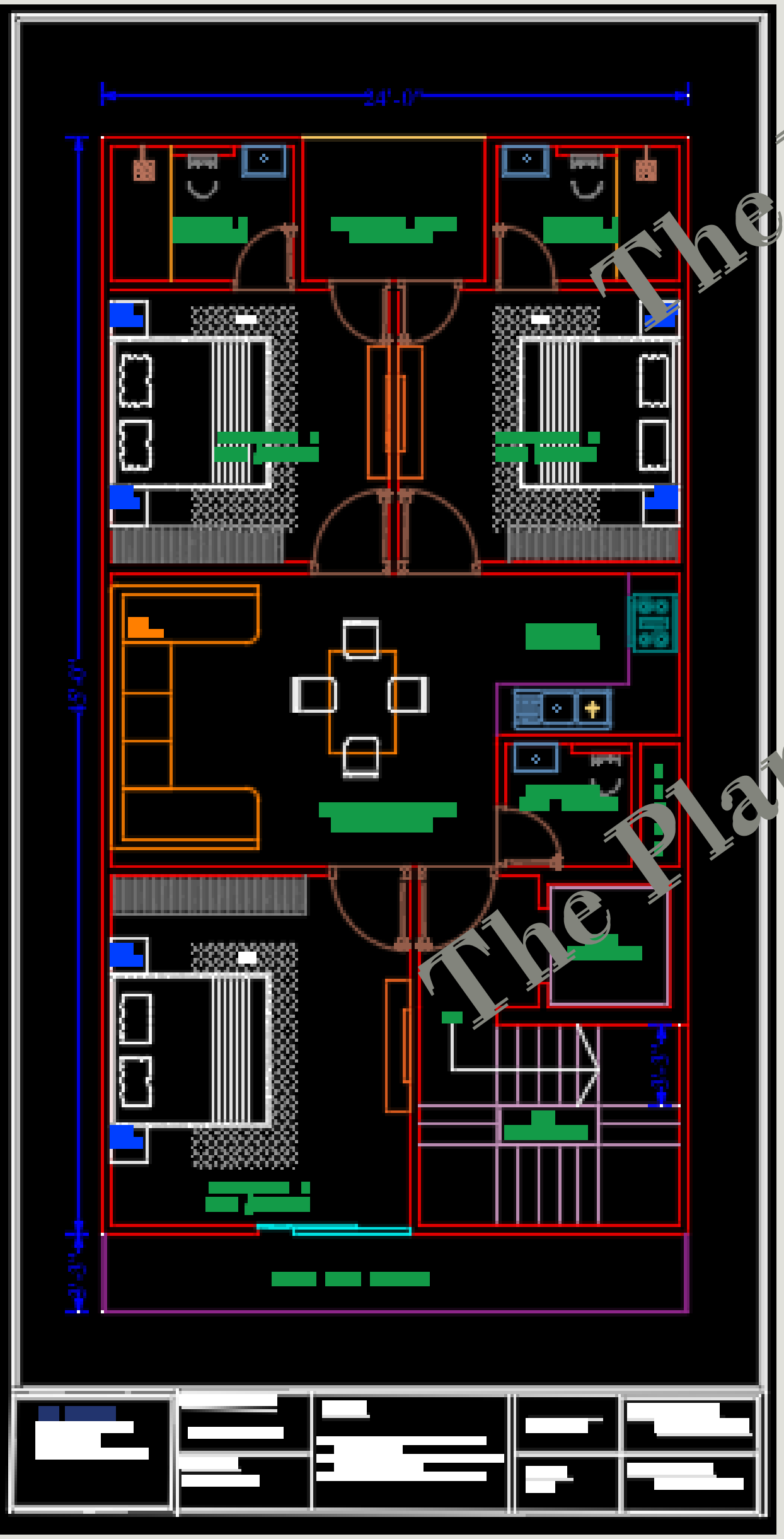
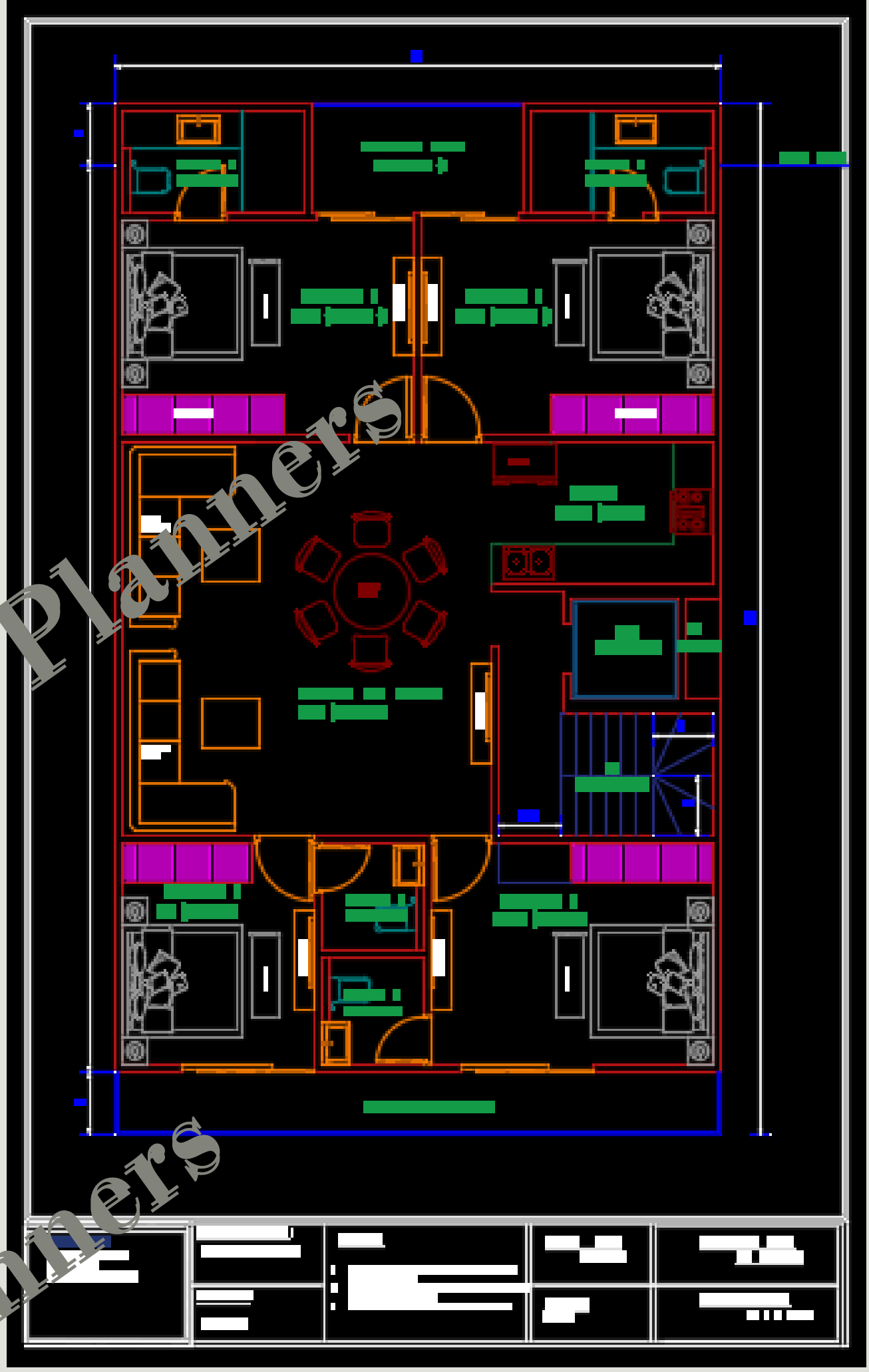
The Planners: Professional Building Designs & Services

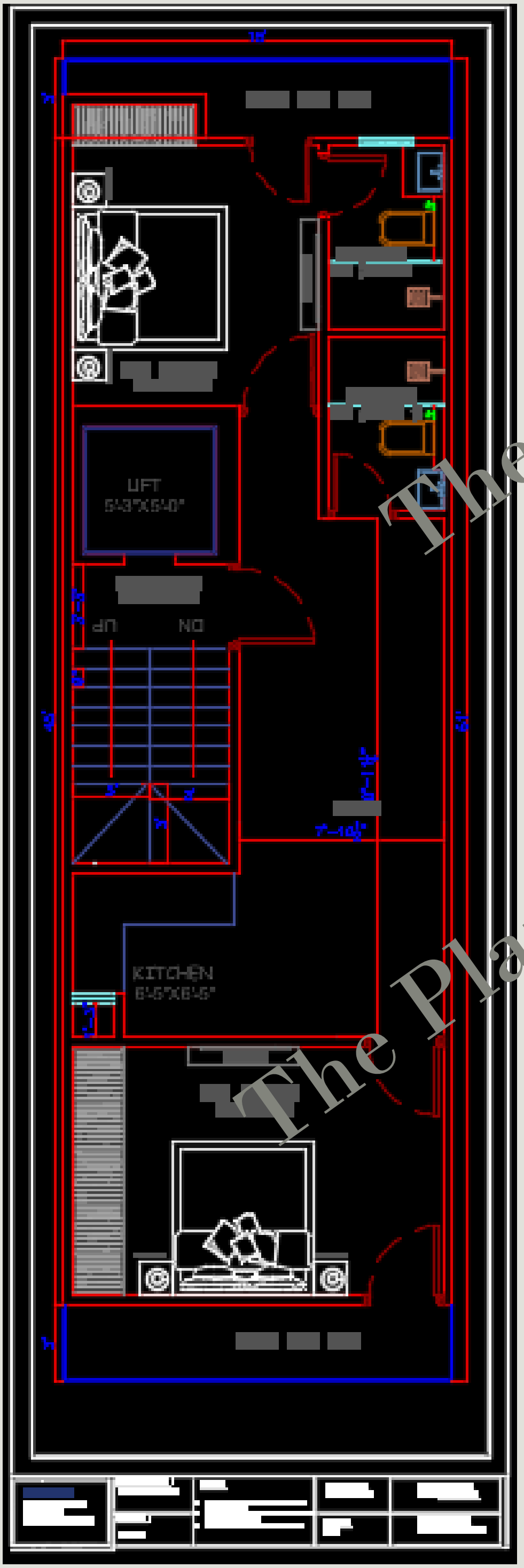
WE WOULD BE PROVIDE ALL THE DRAWINGS TO OUR CLIENTS:

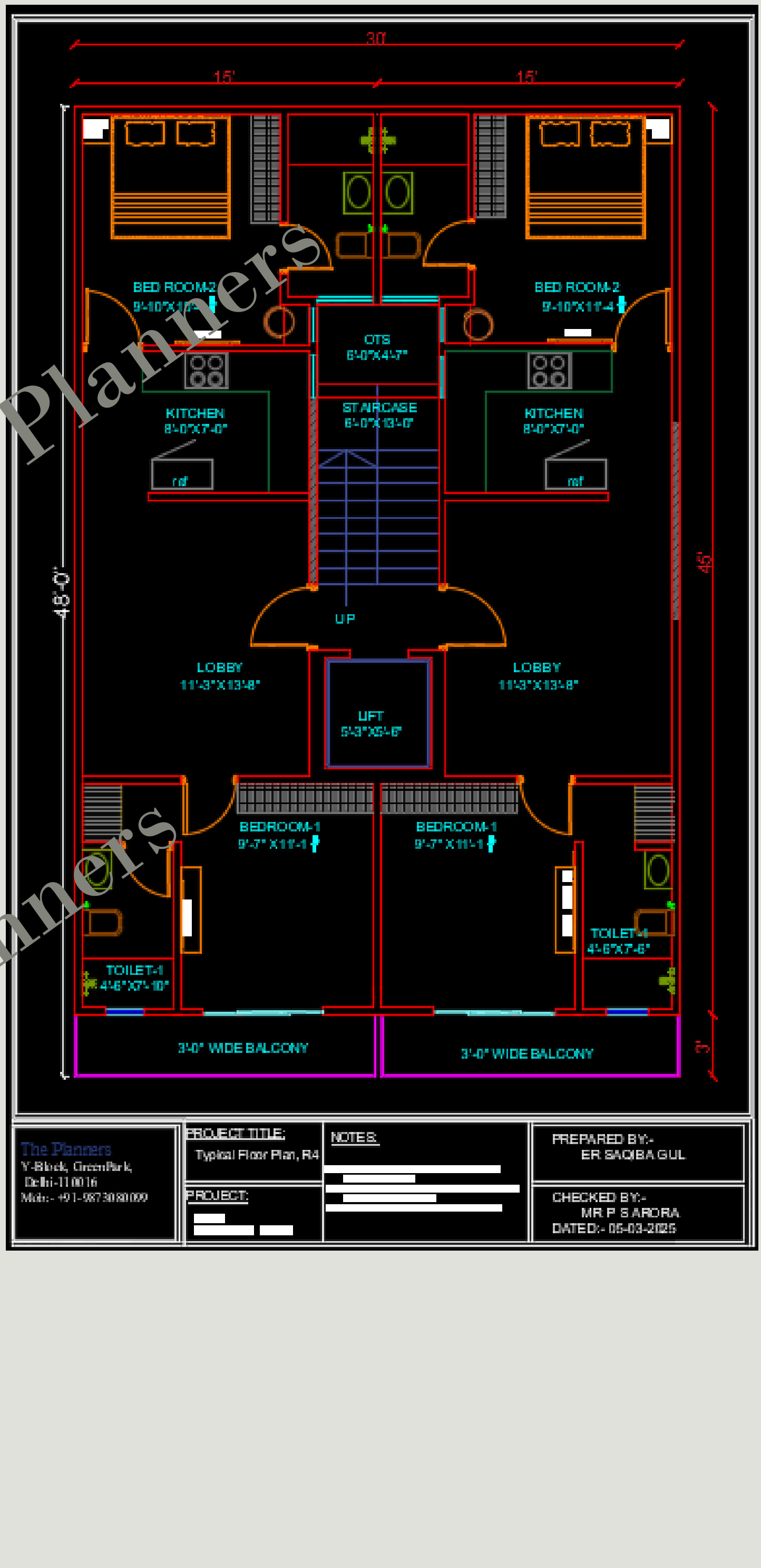
- FLOOR PLANS
- SANCTION PLANS
- COLUMN LAYOUT
- FOUNDATION LAYOUT
- FOUNDATION REINFORCEMENT DETAIL
- FRAMING PLANS
- SLAB & BEAM REINFORCEMENT DETAILS
- MUMTY & MACHINE ROOM DETAILING
- PLUMBING DRAWING
- MAINHOLE PLACEMENT
- STAIRCASE DESIGN
- CEILING DETAILING
- CIVIL PLAN
- WALL ELECTRICAL PLAN
- DOOR WINDOW DETAILING
- AC PLACEMENTS





1. Floor plans We start by preparing floor layout plans according to the client's specific needs, keeping in consideration functionality with aesthetic appeal..





The Planners
Y-Block, GreenPark,
Delhi-110016
Mob:- +91-9873020099

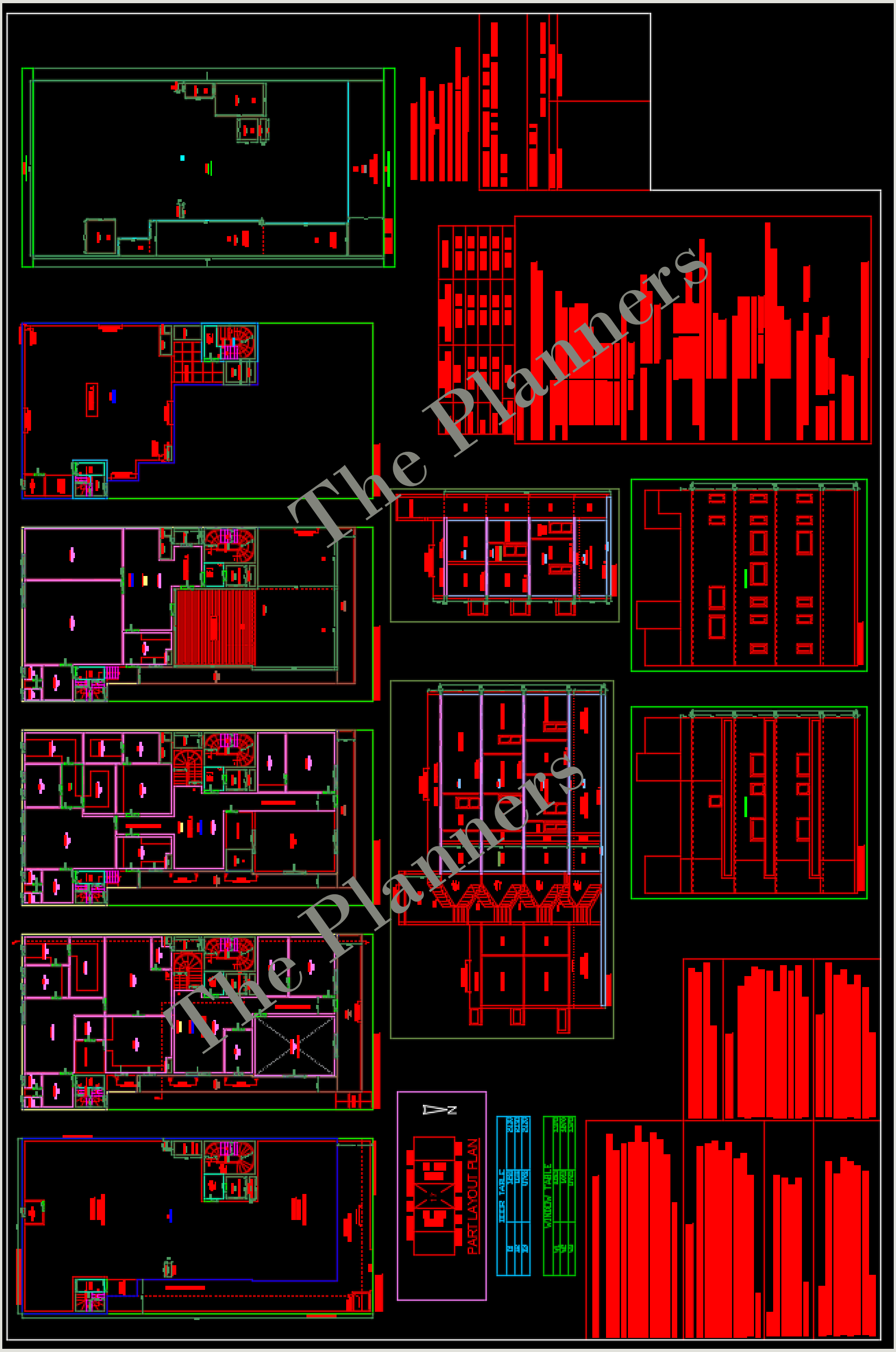
PROJECT TITLE:
Typical Floor Plan, R4

PROJECT:

