internal) Service only subject to commente in
In forwarding letter No. .....Dtd.....
DINESH KUMAR
DA(HQ)
JDTP(HQ)
MEMBER
BPAC

Superintending Engineer (HQ)
For Chief Engineer (HQ)
HSVP, Panchkula

For BIRLA ESTATES PVT. LTD.
Authorized Signatory

BIRLA ESTATES PVT. LTD.

ARCHITECT:
ARCHITECTURE COLLECTIVE

PROPOSED BUILDING PLAN FOR GROUP HOUSING COLONY UNDER TOD POLICY 2016 BEARING LICENCE NO. 72 OF 2025 DATED 21.05.2025 FOR OVER AN AREA MEASURING 5.075 ACRES IN THE REVENUE ESTATE OF VILLAGE FAZILPUR, JHARSA & BEGAMPUR KHATOLA, SECTOR 71, GURUGRAM BEING DEVELOPED BY BIRLA ESTATES PVT LTD.
(LICENSE NO. 72 OF 2025 DATED 21.05.2025)

TOWER B
GROUND FLOOR PLAN

DRG.NO. M-TB-2.1

SCALE : 1:100
DATE : 29/07/2025
DEALT : SIMRAN
DRAWN BY :

ARCHITECT SIGN AND STAMP:
GAURAV SANAN
CA/99/25531