

SPECIFICATION FOR SPEED-5 - 1 & 2 BHK APARTMENTS

Structure		Earthquake Resistant RCC Framed Structure (with latest Seismic Code)
Flooring	Drawing/Dining/Kitchen	Vitrified Tiles
	All other Bedrooms	Vitrified Tiles
	Balconies	Designer Anti-Skid Tiles
	Toilets	Granite
Electrical	Internal	Fire Resistant Copper wiring in concealed PVC conduits Modular Switches & Sockets in adequate numbers, light fixture, Ac unit, Geyser
	External	Adequate lighting in common areas, staircase, lobby, parking Space , Garden etc.
Kitchen	Working Counter	Granite Counter with Stainless Steel Sink fitted with R.O .& modular kitchen
	Wall Tile	Designer Ceramic Tiles upto 2 ft. above working counter
Doors & Windows	Internal	Designer flush doors in polish/duco paint fixed in hard wood
	External	UPVC / Aluminum Composite Sliding or openable doors & windows
Wall Finish	External Finish	Most Modern and Elegant Permanent Finish with High Quality Texture Paint
	Internal Finish	All internal walls of the room & Drawing Dining will be painted using O.B.D.
	Toilet Internal Finish	Ceramic Tiles in cladding upto ceiling
Railing	Balcony	Stainless Steel + Glass
	Staircase	Mild Steel
P.O.P. Work	Internal	P.O.P. work of punning will be done in all the rooms including drawing & dining
Sanitary Work	For Internal Piping	Corrosion free PPR/UPVC Pipes & Fittings All Taps and Fittings of reputed brands in C.P.
	Bath Fittings & Ware	Wash Basins, W/C of reputed brands in appropriate shades matching with ceramic tiles

SOLITAIRIAN CITY 

Email: info@pary.co.in • **Web:** www.pary.co.in • **Toll Free :** 1800-208-6060



SPECIFICATION FOR T3, 3 BHK APARTMENTS

Flooring	Drawing/Dining/Kitchen	Vitrified Tiles
	Master Bedroom	Laminated Wooden Flooring
	All other Bedrooms	Vitrified Tiles
	Balconies	Designer Anti-Skid Tiles
	Toilets	Ceramic Tile
	Kitchen	Vitrified Tiles
	Servant room & Toilet	Ceramic Tile
Electrical	Internal	Fire Resistant Copper wiring in concealed PVC conduits Modular Switches & Sockets in adequate numbers
	External	Adequate lighting in common areas, staircase, lobby, parking Space , Garden etc.
Kitchen	Working Counter	Granite Counter with Stainless Steel Sink
	Wall Tile	Designer Ceramic Tiles up-to 2 ft. above working counter
Doors & Windows	Internal	Designer flush doors in polish/duco paint fixed in hard wood
	External	UPVC / Aluminum Composite Sliding or openable doors & windows
Wall Finish	External Finish	Most Modern and Elegant Permanent Finish with High Quality Texture Paint
	Internal Finish	All internal walls of the room & Drawing Dining will be painted using O.B.D.
	Toilet Internal Finish	Ceramic Tiles in cladding upto ceiling height.
Railing	Balcony	Mild Steel
	Staircase	Mild Steel
P.O.P. Work	Internal	P.O.P. work of punning will be done in all the rooms including drawing & dining
Sanitary Work	For Internal Piping	Corrosion free PPR/UPVC Pipes & Fittings All Taps and Fittings of reputed brands in C.P.
	Bath Fittings & Ware	Wash Basins, W/C of reputed brands in appropriate shades matching with ceramic tiles
Plunge Pool	Finish	Mosaic tile

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Only 30 mtr Building Height Allowed

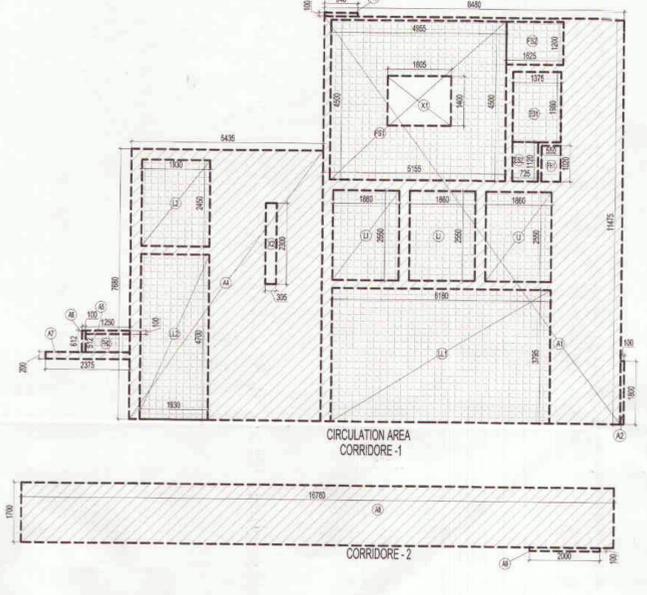
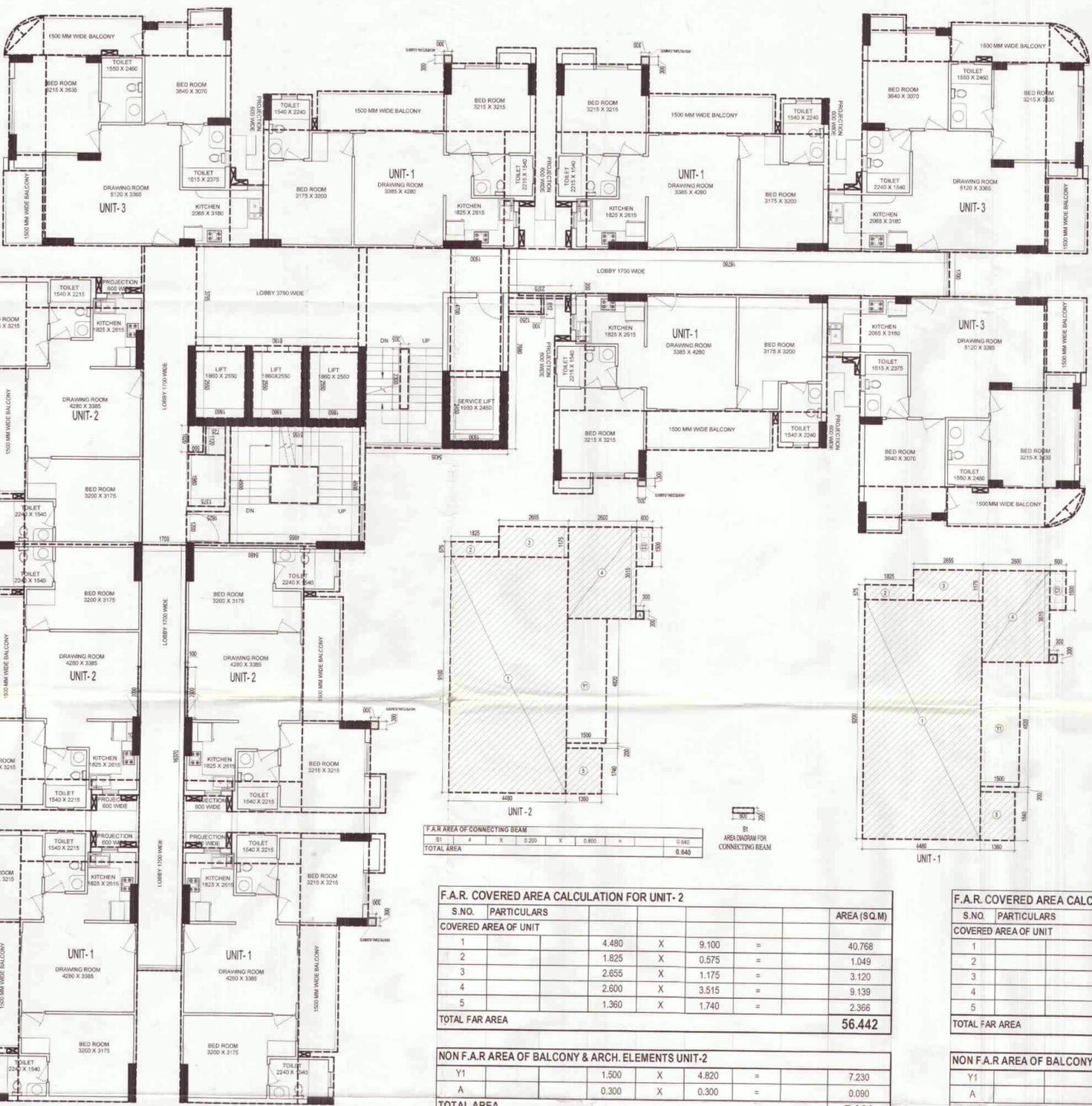
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Drawing Checked & Verified By: Sr. Executive (Planning) Date: 27/08/2019 Gen. Manager (Plng. & Arch.)

REVALIDATION Valid Upto Date: 10/10/2021

GENERAL NOTES: 1. ANY HABITABLE ROOM, TOILET, KITCHEN ETC IF IT IS NOT NATURALLY VENTILATED WILL BE MECHANICALLY VENTILATED. 2. FIRE STAIRCASE IS OF PRESSURIZED TYPE AS PER N.B.C. Gen. Manager (Plng. & Arch.)

Yamuna Expressway Industrial Development Authority (YEPIDA) REVALIDATION Valid Upto Date: 10/10/2021 Gen. Manager (Plng. & Arch.)



F.A.R. COVERED AREA CALCULATION FOR UNIT-3

S.NO.	PARTICULARS	AREA (SQ.M)
1	COVERED AREA OF UNIT	64.177
2	1.295 X 2.365 =	3.062
3	7.035 X 7.300 =	51.356
4	0.100 X 2.865 =	0.287
5	1.400 X 3.835 =	5.369
6	1.730 X 1.380 =	2.377
7	1.640 X 1.195 =	1.960
TOTAL FAR AREA		64.177

NON F.A.R. AREA OF BALCONY

Y1	Y2	Y3	Y4	Y5	AREA
1.500 X 2.865 =	3.765 X 1.500 =	0.5 X 1.499 X 1.500 =	1.960 X 0.408 =	1.144 X 0.111 =	11.693
TOTAL AREA					11.693

COVERAGE AREA OF UNIT-3 = F.A.R. AREA + NON FAR AREA OF BALCONY

S.NO.	PARTICULARS	AREA (SQ.M)
1	F.A.R. AREA	64.177
2	NON FAR AREA OF BALCONY	11.693
TOTAL AREA		75.870

F.A.R. COVERED AREA CALCULATION FOR CIRCULATION AT TYPICAL FLOOR

S.NO.	PARTICULARS	AREA (SQ.M)
A1	8.480 X 11.475 =	97.308
A2	0.100 X 1.800 =	0.180
A3	0.940 X 0.100 =	0.094
A4	5.435 X 7.480 =	40.654
A5	1.250 X 0.810 =	1.013
A6	0.100 X 0.200 =	0.020
A7	2.375 X 0.200 =	0.475
A8	16.780 X 1.700 =	28.526
A9	2.000 X 0.100 =	0.200
A10	1.700 X 16.370 =	27.829
A11	2 X 0.100 X 2.000 =	0.400
TOTAL AREA		195.852

AREA SUBTRACTION

S.NO.	PARTICULARS	AREA (SQ.M)
FS1	4.955 X 4.500 =	22.298
FS2	1.625 X 1.200 =	1.950
ES1	1.375 X 1.980 =	2.723
ES2	0.725 X 1.120 =	0.812
X2	0.305 X 2.300 =	0.702
FH1	0.550 X 1.020 =	0.561
L1	1.860 X 2.550 =	4.723
L2	1.930 X 2.450 =	4.729
LL1	6.180 X 3.795 =	23.453
LL2	1.930 X 4.700 =	9.071
TOTAL		80.526
TOTAL AREA		115.326

F.A.R. COVERED AREA CALCULATION FOR UNIT-2

S.NO.	PARTICULARS	AREA (SQ.M)
1	COVERED AREA OF UNIT	56.442
2	4.480 X 9.100 =	40.768
3	1.825 X 0.575 =	1.049
4	2.655 X 1.175 =	3.120
5	2.800 X 3.515 =	9.139
6	1.360 X 1.740 =	2.366
TOTAL FAR AREA		56.442