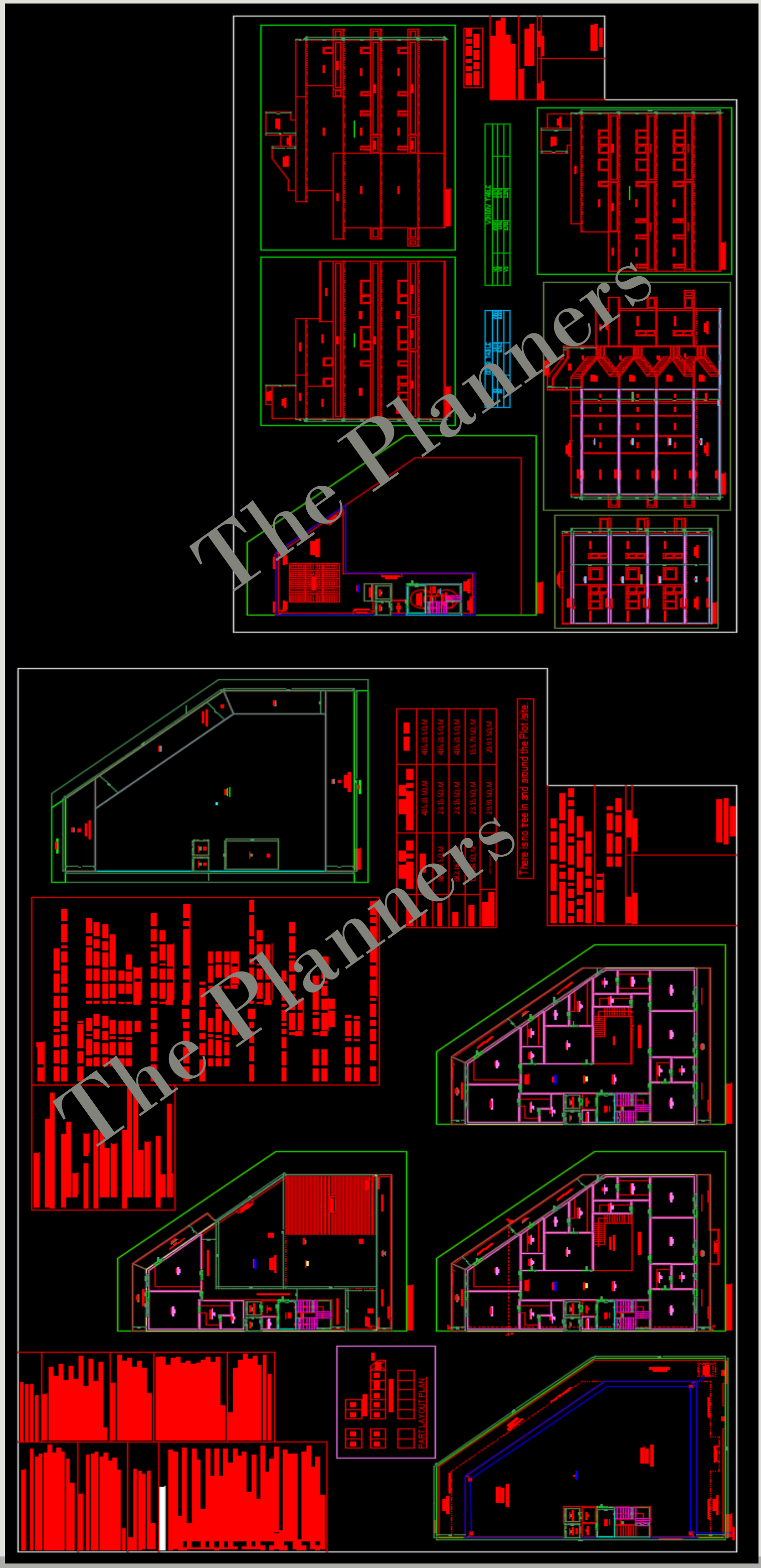
NOTES:

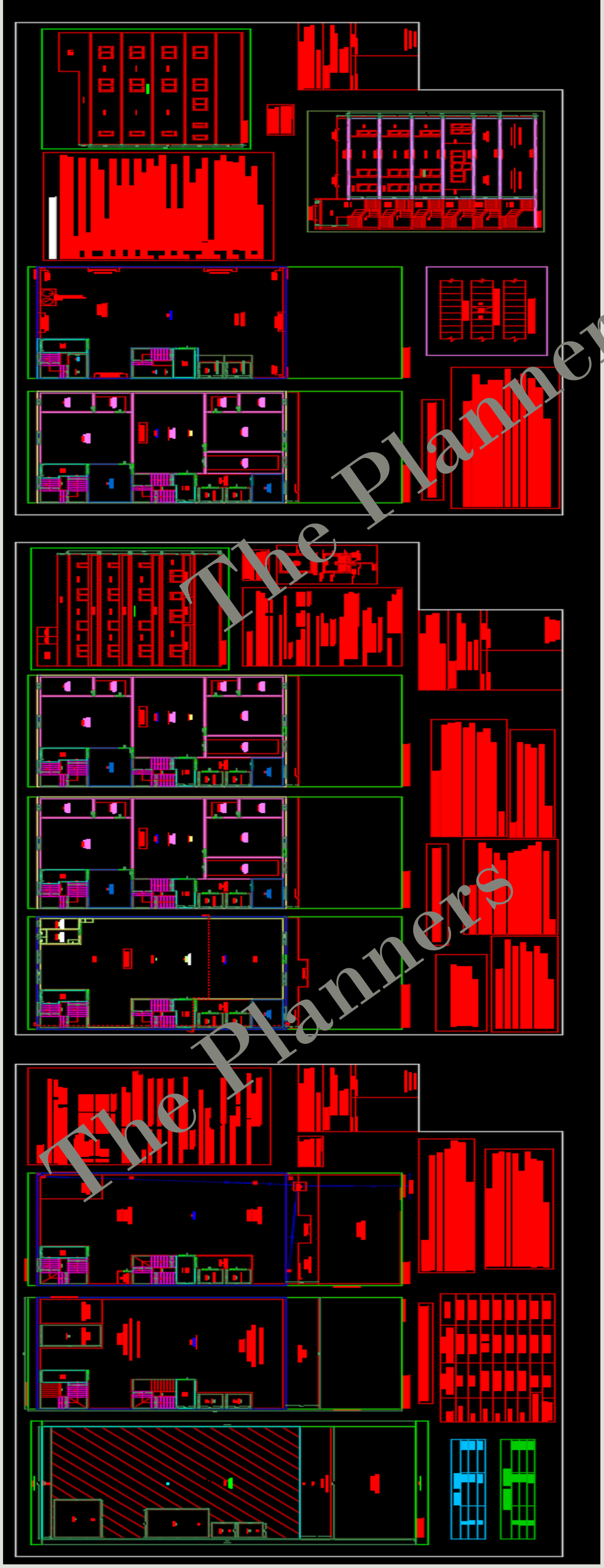
PREPARED BY:-
ER SAQIBA GUL

CHECKED BY:-
MR P S ARORA
DATED:- 05-03-2025



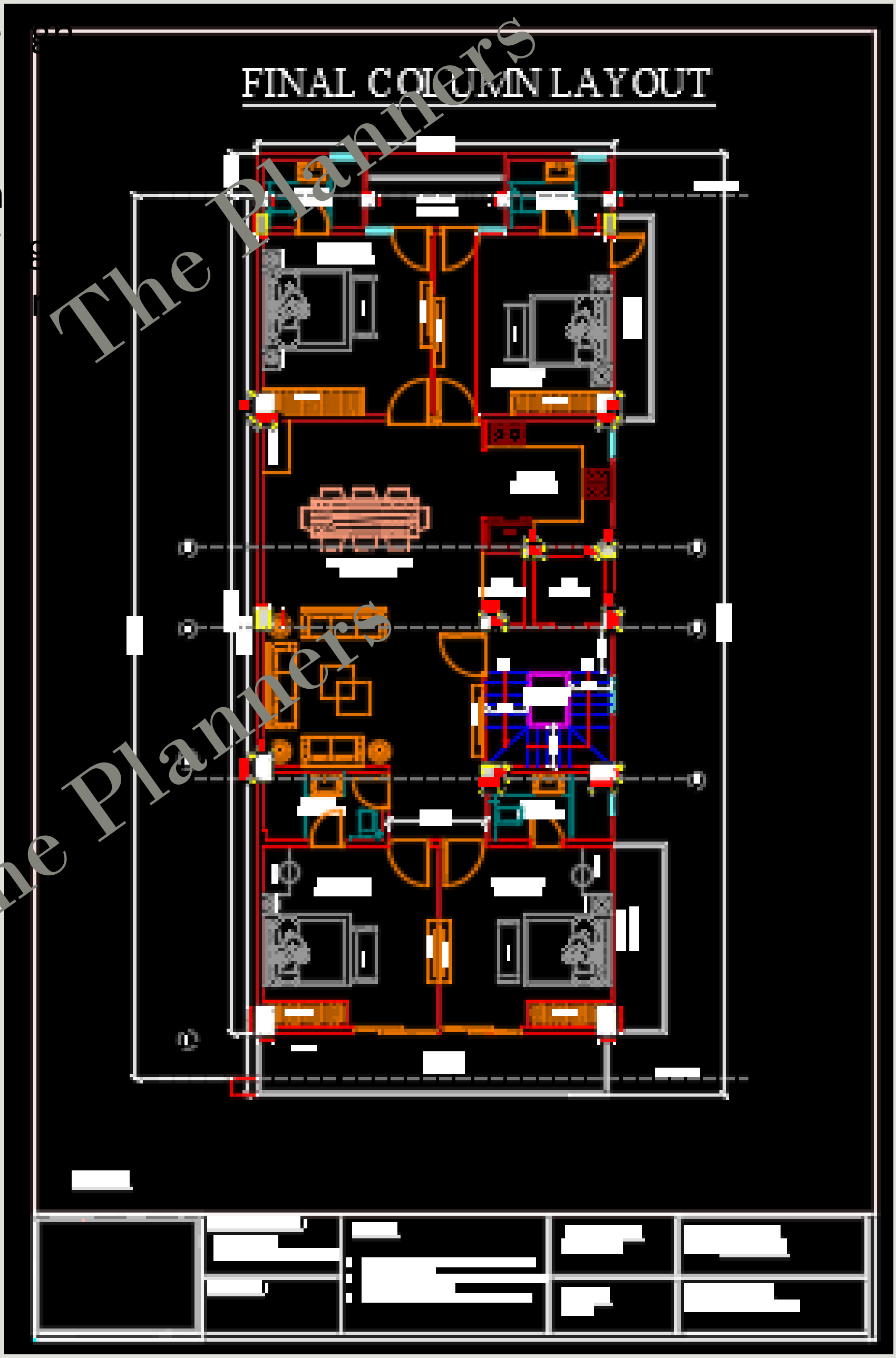
Plan Sanction Once the floor plans are finalized, our experts draft the proposed sanction plan as per the UBBL /MCD building byelaws , and then submit online for official sanction from the concerned department.

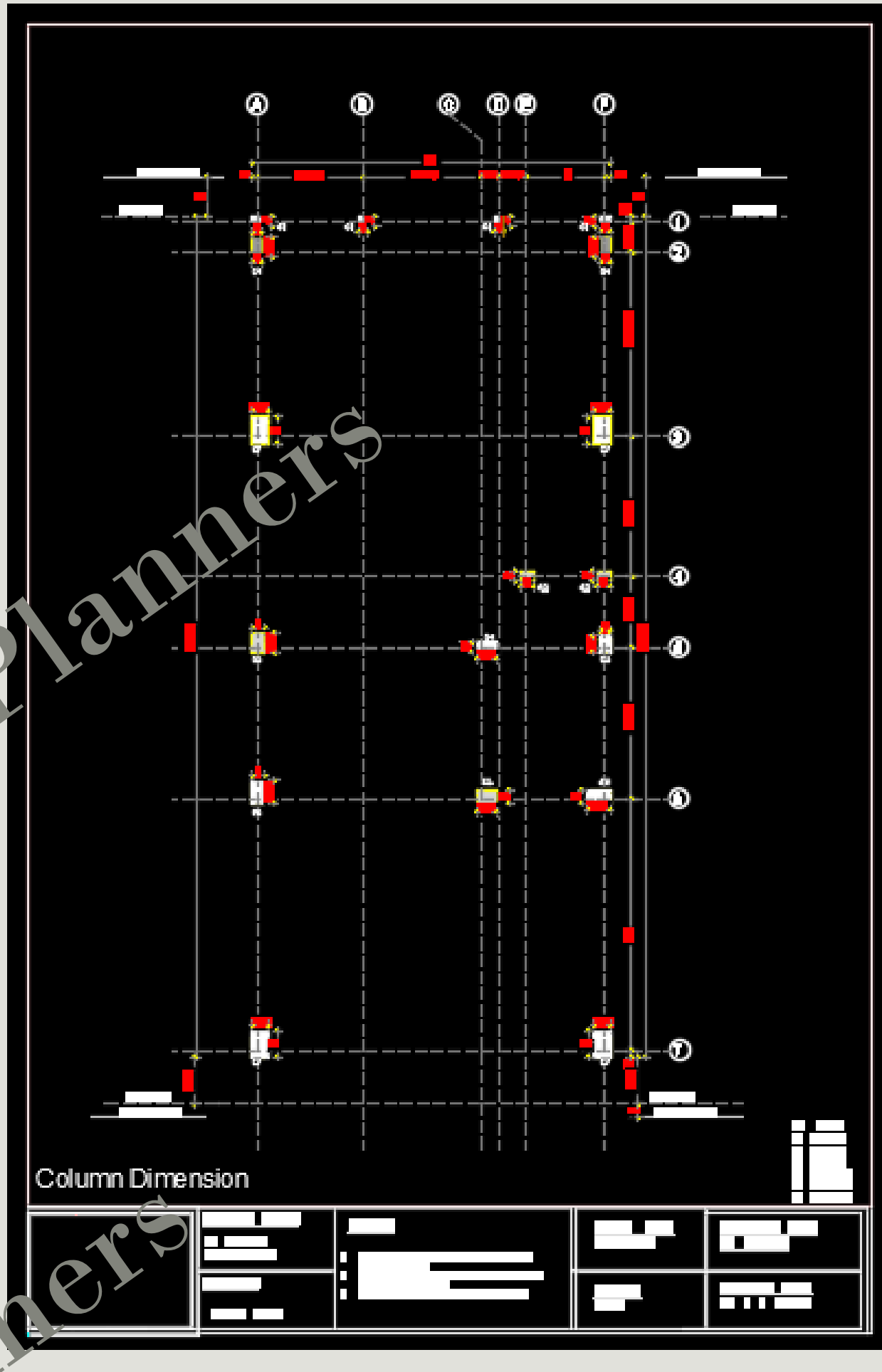

PART LAYOUT PLAN
There is no tree in and around the Plot /site
The Planners

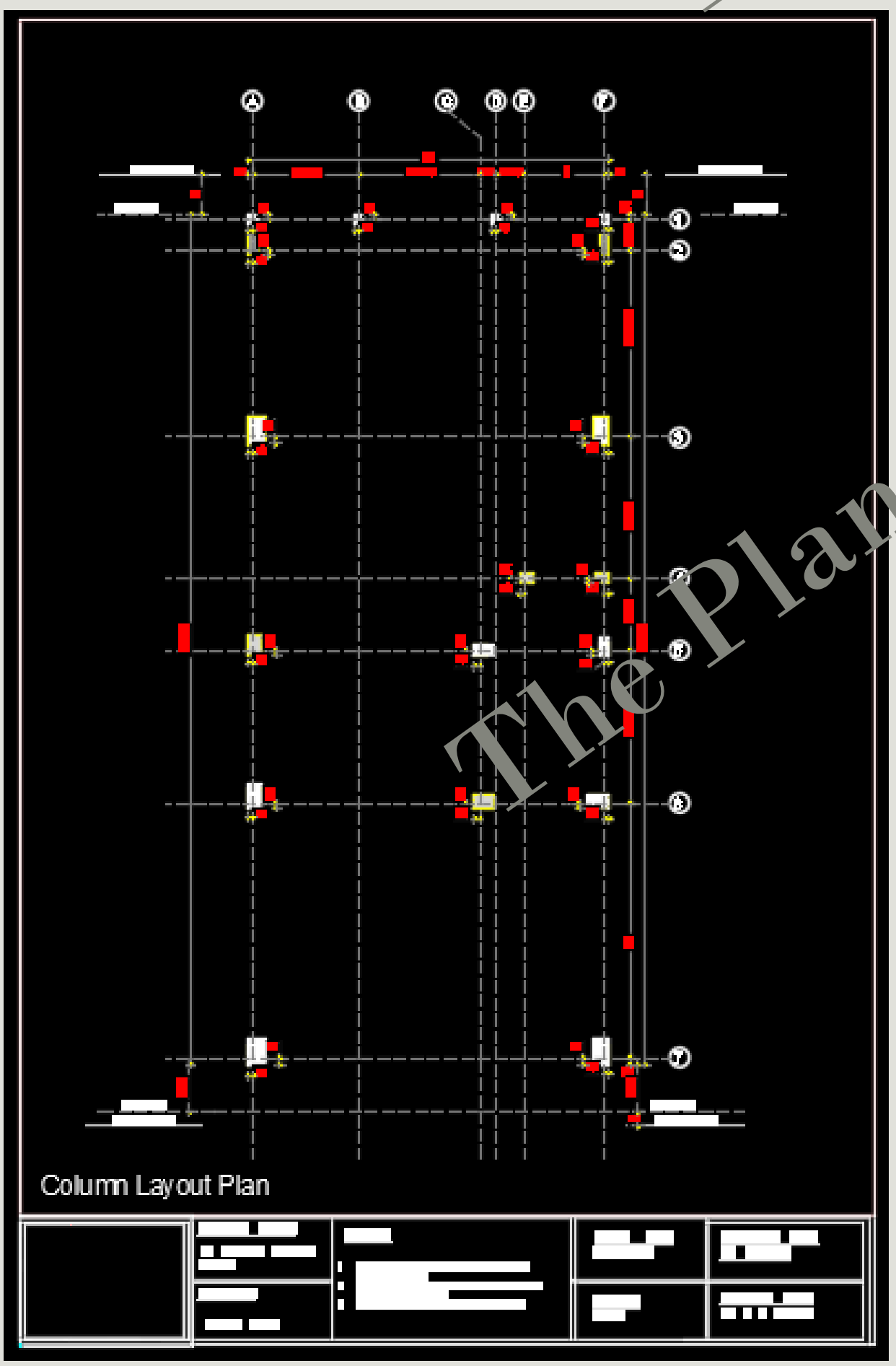


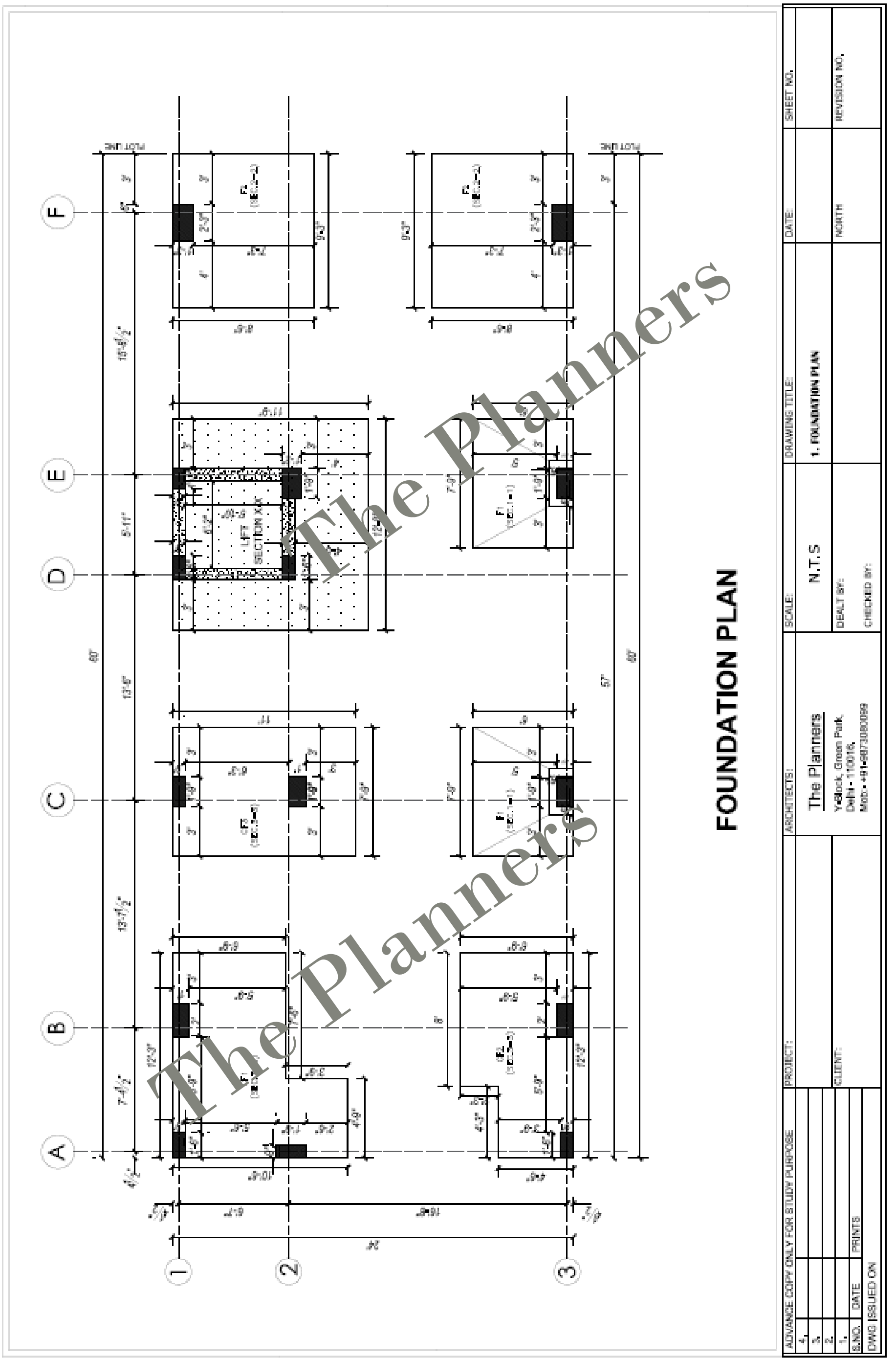
❖ COLUMN LAYOUT

Column placements Post Approval, we position columns considering the building's layout. Our Structural Engineers de the building using advanced software like Etabs , Staadpro keepin consideration soil beari capacity, seismic zone , all external and interna factors

