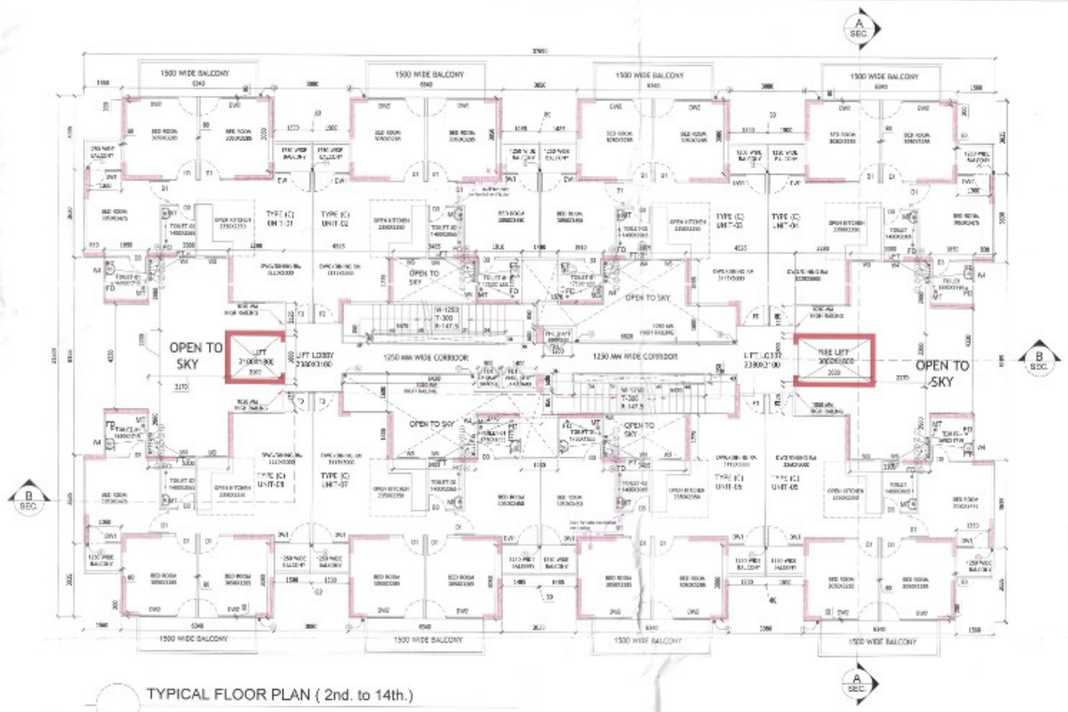
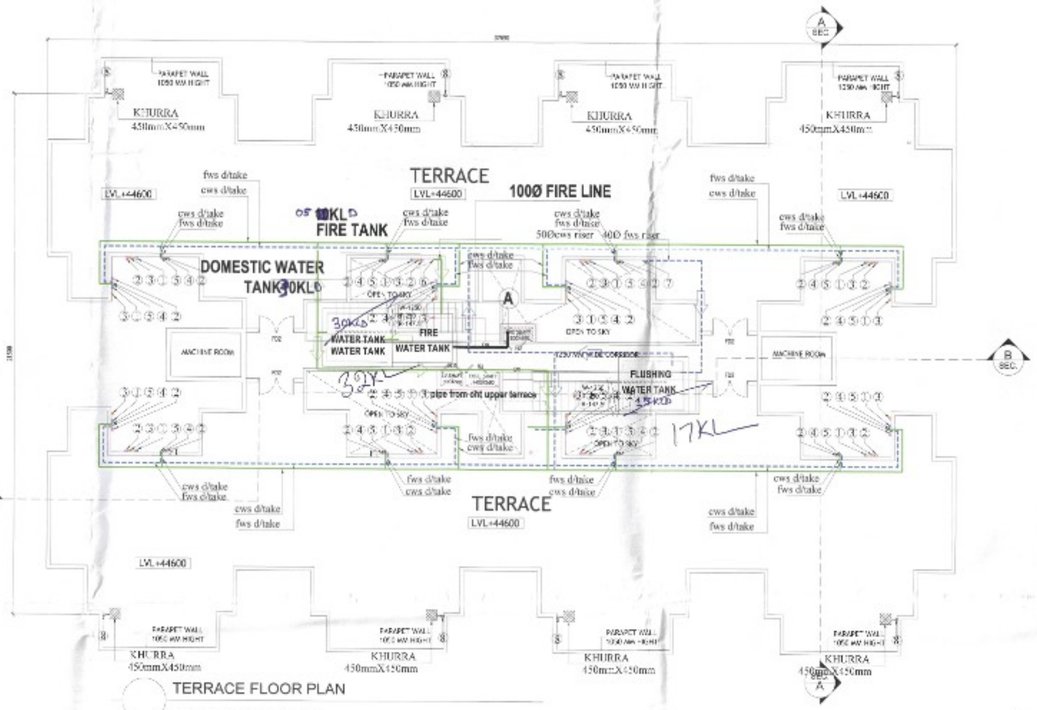
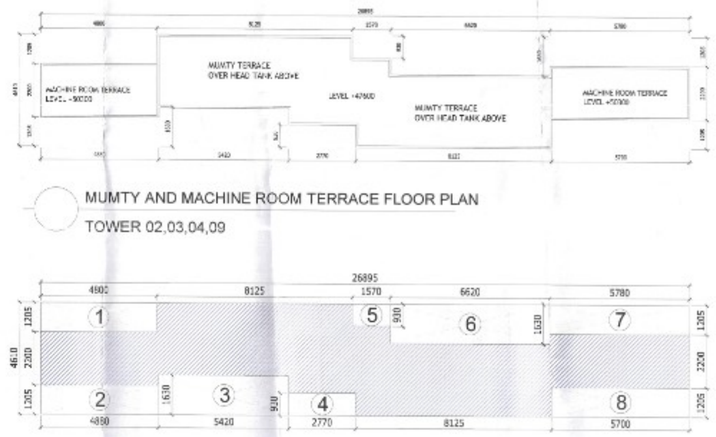