NON F.A.R. AREA OF BALCONY & ARCH. ELEMENTS UNIT-2

Y1	Y2	Y3	Y4	Y5	AREA
1.500 X 4.820 =	0.300 X 0.300 =				7.320
TOTAL AREA					7.320

COVERAGE AREA OF UNIT-2 = F.A.R. AREA + NON FAR AREA OF BALCONY

S.NO.	PARTICULARS	AREA (SQ.M)
1	F.A.R. AREA	56.442
2	NON FAR AREA OF BALCONY & ARCH. ELEMENT	7.320
TOTAL AREA		63.762

F.A.R. COVERED AREA CALCULATION FOR UNIT-1

S.NO.	PARTICULARS	AREA (SQ.M)
1	COVERED AREA OF UNIT	41.216
2	4.480 X 9.200 =	41.216
3	1.825 X 0.575 =	1.049
4	2.655 X 1.175 =	3.120
5	2.800 X 3.515 =	9.139
6	1.360 X 1.840 =	2.502
TOTAL FAR AREA		57.026

NON F.A.R. AREA OF BALCONY & ARCHITECTURAL ELEMENTS UNIT-1

Y1	Y2	Y3	Y4	Y5	AREA
1.500 X 4.820 =	0.300 X 0.300 =				7.320
TOTAL AREA					7.320

COVERAGE AREA OF UNIT-1 = F.A.R. AREA + NON FAR AREA OF BALCONY

S.NO.	PARTICULARS	AREA (SQ.M)
1	F.A.R. AREA	57.026
2	NON FAR AREA OF BALCONY & ARCH. ELEMENT	7.320
TOTAL AREA		64.346

AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. AT TYPICAL FLOOR

S.NO.	PARTICULARS	AREA (SQ.M)
FS1	4.955 X 4.500 =	22.298
FS2	1.625 X 1.200 =	1.950
ES1	1.375 X 1.980 =	2.723
ES2	0.725 X 1.120 =	0.812
FH1	0.550 X 1.020 =	0.561
FH2	1.250 X 0.512 =	0.640
TOTAL AREA		29.983

SCHEDULE OF OPENINGS

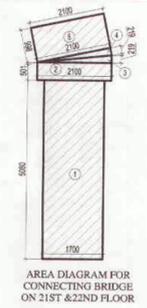
S.NO.	TYPE	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1.	D1	1000	2150	-	2150	BEDROOM
2.	D2	800	2150	-	2150	TOILET
3.	D3	800	2150	-	2150	SER. ROOM
4.	DW1	3450	2400	0/300	2400	DRAWING RM.
5.	DW2	2200	2400	0/300	2400	BEDROOM
6.	DW3	1710	2400	0/300	2400	MAIN ENTRY
7.	DW4	1960	2400	0/300	2150	DRAWING RM.
8.	DW5	1420	2150	0/300	2150	TERRACE RM.
9.	DW6	2020	2400	0/300	2400	BALCONY
10.	DW7	2050	2400	0/300	2400	BALCONY
11.	DW8	1990	2400	0/300	2400	BALCONY
12.	W1	3190	2400	0/300	2400	DINING
13.	W2	1990	2150	0/300	2150	STAIRCASE
14.	W3	800	1300	850	2450	TOILET

F.A.R. COVERED AREA CALCULATION OF CONNECTING BRIDGE

A1	A2	A3	A4	A5	AREA
1.700 X 5.080 =	2.100 X 0.501 =	2.100 X 0.219 =	2.100 X 0.219 =	2.100 X 0.998 =	8.636
TOTAL FAR AREA					12.244

TOTAL F.A.R. AREA AT 21ST & 22ND FLOOR

S.NO.	PARTICULARS	AREA (SQ.M)
1	FAR AREA OF UNIT-1	285.130
2	FAR AREA OF UNIT-2	169.326
3	FAR AREA OF UNIT-3	192.531
4	FAR AREA OF CIRCULATION	115.326
5	FAR AREA OF CONNECTING BEAM	0.640
6	FAR AREA OF CONNECTING BRIDGE ON 21ST & 22ND FLOOR	12.244
TOTAL F.A.R. AREA		775.197



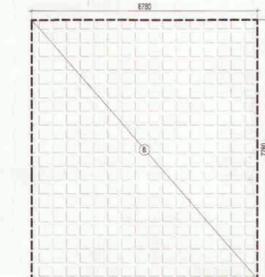
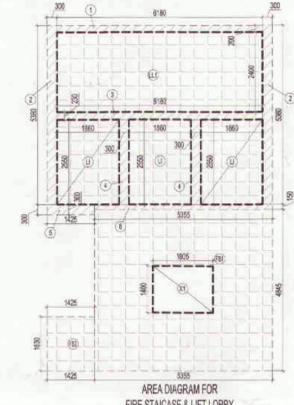
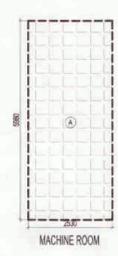
F.A.R. AREA RESIDENCE
15% ADDITIONAL F.A.R. AREA
NON F.A.R. AREA

SUBMISSION DRAWING
CLIENT: M/S. SOLITAIRE REALINFRA PVT. LTD.
PROJECT: SOLETAIRE REALINFRA PRIVATE LIMITED

APPROVED Date: 27/08/2019 Valid Upto Date: 27/08/2021 Sr. Executive (Planning) Date: 27/08/2019 Gen. Manager (Plng. & Arch.)

OWNER SIGN: [Signature] ARCHITECT SIGN: [Signature]
CONFLUENCE
S-024

only 30m or Building Height Approval



Yamuna Expressway Ind. Development Authority
APPROVED
 Vide Letter No. 27/1835 Date 08/09/14
 Valid Upto Date 21/09/2015
 Sr. Executive (Planning) [Signature]
 Gen. Manager (Png. & Arch.) [Signature]

REVALIDATE
 Date 14/03/15
 Valid upto Date 12/07/2015
 Gen. Manager (Png. & Arch.) [Signature]

Yamuna Expressway Ind. Development Authority
 Gen. Manager (Png. & Arch.) [Signature]

F.A.R. COVERED AREA OF TERRACE							
S.NO.	PARTICULARS					AREA (SQ.M)	
1		6.180	X	0.200	=	1.236	
2	2	X	0.300	X	5.380	=	3.228
3		6.180	X	0.230	=	1.421	
4	2	X	0.300	X	2.550	=	1.530
5		1.425	X	0.300	=	0.428	
6		5.355	X	0.150	=	0.803	
TOTAL AREA						8.646	

AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R AT TERRACE							
S.NO.	PARTICULARS					AREA (SQ.M)	
LIFT, LIFT LOBBY & FIRE STAIRCASE							
L1	3	X	1.860	X	2.550	=	14.229
LL1			6.180	X	2.400	=	14.832
FS1			5.355	X	4.845	=	25.945
FS2			1.425	X	1.630	=	2.323
MACHINE ROOM & O.H.T							
A			2.530	X	5.980	=	15.129
B			6.780	X	7.780	=	52.748
TOTAL						125.207	
AREA SUBTRACTION							
X1			1.805	X	1.400	=	2.527
TOTAL						2.527	
TOTAL 15% AREA						122.680	

F.A.R AREA
 RESIDENCE
 15% ADDITIONAL
 F.A. R. AREA
 NON F.A. R. AREA

SUBMISSION DRAWING
 CLIENT
M/S. SOLITAIRE REALINFRA PVT. LTD.

approved for 30m or Building Height

Yamuna Expressway Ind. Development Authority
APPROVED
 Vide Letter No. 27/1835 Date 08/09/14
 Valid Upto Date 21/09/2015
 Sr. Executive (Planning) [Signature]
 Gen. Manager (Png. & Arch.) [Signature]

PROJECT INCHARGE: AMIT MAURYA
 CHECKED BY: SAVINDRA SINGH
 DEALT BY: RAJESH MAURYA
 APPROVED BY: VISHAL SHARMA

TERRACE FLOOR PLAN

OWNER SIGN [Signature]
 ARCHITECT SIGN [Signature]



ARCHITECTS
Confluence
 S-29, GK-2 Ph-011-26718000 con@confluence.com Member of IBC
 S-025
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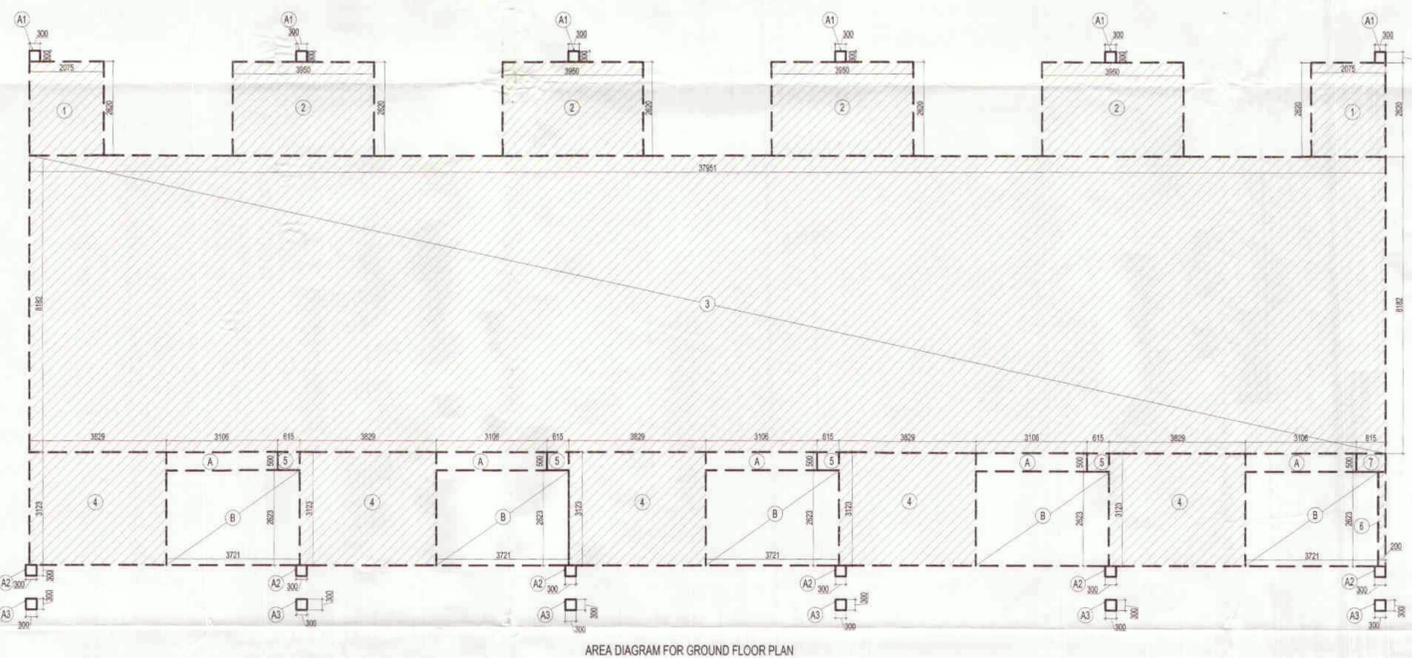
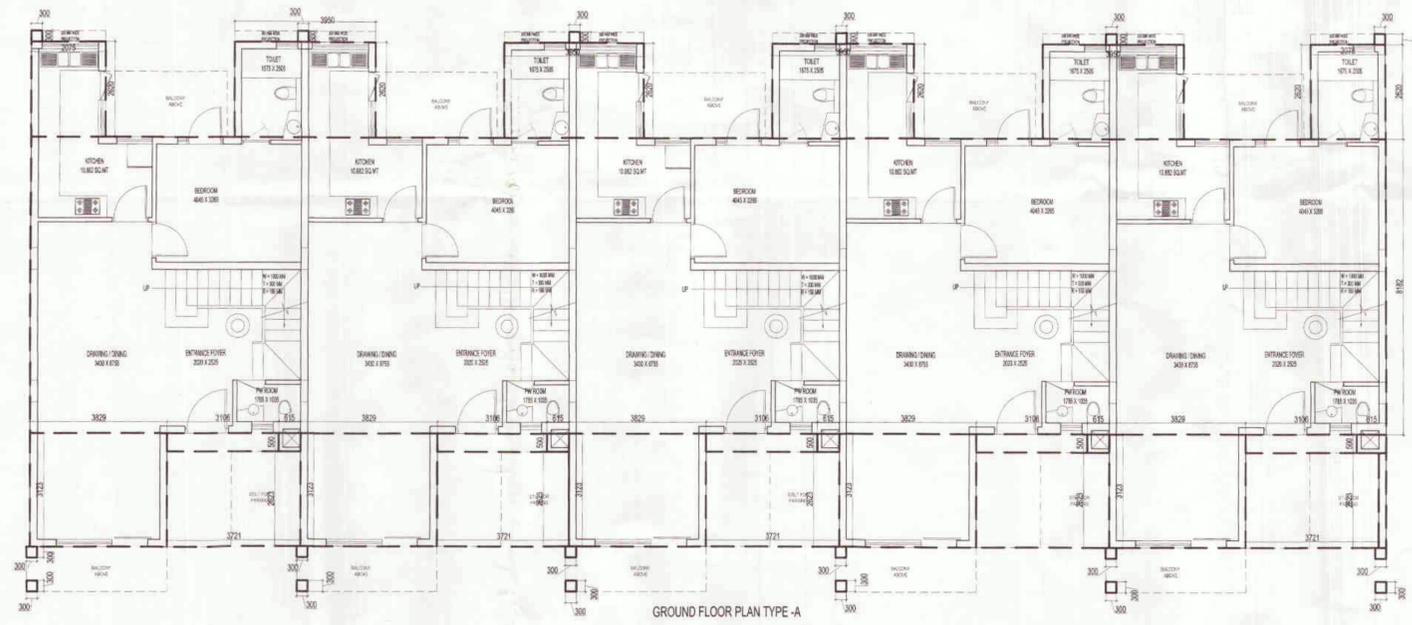
only 30 mtr Building Height Approved

