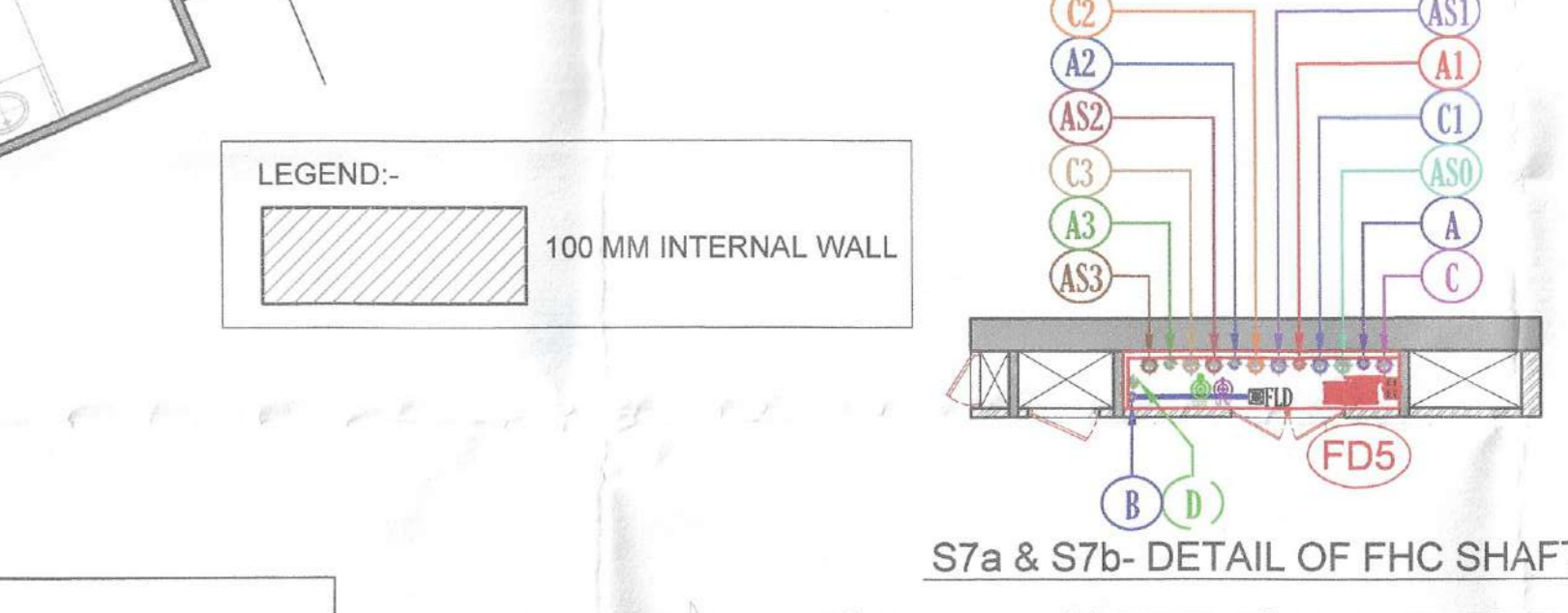


TOWER - 4
LOWER PENTHOUSE LEVEL
(LEVEL -38TH FLOOR (M +137.325M))