TYPICAL FLOOR PLAN (2nd. to 14th.)
TOWER 02,03,04,09

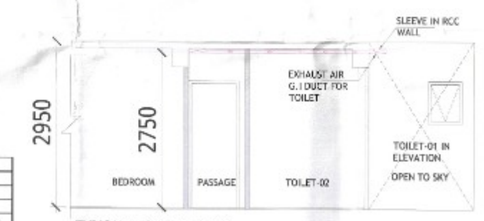


TERRACE FLOOR PLAN
TOWER 02,03,04,09



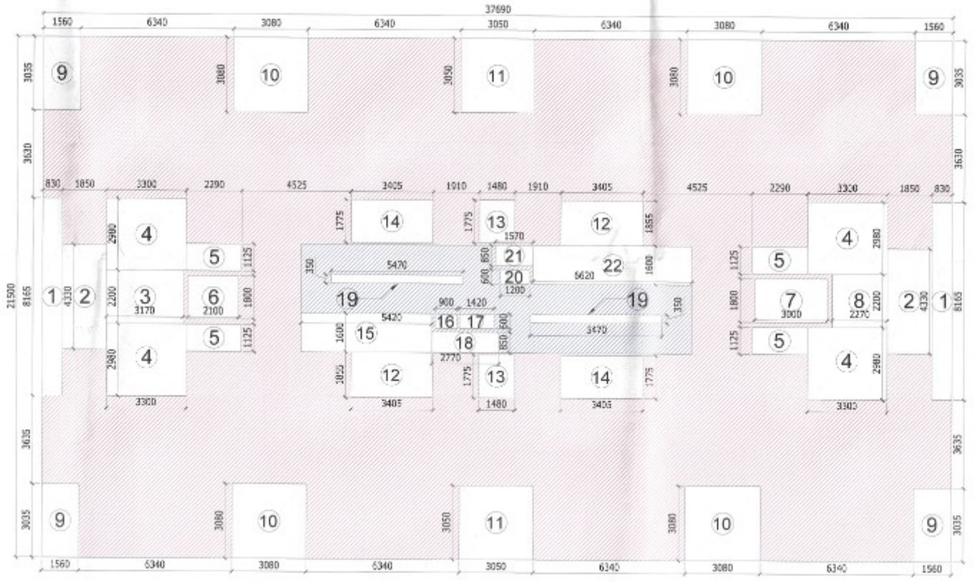
MUMTY AND MACHINE ROOM TERRACE FLOOR PLAN
TOWER 02,03,04,09

AREA DIAGRAM MUMTY AND MACHINE ROOM FLOOR PLAN
TOWER 02,03,04,09 NON-FAR



TYPICAL PART SECTION-D
FOR TOILET DUCT

TYPICAL MECHANICAL VENTILATION CALCULATION FOR WC								
s/no.	location	area sq.ft.	height ft.	volume cu.ft.	design CFM cfm	selected exhaust fan	fan size lxbxh	exhaust duct size mm
1	TYPICAL MECHANICAL VENTILATION WC							
1.1	Toilet 1	31	9.2	285	57	tef100 cfm cassette inline fan	270x270x171	300x75