Yamuna Expressway Ind. Development Authority
 APPROVED
 Date 6/8/19/2019
 Valid Upto Date 21/12/2019

RE-VALIDATION
 Date 10/06/20
 Valid upto Date 19/12/20

RE-VALIDATION
 Date 10/06/20
 Valid upto Date 19/12/20

RE-VALIDATION
 Date 10/06/20
 Valid upto Date 19/12/20

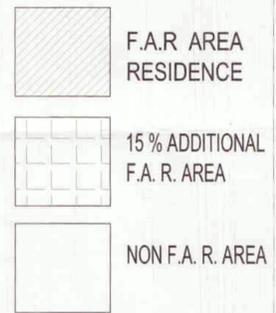


F.A.R. COVERED AREA CALCULATION FOR GROUND FLOOR PLAN						
S.NO.	PARTICULARS					AREA (SQ.M)
COVERED AREA						
1	2	X	2.075	X	2.620	= 1.073
2	4	X	3.950	X	2.620	= 4.1396
3	1	X	37.951	X	8.182	= 310.546
4	5	X	3.829	X	3.123	= 1.230
5	4	X	0.615	X	0.500	= 0.525
6	1	X	0.200	X	2.623	= 0.408
7	1	X	0.815	X	0.500	= 0.408
TOTAL FAR AREA						= 424.736

NON F.A.R AREA OF STILT & ARCHITECTURAL ELEMENTS						
A1	6	X	0.300	X	0.300	= 0.540
A2	6	X	0.300	X	0.300	= 0.540
A3	6	X	0.300	X	0.300	= 0.540
A	4	X	3.106	X	0.500	= 6.212
B	4	X	3.721	X	2.623	= 39.041
TOTAL NON FAR AREA						= 46.873

TOTAL COVERAGE AREA ON GROUND FLOOR	
TOTAL FAR AREA	424.736
NON FAR AREA	46.873
TOTAL COVERAGE AREA	471.609

TOTAL GROUND COVERAGE AREA			
1	COVERAGE AREA OF FIRST FLOOR	=	490.864
2	15 % AREA OF PLUMBING SHAFT		1.325
3	STAIRCASE CUTOUT (X1)		9.468
TOTAL COVERAGE AREA			501.657



S.NO.	TYPE	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1.	D1	1000	2150	-	2150	BEDROOM
2.	D2	800	2150	-	2150	TOILET
3.	D3	800	2150	-	2150	SER. ROOM
4.	DW1	3450	2400	0/300	2400	DRAWING RM.
5.	DW2	2200	2400	0/300	2400	BEDROOM
6.	DW3	1710	2400	0/300	2400	MAIN ENTRY
7.	DW4	1660	2400	0/300	2150	DRAWING RM.
8.	DW5	1420	2150	0/300	2150	DRAWING RM.
9.	DW6	2020	2150	0/300	2150	TERRACE ENT.
10.	DW7	2095	2400	0/300	2400	BALCONY
11.	DW8	1990	2400	0/300	2400	BALCONY
12.	W1	3190	2400	0/300	2400	DINING
13.	W2	1990	2150	0/300	2150	STAIRCASE
14.	W3	800	1300	850	2450	TOILET

Yamuna Expressway Ind. Development Authority
 APPROVED
 Date 15/12/2019
 Valid Upto Date 21/12/2019

Approved for 30 mtr Building Height

VILLA 205 - (A2, A4, A6, A8, A10) & (A12, A14, A16, A18, A20) & (A22, A24, A26, A28, A30)

OWNER SIGN: [Signature]

ARCHITECT SIGN: [Signature]

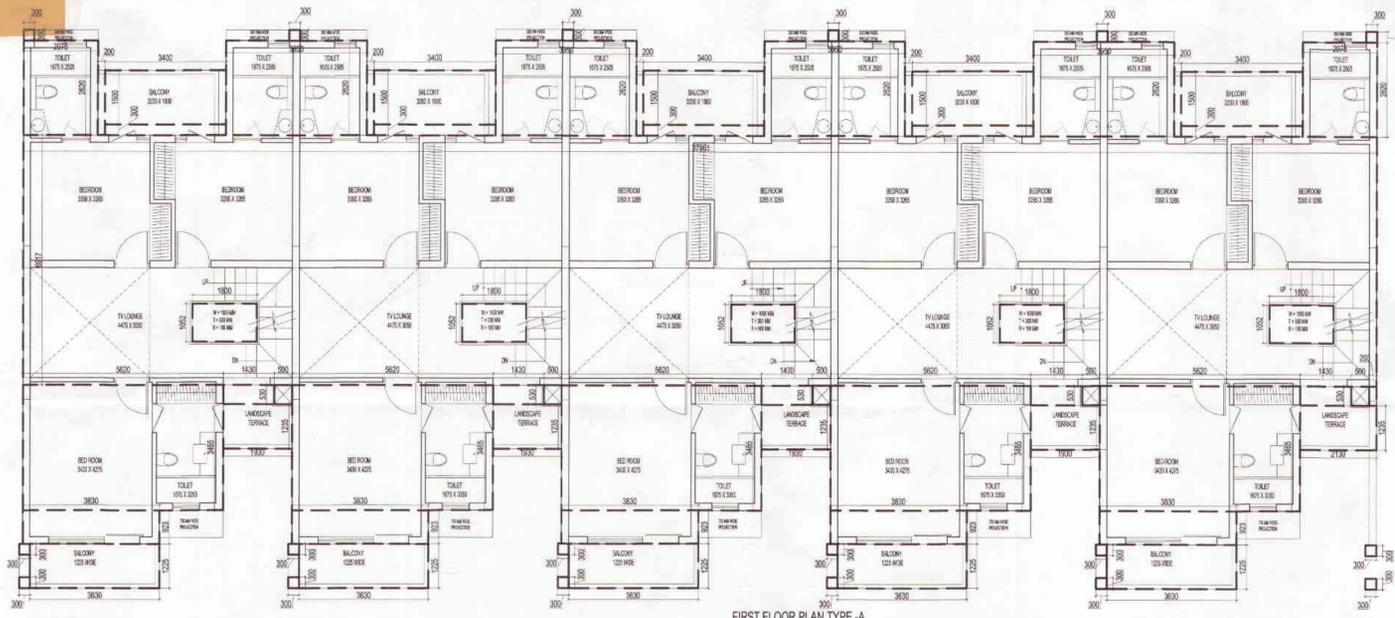
ARCHITECTS: **Confuence**

ARCHITECT CA: 5023201
 U.S. 10184800

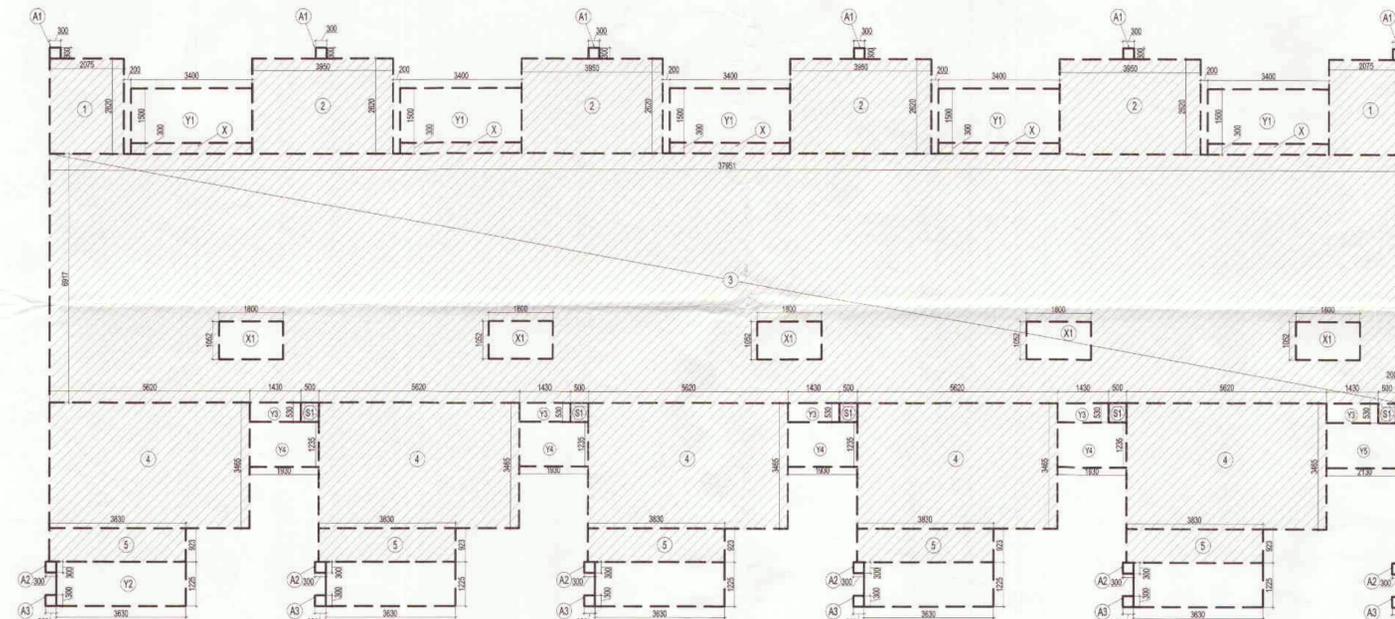
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DRAWING NO: S-089
 REVISION: R0

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FIRST FLOOR PLAN TYPE-A



AREA DIAGRAM FOR FIRST FLOOR PLAN

F.A.R. COVERED AREA CALCULATION FOR FIRST FLOOR PLAN

S.NO.	PARTICULARS						AREA (SQ.M)
COVERED AREA							
1	2	X	2.075	X	2.620	=	10.873
2	4	X	3.950	X	2.620	=	41.396
3	1	X	37.951	X	6.917	=	262.507
4	5	X	5.620	X	3.465	=	97.367
5	5	X	3.830	X	0.923	=	17.675
6	1	X	0.200	X	0.530	=	0.106
TOTAL							429.924

AREA SUBTRACTION							
X1	5	X	1.800	X	1.052	=	9.468
TOTAL							9.468
TOTAL AREA (A)							420.456

F.A.R AREA OF BALCONY (B)= (X) / 2							
X	5	X	3.400	X	0.300	=	5.100
TOTAL							5.100
TOTAL AREA (B)							2.550

TOTAL F.A.R AREA OF 1ST FLOOR = F.A.R AREA (A) + BALCONY AREA (B)								
1	F.A.R AREA						=	420.456
2	(B) BALCONY AREA						=	2.550
TOTAL FAR AREA (A + B)							423.006	

NON F.A.R AREA OF BALCONY & ARCHITECTURAL ELEMENTS							
Y1	5	X	3.400	X	1.500	=	25.500
Y2	5	X	3.630	X	1.225	=	22.234
Y3	5	X	1.430	X	0.530	=	3.790
Y4	4	X	1.930	X	1.235	=	9.534
Y5	1	X	2.130	X	1.235	=	2.631
A1	6	X	0.300	X	0.300	=	0.540
A2	6	X	0.300	X	0.300	=	0.540
A3	6	X	0.300	X	0.300	=	0.540
TOTAL AREA							65.308

COVERAGE AREA OF FIRST FLOOR = F.A.R AREA + 2X F.A.R AREA OF BALCONY + NON FAR AREA OF BALCONY								
1	F.A.R AREA						=	420.456
2	2 X F.A.R AREA OF BALCONY						=	5.100
3	NON FAR AREA OF BALCONY						=	65.308
TOTAL COVERAGE AREA							490.864	

AREA CALCULATION TOWARDS 15 % ADDITIONAL F.A.R AT FIRST FLOOR PLAN TYPE A

PLUMBING SHAFT							
S1	5		0.500	X	0.530	=	1.325
TOTAL AREA							1.325

SCHEDULE OF OPENINGS

S.NO.	TYPE	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1.	D1	1000	2150	-	2150	BEDROOM
2.	D2	800	2150	-	2150	TOILET
3.	D3	800	2150	-	2150	SER. ROOM
4.	DW1	3450	2400	0/300	2400	DRAWING RM.
5.	DW2	2200	2400	0/300	2400	BEDROOM
6.	DW3	1710	2400	0/300	2400	MAIN ENTRY
7.	DW4	1660	2400	0/300	2150	DRAWING RM.
8.	DW5	1420	2150	0/300	2150	DRAWING RM.
9.	DW6	2020	2150	0/300	2150	TERRACE ENT.
10.	DW7	2095	2400	0/300	2400	BALCONY
11.	DW8	1990	2400	0/300	2400	BALCONY
12.	W1	3190	2400	0/300	2400	DINING
13.	W2	1990	2150	0/300	2150	STAIRCASE
14.	W3	800	1300	850	2450	TOILET

Yamuna Expressway Ind. Development Authority
APPROVED
 Sr. Executive (Planning)
 Drawing Checked & Verified By
 Manager (Plan.)

