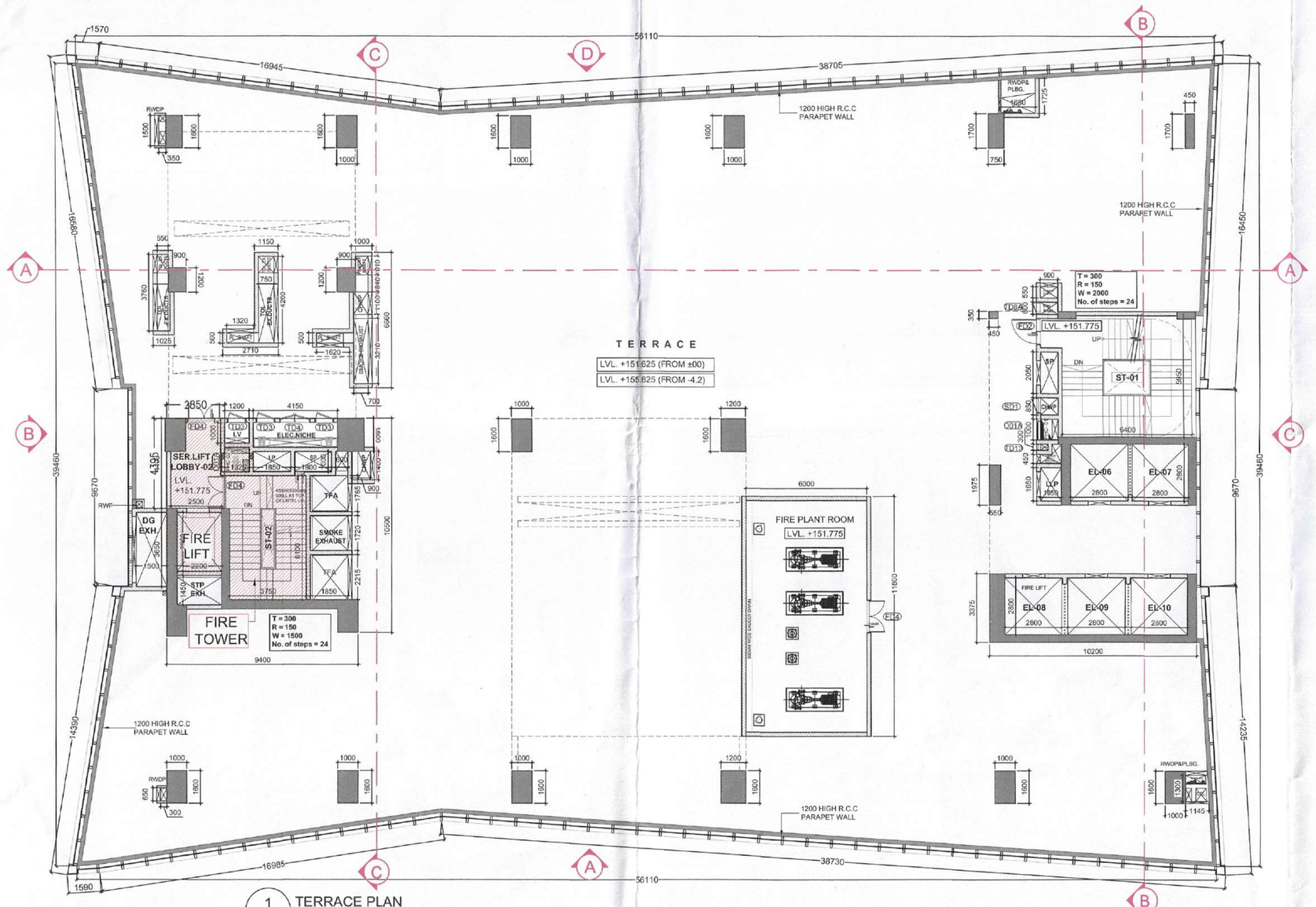