1.2	Toilet 2	31	9.2	285	57		270x270x171	300x75



AREA DIAGRAM TYPICAL FLOOR PLAN (1st. to 14th.)
TOWER 02,03,04,09 FAR AREA

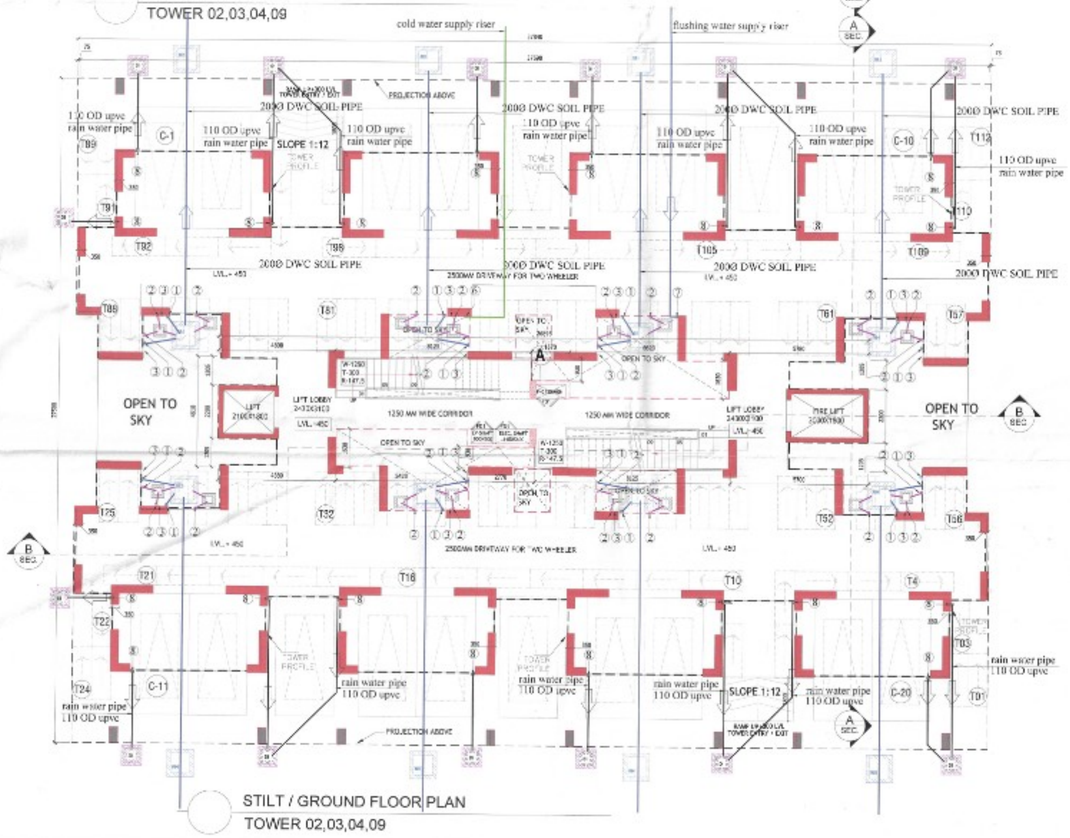
FLOOR AREA ON MUMTY AND MACHINE ROOM				
ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	26.895	4.630	123.986
TOTAL (1)				123.986 SQ.M
DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	1	4.630	1.205	5.784
2	1	4.630	1.205	5.880
3	1	5.420	1.630	8.835
4	1	2.770	0.930	2.576
5	1	1.570	0.930	1.460
6	1	6.620	1.630	10.791
7	1	5.780	1.205	6.965
8	1	5.730	1.205	6.869
TOTAL (2)				49.159 SQ.M
TOTAL AREA (Total 1 - 2)=3				74.827