RE-VA GENERAL NOTES:
 1. ALL HABITABLE ROOM, TOILET, KITCHEN ETC. IF IT IS NOT NATURALLY VENTILATED WILL BE MECHANICALLY VENTILATED.
 2. FIRE STAIRCASE IS OF PRESSURISED TYPE AS PER N.B.C.

F.A.R AREA RESIDENCE

15 % ADDITIONAL F.A.R. AREA

NON F.A.R. AREA

SUBMISSION DRAWING
 CLIENT
M/S. SOLITAIRE REALINFRA PVT. LTD.
 PROJECT

Yamuna Expressway Ind. Development Authority
APPROVED
 Sr. Executive (Planning)
 Drawing Checked & Verified By
 Manager (Plan.)

PROJECT INCHARGE
 AMIT MAURYA
 DEALT BY
 RAJESH MAURYA

CHECKED BY
 RAVINDRA SINGH
 APPROVED BY
 VISHAL SHARMA

PROJECT
 M/S SOLITAIRE REALINFRA PRIVATE LIMITED
 PLOT NO-08-B1/2 SECTION-25ANAPPEE GREENS SPORTS CITY-502, YAMUNA EXPRESSWAY INDUSTRIAL AUTHORITY G.B. NAGAR, U.P.

PROPOSED SOLITARIAN CITY
 M/S SOLITAIRE REALINFRA PRIVATE LIMITED
 PLOT NO-08-B1/2 SECTION-25ANAPPEE GREENS SPORTS CITY-502, YAMUNA EXPRESSWAY INDUSTRIAL AUTHORITY G.B. NAGAR, U.P.

ARCHITECT
 CA/98/23281
 011014858

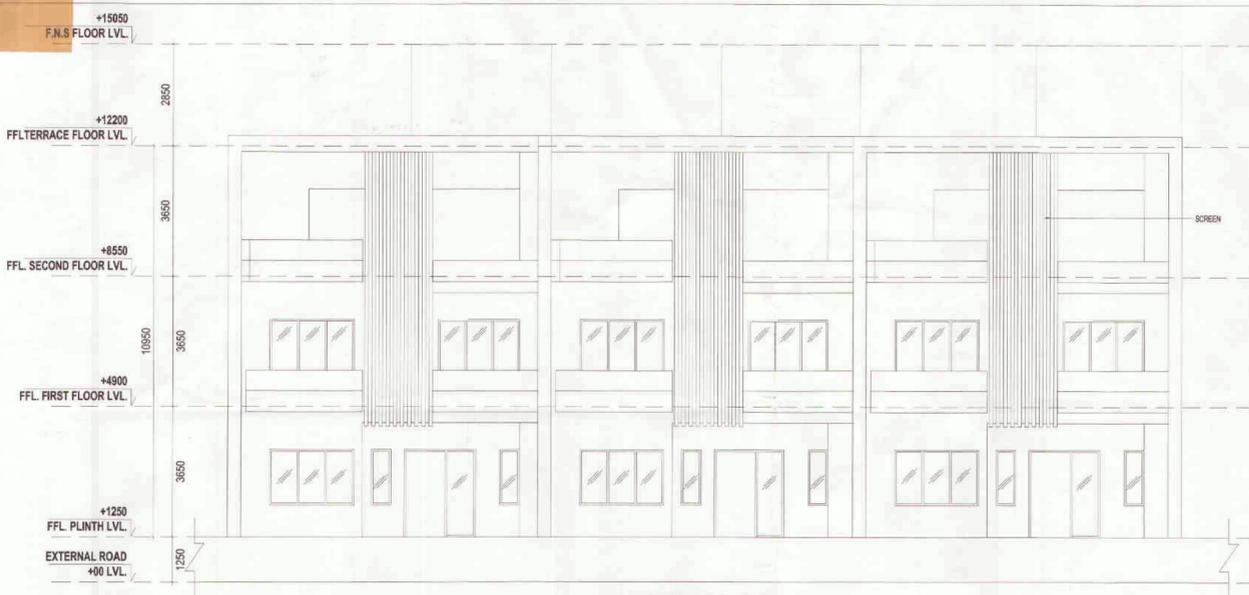
CONFLUENCE

DRAWING NO.
S-090

REVISION
R0

This drawing is available on www.files.inconfluence.com.

only 30 mtr Building Height Approved.



FRONT ELEVATION



L.H.S. ELEVATION



REAR ELEVATION



R.H.S. ELEVATION



SECTION X3

Yamuna Expressway Ind. Development Authority
 APPROVED
 Vide Letter No. 18/21/102 Date 18/03/2015
 Valid upto Date 21/02/2019
 Sr. Executive (Planning) Gen. Manager (Plng. & Arch.)
 Drawing Checked & Verified By
 Manager (Plng.)

Approved for 36.85 mtr Building Height

Yamuna Expressway Ind. Development Authority
 APPROVED
 Vide Letter No. 18/21/102 Date 18/03/2015
 Valid upto Date 21/02/2019
 Sr. Executive (Planning) Gen. Manager (Plng. & Arch.)
 Drawing Checked & Verified By
 Manager (Plng.)

Yamuna Expressway Industrial Development Authority
 RE-VALIDATION
 GENERAL NOTES:
 1. VENTILATED ROOM, TOILET, KITCHEN ETC. IF IT IS NOT NATURALLY VENTILATED SHALL BE MECHANICALLY VENTILATED.
 2. FIRE STAIRCASE IS OF PRESSURISED TYPE AS PER N.B.C.
 Manager (Arch.) Gen. Manager (Plng. & Arch.)
 Manager (Planning)

SUBMISSION DRAWING

CLIENT
M/S. SOLITAIRE REAL INFRA PVT. LTD.
 PROJECT
 PROPOSED SOLITAIRE CITY
 M/S SOLITAIRE REAL INFRA PRIVATE LIMITED
 PLOT NO-04-B1,B2 SECTOR-25,JAYPEE GREENS SPORTS CITY
 CITY,SOZ, YAMUNA EXPRESSWAY INDUSTRIAL AUTHORITY
 G.B. MARG, S.F.P.
 DATE 26.06.2014 PROJECT INCHARGE AMIT MAURYA CHECKED BY RAVINDRA SINGH
 SCALE DEALT BY RAJESH MAURYA APPROVED BY VIRSHAL BHARMA
 DRAWING TITLE
ELEVATION & SECTION

(VILLA 280 SQ YARD) B1, B2, & B3
 OWNER SIGN ARCHITECT SIGN
 ARCHITECT CA-9923261
 110110184666
 NEW DELHI

Yamuna Expressway Industrial Development Authority
 RE-VALIDATION
 Vide Letter No. 18/21/102 Date 18/03/2015
 Valid upto Date 21/02/2019
 Manager (Arch.) Gen. Manager (Plng. & Arch.)
 Manager (Planning) ARCHITECTS

TOWN PLANNER SIGN
 TOWN PLANNER
 Confluence
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 ARCHITECTS urban design security
 DRAWING NO. S-098 REVISION RO



FRONT ELEVATION



REAR ELEVATION



SECTION X4

Only 30 mtr Building Height Allowed

Yamuna Expressway Ind. Development Authority
APPROVED
 Vide Letter No. 18/20/1020 Date 21/01/19
 Valid upto Date 21/01/2019

NO. OF FLOOR: 04
 Gen. Manager (Png. & Arch.)

ISSUED TO: _____
 REMARKS: _____

Drawing Checked & Verified By
 Manager (Png.)

REVISION	DATE	DESCRIPTION	BY

Yamuna Expressway Industrial Development Authority
RE-VALIDATION
 Vide Letter No. 18/20/1020 Date 21/01/19
 Valid upto Date 21/01/2019

1. ANY HABITABLE ROOM, TOILET, KITCHEN ETC. IF IT IS NOT NATURALLY VENTILATED WILL BE MECHANICALLY VENTILATED.
 2. FIRE STAIRCASE IS OF PRESSURISED TYPE AS PER N.B.C.

Manager (Arch.)
 Manager (Planning)

SUBMISSION DRAWING

CLIENT
M/S. SOLITAIRE REALINFRA PVT. LTD.

PROJECT

PROPOSED SOLITAIRE CITY
 M/S SOLITAIRE REALINFRA PRIVATE LIMITED
 PLOT NO. 204-81/2 SECTOR-25/AMRITA GREEN SPORTS CITY
 YAMUNA EXPRESSWAY INDUSTRIAL AUTHORITY
 G.B. NAGAR, U.P.

Yamuna Expressway Ind. Development Authority
APPROVED
 Vide Letter No. 18/20/1020 Date 21/01/19
 Valid upto Date 21/01/2019

PROJECT INCHARGE: AMIT MAURYA
 DEALT BY: RAJESH MAURYA
 SCALE: 1:100

Checked By: RAVINDRA SINGH
 Approved By: VIBHAB SHARMA

Sr. Executive (Planning)
 Manager (Png. & Arch.)

Drawing Checked & Verified By
 Manager (Png.)

(VILLA 310 SQ YARD) (B4, B5, B6, B7 & B8)

OWNER SIGN: _____ ARCHITECT SIGN: _____

Yamuna Expressway Industrial Development Authority
RE-VALIDATION
 Vide Letter No. 18/20/1020 Date 21/01/19
 Valid upto Date 21/01/2019

Manager (Arch.)
 Manager (Planning)

Architects
 Gen. Manager (Png. & Arch.)