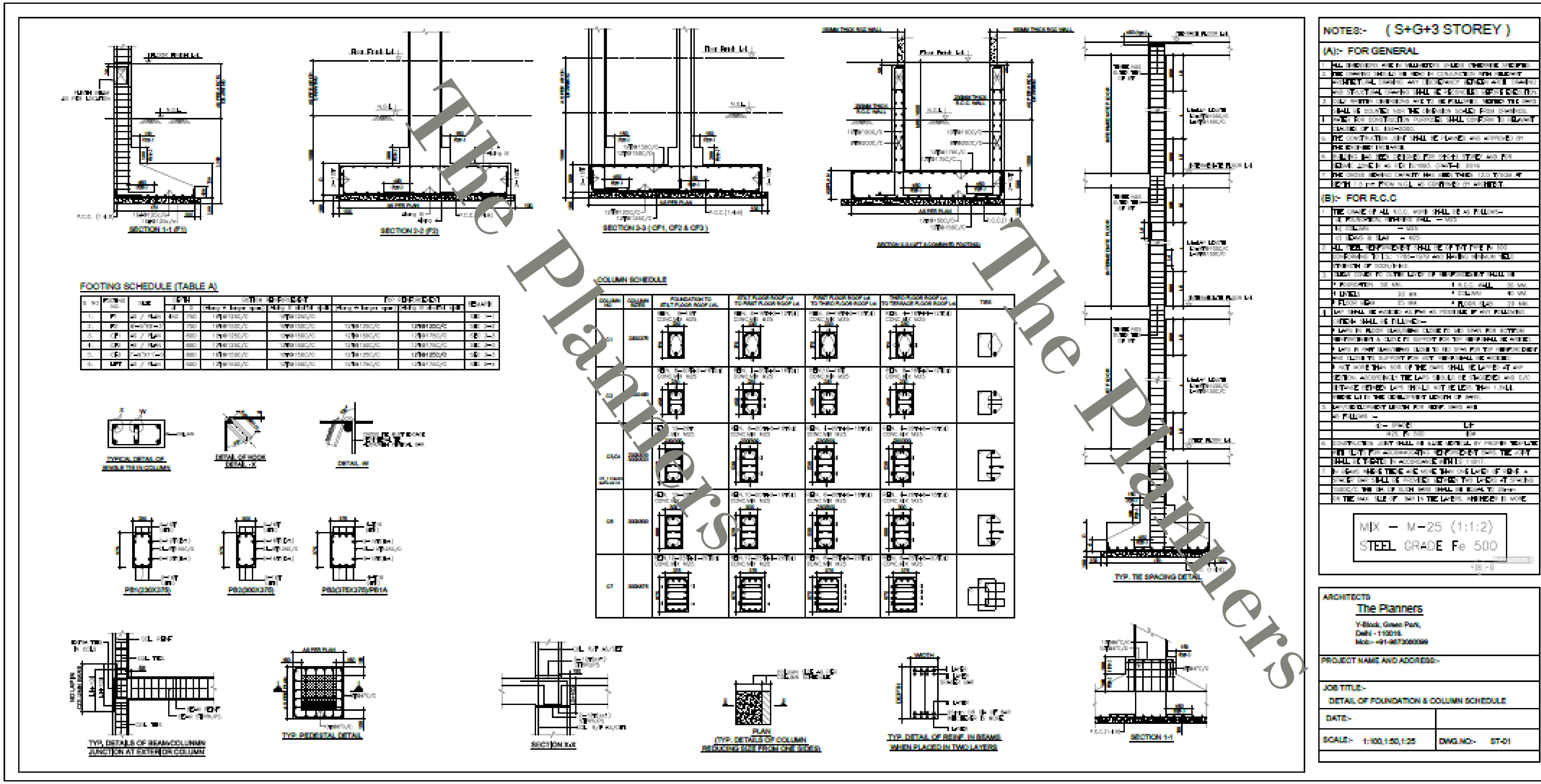


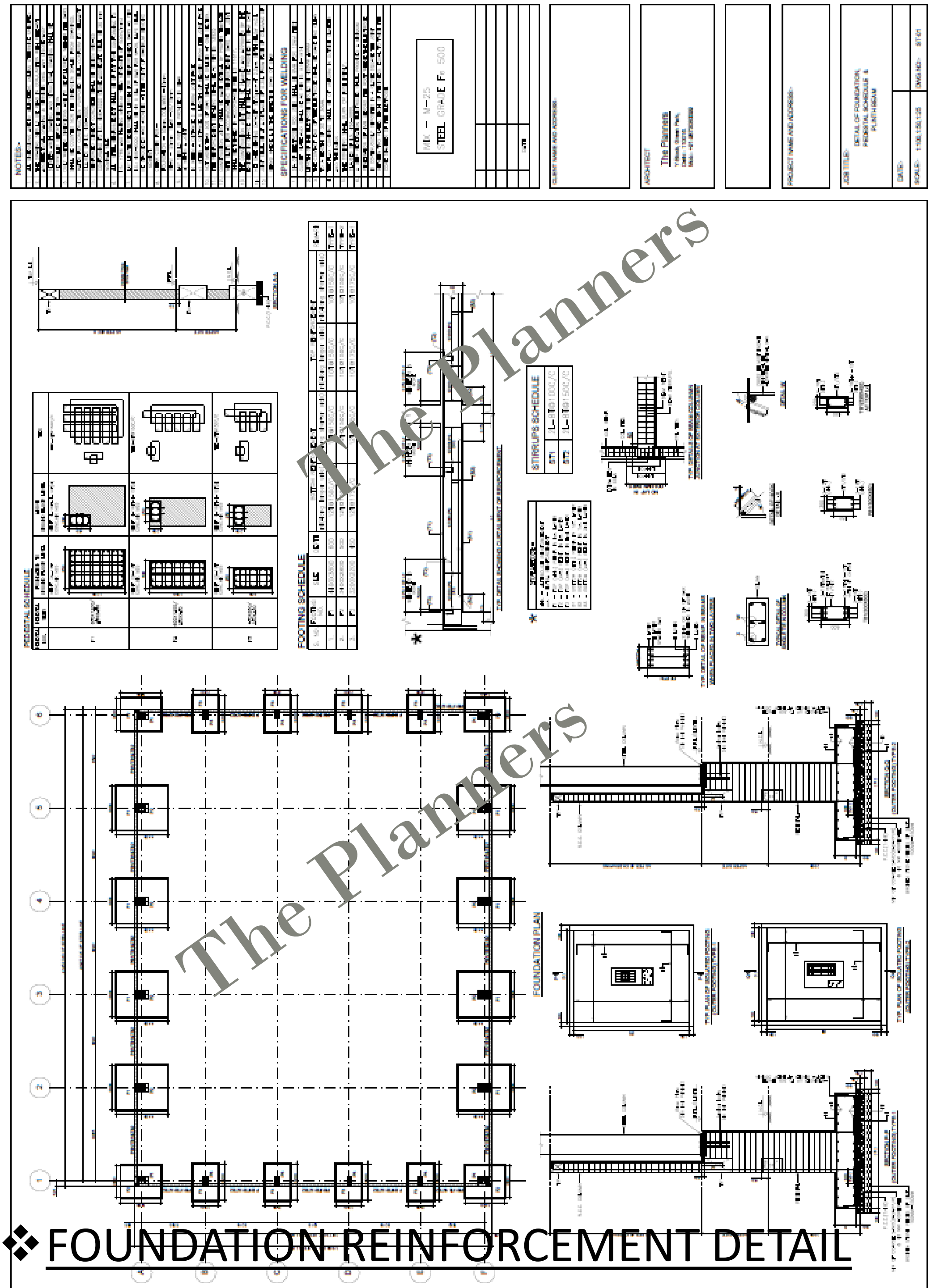






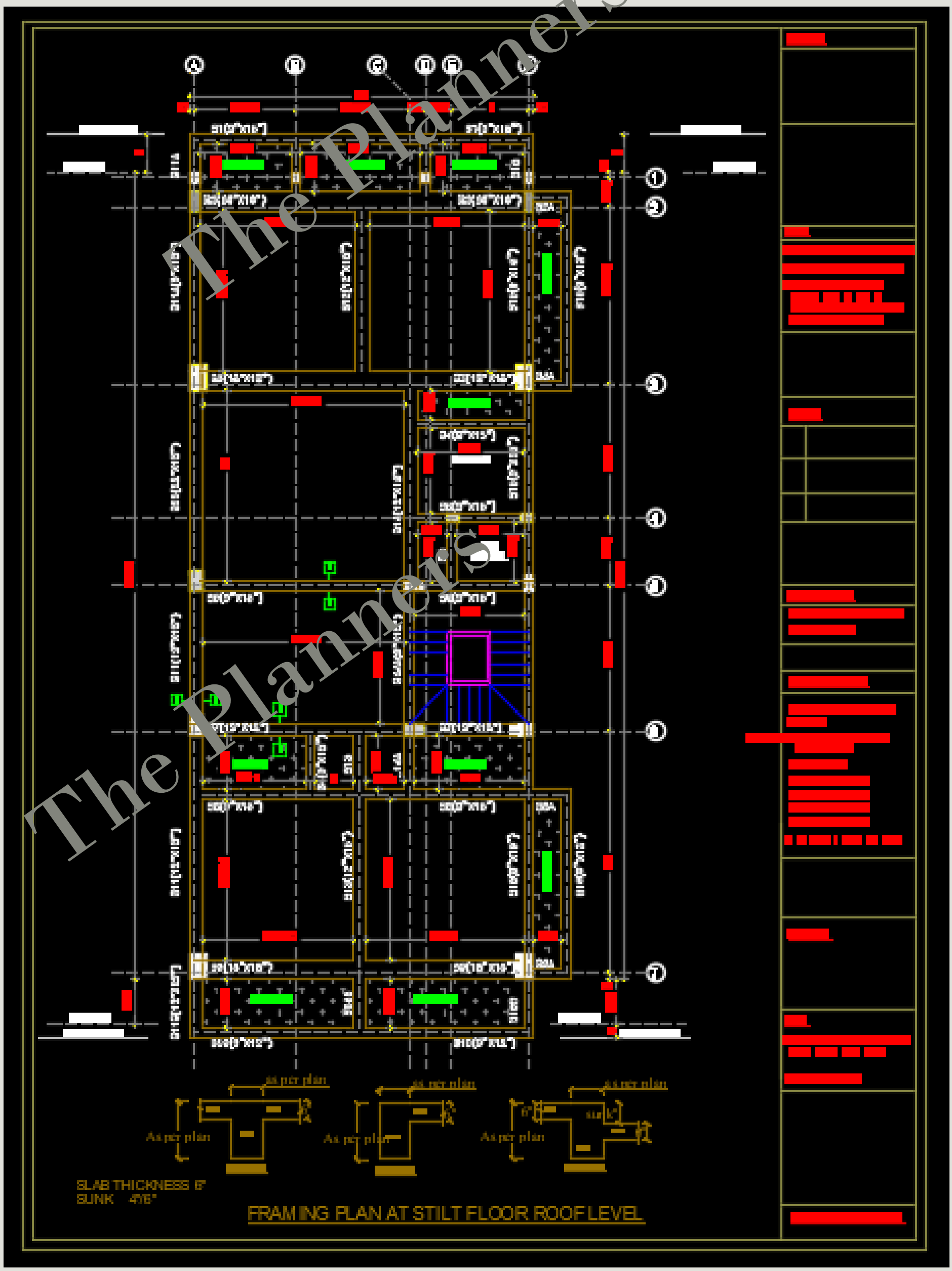
❖ FOUNDATION LAYOUT

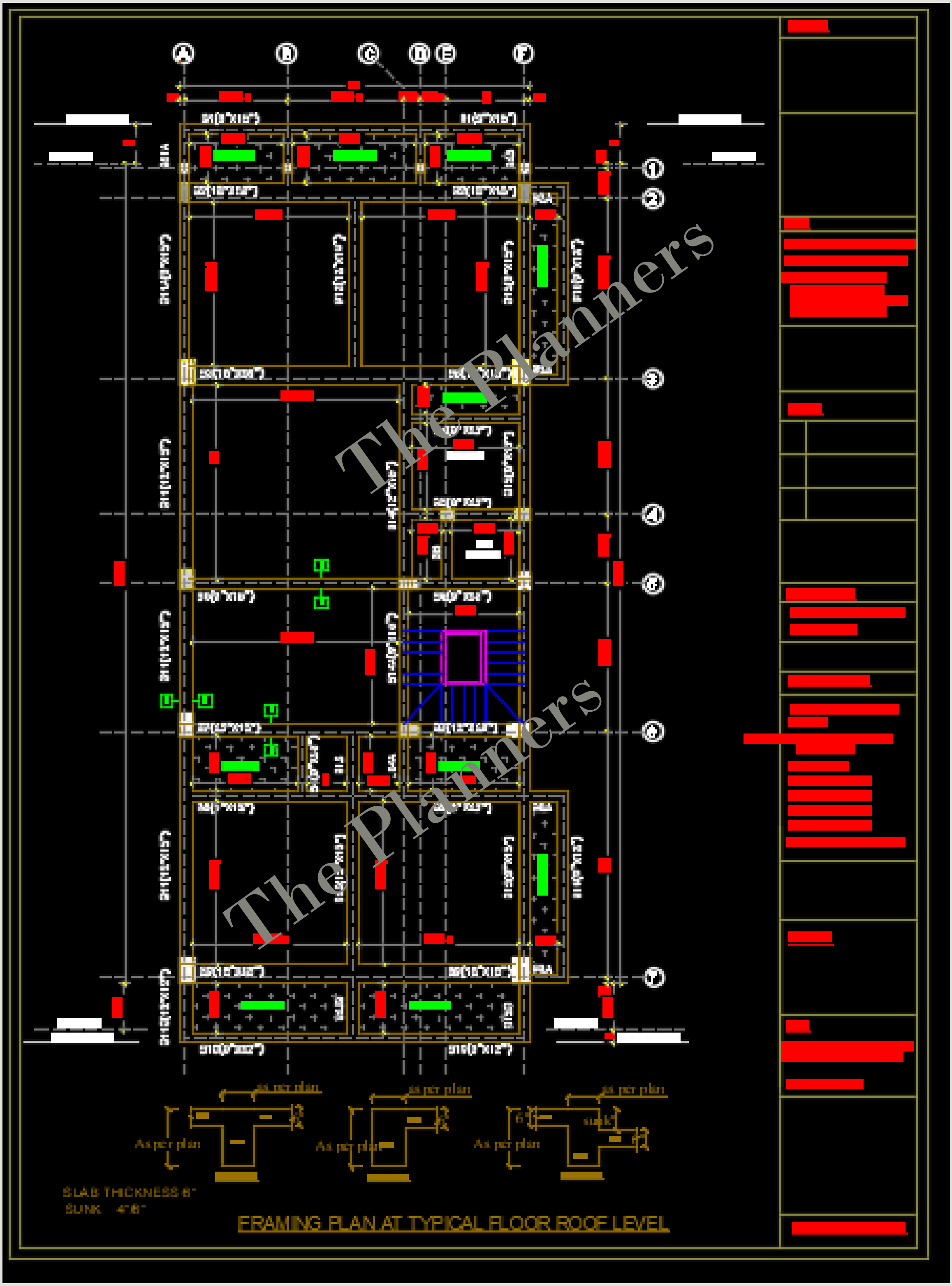

NOTES:- (S+G+3 STOREY)
(A):- FOR GENERAL
(B):- FOR R.C.C
MIX - M-25 (1:1:2)
STEEL GRADE Fe 500
ARCHITECTS
The Planners
Y-Block, Green Park,
Delhi - 110016.
PROJECT NAME AND ADDRESS:-
JOB TITLE:-
DETAIL OF FOUNDATION & COLUMN SCHEDULE
DATE:-
SCALE:- 1:100,1:50,1:25
DWG.NO:- ST-01
SECTION 1-1 (F1)
SECTION 2-2 (F2)
SECTION 3-3 (CF1, CF2 & CF3)
FOOTING SCHEDULE (TABLE A)
COLUMN SCHEDULE
TYP. TIE SPACING DETAIL
TYPICAL DETAIL OF SINGLE TIE IN COLUMN
DETAIL OF HOOK DETAIL - X
DETAIL - W
TYP. DETAILS OF BEAM/COLUMN JUNCTION AT EXTERIOR COLUMN
TYP. PEDESTAL DETAIL
SECTION X-X
PLAN
(TYP. DETAILS OF COLUMN REDUCING SIZE FROM ONE SIDES)
TYP. DETAIL OF REINF. IN BEAMS WHEN PLACED IN TWO LAYERS
SECTION 1-1
The Planners
The Planners

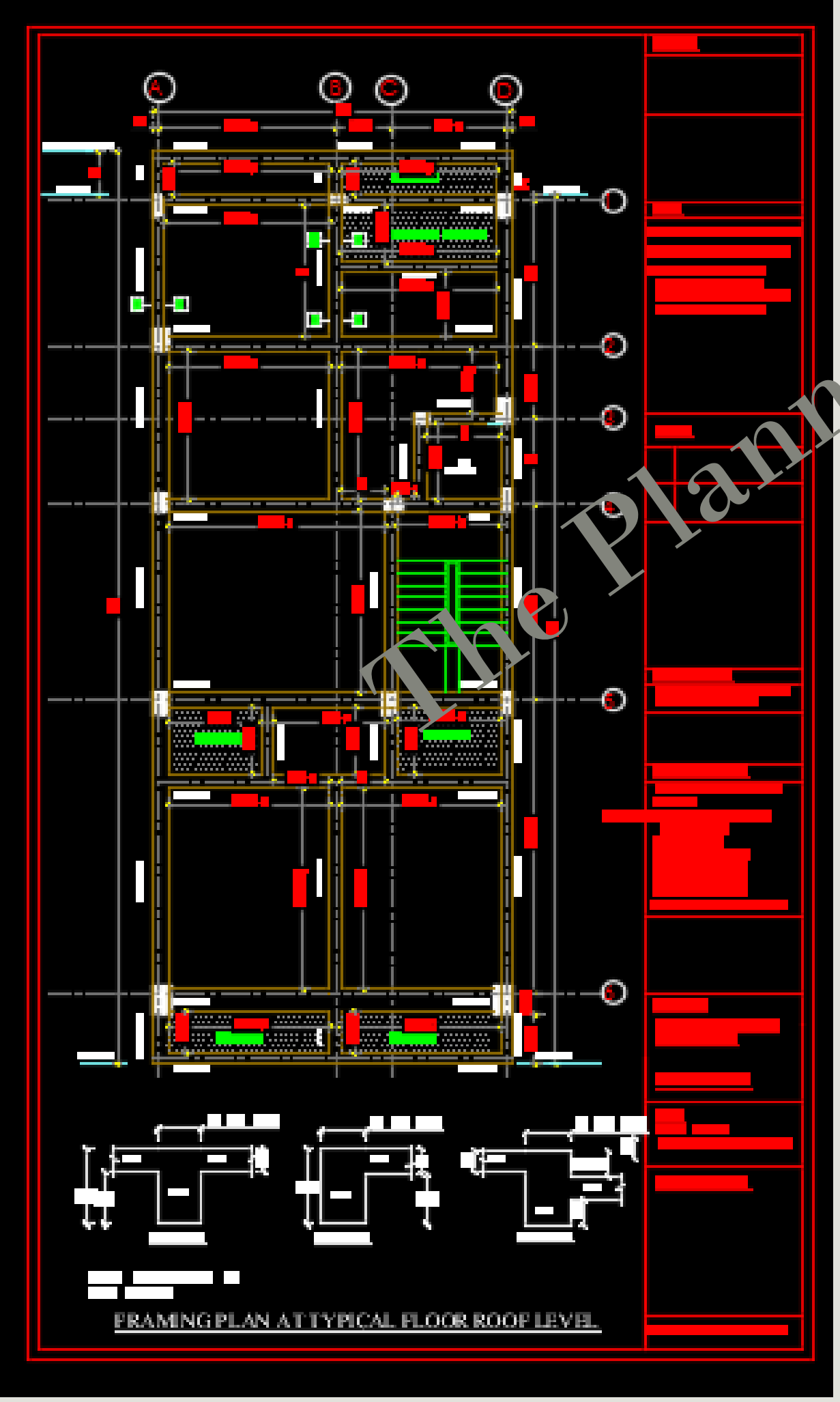


❖ FOUNDATION REINFORCEMENT DETAIL

<u>Framing and reinforcement drawings</u>: We prepare detailed structural framing plan that simply integrates architectural intent with structural design, ensuring long term stability , safety and long life durability of the building