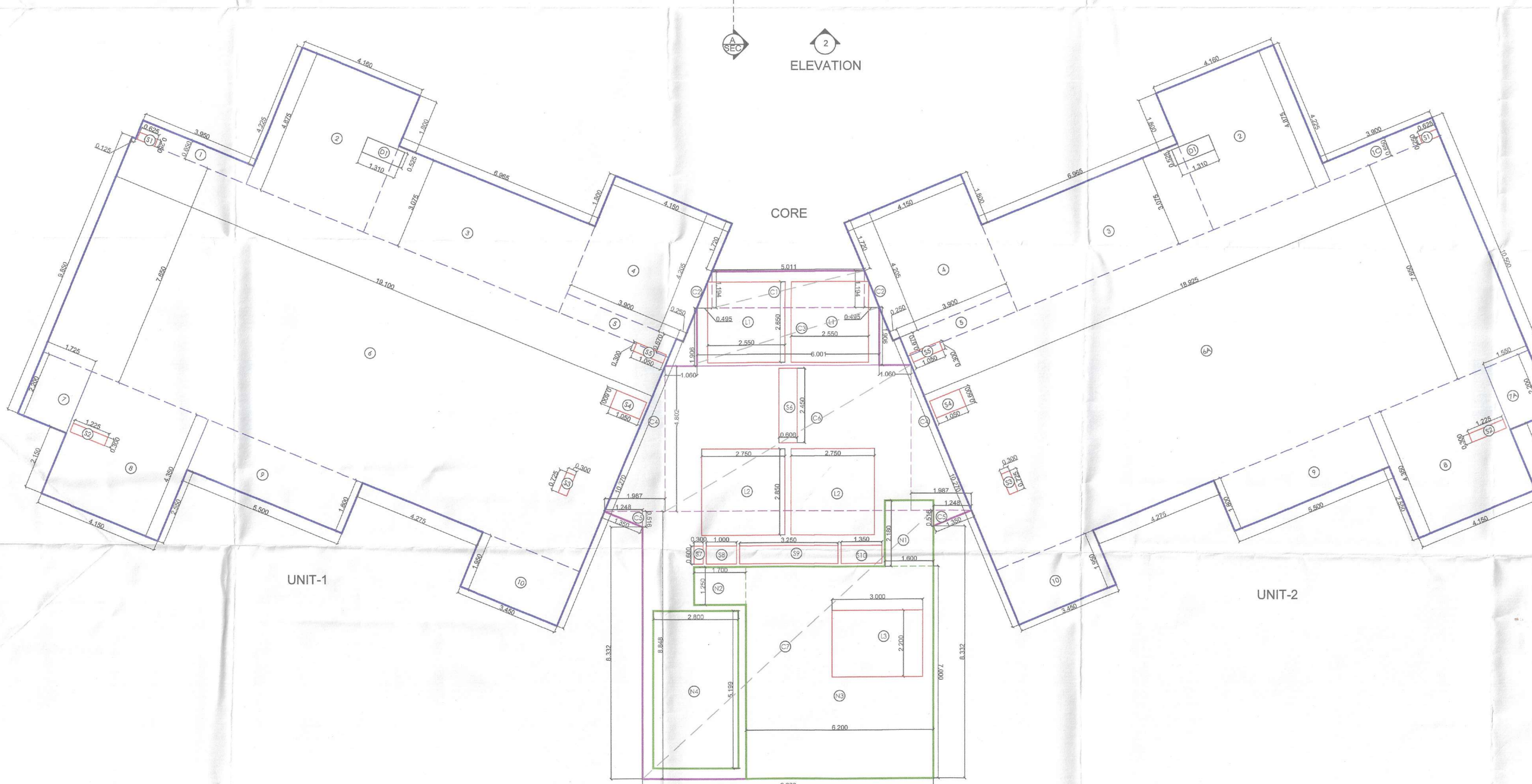
4 BHK LOWER PENTHOUSE LEVEL +
SERVICE PERSONNEL UNIT

4 BHK LOWER PENTHOUSE LEVEL +
SERVICE PERSONNEL UNIT

LEGEND FLOORING PIPE:	
S.No.	DESCRIPTION
1.	100 ØD SDR PIPE
2.	100 ØD WATER PIPE
3.	100 ØD WASTING WATER PIPE
4.	100 ØD WASTING WATER PIPE
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94.	100 ØD WASTING WATER PIPE
95.	100 ØD WASTING WATER PIPE
96.	100 ØD WASTING WATER PIPE
97.	100 ØD WASTING WATER PIPE
98.	100 ØD WASTING WATER PIPE
99.	100 ØD WASTING WATER PIPE
100.	100 ØD WASTING WATER PIPE



S.No.	DESCRIPTION	SIZE
S1	ELEC SHAFT	1.05 X 0.80
S2	ST. PRESS SHAFT	0.85 X 1.38
S3	LOBBY PRESS SHAFT	0.80 X 2.40
S3A	LOBBY PRESS SHAFT	0.80 X 1.00
S4	FIRE LOBBY PRESS SHAFT	1.34 X 0.60
S5	LV SHAFT	1 X 0.60
S6	PL SHAFT	0.30 X 0.60
S7A	FHC SHAFT	2.80 X 0.80
S7B	FHC SHAFT	3.20 X 0.80
S8	ELEC SHAFT	0.60 X 1.20
S9	PL SHAFT	0.875 X 1.20
S10	ELEC SHAFT	0.875 X 1.068
S11	PL SHAFT	0.875 X 1.07



TOWER - 4 LOWER PENTHOUSE AREA DIAGRAM (LEVEL -38TH FLOOR)

TOWER-4 FAR AREA AT LOWER PENT HOUSE UNIT-1 PER FLOOR (All Distances are in Meter & Areas in Sqm)			
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)
1	1	3.950	0.650
2	1	4.160	4.875
3	1	8.985	3.075
4	1	4.150	4.205
5	1	3.800	0.670
6	1	18.100	7.650
7	1	1.725	2.200
8	1	4.150	4.300
9	1	5.500	1.800
10	1	3.450	1.950
TOTAL(A) = 248.919			