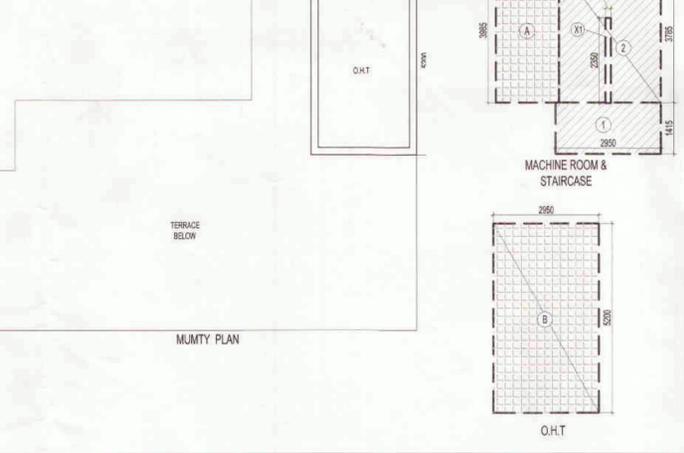
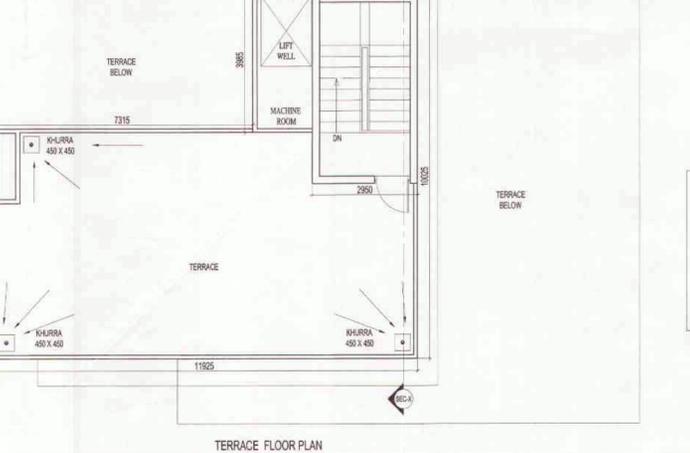
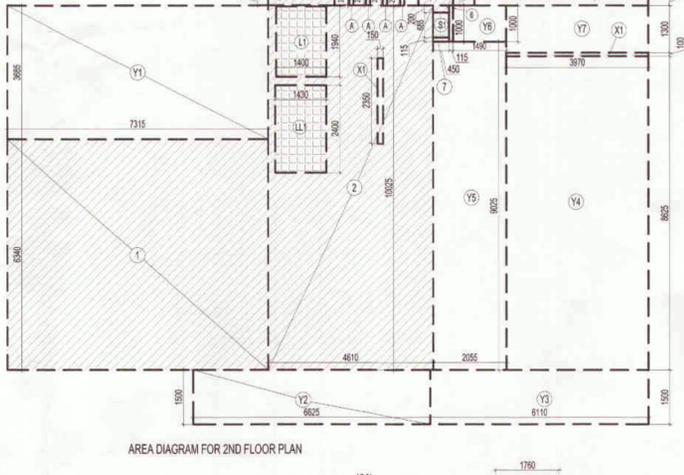
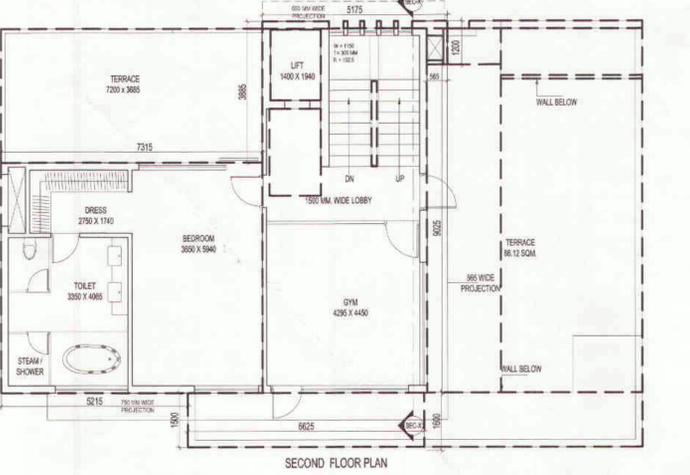
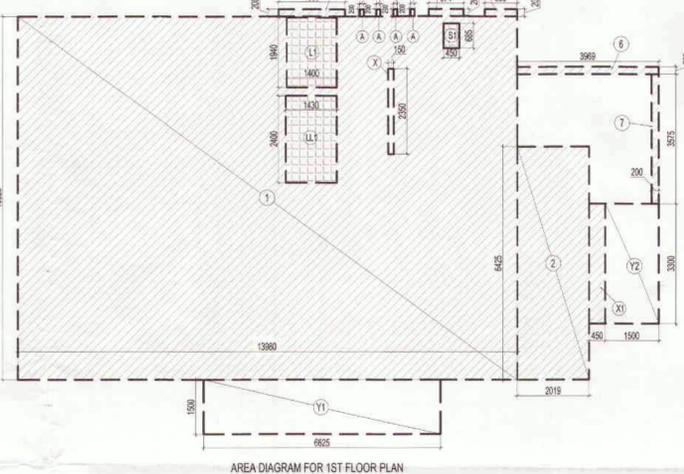
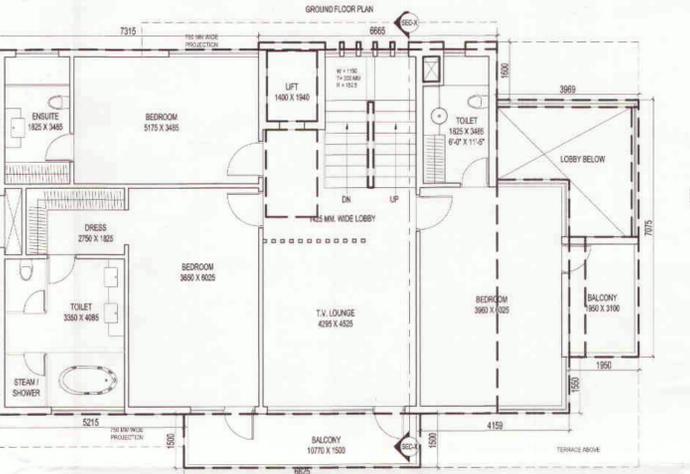
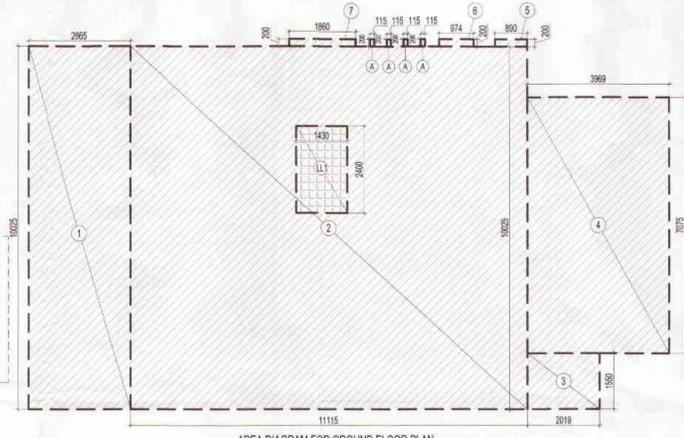
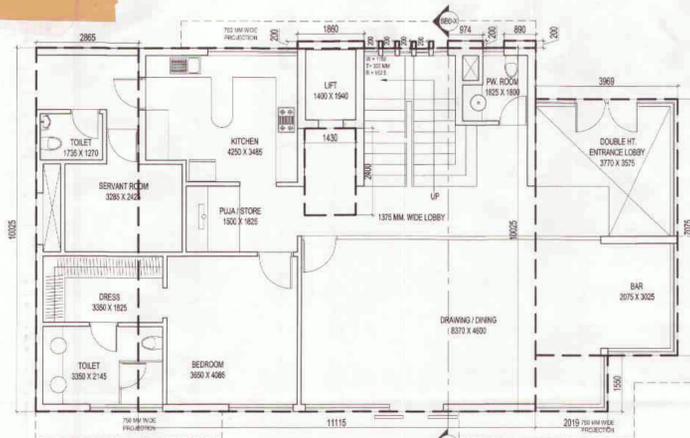


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ARCHITECTURE urban design hospitality

DRAWING NO. S-059 REVISION R0

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F.A.R. COVERED AREA CALCULATION FOR GROUND FLOOR PLAN

S.NO.	PARTICULARS	AREA (SQ.M)
COVERED AREA		
1		28.722
2		111.428
3		3.129
4		28.081
5		0.178
6		0.195
7		0.372
TOTAL		172.104
AREA SUBTRACTION		
LL1		3.432
TOTAL		3.432
TOTAL FAR AREA		168.672
NON F.A.R. AREA OF ARCHITECTURAL ELEMENT		
A		0.092
TOTAL AREA (B)		0.092

COVERAGE AREA OF GROUND FLOOR = F. A. R. AREA + NON FAR AREA OF ARCH. ELEMENT

1	F.A.R. AREA				168.672
2	15% FAR AREA OF LIFT LOBBY				0.092
3	NON FAR AREA OF BALCONY ARCH. ELEMENTS				3.432
TOTAL AREA					172.196

AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R AT GROUND FLOOR PLAN

S.NO.	PARTICULARS	AREA (SQ.M)
LIFT & LIFT LOBBY		
LL1		3.432
TOTAL AREA		3.432

F.A.R. COVERED AREA CALCULATION FOR FIRST FLOOR PLAN

S.NO.	PARTICULARS	AREA (SQ.M)
COVERED AREA		
1		140.150
2		12.972
3		0.178
4		0.195
5		0.372
6		0.794
7		0.715
TOTAL		155.375
AREA SUBTRACTION		
L1		2.716
LL1		3.432
S1		0.308
X		0.353
TOTAL		6.809
TOTAL FAR AREA		148.566
F.A.R. AREA OF BALCONY (B) = (X1 + X2) / 2		
X1		1.485
TOTAL		1.485
TOTAL (B)		0.743

TOTAL F.A.R. AREA FOR FIRST FLOOR = F.A.R. AREA + (B) BALCONY AREA

1	F.A.R. AREA				148.566
2	(B) BALCONY AREA				0.743
TOTAL					149.309

NON F.A.R. AREA OF BALCONY & ARCHITECTURAL ELEMENT

Y1					9.938
Y2					4.950
A					0.092
TOTAL AREA (B)					14.980

COVERAGE AREA OF FIRST FLOOR = F. A. R. AREA + 2X F. A. R. AREA OF BALCONY + NON FAR AREA OF BALCONY

1	F.A.R. AREA				148.566
2	FAR AREA OF BALCONY				1.485
3	NON FAR AREA OF BALCONY ARCH. ELEMENTS				14.980
4	15% FAR AREA OF LIFT				2.716
5	15% FAR AREA OF LIFT LOBBY				3.432
6	15% FAR AREA OF PLUMBING SHAFT				0.092
TOTAL AREA					171.271

AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R AT FIRST FLOOR PLAN

S.NO.	PARTICULARS	AREA (SQ.M)
LIFT & LIFT LOBBY		
L1		2.716
LL1		3.432
PLUMBING SHAFT		
S1		0.308
TOTAL AREA		6.456

F.A.R. COVERED AREA CALCULATION FOR SECOND FLOOR PLAN

S.NO.	PARTICULARS	AREA (SQ.M)
COVERED AREA		
1		46.377
2		46.215
3		0.372
4		0.195
5		0.090
6		0.115
7		0.052
TOTAL		93.416
AREA SUBTRACTION		
L1		2.716
LL1		3.432
X		0.353
TOTAL		6.501
TOTAL AREA (A)		86.915

F.A.R. AREA OF BALCONY (B) = (X1 + X2) / 2

X1					0.397
TOTAL					0.397
TOTAL (B)					0.199

TOTAL F.A.R. AREA FOR SECOND FLOOR = F.A.R. AREA (A) + BALCONY AREA (B)

1	F.A.R. AREA				86.915
2	(B) BALCONY AREA				0.199
TOTAL F.A.R. AREA (A) + (B)					87.114

NON F.A.R. AREA OF TERRACE

Y1					26.956
Y2					9.938
Y3					9.165
Y4					34.241
Y5					18.546
Y6					1.490
Y7					5.161
Y8					0.972
A					0.092
TOTAL AREA					106.561

COVERAGE AREA OF SECOND FLOOR = F. A. R. AREA + 2X F. A. R. AREA OF BALCONY + NON FAR AREA OF BALCONY

1	F.A.R. AREA				86.915
2	FAR AREA OF BALCONY				0.397
3	NON FAR AREA OF BALCONY & ARCH. ELEMENTS				106.561
4	15% FAR AREA OF LIFT				2.716
5	15% FAR AREA OF LIFT LOBBY				3.432
6	15% FAR AREA OF PLUMBING SHAFT				0.092
TOTAL AREA					200.113

AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R AT SECOND FLOOR PLAN

S.NO.	PARTICULARS	AREA (SQ.M)
LIFT & LIFT LOBBY		
L1		2.716
LL1		3.432
PLUMBING SHAFT		
S1		0.308
TOTAL AREA		6.456

TOTAL GROUND COVERAGE AREA

1	F.A.R. AREA OF SECOND FLOOR				86.915
2	FAR AREA OF BALCONY (SECOND FLOOR)				0.397
3	NON FAR AREA OF TERRACE & ARCH. ELEMENTS (SECOND FLOOR)				106.561
4	15% FAR AREA OF LIFT				2.716
5	15% FAR AREA OF LIFT LOBBY				3.432
6	15% FAR AREA OF PLUMBING SHAFT				0.308
7	STAIRCASE CUT OUT (X)				0.353
TOTAL AREA					200.682

SCHEDULE OF OPENINGS

S.NO.	TYPE	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1.	D1	1000	2150	-	2150	BED ROOM
2.	D2	800	2150	-	2150	TOILET
3.	D3	800	2150	-	2150	SER. ROOM
4.	DW1	3450	2400	0/300	2400	DRAWING RM
5.	DW2	2200	2400	0/300	2400	BED ROOM
6.	DW3	1710	2400	0/300	2400	MAIN ENTRY
7.	DW4	1680	2400	0/300	2150	DRAWING RM
8.	DW5	1420	2150	0/300	2150	DRAWING RM
9.	DW6	2020	2150	0/300	2150	TERRACE ENT
10.	DW7	2095	2400	0/300	2400	BALCONY
11.	DW8	1990	2400	0/300	2400	BALCONY
12.	W1	3190	2400	0/300	2400	DINING

APPROVED
 Planning
 Checked & Verified By
 Gen. Manager (Png & Arch.)