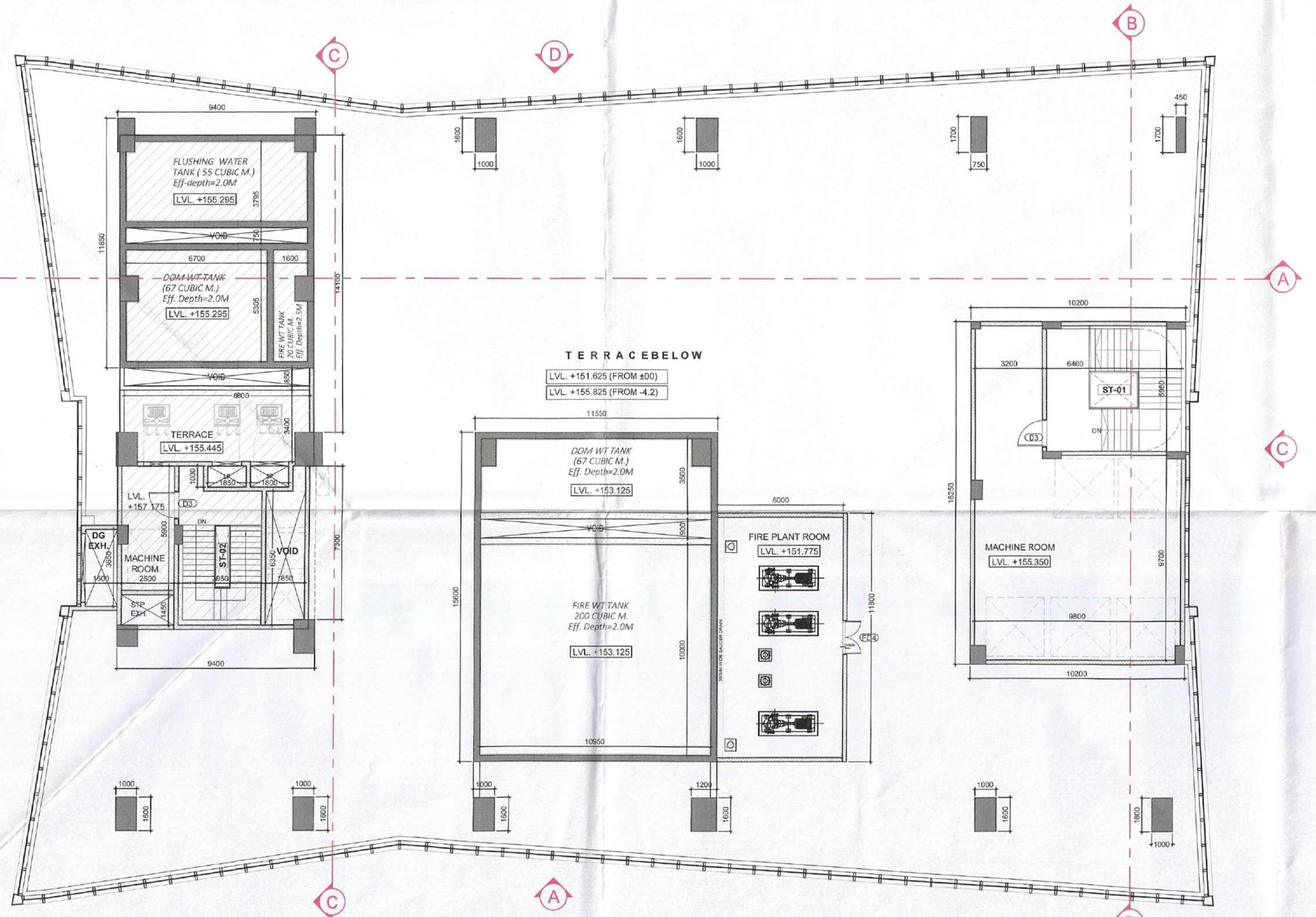