STILT/GROUND FLOOR NON FAR AREA (GROUND COVERAGE)				
ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	37.840	27.900	1045.600
TOTAL (1)				1045.600 SQ.M
DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	2	3.905	8.165	14.774
2	2	3.830	4.330	16.021
3	1	5.170	2.200	6.974
4	4	3.300	2.980	39.336
5	4	2.290	1.125	10.305
6	1	3.100	1.800	5.580
7	1	3.000	1.800	5.400
8	1	2.270	2.200	4.994
12	2	3.485	1.855	12.633
13	2	1.400	1.775	5.254
14	2	3.485	1.775	12.088
15	1	5.420	1.600	8.672
16	1	0.900	0.600	0.540
17	1	1.420	0.600	0.852
18	1	2.770	0.850	2.355
19	2	5.470	0.250	2.735
20	1	1.200	0.600	0.720
21	1	1.570	0.850	1.335
22	1	6.620	1.600	10.592
TOTAL (2)				156.638 SQ.M
TOTAL GROUND COVERAGE (Total 1-2)=3				888.962

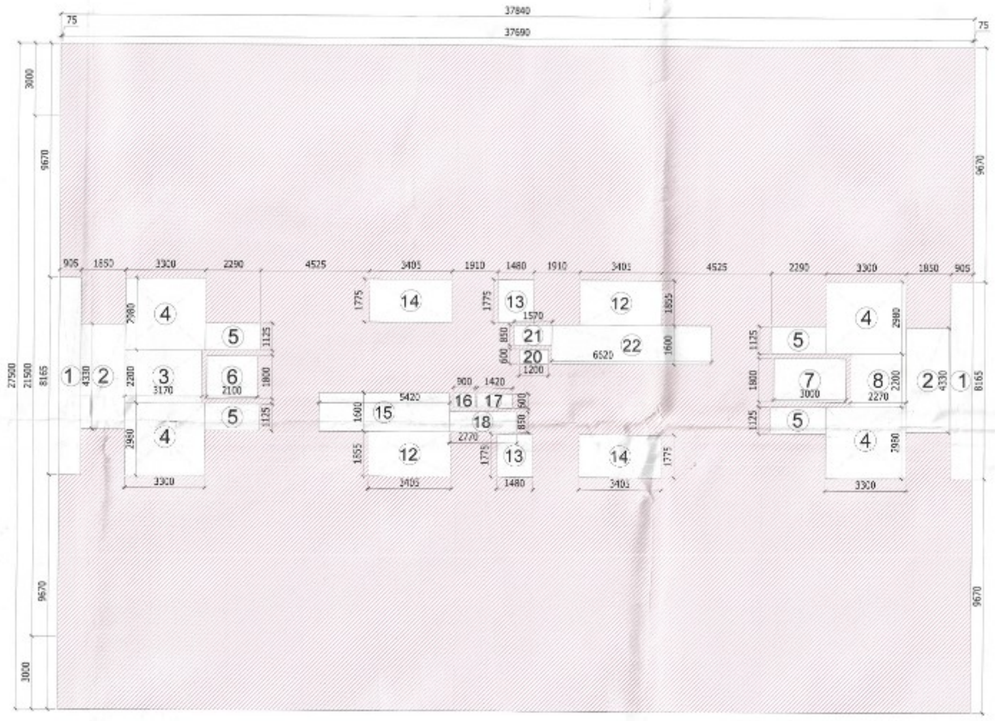
F.A.R CALCULATION ON GROUND FLOOR				
ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	1	26.895	4.630	123.986 SQ.M
TOTAL (1)			Total	123.986 SQ.M
DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	1	4.630	1.205	5.784 SQ.M
2	1	4.630	1.205	5.880 SQ.M
3	1	5.420	1.630	8.835 SQ.M
4	1	2.770	0.930	2.576 SQ.M
5	1	1.570	0.930	1.460 SQ.M
6	1	6.620	1.630	10.791 SQ.M
7	1	5.780	1.205	6.965 SQ.M
8	1	5.730	1.205	6.869 SQ.M
			Total	49.159 SQ.M
TOTAL F.A.R AREA (4)				74.827
TOTAL NON-F.A.R AREA (1-3)				809.145
STILT PARKING ECS PERMISSIBLE				808.145 @ 28 SQM 28.89
SAY 28 ECS				
ECS PROVIDED ON TOWER 01,02,03,04,09,15				20 ECS
TWO WHEELER PERMISSIBLE				112 NOS.
TWO WHEELER PROVIDED TOWER 01,02,03,04,09,15				112 NOS.