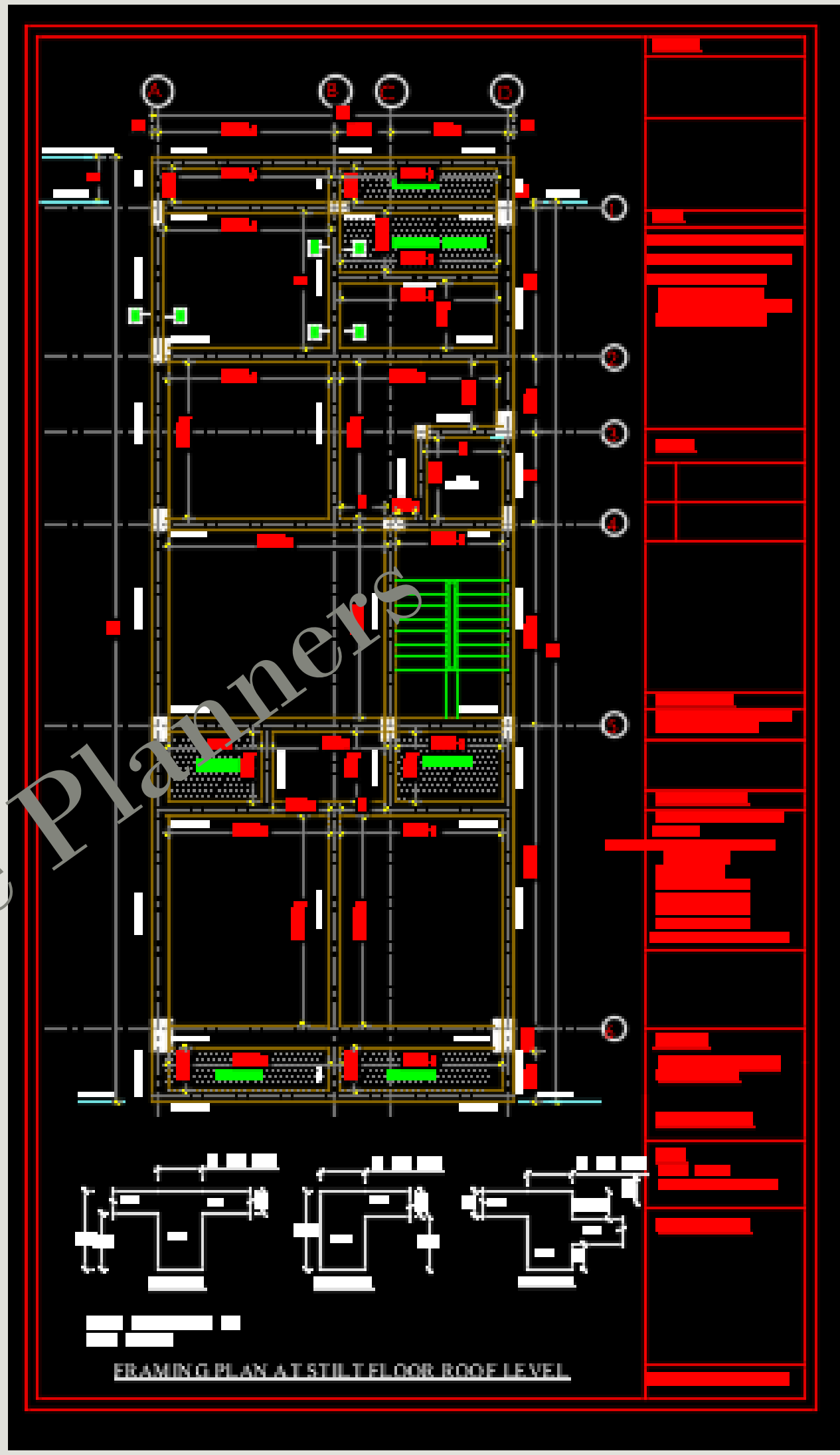




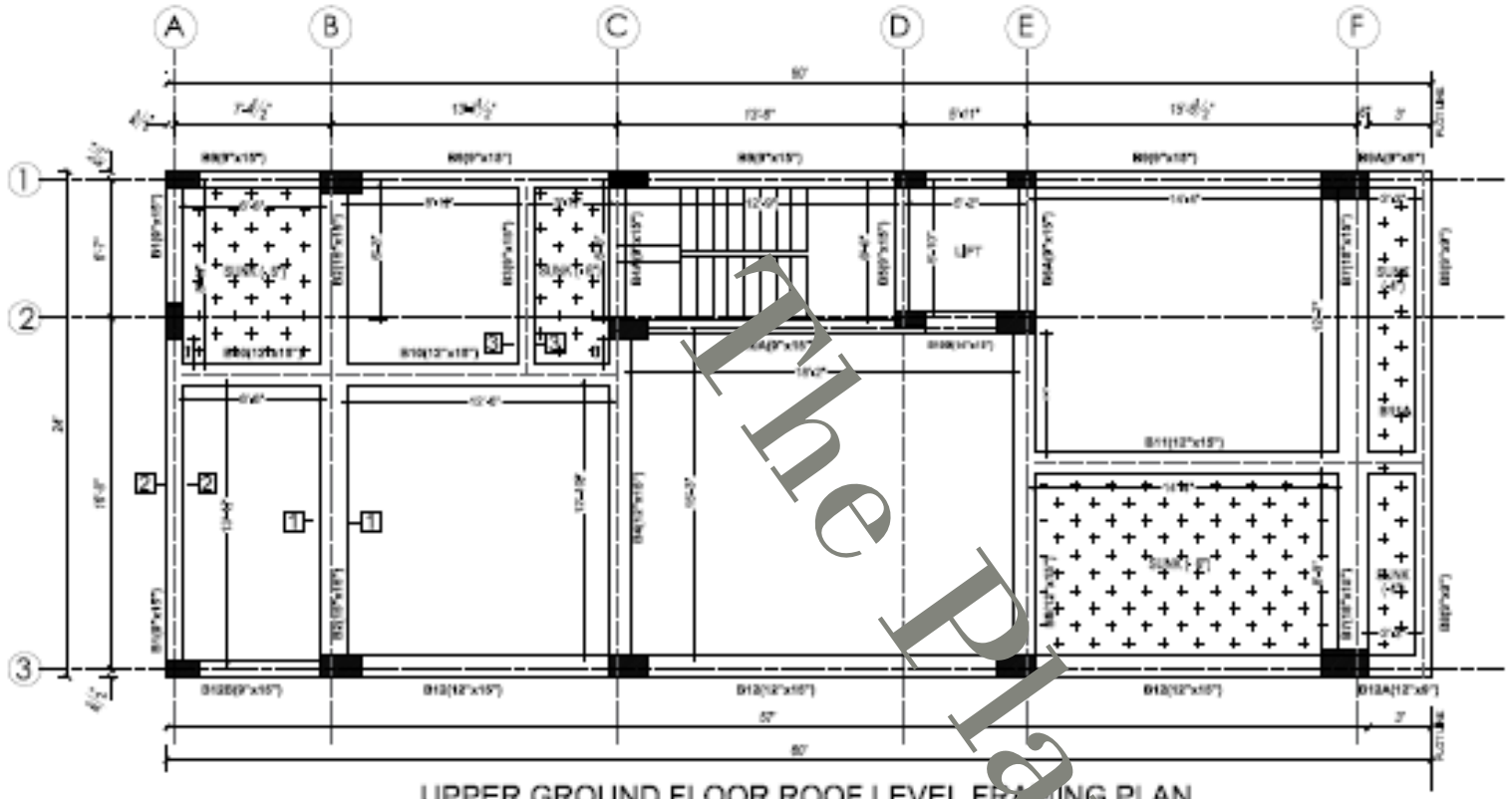


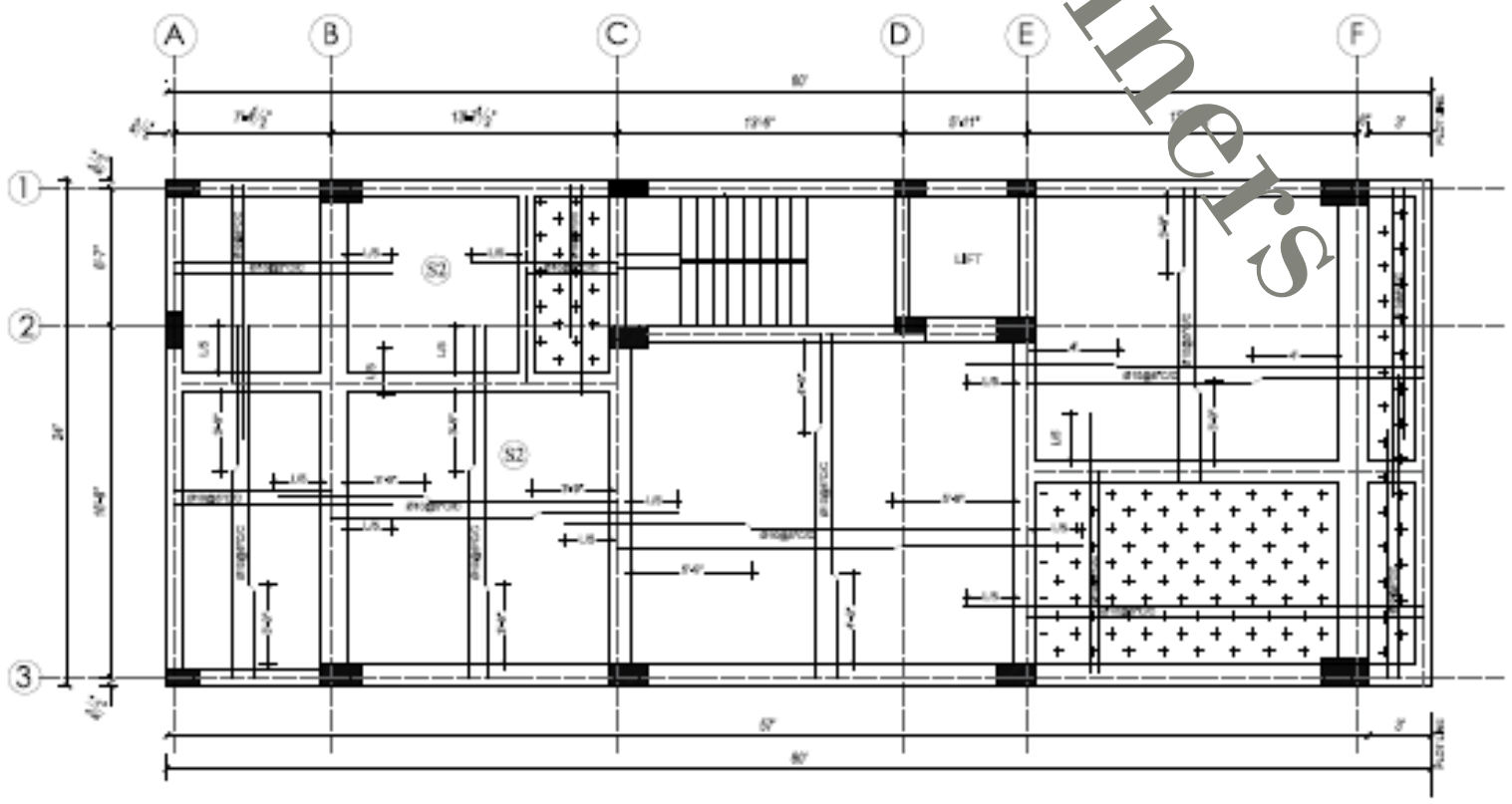
Framing and reinforcement drawings

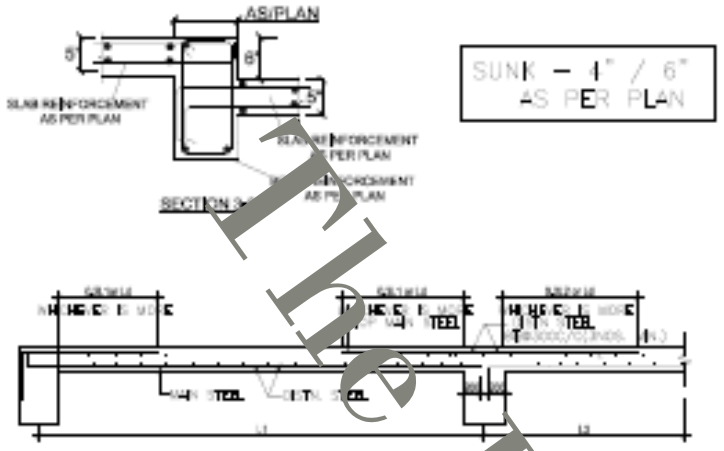
We prepare detailed structural framing plan that simply integrates architectural intent with structural design, ensuring long term stability , safety and long life durability of the building

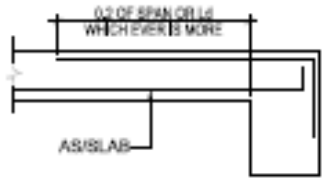


❖SLAB & BEAM REINFORCEMENT DETAILS









(TYPICAL SECTION SHOWING R/F. ARRANGEMENT AT DISCONTINUOUS EDGE)

MIX – M–25 (1:1:2)
STEEL GRADE Fe 500
SLAB THICKNESS 5"

SUNK – 1" / 6" AS PER PLAN

NOTES:- (S+G+3 STOREY)

(A):- FOR GENERAL

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
2. THE DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL DRAWING AND ANY OTHER RELATED ARCHITECTURAL DRAWING AND STRUCTURAL DRAWING SHALL BE EXAMINED BEFORE EXECUTION.
3. ALL WRITTEN DIMENSIONS ARE TO BE FOLLOWED. NEITHER THE DRAWING SHALL BE COUNTED NOR THE LINE IN SCALE FROM DRAWINGS.
4. CONCRETE FOR CONSTRUCTION PURPOSES SHALL CONFORM TO RELEVANT CLAUSE OF IS:456-2000.
5. THE CONSTRUCTION JOINT SHALL BE PLANNED AND APPROVED BY THE ENGINEER-INCHARGE.
6. BUILDING HAS BEEN DESIGNED FOR SEISMIC ZONE AND FOR BEARING CAPACITY AS PER IS:1893 (PART-1) 2016.
7. THE GROSS BEARING CAPACITY HAS BEEN TAKEN 12.0 T/SQM AT DEPTH 1.5 MTR FROM N.G.L AS CONFIRMED BY ARCHITECT.

(B):- FOR R.C.C

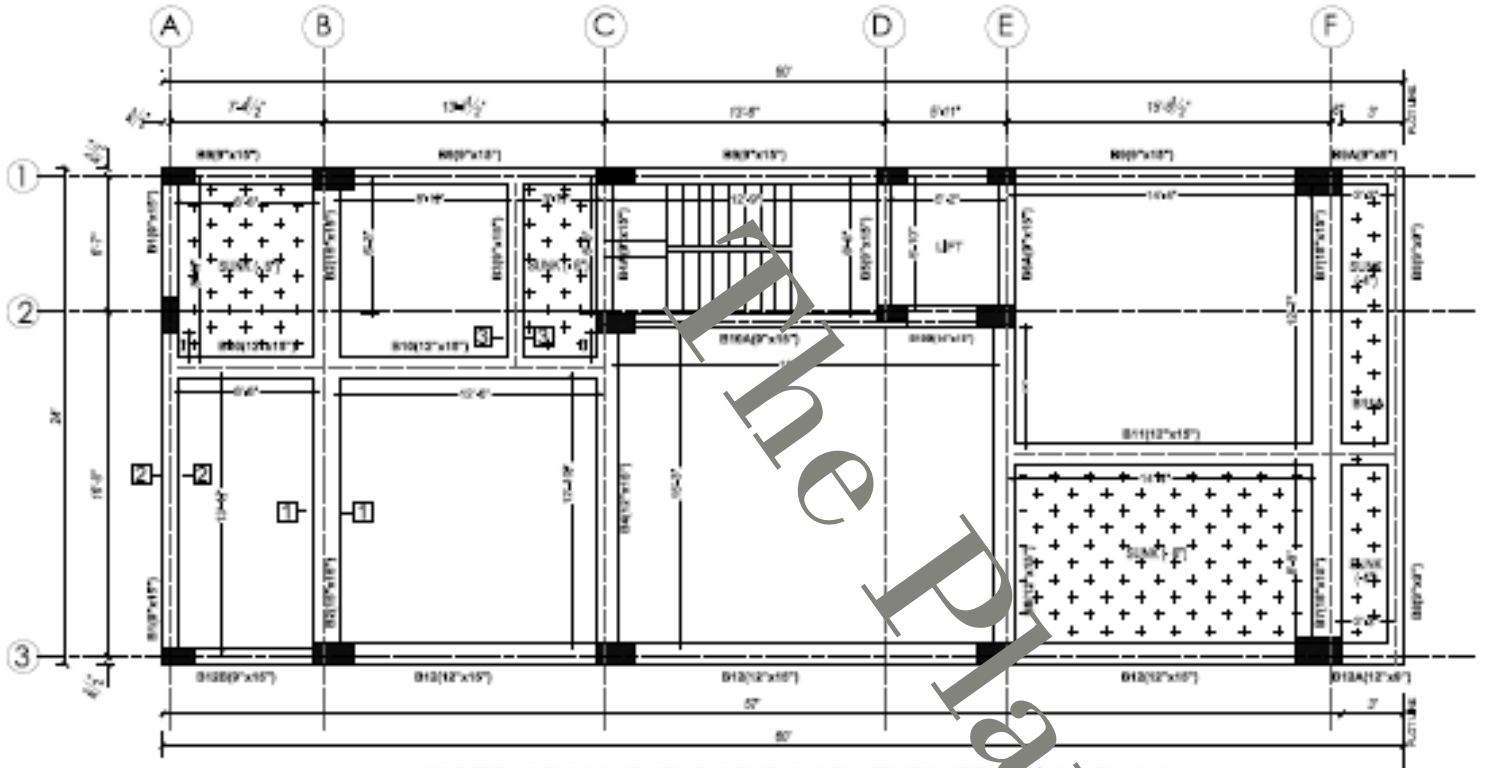
1. THE GRADE OF ALL R.C.C WORK SHALL BE AS FOLLOWS –
   - FOUNDATION, RETAINING WALL – M25
   - COLUMN – M25
   - BEAMS & SLAB – M25
2. ALL STEEL REINFORCEMENT SHALL BE OF TMT TYPE FE 500 CONFORMING TO IS: 1786–1979 AND HAVING MINIMUM YIELD STRENGTH OF 500N/MM2.
3. CLEAR CONCRETE COVER TO BE PROVIDED SHALL BE
   - FOUNDATION 50 MM
   - R.C.C. WALL 30 MM
   - COLUMN 20 MM
   - COLUMN 40 MM
   - FLOOR BEAM 25 MM
   - FLOOR SLAB 20 MM
4. LAP SHALL BE AVOIDED AS FAR AS POSSIBLE IF ANY FOLLOWING CRITERIA SHALL BE FULFILLED –
   - LAPS IN FLOOR SLAB/BEAM SHALL BE AT MID SPAN FOR BOTTOM REINFORCEMENT & SHALL BE SUPPORTED FOR THE REINFORCEMENT SHALL BE ANCHORED.
   - LAPS IN FLOOR SLAB/BEAM SHALL BE AT MID SPAN FOR TOP REINFORCEMENT AND SHALL BE SUPPORTED FOR THE REINFORCEMENT SHALL BE ANCHORED.
   - NOT MORE THAN 50% OF THE BARS SHALL BE LAPPED AT ANY SECTION ACCORDINGLY THE BARS SHALL BE STAGGERED AND C/C DISTANCE BETWEEN LAPS SHALL NOT BE LESS THAN 1.3LL WHERE LL IS THE DEVELOPMENT LENGTH OF BARS.
5. LAP DEVELOPMENT LENGTH FOR REINFORCEMENT BARS ARE AS FOLLOWS –