F.A.R. AREA RESIDENCE
 15% ADDITIONAL F.A. R. AREA
 NON F.A. R. AREA

PLUMBING LEGEND

1	1000 SOIL & VENT PIPE
2	1000 WASTE & VENT PIPE
3	1500 RAIN WATER PIPE
4	COLD WATER SUPPLY ON TAKE
5	80 @ 0.5 RISER PIPE TO OH. TANK
6	75 @ RAIN WATER PIPE
FD	FLOOR DRAIN(WITH GRATING)
FT	FLOOR TRAP (100 x 75mm WITH GRATING)
BD	BALCONY DRAIN(WITH GRATING)
WB TO FT	300 WASTE PIPE
FD TO FT	500 WASTE PIPE
FT TO VERTICAL STACK	750 WASTE PIPE
WC TO VERTICAL STACK	1000 SOIL PIPE

SUBMISSION DRAWING
 CLIENT: M/S. SOLITAIRE REALINFRA PVT. LTD.
 PROJECT: LUXURY VILLA

PROPOSED SOLITAIRE CITY
 M/S SOLITAIRE REALINFRA PRIVATE LIMITED
 PLOT NO-04-91/2 SECTOR-25/JALPAIGIRI GREENS SPORTS CITY
 50/2, YAMUNA EXPRESSWAY INDUSTRIAL AUTHORITY
 G.B. NAGAR, U.P.

PROJECT INCHARGE: AMIT MAURYA
 DEALT BY: RAJESH MAURYA
 APPROVED BY: VIKAS SHARMA

Valid Upto Date: 21/02/2017
 Sr. Executive (Planning)

Checked & Verified By: Gen. Manager (Png & Arch.)

RE-VALIDATION
 Valid Upto Date: 21/02/2017

OWNER SIGN: LUXURY VILLA
 ARCHITECT SIGN: ARCHITECT CA-98/23354
 10110104266

CONFORMANCE
 S-100
 REVISION: RO

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Only 30 mtr Building height Approved.

Yamuna Expressway Indl. Development Authority
APPROVED
 Vide Letter No. 102/22/1025, Date 05/03/2018
 Valid Upto Date 21/07/2019
 Sr. Executive (Planning)
 Gen. Manager (Plng. & Arch.)

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Yamuna Expressway Indl. Development Authority
RE-VALIDATION
 Vide Letter No. 102/22/1025, Date 05/03/2018
 Valid Upto Date 21/07/2019
 Sr. Executive (Planning)
 Gen. Manager (Plng. & Arch.)

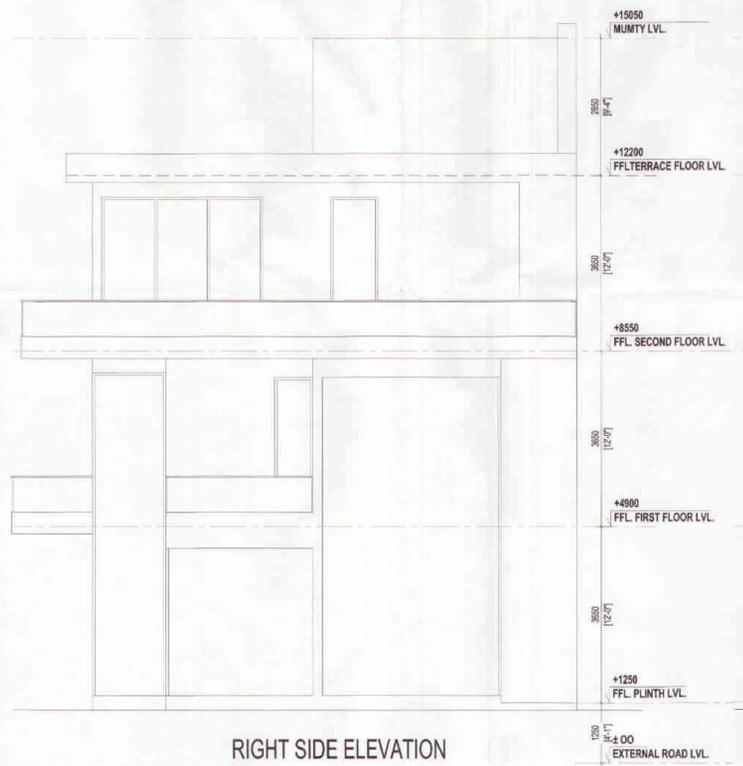
GENERAL NOTES:
 1. ANY HABITABLE ROOM, TOILET, KITCHEN ETC. IF IT IS NOT NATURALLY VENTILATED WILL BE MECHANICALLY VENTILATED.
 2. FIRE STAIRCASE IS OF PRESSURISED TYPE AS PER N.B.C.

NO. OF PRINT	DATE	ISSUED TO	REMARKS

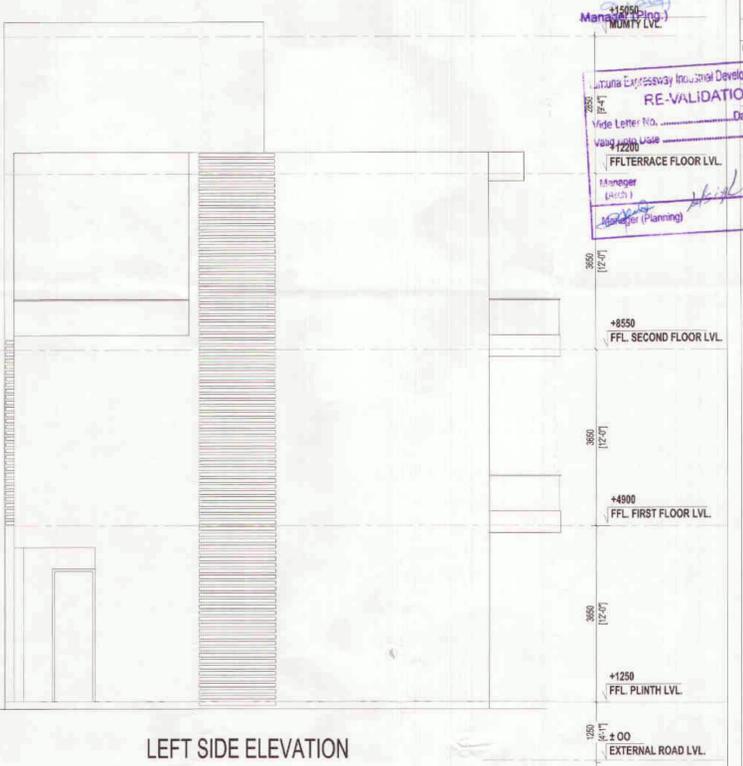
REVISION	DATE	DESCRIPTION	BY



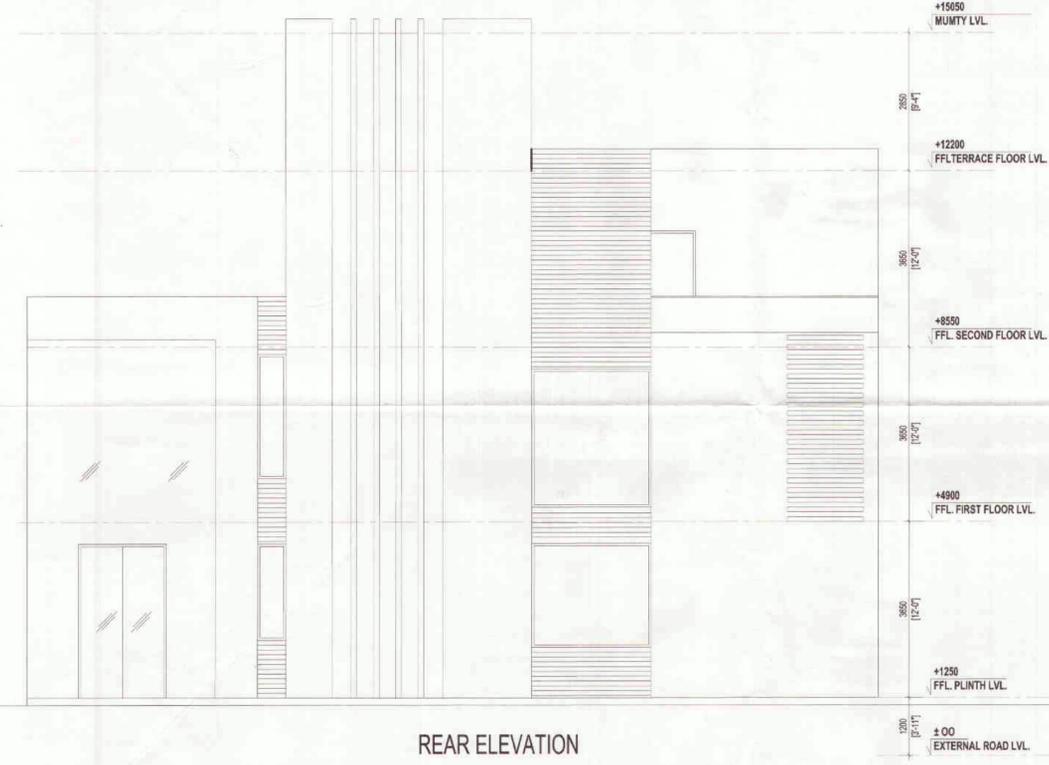
FRONT ELEVATION



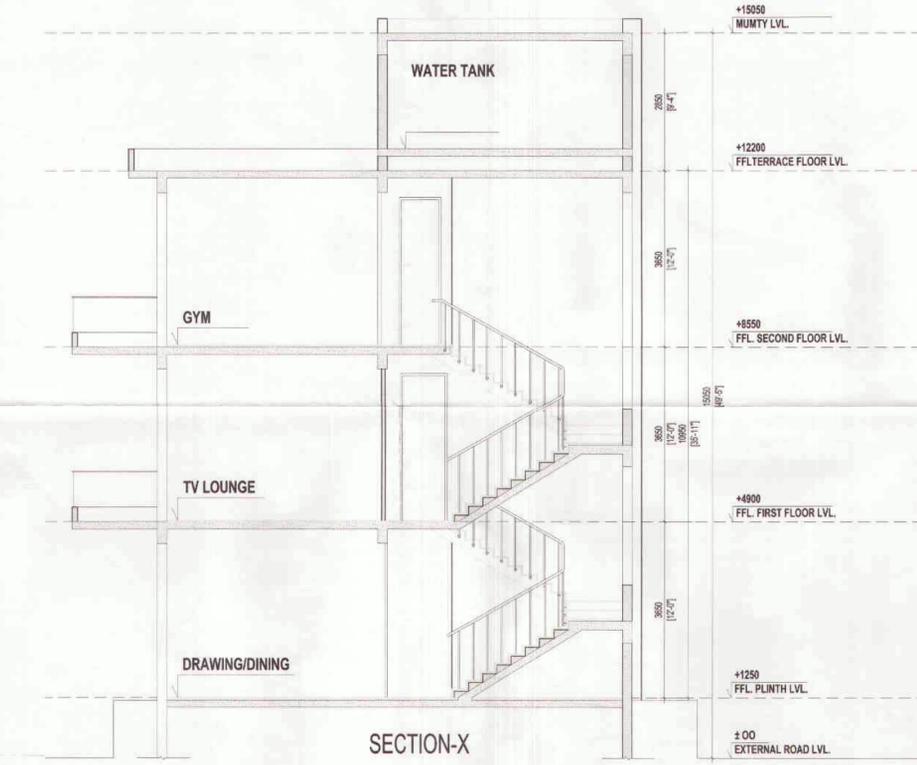
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



SECTION-X

SUBMISSION DRAWING

CLIENT
 M/S. SOLITAIRE REALINFRA PVT. LTD.

PROJECT
 PROPOSED SOLITAIRIAN CITY
 N/S SOLITAIRE REALINFRA - PRIVATE LIMITED
 PLOT NO-GH-81/2, SECTION-23AAYEE, GREENS SPORTS CITY
 SECT. YAMUNA EXPRESSWAY INDUSTRIAL AUTHORITY
 G.B. NAGAR, U.P.