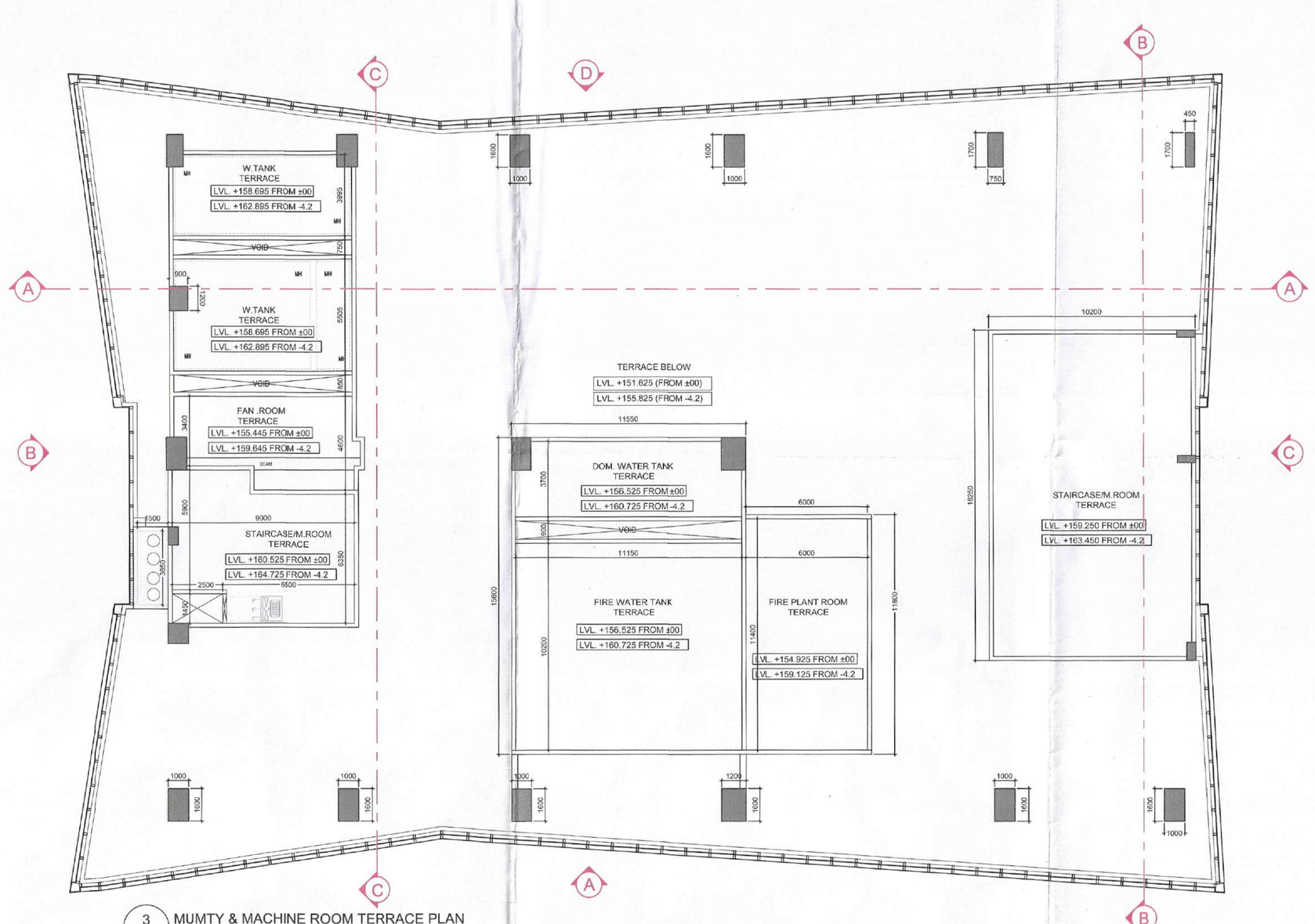