GRADE	LAP
M25, Fe 500	59Ø

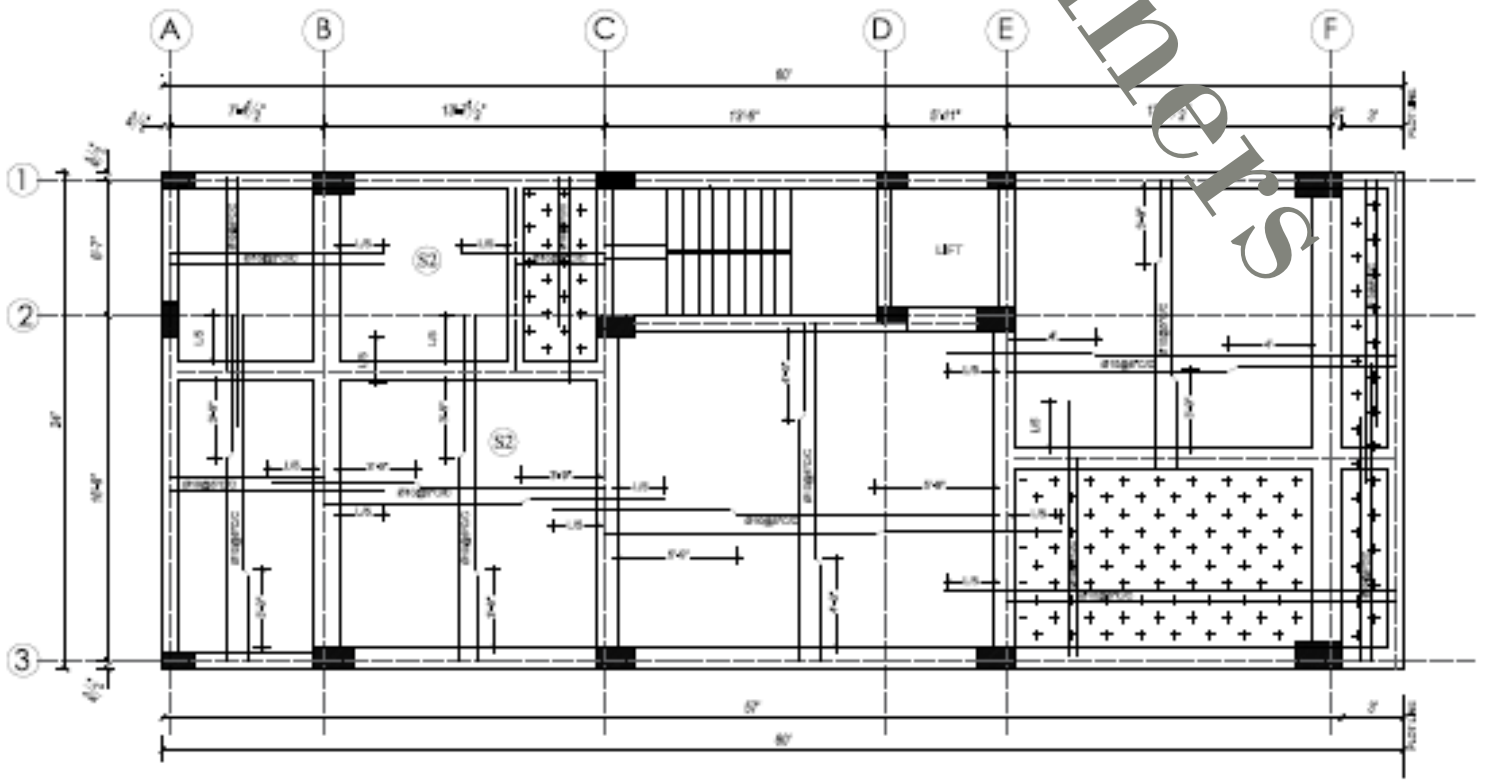
6. CONSTRUCTION JOINT SHALL BE MADE ETHICAL BY PROPER TREATMENT WITH LAITANCE FOR ACCOMMODATING REINFORCEMENT BARS. THE JOINT SHALL BE TREATED IN ACCORDANCE WITH IS: 11817.
7. IN BEAMS WHERE THERE ARE MORE THAN ONE LAYER OF REINFORCEMENT, EACH LAYER SHALL BE PROPERLY SEPARATED AND PROVIDED WITH SPACERS OF THE SIZE OF SUCH BARS SHALL BE EQUAL TO DIAMETER OF THE BAR SIZE OF BAR IN THE LAYER OR THREE-FOURTH OF MORE.

MIX – M–25 (1:1:2)
STEEL GRADE Fe 500

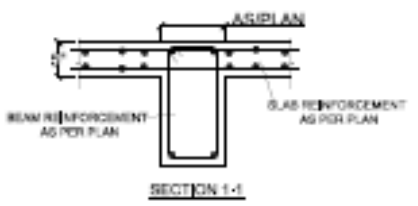
ARCHITECT The Planners Block, Green Park, Delhi - 110016, Mob:- +91-9873080099	
PROJECT NAME AND ADDRESS:-	
JOB TITLE:- TYPICAL FLOOR ROOF FRAMING & REINFORCEMENT DETAILS	
DATE:-	
SCALE:- 1:100,1:50,1:25	DWG.NO:- ST-05



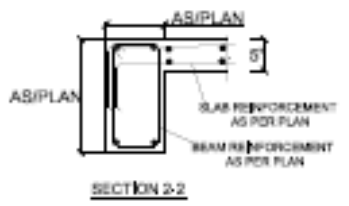
UPPER GROUND FLOOR ROOF LEVEL FRAMING PLAN



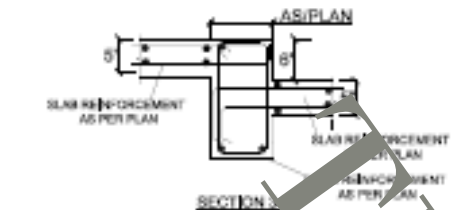
UPPER GROUND FLOOR ROOF SLAB REINFORCEMENT DETAILS



SECTION 1-1

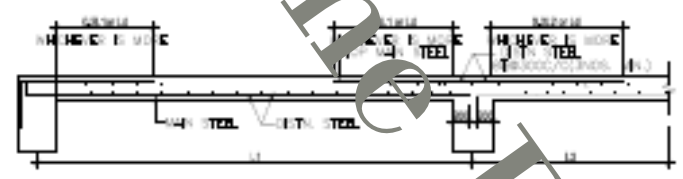


SECTION 2-2

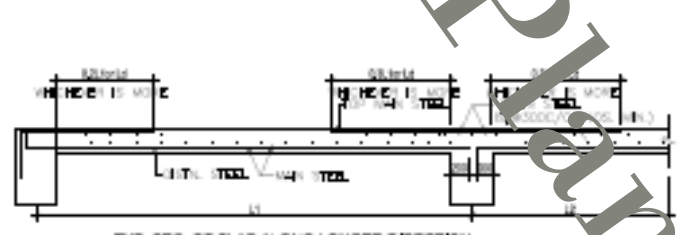


SECTION 3-3

SUNK – 4" / 6" AS PER PLAN



TYP. SEC. OF SLAB ALONG SHORTER DIRECTION



TYP. SEC. OF SLAB ALONG LONGER DIRECTION

(TYPICAL SECTION SHOWING R/F, ARRANGEMENT AT DISCONTINUOUS EDGE)

MIX – M–25 (1:1:2)
STEEL GRADE Fe 500
SLAB THICKNESS 5"

NOTES:- (S+G+3 STOREY)

(A):- FOR GENERAL

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
2. THE DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL DRAWING AND ANY DIFFERENCE BETWEEN ARCHITECTURAL DRAWING AND STRUCTURAL DRAWING SHALL BE BROUGHT TO NOTICE BEFORE EXECUTION.
3. ALL WRITTEN DIMENSIONS ARE TO BE FOLLOWED EVEN IF THEY ARE NOT SCALED NOR THE DRAWING SHALL BE SCALED FROM DRAWING.
4. DRAWING FOR CONSTRUCTION PURPOSES SHALL CONFORM TO RELEVANT CLAUSE OF IS:456-2000.
5. THE CONSTRUCTION JOINT SHALL BE PLANNED AND APPROVED BY THE ENGINEER IN-CHARGE.
6. BUILDING HAS BEEN DESIGNED FOR G+3 STOREY AND FOR SEISMIC ZONE-IV AS PER IS:1893 (PART-1) 2016.
7. THE GROSS BEARING CAPACITY HAS BEEN TAKEN 12.0 T/SQM AT DEPTH 1.5 MTR FROM NGL AS CONFIRMED BY ARCHITECT.

(B):- FOR R.C.C

1. THE GRADE OF ALL R.C.C. WORK SHALL BE AS FOLLOWS –
   - FOUNDATION, RETAINING WALL – M25
   - SLAB – M25
   - BEAMS & SLAB – M25
2. ALL STEEL REINFORCEMENT SHALL BE OF FY 500 CONFORMING TO IS: 1786–1979 AND HAVING MINIMUM YIELD STRENGTH OF 500N/MM2
3. CLEAR COVER TO OUTERMOST FACE OF REINFORCEMENT SHALL BE
   - FOUNDATION – 50 MM
   - R.C.C. WALL – 30 MM
   - LINTEL – 20 MM
   - SLAB – 10 MM
   - FLOOR BEAM – 25 MM
   - FLOOR SLAB – 20 MM
4. LAP SHALL BE AVOIDED AT PLACES AS POSSIBLE IF ANY FOLLOWING CRITERIA SHALL BE FOLLOWED –
   - LAPS IN FLOOR SLAB BEAM SHALL BE PROVIDED MID SPAN FOR BOTTOM REINFORCEMENT & CLOSE TO SUPPORT FOR TOP REINFORCEMENT.
   - LAPS IN FLAT SLAB SHALL BE PROVIDED MID SPAN FOR BOTTOM REINFORCEMENT AND CLOSE TO SUPPORT FOR TOP REINFORCEMENT.
   - NOT MORE THAN 50% OF THE BARS SHALL BE LAPPED AT ANY SECTION ACCORDINGLY THE LAPS SHALL BE STAGGERED AND C/C DISTANCE BETWEEN LAPS SHALL NOT BE LESS THAN 1.3LL.
   - WHERE LL IS THE DEVELOPMENT LENGTH FOR BARS.
5. LAP/DEVELOPMENT LENGTH FOR TOP BARS ARE AS FOLLOWS –

	LAP	DEVELOPMENT
M25, Fe 500	70F	50F

6. CONSTRUCTION JOINT SHALL BE MADE ETHICALLY PROVIDED TEMPLATE WITH LUG FOR ACCOMMODATING REINFORCEMENT BARS. THE JOINT SHALL BE TREATED IN ACCORDANCE WITH IS: 11817.
7. IN BEAMS WHERE THERE ARE MORE THAN ONE LAYER OF REINFORCEMENT, SPACER BARS SHALL BE PROVIDED BETWEEN TWO LAYERS AT SPACING 1500D/Fy THE DIA OF SUCH BARS SHALL BE EQUAL TO 20mm OR THE DIA SIZE OF BAR IN THE LAYER, WHICHEVER IS MORE

MIX – M–25 (1:1:2)
STEEL GRADE Fe 500

ARCHITECT
The Planners
[illegible], Green Park,
Delhi - 110016,
Mob:- +91-9873080099

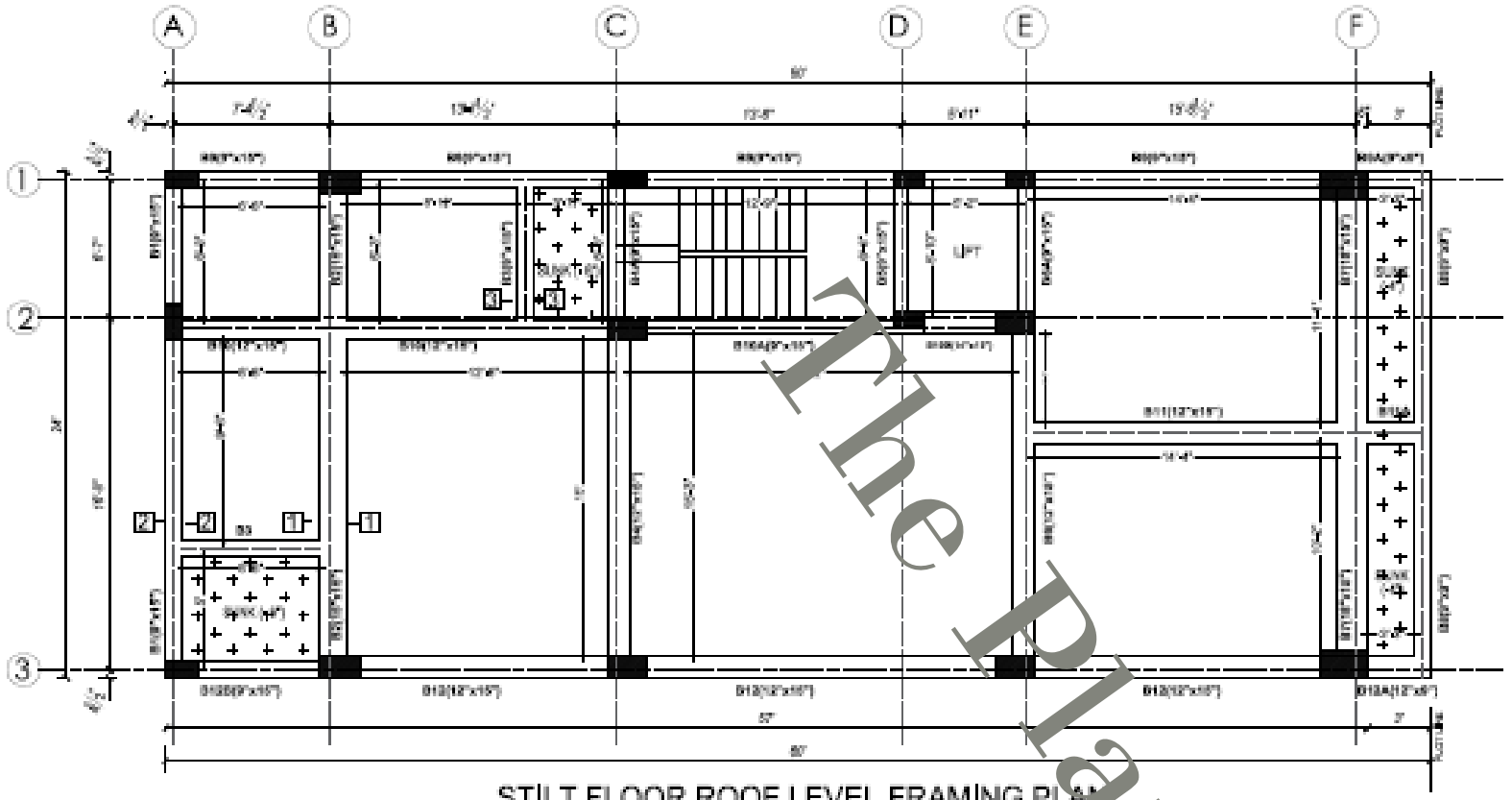
PROJECT NAME AND ADDRESS:-

JOB TITLE:-
TYPICAL FLOOR ROOF FRAMING & REINFORCEMENT DETAILS

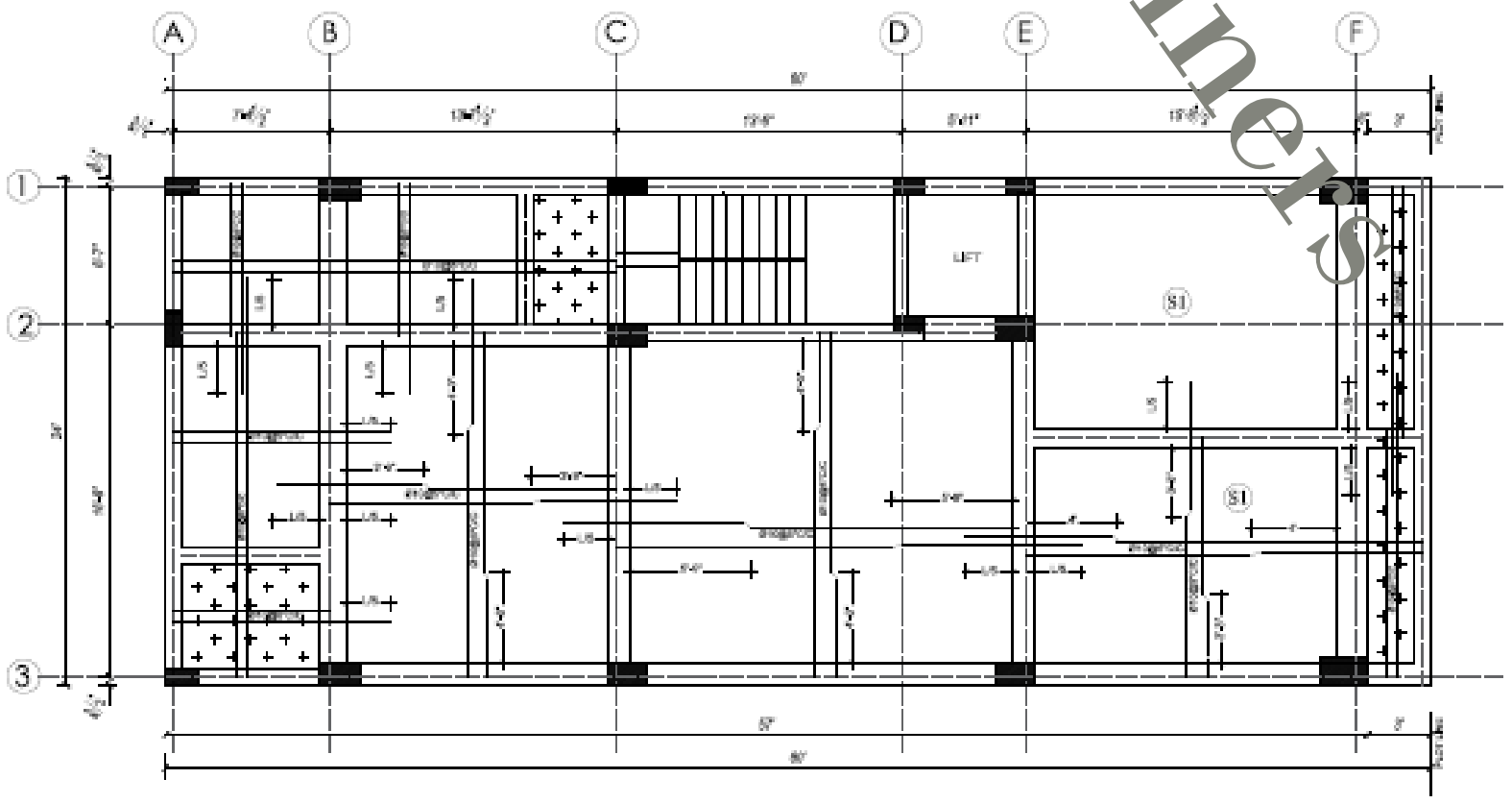
DATE:-

SCALE:- 1:100,1:50,1:25

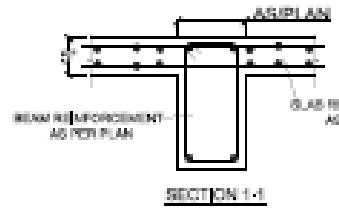
DWG.NO:- ST-05

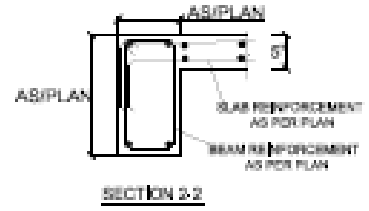


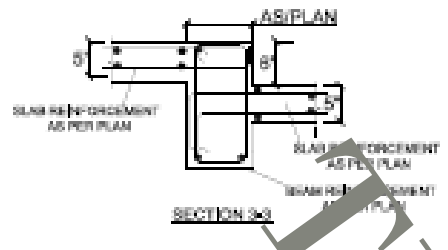
STILT FLOOR ROOF LEVEL FRAMING PLAN



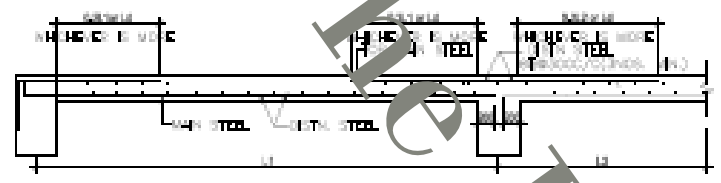
STILT FLOOR ROOF SLAB REINFORCEMENT DETAILS

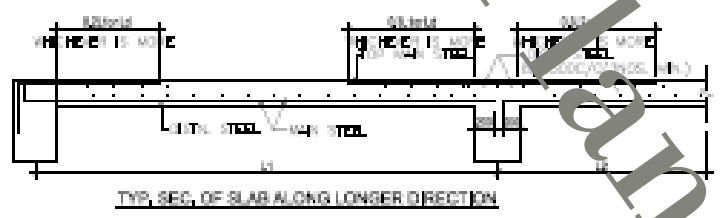


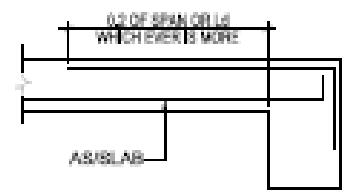




SUNK – 4" / 6"
AS PER PLAN







(TYPICAL SECTION SHOWING R/F. ARRANGEMENT AT DISCONTINUOUS EDGE)

MIX – M–25 (1:1:2)
STEEL GRADE Fe 500
SLAB THICKNESS 5"

NOTES:- (S+G+3 STOREY)

(A):- FOR GENERAL

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
2. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL DRAWING. ANY DISCREPANCY BETWEEN ARCH. DRAWING AND STRUCTURAL DRAWING SHALL BE REPORTED BEFORE EXECUTION.
3. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. NEITHER THE DRAWING SHALL BE SCALED NOR THE DIMENSION SCALED FROM DRAWING.
4. CONCRETE FOR CONSTRUCTION PURPOSES SHALL CONFORM TO RELEVANT CLAUSES OF I.S. 456–2000.
5. THE CONSTRUCTION JOINT SHALL BE LOCATED AND APPROVED BY THE ENGINEER IN-CHARGE.
6. BUILDING HAS BEEN DESIGNED FOR S+G+3 STOREY AND FOR EARTHQUAKE ZONE IV AS PER IS:1893 (PART-I):2016.
7. THE GROSS BEARING CAPACITY HAS BEEN TAKEN 12.0 T/SQM AT DEPTH 1.5 M FROM NGL AS CONFIRMED BY ARCHITECT.