FIRST/TYPICAL FLOOR FAR AREA				
ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
A	1	37.600	21.500	810.935
TOTAL (1)				810.935 SQ.M
DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	3	0.830	8.165	13.554
2	3	1.830	4.330	16.021
3	1	3.170	2.200	6.974
4	4	3.300	2.980	39.336
5	4	2.290	1.125	10.305
6	2	2.100	1.800	7.560
7	1	3.000	1.800	5.400
8	1	2.270	2.200	4.994
9	4	1.560	3.035	18.938
10	4	3.080	3.080	37.946
11	2	3.050	3.050	18.605
12	2	3.485	1.855	12.633
13	2	1.480	1.775	5.254
14	2	3.485	1.775	12.088
15	1	5.420	1.600	8.672
16	1	0.900	0.600	0.540
17	1	1.420	0.600	0.852
18	1	2.770	0.850	2.355
19	2	5.470	0.250	2.735
20	1	1.200	0.600	0.720
21	1	1.570	0.850	1.335
22	1	6.620	1.600	10.592
TOTAL (2)				234.721 SQ.M
TOTAL AREA (Total 1 - 2)=3				575.614

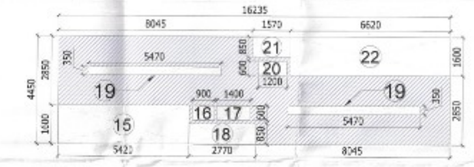
NON-F.A.R CALCULATION AREA				
ADDITION				
RECT.	NO.	LENGTH	BREADTH	AREA
1	1	16.235	4.450	72.246 SQ.M
TOTAL (1)			Total	72.246 SQ.M
DEDUCTION				
RECT.	NO.	LENGTH	BREADTH	AREA
15	1	5.420	1.600	8.672 SQ.M
16	1	0.900	0.600	0.540 SQ.M
17	1	1.400	0.600	0.840 SQ.M
18	1	2.770	0.850	2.355 SQ.M
19	2	5.470	0.250	2.735 SQ.M
20	1	1.200	0.600	0.720 SQ.M
21	1	1.570	0.850	1.335 SQ.M
22	1	6.620	1.600	10.592 SQ.M
			Total	28.685 SQ.M
TOTAL NON-F.A.R AREA (4)				43.561
TOTAL F.A.R AREA (3-4)				532.250



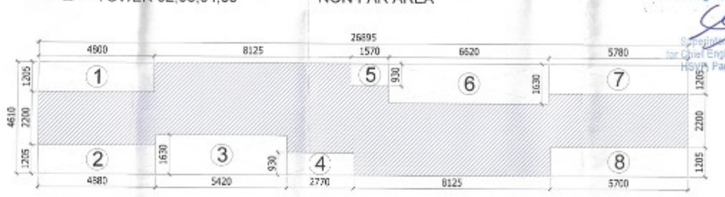
STILT / GROUND FLOOR PLAN
TOWER 02,03,04,09