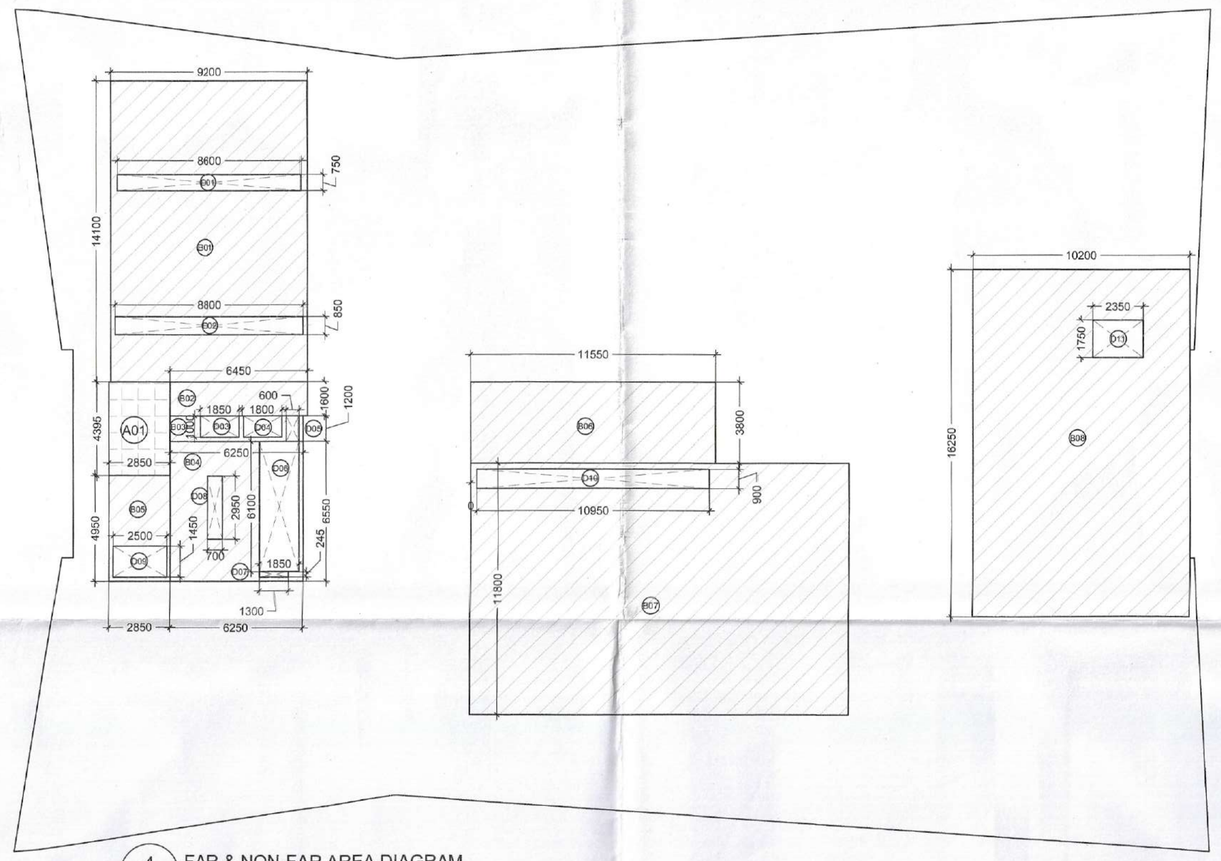
1 TERRACE PLAN
SCALE 1:150



2 MACHINE ROOM PLAN
SCALE 1:150



3 MUMTY & MACHINE ROOM TERRACE PLAN
SCALE 1:150



4 FAR & NON-FAR AREA DIAGRAM
SCALE 1:200

TERRACE LEVEL FAR AREA CALCULATION

TERRACE FAR

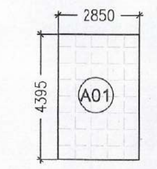
S.NO.	DESCRIPTION	QUANTITY	LENGTH A (M)	LENGTH B (M)	WIDTH/HT (M)	FORMULA	AREA (SQ.M.)
1	A0	1		2.850	4.395	Area Rectangle= L X B	12.525
A	TOTAL AREA						12.526

TERRACE LEVEL NON-FAR AREA CALCULATION

S.NO.	DESCRIPTION	QUANTITY	LENGTH A (M)	LENGTH B (M)	WIDTH/HT (M)	FORMULA	AREA (SQ.M.)
1	B01	1		9.200	14.100	Area Rectangle= L X B	129.72
2	B02	1		6.450	1.600	Area Rectangle= L X B	10.32
3	B03	1		6.250	1.200	Area Rectangle= L X B	7.50
4	B04	1		6.250	6.550	Area Rectangle= L X B	40.94
5	B05	1		2.850	4.950	Area Rectangle= L X B	14.11
6	B06	1		11.550	3.800	Area Rectangle= L X B	43.89
7	B07	1		17.750	11.800	Area Rectangle= L X B	209.45
8	B08	1		10.200	16.250	Area Rectangle= L X B	165.75
B	TERRACE LEVEL NON FAR				ADDITION		621.68
1	D01	1		8.600	0.750	Area Rectangle= L X B	6.45
2	D02	1		8.800	0.850	Area Rectangle= L X B	7.48
3	D03	1		1.850	1.000	Area Rectangle= L X B	1.85
4	D04	1		1.800	1.000	Area Rectangle= L X B	1.80
5	D05	1		1.200	0.600	Area Rectangle= L X B	0.72
6	D06	1		1.850	6.100	Area Rectangle= L X B	11.29
7	D07	1		1.300	0.245	Area Rectangle= L X B	0.32
8	D08	1		0.700	2.950	Area Rectangle= L X B	2.07
9	D09	1		2.500	1.450	Area Rectangle= L X B	3.63
10	D10	1		10.950	0.900	Area Rectangle= L X B	9.86
11	D11	1		2.350	1.750	Area Rectangle= L X B	4.11
C	TERRACE LEVEL NON FAR				DEDUCTION		49.56
D	TERRACE LEVEL NON-FAR AREA (B-C)			TERRACE LEVEL NON FAR ADDITION - TERRACE LEVEL NON FAR DEDUCTION			572.11
E	TERRACE LEVEL BUILT-UP AREA (A+D)						584.64