(B):- FOR R.C.C

1. THE GRADE OF ALL R.C.C. WORK SHALL BE AS FOLLOWS:–
   a) FOUNDATION, RETAINING WALL – M25
   b) COLUMN – M25
   c) BEAMS & SLAB – M25
2. ALL STEEL REINFORCEMENT SHALL BE OF TMT TYPE FE 500 CONFORMING TO IS: 1786–1979 AND HAVING MINIMUM YIELD STRENGTH OF 500N/MM2.
3. CLEAR COVER TO OUTER LAYER OF REINFORCEMENT SHALL BE
   - FOUNDATION 50 MM
   - R.C.C. WALL 30 MM
   - LINTELS 20 MM
   - COLUMN 40 MM
   - FLOOR BEAM 25 MM
   - FLOOR SLAB 20 MM
4. LAP SHALL BE AVOIDED AS FAR AS POSSIBLE. IF ANY FOLLOWING CRITERIA SHALL BE FOLLOWED –
   - LAPS IN FLOOR SLAB/BEAM CLOSE TO MID SPAN FOR BOTTOM REINFORCEMENT & CLOSE TO SUPPORT FOR TOP REINFORCEMENT.
   - LAPS IN RAFT SLAB/BEAMS CLOSE TO MID SPAN FOR TOP REINFORCEMENT AND CLOSE TO SUPPORT FOR BOTTOM REINFORCEMENT.
   - NOT MORE THAN 50% OF THE BARS SHALL BE LAPPED AT ANY SECTION ACCORDINGLY THE LAPS SHOULD BE STAGGERED AND C/C DISTANCE BETWEEN LAPS SHOULD NOT BE LESS THAN 1.3Ld WHERE Ld IS THE DEVELOPMENT LENGTH OF BARS.
5. LAP/DEVELOPMENT LENGTH FOR REINFORCEMENT BARS ARE AS FOLLOWS –

	GRADE	LAP
	M25, Fe 500	59Ø

6. CONSTRUCTION JOINT SHALL BE MADE VERTICAL BY PROPER TEMPLATE WITH KEYS FOR ACCOMMODATING REINFORCEMENT BARS. THE JOINT SHALL BE TREATED IN ACCORDANCE WITH IS 11817.
7. IN BEAMS WHERE THERE ARE MORE THAN ONE LAYER OF REINFORCEMENT, SPACER BARS SHALL BE PROVIDED BETWEEN TWO LAYERS AT SPACING NOT EXCEEDING THE LENGTH OF SUCH BARS SHALL BE EQUAL TO 32Ø OR THE MAXIMUM SIZE OF BAR IN THE LAYERS, WHICHEVER IS MORE.

MIX – M–25 (1:1:2)
STEEL GRADE Fe 500

ARCHITECT
Planners
Y-Block, Green Park,
Delhi - 110016,
Mob:- +91-8873080099

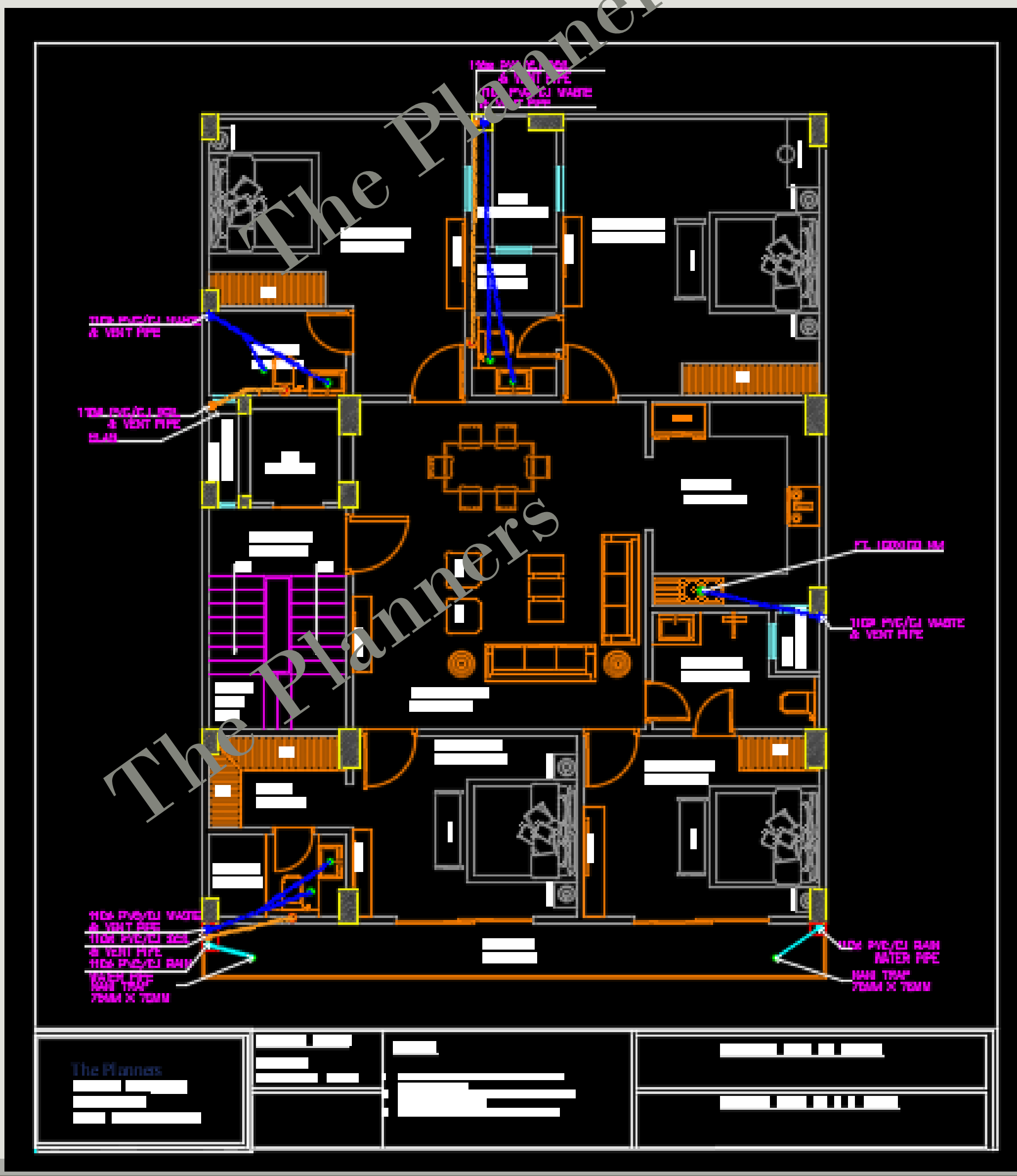
PROJECT NAME AND ADDRESS:-

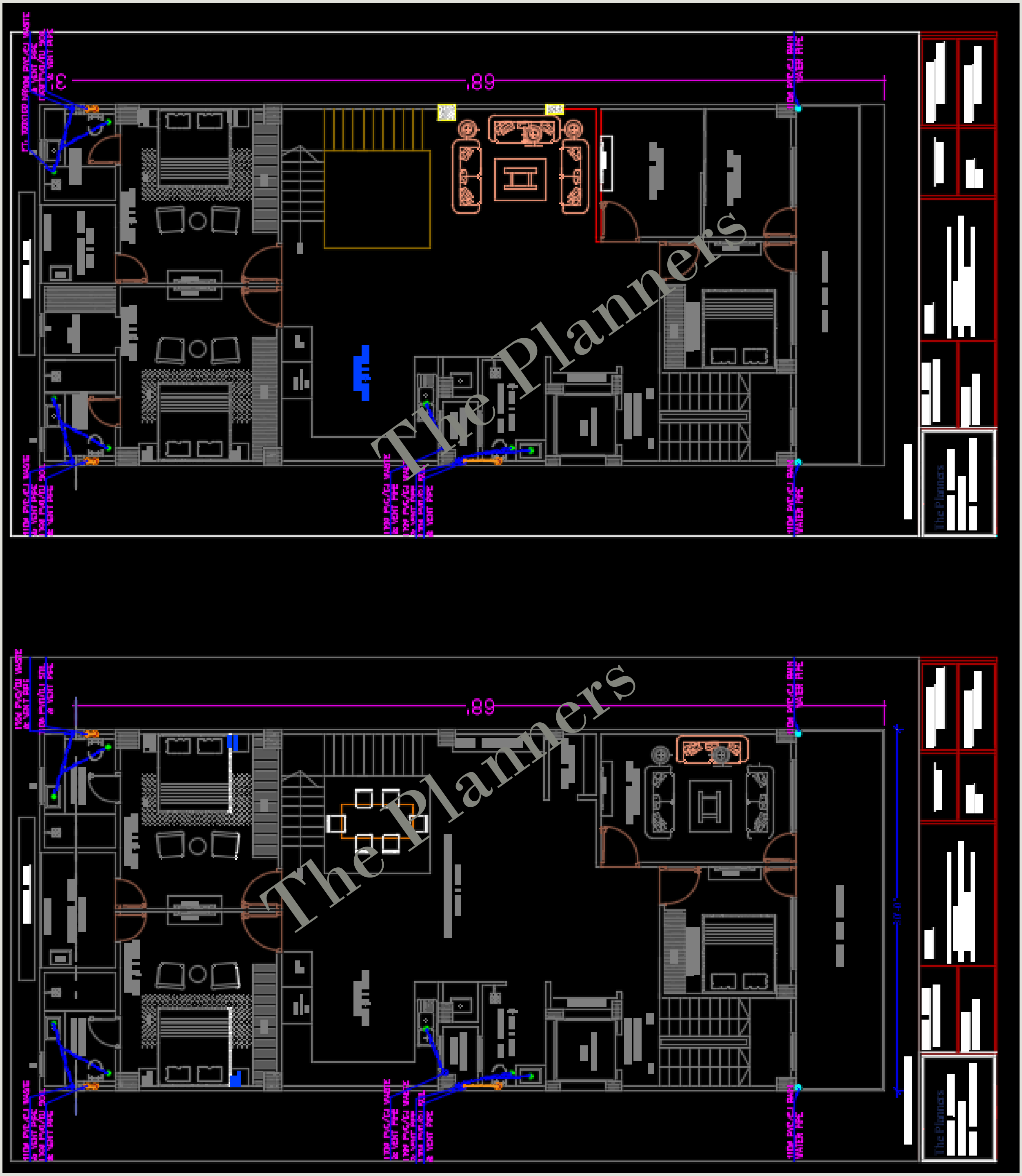
JOB TITLE:-
STILT FLOOR ROOF FRAMING & REINFORCEMENT DETAILS

DATE:-

SCALE:- 1:100,1:50,1:25 | DWG.NO:- ST-03

Plumbing drawings : We provide comprehensive plumbing drawings that are designed in alignment with the interior layout of kitchen/ toilet/balcony/washing area...These drawings include detailed routes for drainage system, sanitary fittings. By preparing and delivering these drawings before the slab casting stage, we ensure that all necessary provisions such as sleeves , pipes, outlets are accurately positioned within the framing




.89
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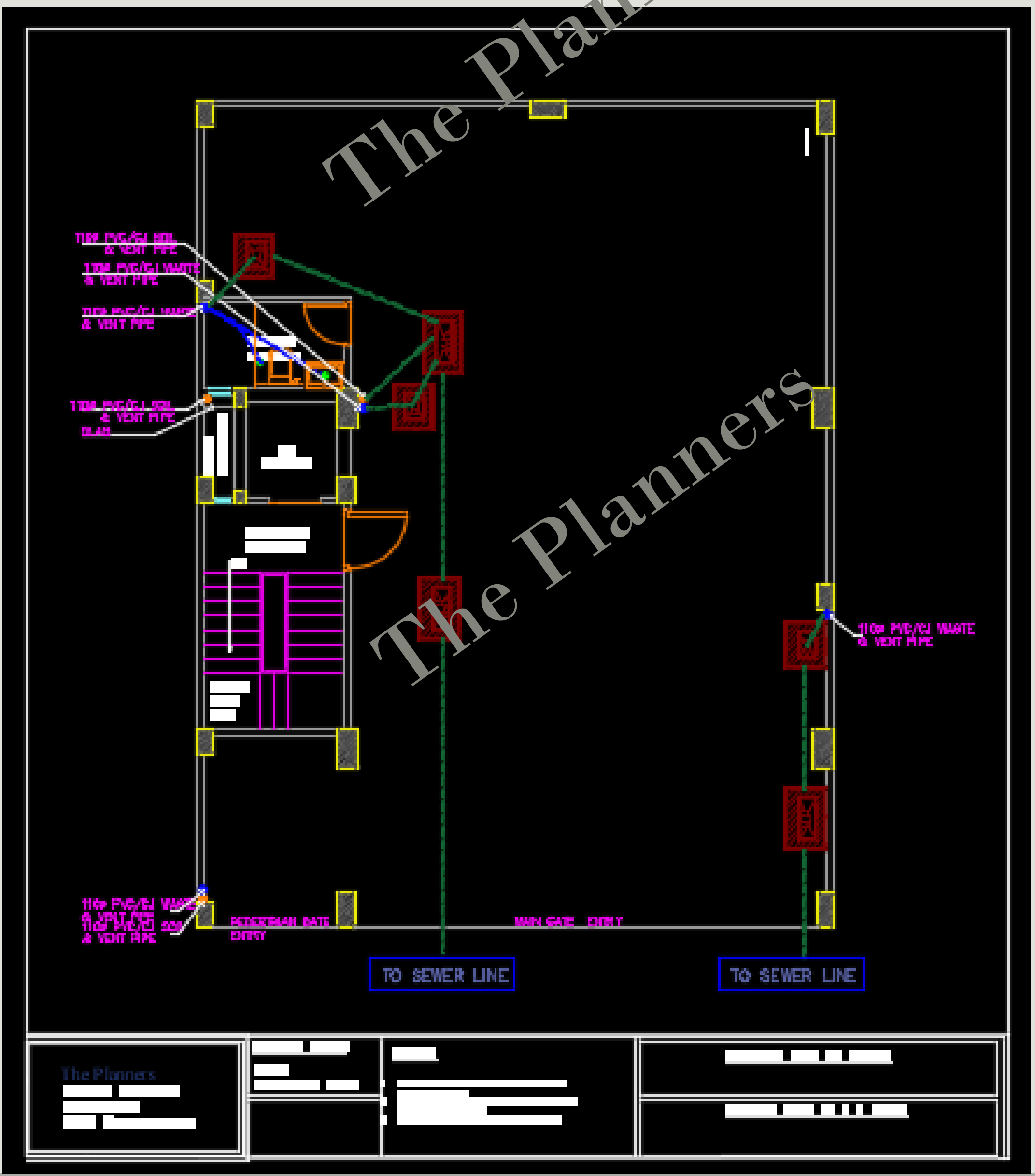
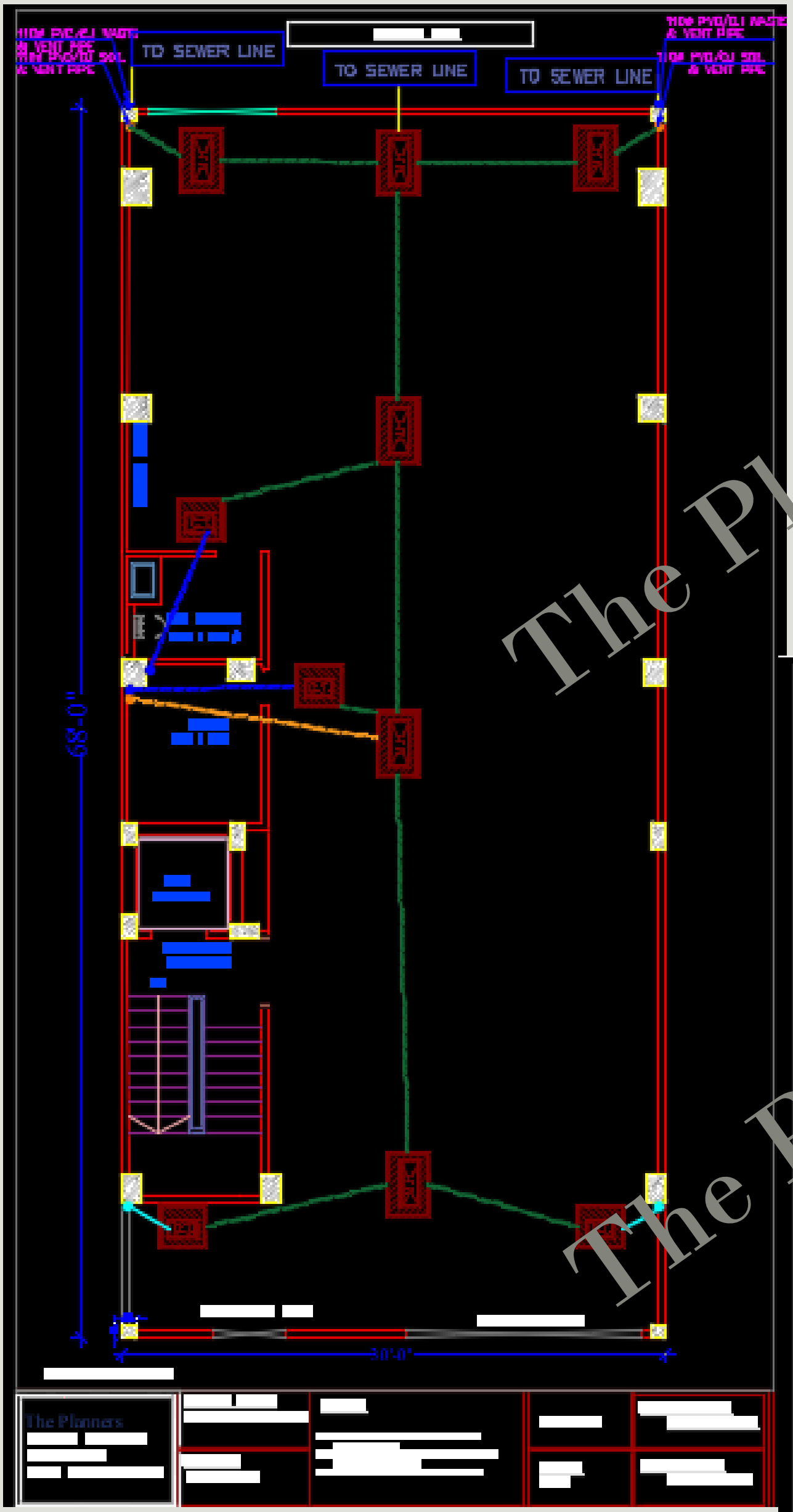
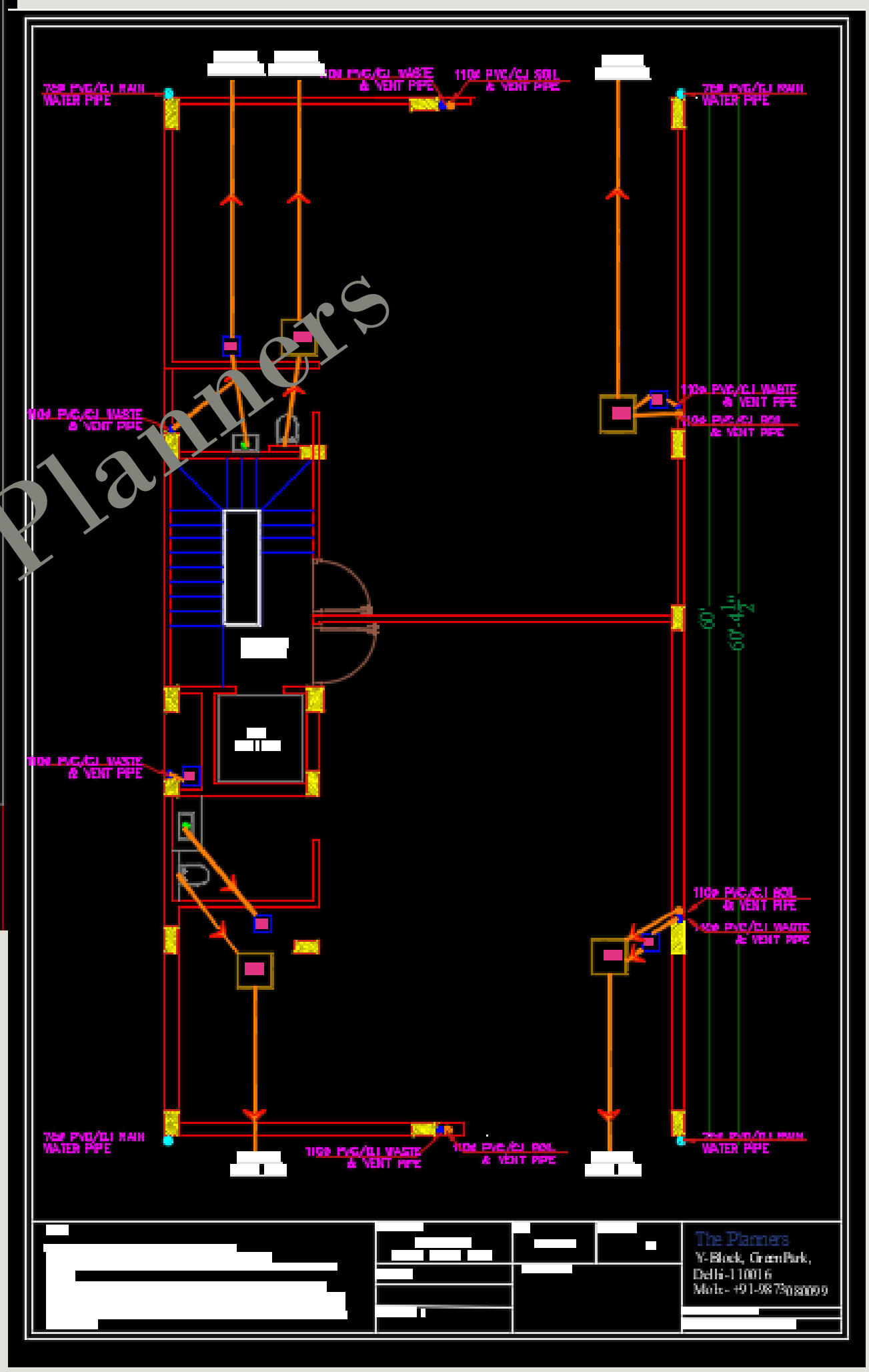
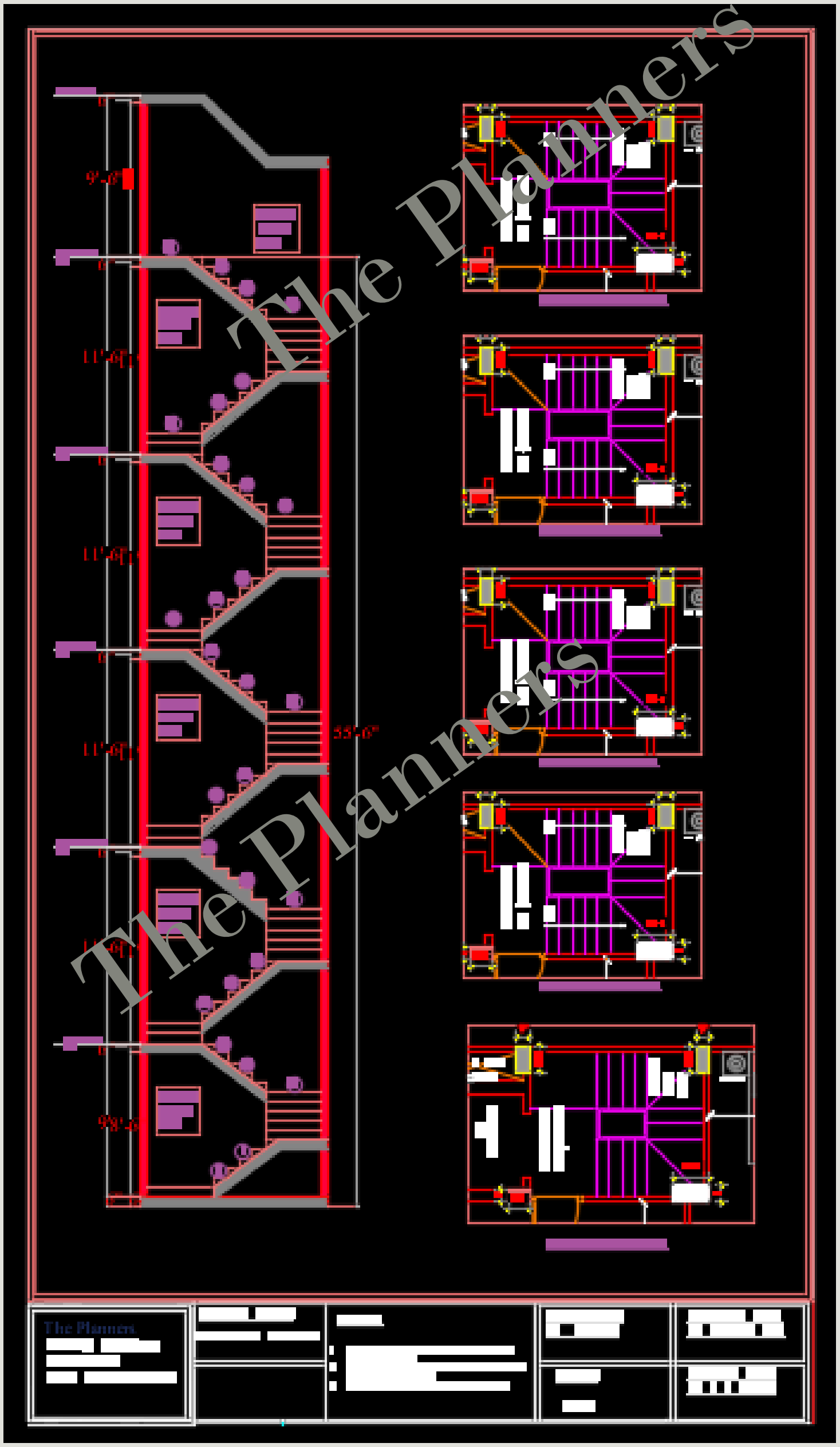
Plumbing drawing: We provide manhole placement drawings to ensure proper maintenance and accessibility of the building's underground drainage and sewage system . By integrating these provisions during the planning and execution stages, we help ensure that the building remains functional, hygienic , and easy to maintain over time