Yamuna Expressway Indl. Development Authority
APPROVED
 Vide Letter No. 102/22/1025, Date 05/03/2018
 Valid Upto Date 21/07/2019
 Sr. Executive (Planning)
 Gen. Manager (Plng. & Arch.)

CHECKED BY
 RAJESH MAURYA
 DEALT BY
 VISHAL SHARMA

DRAWING TITLE
 BUILDING SECTION
 Drawing Checked & Verified By
 Manager (Plng.)

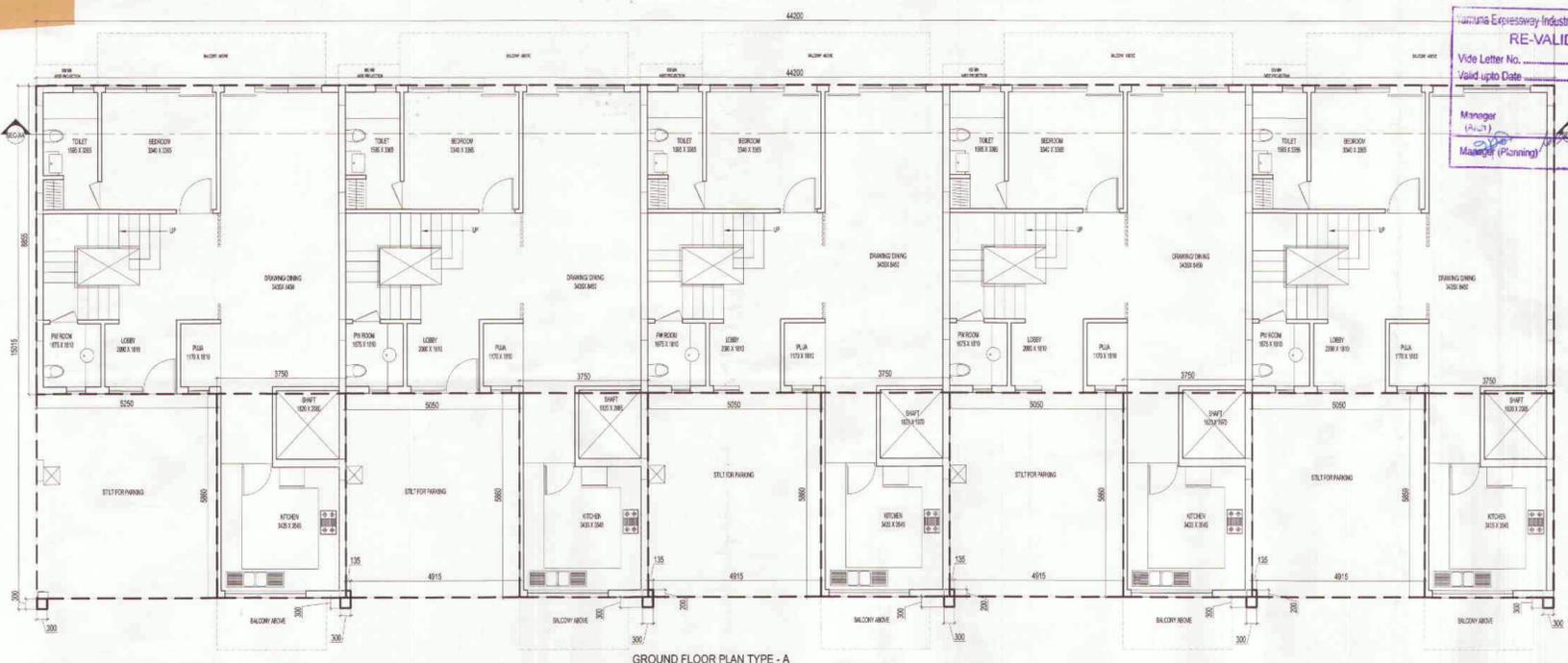
OWNER SIGN
 ARCHITECT SIGN

Yamuna Expressway Indl. Development Authority
RE-VALIDATION
 Vide Letter No. 102/22/1025, Date 05/03/2018
 Valid upto Date 21/07/2019
 Sr. Executive (Planning)
 Gen. Manager (Plng. & Arch.)



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DRAWING NO.
 S-101
 REVISION
 R0



GROUND FLOOR PLAN TYPE - A

Yamuna Expressway Industrial Development Authority
RE-VALIDATION
 Valid Letter No. _____ Date _____
 Valid upto Date _____
 Manager (P/Arch) _____
 Manager (Planning) _____

F.A.R. COVERED AREA CALCULATION FOR GROUND FLOOR PLAN TYPE - A

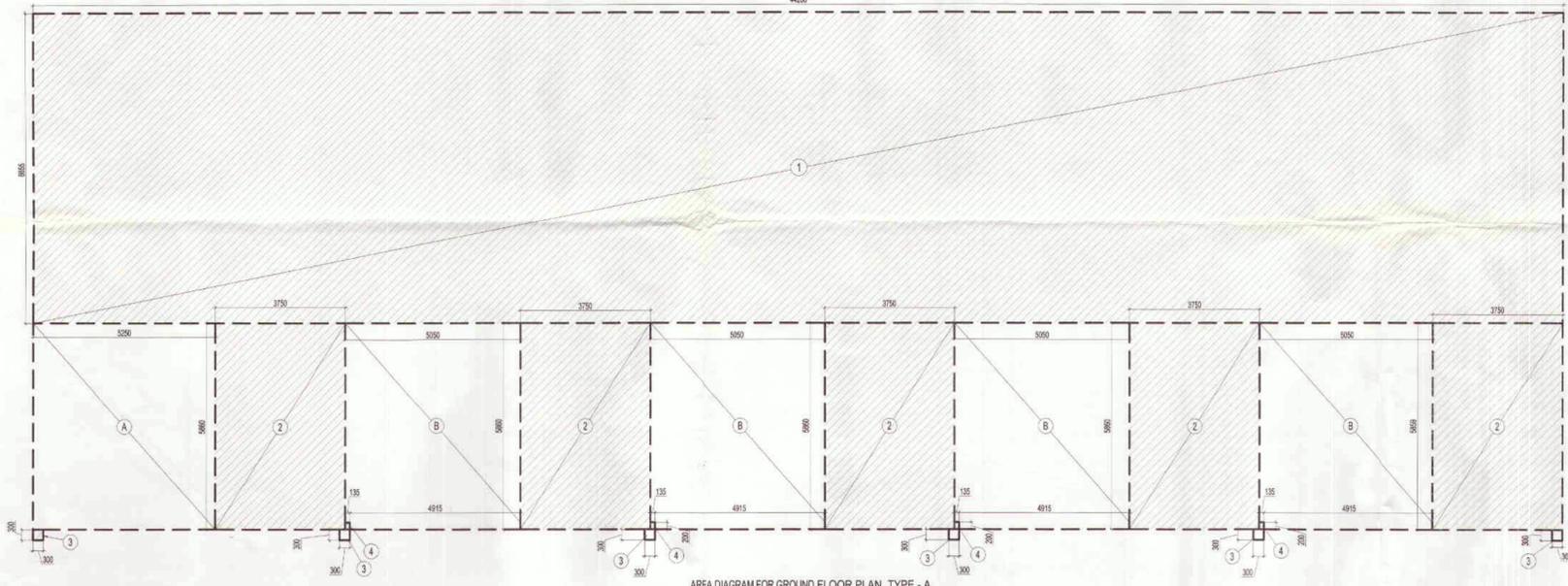
S.NO.	PARTICULARS						AREA (SQ.M)
COVERED AREA							
2	5	X	44.200	X	8.855	=	391.391
3	4	X	3.750	X	5.860	=	109.875
			0.135	X	0.200	=	0.108
TOTAL AREA							501.374

NON F.A.R AREA OF STILT AREA

A		X		X		=	
1	X	5.250	X	5.860	=	30.765	
4	X	5.050	X	5.860	=	118.372	
TOTAL AREA							149.137

TOTAL COVERAGE AREA FOR TYPE A

TOTAL FAR AREA	501.374
NON FAR AREA OF STILT	149.137
TOTAL COVERAGE AREA	650.511



AREA DIAGRAM FOR GROUND FLOOR PLAN TYPE - A

TOTAL GROUND COVERAGE AREA FOR TYPE A

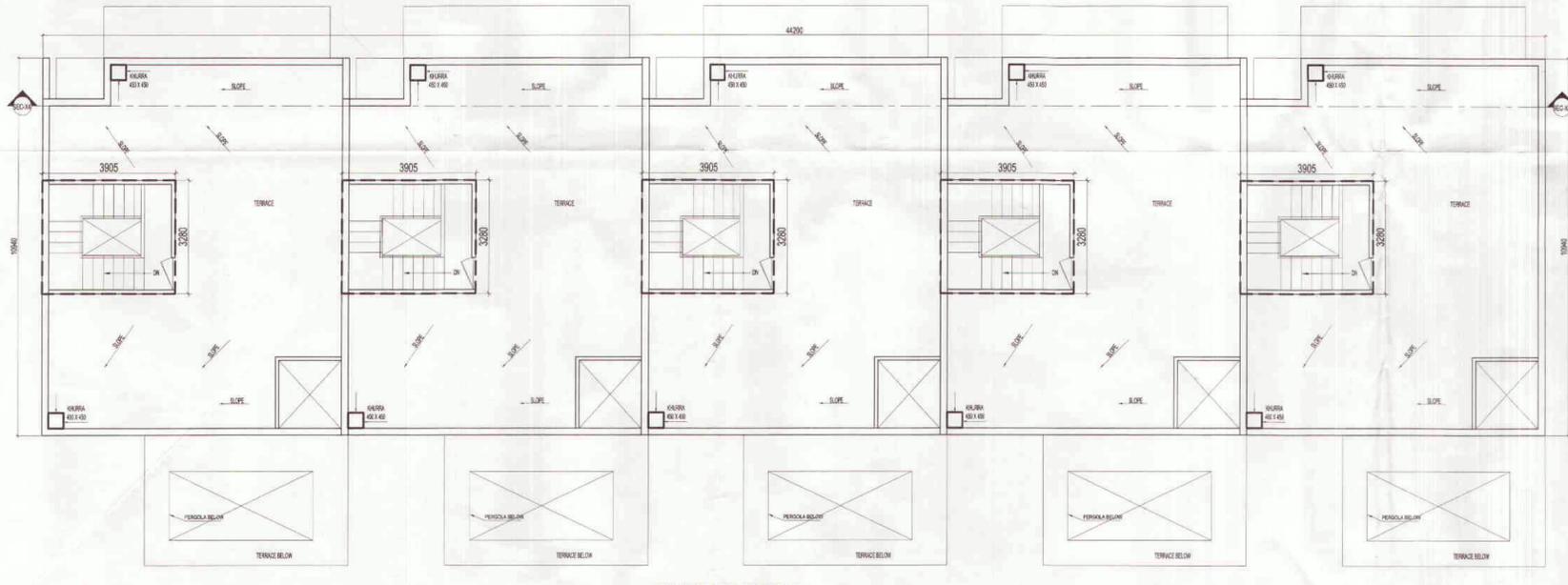
TOTAL FAR AREA ON FIRST FLOOR	567.995
NON FAR AREA OF BALCONY	130.079
15% ADDITIONAL FAR OF ARCHITECTURAL ELEMENT	0.540
TOTAL COVERAGE AREA	698.075

AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R AT TERRACE MUMTY TYPE A

S.NO.	PARTICULARS						AREA (SQ.M)
MUMTY							
A	5	X	3.905	X	3.280	=	64.042
TOTAL AREA							64.042



AREA DIAGRAM FOR TERRACE FLOOR PLAN TYPE - A



TERRACE FLOOR PLAN TYPE - A

SCHEDULE OF OPENINGS

S.NO.	TYPE	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1.	D1	1000	2150	-	2150	BEDROOM
2.	D2	800	2150	-	2150	TOILET
3.	D3	800	2150	-	2150	SER. ROOM
4.	DW1	3450	2400	0/300	2400	DRAWING RM.
5.	DW2	2200	2400	0/300	2400	BEDROOM
6.	DW3	1710	2400	0/300	2400	MAIN ENTRY
7.	DW4	1660	2400	0/300	2150	DRAWING RM.
8.	DW5	1420	2150	0/300	2150	DRAWING RM.
9.	DW6	2020	2150	0/300	2150	TERRACE ENT.
10.	DW7	2095	2400	0/300	2400	BALCONY
11.	DW8	1990	2400	0/300	2400	BALCONY
12.	W1	3190	2400	0/300	2400	DINING
13.	W2	1990	2150	0/300	2150	STAIRCASE
14.	W3	800	1300	850	2450	TOILET

Yamuna Expressway Indl. Development Authority
APPROVED
 Valid Letter No. _____ Date _____
 Valid upto Date _____
 Manager (P/Arch) _____
 Manager (Planning) _____

PLUMBING LEGEND

1	1000 SOIL PIPE
2	1000 WASTE & VENT PIPE
3	1500 WASTE & VENT PIPE
4	COLD WATER SUPPLY ON TAP
5	80 Ø WASTE PIPE (TRIP)
6	75 Ø RAIN WATER PIPE
● FD	FLOOR DRAIN(WITH GRATING)
● FT	FLOOR TRAP (100 x 75mm WITH GRATING)
● BD	BALCONY DRAIN(WITH GRATING)
WB TO FT	320 WASTE PIPE
FD TO FT	500 WASTE PIPE
FT TO VERTICAL STACK	750 WASTE PIPE
WC TO VERTICAL STACK	1000 SOIL PIPE

SUBMISSION DRAWING
 CLIENT: M/S. SOLITAIRE REALINFRA PVT. LTD.
 PROJECT: PROPOSED SOLITAIRE CITY M/S SOLITAIRE REALINFRA PRIVATE LIMITED PLOT NO.-GH-81/2 SECTOR-25/JAYVEE GREENS SPORTS CITY S22, YAMUNA EXPRESSWAY INDUSTRIAL AUTHORITY G.B. NAGAR, U.P.