TERRACE & MACHINE ROOM-LEVEL DOOR WINDOW SCHEDULE

S.NO.	LOCATION	QUANTITY	DOOR/WINDOW NO.	CLEAR WIDTH (MM)	SILL (MM) FINISHED	LINTEL (MM)FINISHED	HEIGHT (MM)FINISHED	DOOR TYPE	FIRE RATING
1	ST-02	2	FD4	1600	0	2100	2100	DOUBLE	2 HOURS
2	ST-01	1	FD2	1300	0	2100	2100	SINGLE/PARTLY GLAZED	2 HOURS
3	FHC-01, FHC-02	2	D01A	900	150	2100	2250	SINGLE/GLAZED	
4	CHWP(ST-01)	1	S01	750	150	2100	2250	SINGLE	
5	LVSHAFT (ST-01)	1	TD13	300	150	2100	2250	SINGLE	
6	ELECTRICAL SHAFT (ST-01)	1	TD8A	600	150	2100	2250	SINGLE	
7	ELECTRICAL NICHE & LV (ST-02)	3	TD3	900	150	2100	2250	SINGLE	
8	ELECTRICAL NICHE (ST-02)	1	TD4	1500	150	2100	2250	DOUBLE	
9	FAN ROOM 7 MACHINE ROOM	2	D3	1300	0	2100	2250	SINGLE	



5 FAR AREA DIAGRAM
SCALE 1:150

NOTE:
PLANS UPTO 26TH FLOORS ARE EARLIER APPROVED VIA Memo No. ZP-572/SD(DK)/2020/8094 DATED:- 14.05.2020

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

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | CTA(HR.) Chairman B.P.A.C.

DTP(HQ) ATP(HQ) JD. P.A. A.T.P.

TO BE READ WITH THIS OFFICE MEMO NO.: 44582 DATED: 21-11-25

Checked and found ok for Public Health (Internal) Service only subject to comments in In forwarding letter No. 860850 dtd 27/11/25

Superintending Engineer (HQ) Circle Chief Engineer-I HSVP, Panchkula

DINESH KUMAR PAHOJ

ARCHITECT:
DESIGN FORUM INTERNATIONAL
K-47, KAILASH COLONY, NEW DELHI
TEL: 011 - 46556600

STRUCTURE CONSULTANT:
VINTECH CONSULTANTS
C 35, PAMPOSH ENCLAVE, GREATER KAILASH I, NEW DELHI, DELHI 110048
Tel :011 4314 1516

MEP CONSULTANT:
SANELAC CONSULTANTS PVT LTD
C-64/2, Okhla Industrial Area, Phase-II, New Delhi-110020
Tel : 26385310, 40603969

NOTES:
1. ALL DIMENSIONS ARE IN MM.
2. GATE AND BOUNDARY WALL SHALL BE AS PER STANDARD DESIGN.
3. SPRINKLERS WILL BE PROVIDED IN ENTIRE BUILDING INCLUDING BASEMENTS AS PER N.B.C.
4. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AS PER APPLICABLE NORMS.
5. 100% POWER BACK UP WILL BE PROVIDED FOR LIFTS & ESSENTIAL SERVICE AREAS.
6. DISABLED RAMP @ 1:12 SLOPE WITH 900MM HIGH RAILING.
7. ALL BUILDINGS ARE MECHANICALLY VENTILATED AND FULLY AIR CONDITIONED.

PROJECT:
BUILDING PLAN OF COMMERCIAL COLONY UNDER TOD POLICY DATED 09.02.2016 OVER AN AREA MEASURING 4.418 ACRES (LICENCE NO. 197 OF 2008 DATED 05.12.2008) IN SECTOR-66, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY R.C. SOOD & COMPANY PVT. LTD. C/O ADVANCE INDIA PROJECTS LTD.

ARCHITECT'S SIGNATURE:

Abhishek Jain
B. Arch.
CA/2019/114661

CLIENT'S SIGNATURE:

Authorised Signatory

JT (HQ) Member BPAC

DRAWING TITLE:
TERRACE, MACHINE ROOM & MACHINE ROOM TERRACE PLAN

DRAWING NO:
44

NORTH:

SCALE: AS MENTION

DATE: 28/08/2025