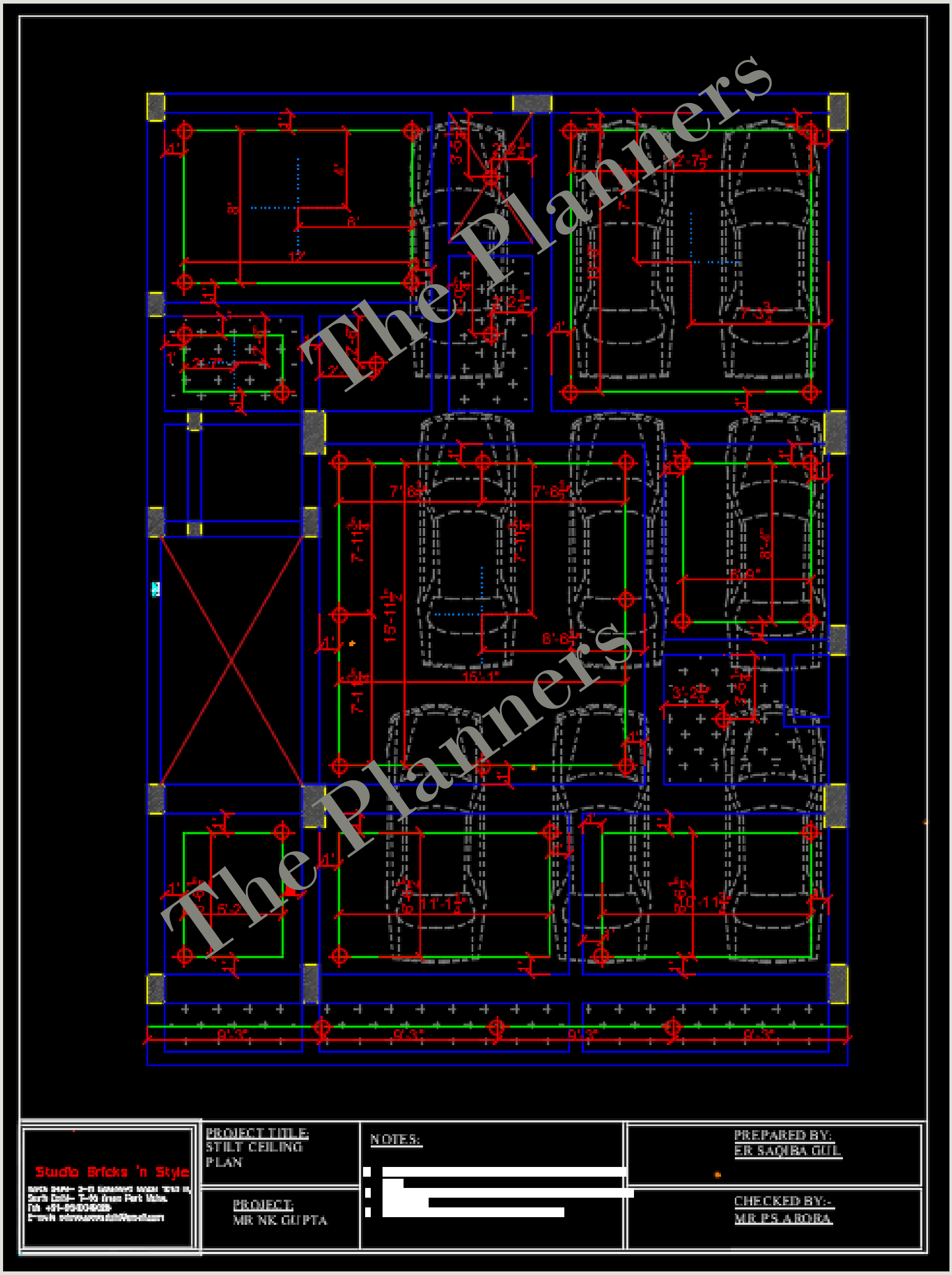




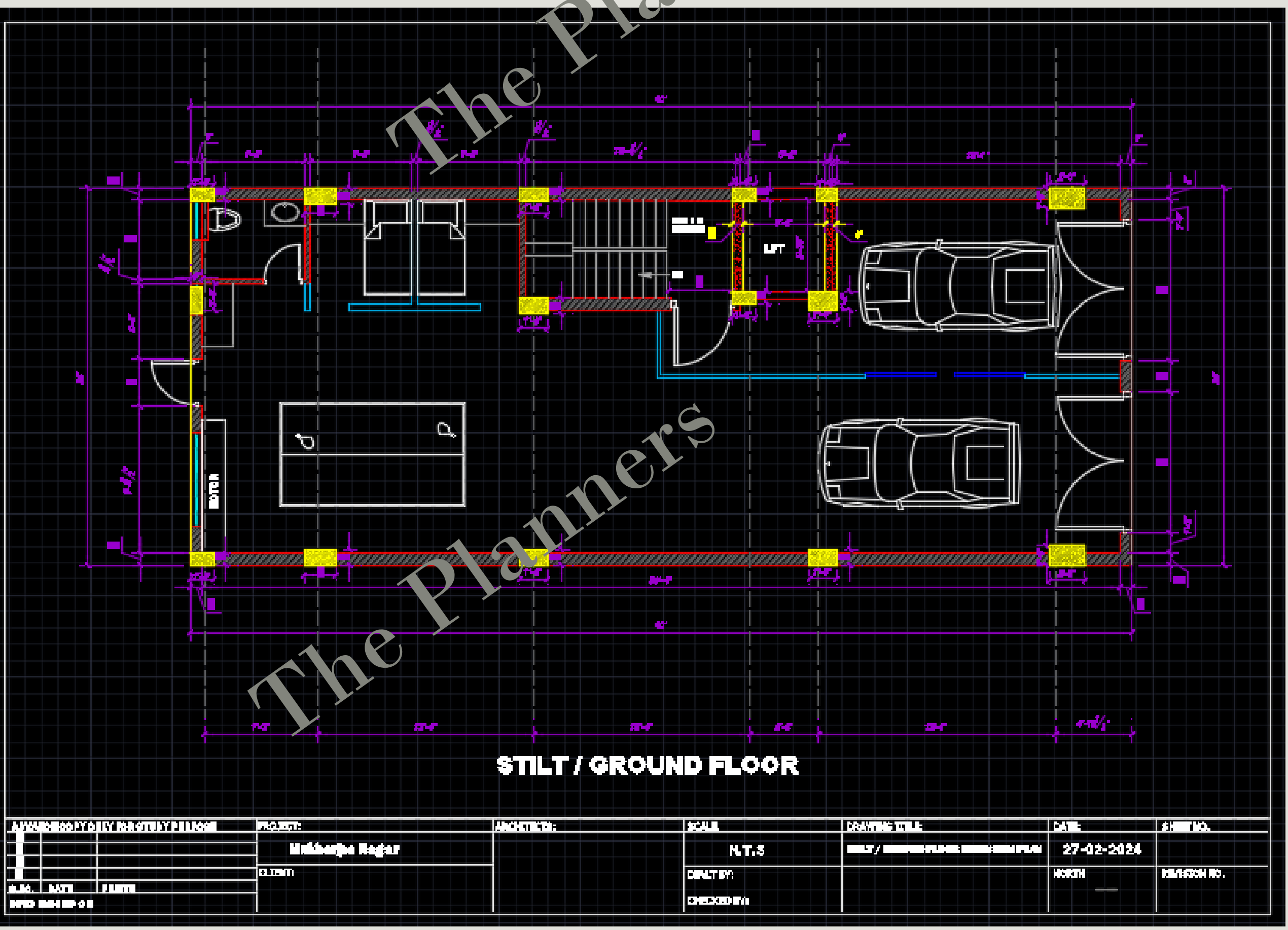
Staircase section drawing We provide precise staircase section drawings that illustrate the vertical dimensions of staircase including riser height , tread width, landing levels, headroom clearance, railing heights and structural supports.

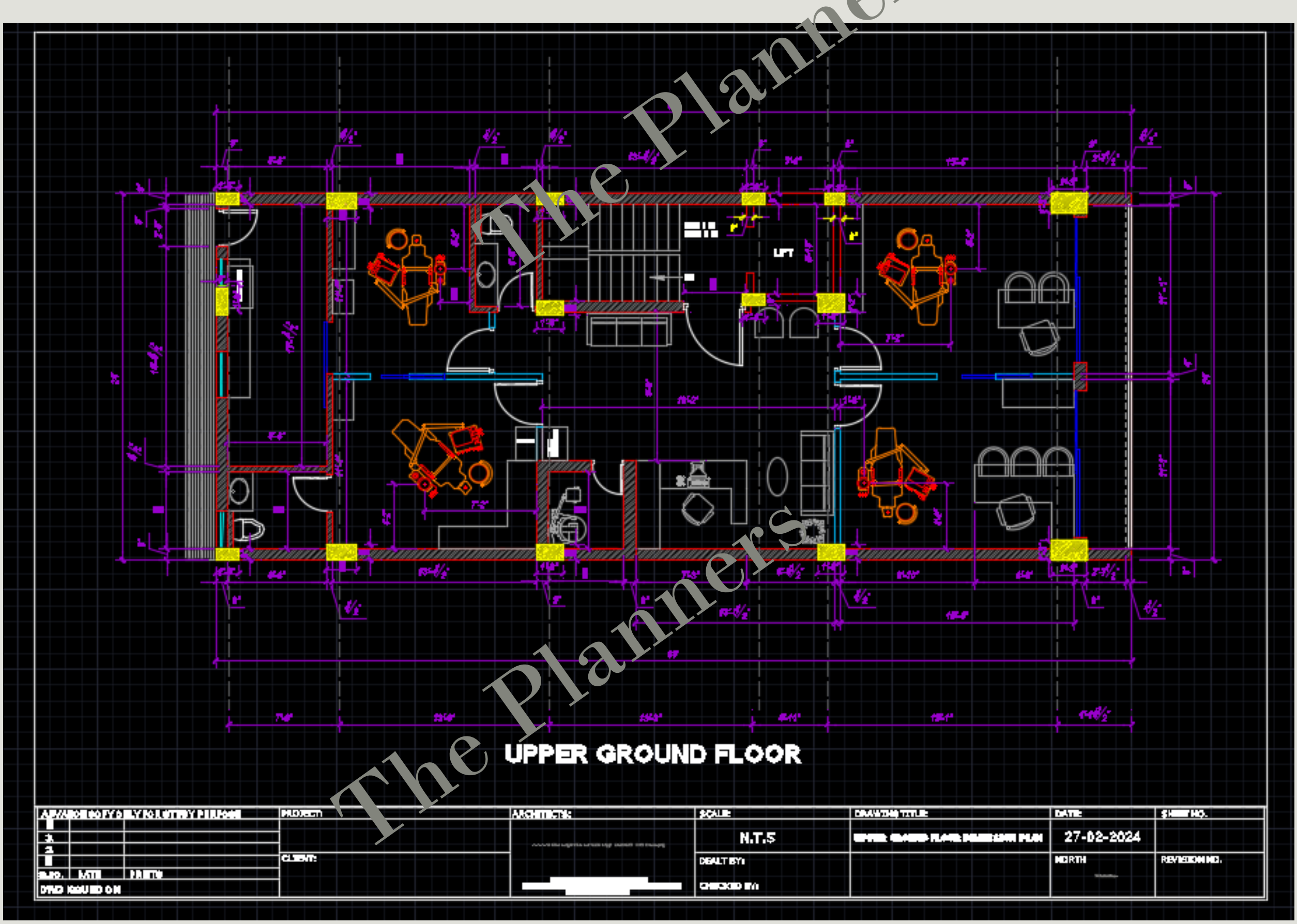


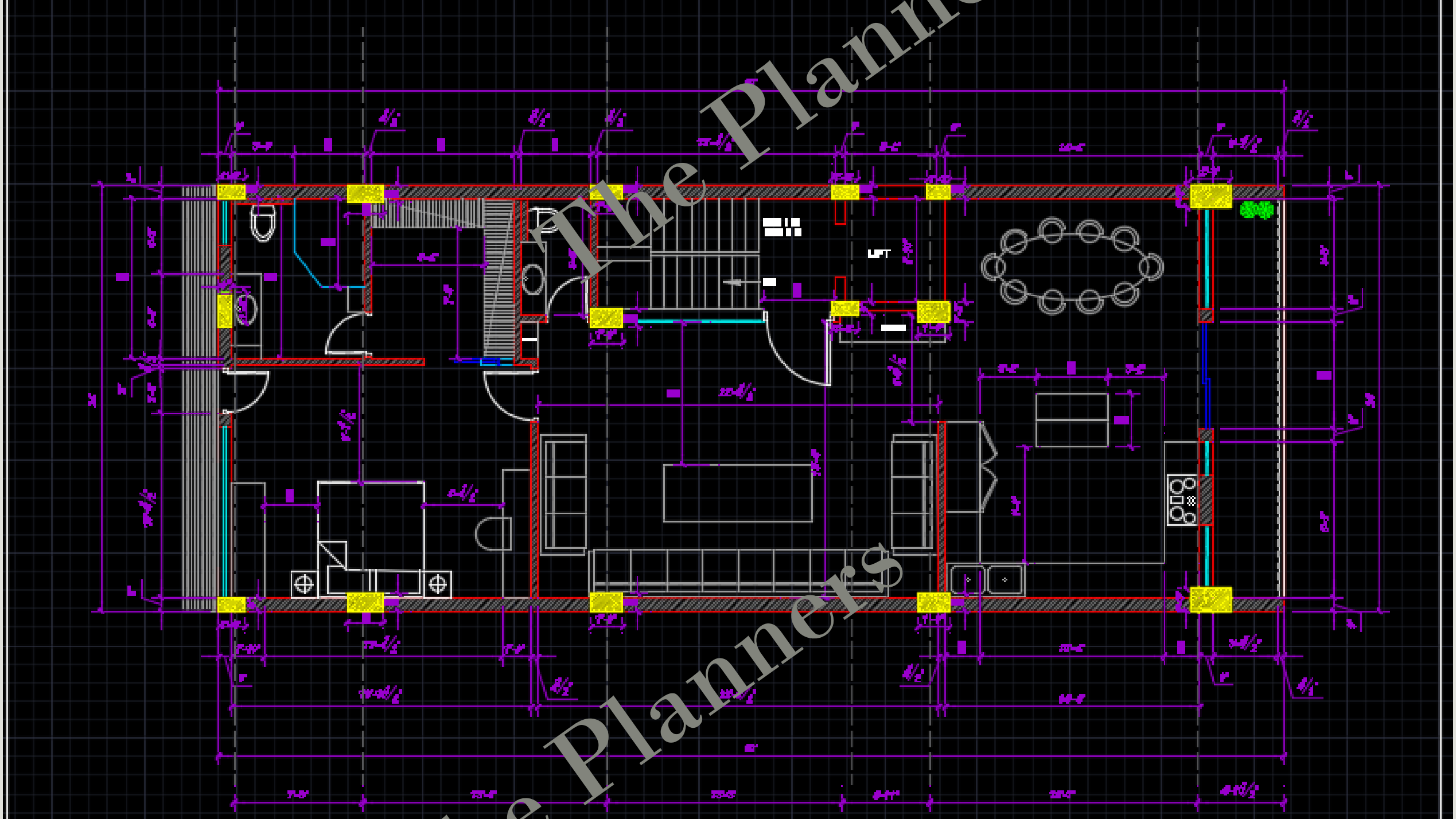
Ceiling electrical layouts are based on interior planning and provide prior to slab casting for accurate implementation



Brickwork/Civil plan: We issue brickwork plan drawings for the exact placement and alignment of walls .These drawings include wall thickness, opening locations for doors , sliders and windows , lintel height, and Sill levels .These drawings help us to avoid errors during construction and hence work gets completed efficiently and smoothly.