OWNER SIGN **ARCHITECT SIGN**

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DRAWING NO. S-095 REVISION RO

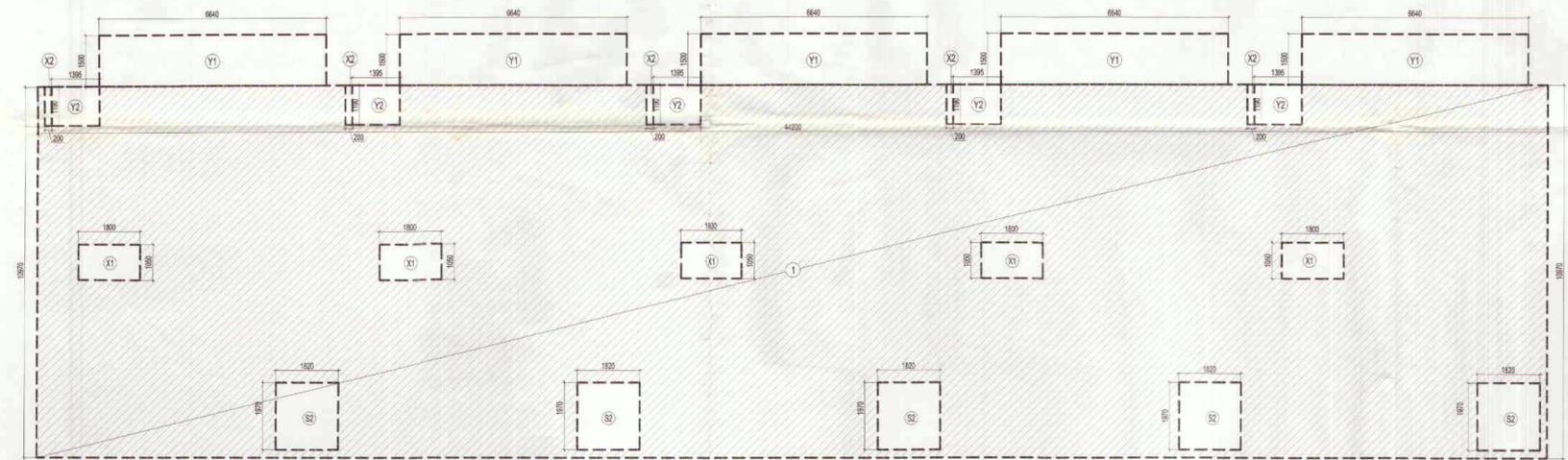
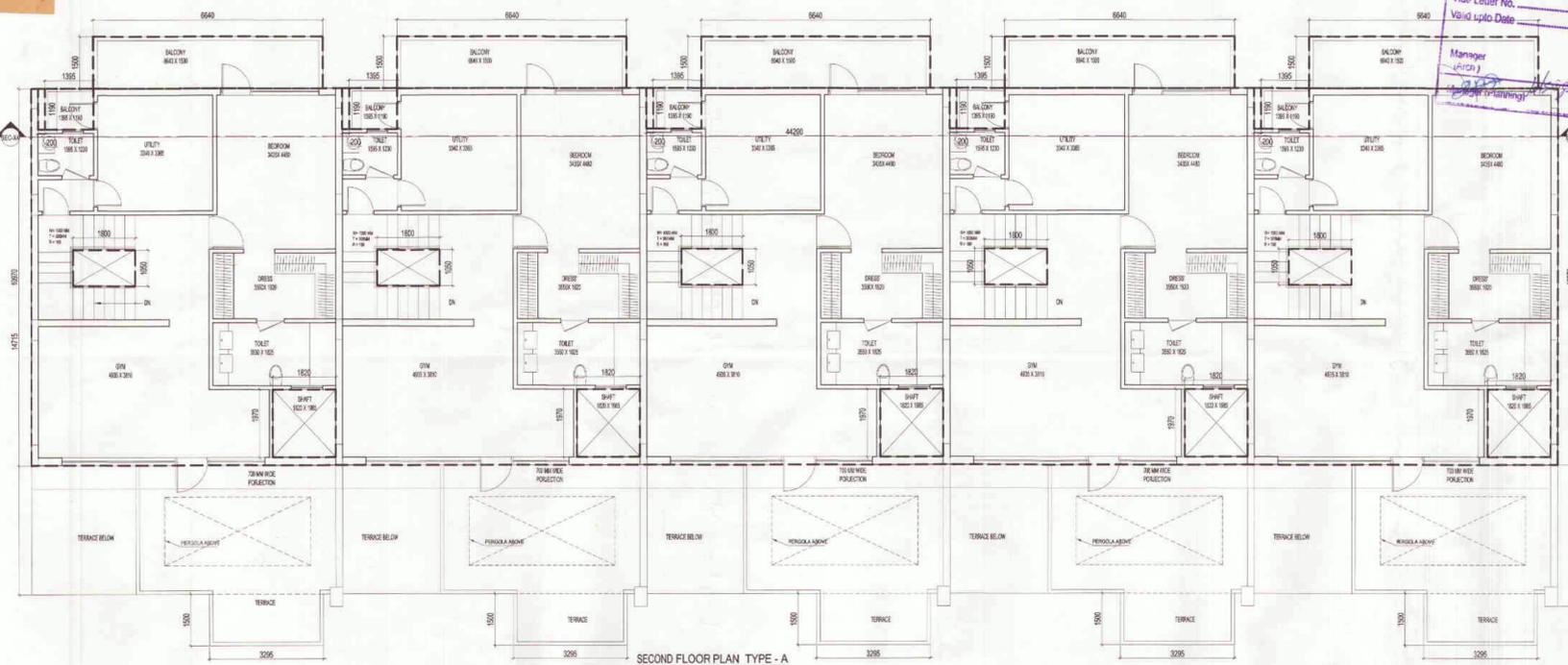
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- F.A.R. AREA RESIDENCE
- 15% ADDITIONAL F.A. R. AREA
- NON F.A. R. AREA

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Yamuna Expressway Indl. Development Authority
APPROVED
 Valid Letter No. _____ Date _____
 Valid upto Date _____
 Manager (P/Arch) _____
 Manager (Planning) _____

GENERAL NOTES:
 1. ANY HABITABLE ROOM, TOILET, KITCHEN ETC. IT IS MECHANICALLY VENTILATED WILL BE MECHANICALLY VENTILATED.
 2. FIRE STAIRCASE IS TO BE PROVIDED AS PER NBC.



Yamuna Expressway Industrial Development Authority
RE-VALIDATION
 Vide Letter No. _____ Date _____
 Valid upto Date _____
 Manager (P/Ch) _____
 Gen. Manager (P/Ch) _____

F.A.R. COVERED AREA CALCULATION FOR SECOND FLOOR PLAN TYPE - A

S.NO.	PARTICULARS				AREA (SQ.M)
1		44.200	X	10.970	= 484.874
COVERED AREA					
TOTAL					484.874

AREA SUBTRACTION					
X1	5	1.800	X	1.050	= 9.450
X2	5	0.200	X	1.190	= 1.190
Y2	5	1.395	X	1.190	= 8.300
S2	5	1.820	X	1.970	= 17.927
TOTAL					36.867
TOTAL FAR AREA					448.007

NON F.A.R AREA OF BALCONY & TERRACE						
Y1	5	X	6.640	X	1.500	= 49.800
Y2	5		1.395	X	1.190	= 8.300
TOTAL AREA (D)					58.100	

COVERA			
1	F.A.R. AREA	=	448.007
2	NON FAR AREA OF BALCONY	=	58.100
TOTAL COVERAGE AREA			506.107

only 30mm Building Height Approved
 Yamuna Expressway Industrial Development Authority
APPROVED
 Vide Letter No. _____ Date _____
 Valid upto Date _____
 Sr. Executive (Planning) _____
 Gen. Manager (P/Ch) _____

Yamuna Expressway Industrial Development Authority
 GENERAL NOTES:
 1. ANY HABITABLE ROOM, TOILET, KITCHEN ETC. IF IT IS NOT NATURALLY VENTILATED WILL BE REQUIRED TO BE MECHANICALLY VENTILATED.
 2. FIRE STAIRCASE IS OF PRESSURISED TYPE AS PER NBC.
 Manager (P/Ch) _____
 Gen. Manager (P/Ch) _____

F.A.R. AREA RESIDENCE

15% ADDITIONAL F.A.R. AREA

NON F.A.R. AREA

SUBMISSION DRAWING
 CLIENT
M/S. SOLITAIRE REALINFRA PVT. LTD.
 PROJECT

PROPOSED SOLITAIRE CITY
 M/S SOLITAIRE REALINFRA PRIVATE LIMITED
 PLOT NO. GH-31/2, SECTOR-25, GREENS SPORTS CITY
 SO2, YAMUNA EXPRESSWAY INDUSTRIAL AUTHORITY
 G.B. NAGAR, U.P.

SCHEDULE OF OPENINGS

S.NO.	TYPE	WIDTH	HEIGHT	CILL	LINTEL	REMARKS
1.	D1	1000	2150	-	2150	BEDROOM
2.	D2	800	2150	-	2150	TOILET
3.	D3	800	2150	-	2150	SER. ROOM
4.	DW1	3450	2400	0/300	2400	DRAWING RM.
5.	DW2	2200	2400	0/300	2400	BEDROOM
6.	DW3	1710	2400	0/300	2400	MAIN ENTRY
7.	DW4	1660	2400	0/300	2150	DRAWING RM.
8.	DW5	1420	2150	0/300	2150	DRAWING RM.
9.	DW6	2020	2150	0/300	2150	TERRACE ENT.
10.	DW7	2095	2400	0/300	2400	BALCONY
11.	DW8	1990	2400	0/300	2400	BALCONY
12.	W1	3190	2400	0/300	2400	DINING
13.	W2	1990	2150	0/300	2150	STAIRCASE
14.	W3	800	1300	850	2450	TOILET

Yamuna Expressway Industrial Development Authority
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 Sr. Executive (Planning) _____
 Gen. Manager (P/Ch) _____

SECOND FLOOR PLAN
 (1/12/2019)
 Drawing Checked & Verified By
 Manager (P/Ch) _____
 Gen. Manager (P/Ch) _____

PLUMBING LEGEND

1	1000 SOIL & VENT
2	1000 WASTE & VENT PIPE
3	1500 RAIN WATER (Sloping)
4	COLD WATER SUPPLY (D.W.)
5	80 Ø CHS RIBBER PIPE TO CG. TRK.
6	75 Ø RAIN WATER PIPE
FD	FLOOR DRAIN (WITH GRATING)
FT	FLOOR TRAP (100 x 75mm WITH GRATING)
BD	BALCONY DRAIN (WITH GRATING)
WB TO FT	320 WASTE PIPE
FD TO FT	500 WASTE PIPE
FT TO VERTICAL STACK	750 WASTE PIPE
WC TO VERTICAL STACK	1000 SOIL PIPE

ARCHITECTS
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 architecture urban design hospitality interiors

DRAWING NO. S-097 REVISION RG

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