AREA DIAGRAM STILT/GROUND FLOOR PLAN
TOWER 02,03,04,09 NON-FAR AREA



AREA DIAGRAM TYPICAL FLOOR PLAN (1st. to 14th.)
TOWER 02,03,04,09 NON-FAR AREA



AREA DIAGRAM STILT/GROUND FLOOR PLAN
TOWER 02,03,04,09 FAR AREA

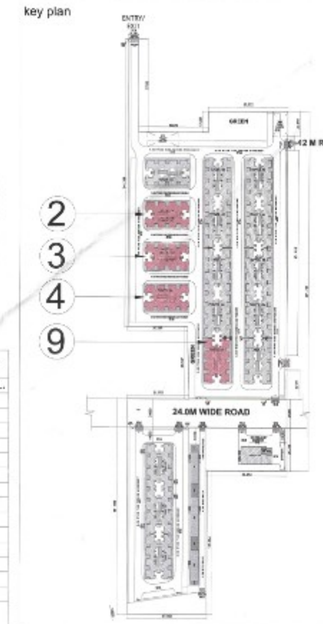
NOTES
- ALL RCC SHEAR WALL AT STILT LEVEL IS 350MM.
- ALL RCC SHEAR WALL AT 1ST TO 14TH FLOOR LEVEL IS 200MM
- ALL EXTERNAL & INTERNAL PARTITION RCC WALL AT 1ST TO 14TH FLOOR LEVEL IS 80MM.

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) JD. — PA. — A.T.P.
ATP(HQ) — DD(T) MEMBER BPAC — Ram Avtar Bassi JD(HQ)

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

NOTES
1. Dimensions are not to be scaled.
2. All dimensions are in mm.
3. All windows and ventilators are openable.
4. Lift well are mechanically Pressurized.
5. Fire services install as per NBC.
6. 100% power backup for emergency services.

key plan



DOOR & WINDOWS SCHEDULE				
MARK	WIDTH	HEIGHT	SILL LVL.	LINTEL LVL.
D1	900	2250	--	2250
D2	1200	2250	--	2250
D3	750	2250	--	2250
FD	1200	2250	--	2250
W1	1200	1500	750	2250
W2	750	2100	150	2250
W3	800	1500	1050	2250
W4	600	750	1500	2250
DW1	1350	2250	--	2250
DW2	2000	2250	--	2250
DW3	2350	2250	--	2250
FD1	900	2250	--	2250
FD2	1500	2250	--	2250

ALL UNITS MAIN DOOR 1 HOUR FIRE RATING.
TYPE 3 - TOILETS 01&02 FULLY MECHANICALLY VENTILLATED

Owner's Sign&Stamp

For ROF Infratech and Housing Pvt. Ltd
Authorised Signatory

EXTERNAL FIRE HYDRANT
MANHOLE SEWER
CATCH BASIN
RCC PIPE STORM WATER
DWC SEWER PIPE

- MT MULT TRAP TO FT
- FT FLOOR TRAP TRAP TO FT
- FD FLOOR DRAIN
- BD BALCONY DRAIN
  - 40Ø WASHBASIN TO FLOOR TRAP
  - 50 SINK TO FLOOR TRAP
  - 110 OD FLOOR TRAP TO VERTICAL

LEGEND	
1	110 OD SOIL PIPE
2	110 OD WASTE PIPE
3	50 OD WASTE PIPE
4	COLD WATER SUPPLY
5	HEATING WATER SUPPLY
6	COLD WATER SUPPLY RISER
7	HEATING WATER SUPPLY RISER
8	RAIN WATER PIPE FOR BALCONY/TERRACE

Architect's Sign&Stamp

JYOTI PRAKASH SHARMA
CA/2008/43101

Architects :

JPS DESIGN STUDIO

Electrical, Plumbing, HVAC & Fire Fighting

BEHERA ASSOCIATES PVT LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
EMAIL-behera.associates@gmail.com

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 22660 Dt. 31-12-2025
Executive Engineer (HQ) for Chief Engineer-I Hsvp, Panchkula

Project Title :
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 11.11875 ACRE (LICENCE NO. 182 OF 2024 DATED 10/12/2024 IN SECTOR 07 , SOHNA , BEING DEVELOPED BY ROF INFRATECH & HOUSING PVT. LTD.

Drawing Title :
TOWER-02,03,04,09 FLOOR PLANS AND AREA DIAGRAM AND AREA CALCULATION

Scale :	1:125	Rev :
Date :	27-12-2024	Drawing No :
Drawn By :	Piyush Sharma	SD/AH/05/01
Checked By :	J P SHARMA	
Sheet Size : A0:841x1189mm.	Drawing Status : Submission Drawing	