TOWER-4 FAR AREA AT LOWER PENT HOUSE UNIT 2 PER FLOOR (All Distances are in Meter & Areas in Sqm)				
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	
S1	1	0.625	0.250	
S2	1	1.225	0.300	
S3	1	0.300	0.725	
S4	1	1.050	0.600	
S5	1	1.050	0.300	
D1	1	1.310	0.825	
TOTAL				2.374

TOWER-4 FAR AREA AT LOWER PENT HOUSE UNIT 1 PER FLOOR (All Distances are in Meter & Areas in Sqm)			
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)
1C	1	3.800	0.650
2	1	4.160	4.875
3	1	6.985	3.075
4	1	4.150	4.205
5	1	3.800	0.670
6	1	18.100	7.650
7	1	1.725	2.200
8	1	4.150	4.300
9	1	5.500	1.800
10	1	3.450	1.950
TOTAL(A) = 247.182			

CORE FAR AREA AT LOWER PENT HOUSE (All Distances are in Meter & Areas in Sqm)			
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)
C1	1	0.011	1.194
C2	1	1.194	0.495
C3	1	0.001	1.908
C4	1	1.908	0.802
C5	1	1.248	0.216
C6	1	8.119	4.802
C7	1	9.600	8.848
TOTAL(A) = 152.128			

SERVICE SHAFT (C)				
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)	
L1	2	2.650	2.650	
L2	2	2.700	2.850	
S6	1	0.600	2.450	
S7	1	0.700	0.600	
S8	1	1.000	0.800	
S9	1	3.250	0.600	
S10	1	1.350	0.600	
TOTAL				34.440

NON FAR AREA (STAIRCASE) (D)			
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)
D1	1	1.500	2.180
D2	1	1.700	1.250
D3	1	2.800	7.000
D4	1	2.800	5.189
TOTAL NON FAR AREA (D) = 63.979			

NON FAR AREA (DUCTION) (E)			
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)
L5	1	3.000	2.200
NON FAR AREA (E) = 6.600			

TOTAL CORE FAR AREA CALCULATION = ADDITION(A) - DEDUCTION (B)			
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)
= 247.182 - 2.374 = 244.788 SQM			

TOTAL CORE FAR AREA CALCULATION = ADDITION(A) - DEDUCTION (B) + NON FAR AREA (D) + NON FAR AREA (E)			
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)
= 152.128 + 63.979 + 6.600 = 222.727			

TOTAL LOWER PENT HOUSE FLOOR FAR AREA CALCULATION = TOTAL CORE FAR AREA UNIT-1 + FAR AREA (D) + TOTAL LOWER PENT HOUSE UNIT-2 FAR AREA + TOTAL LOWER PENT HOUSE CORE FAR AREA			
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)
= 244.788 + 63.979 + 247.182 + 222.727 = 778.676			

TOTAL LOWER PENT HOUSE FLOOR FAR AREA CALCULATION = TOTAL CORE FAR AREA UNIT-1 + FAR AREA (D) + TOTAL LOWER PENT HOUSE UNIT-2 FAR AREA + TOTAL LOWER PENT HOUSE CORE FAR AREA			
ITEM	NO.S	WIDTH (MTR.)	LENGTH (MTR.)
= 244.788 + 63.979 + 247.182 + 222.727 = 778.676			

Member Secretary
B.P.A.C.

Member
B.P.A.C.

Chairman
B.P.A.C.

Sanctioned to be read with this office copy No. 256/19 dated: 07.03.2019

Member Secretary
B.P.A.C.

Member
B.P.A.C.

Chairman
B.P.A.C.

Proposed Group Housing Colony measuring 5.875 acres under TOD policy dated 09.02.2016 (License No. 50 of 2019 dated 07.03.2019) in Sector -49, Gurugram being developed by ELAN CLAYVE PRIVATE LIMITED under collaboration with V.A. AGRICULTURE PVT LTD

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
3. MECHANICAL VENTILATION WITH 100% POWER BACK-UP FOR SERVICE AREAS.

ARCHITECT'S SEAL & SIGNATURE
OWNER'S SEAL & SIGNATURE

GIAN P. MATHUR
B. Arch., C.A., I.I.A
CA No. 80/5769

For ELAN CLAYVE PRIVATE LIMITED

Checked and found ok to be forwarded for comments in forwarding letter No. 256/19 dated 07.03.2019

MAY-2025 Scale: 1:75

Drawing Title: TOWER 4 PENTHOUSE LVL-1 LAYOUT (LEVEL -38TH FLOOR) & AREA DETAIL

Drawing No: A-14-06