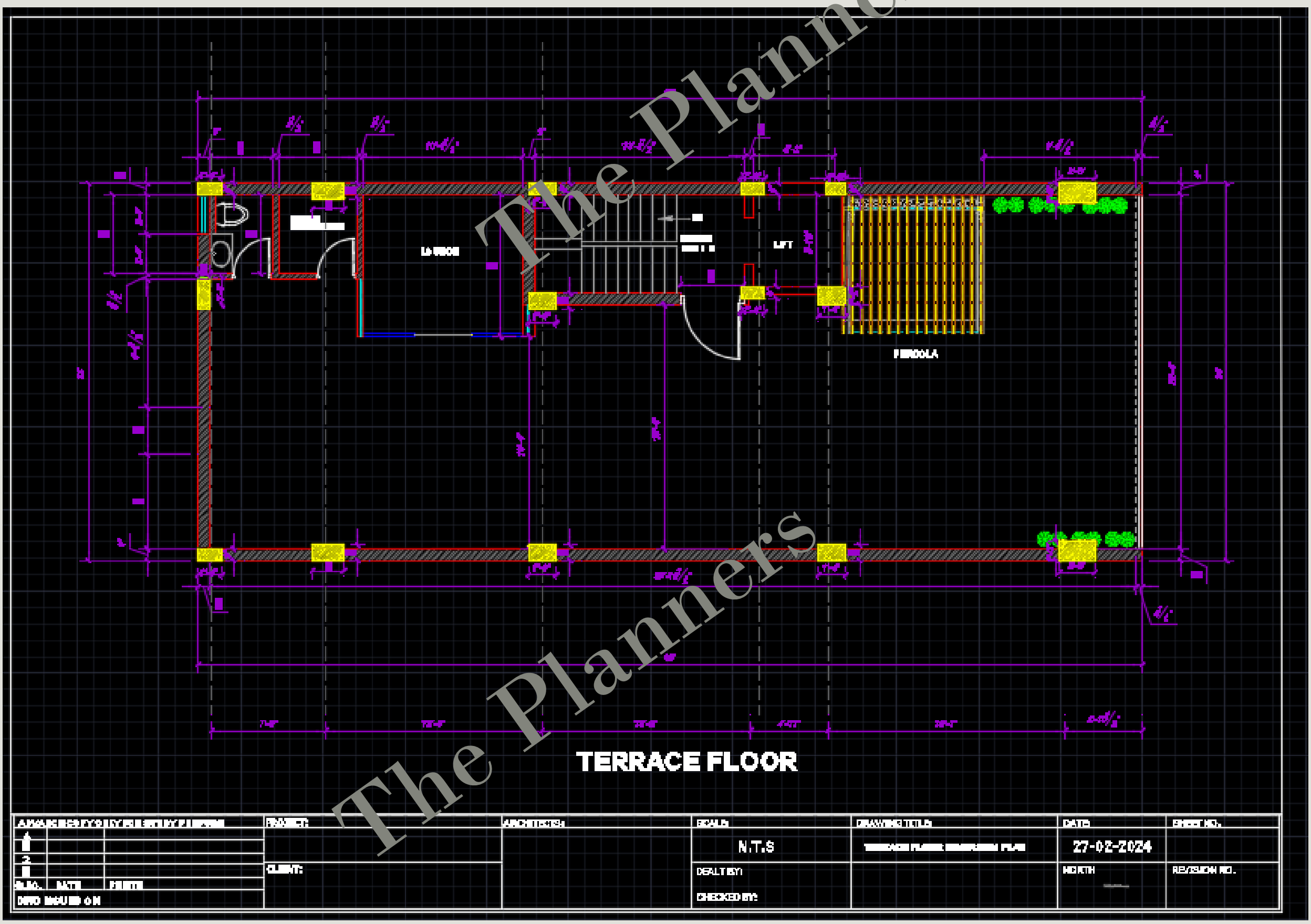




FIRST FLOOR

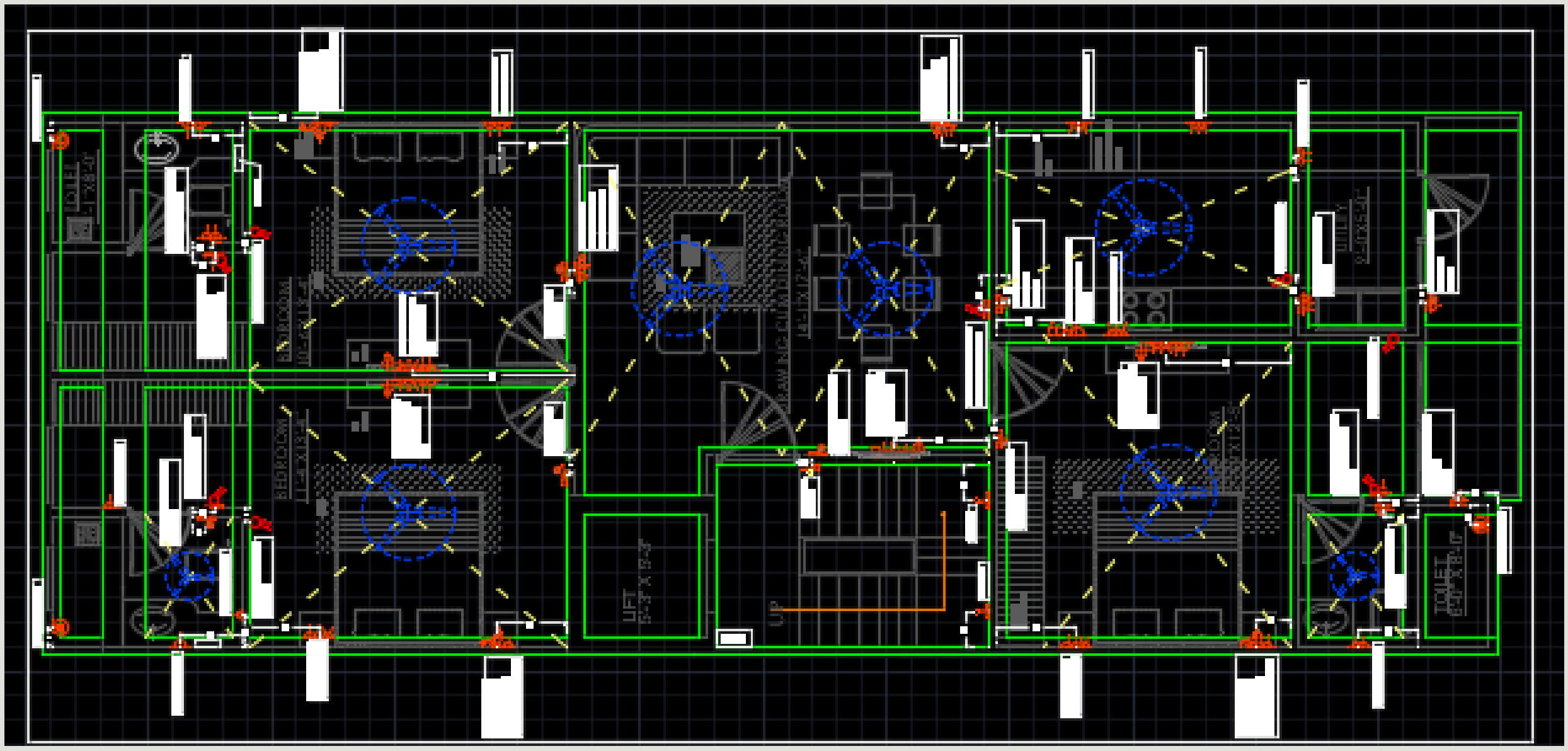
ANY WORK IS TO BE CARRIED OUT BY NHBC RULES	PROJECT:	ARCHITECTS:	SCALE:	DRAWING TITLE:	DATE:	SHEET NO.
			N.T.S		27-02-2024	
	CLIENT:		DRAWN BY:		SCALE:	REVISION NO.
NO. DATE REMARKS			CHECKED BY:			
DWG ISSUED ON						


SECOND FLOOR
N.T.S
27-02-2024

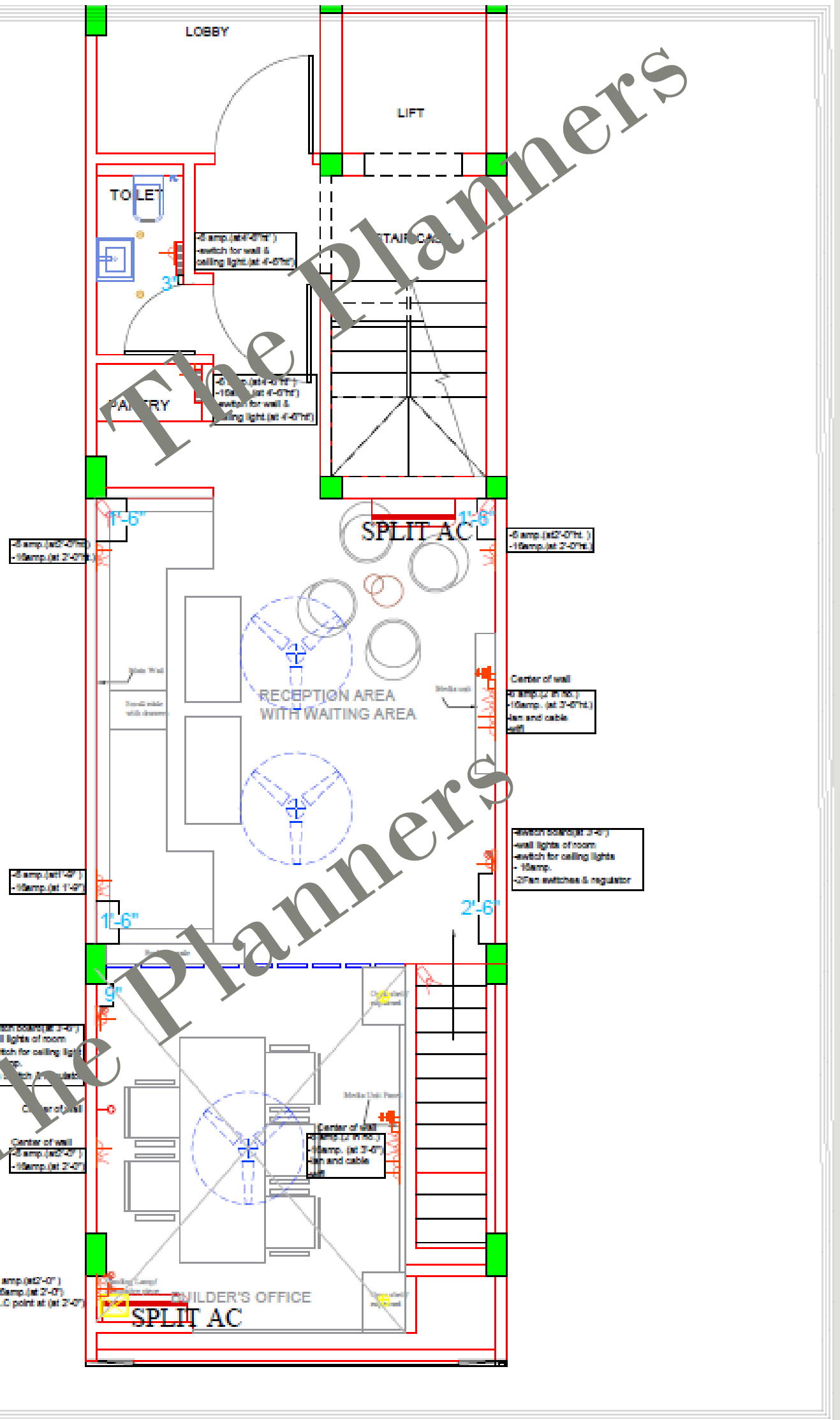


❖ WALL ELECTRICAL PLAN:

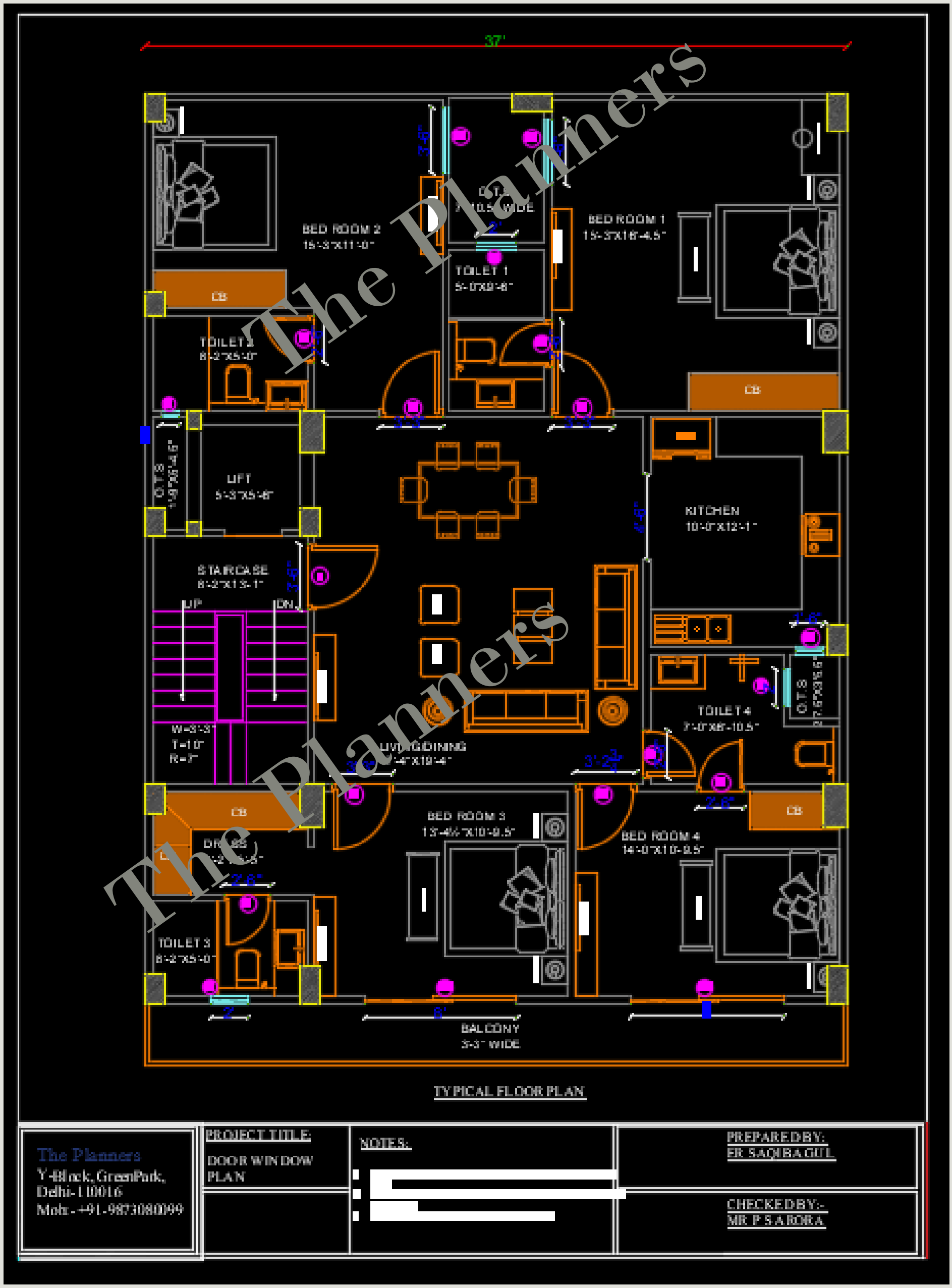
Wall Electrical drawings We provide detailed wall electrical plan drawings that indicate the precise placement of electrical fixtures. These drawings are prepared in coordination with the interior design and furniture layout to ensure functionality , convenience and aesthetic .

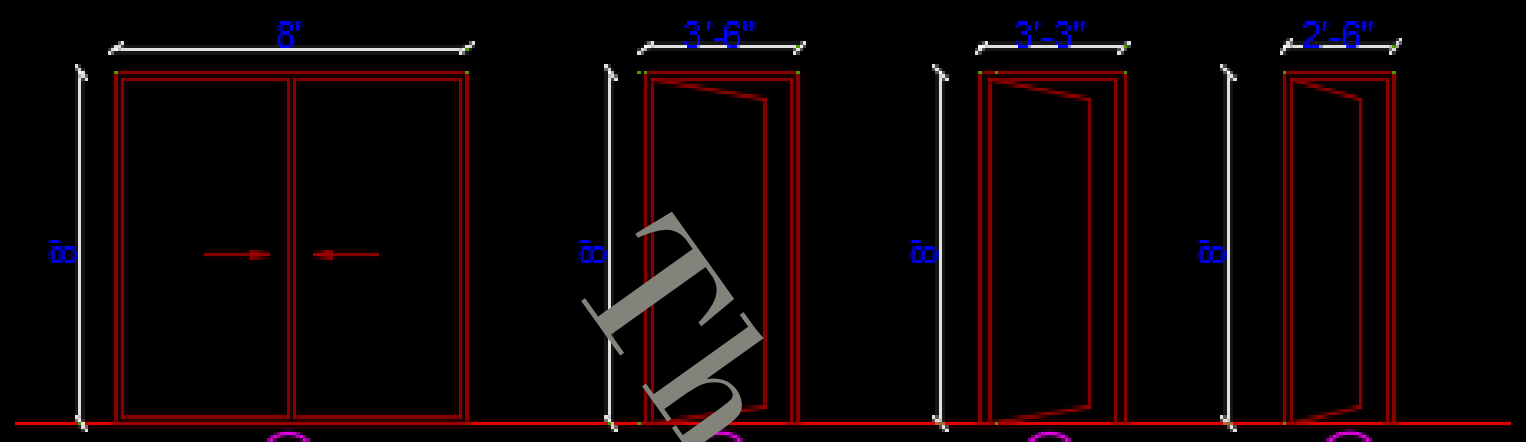


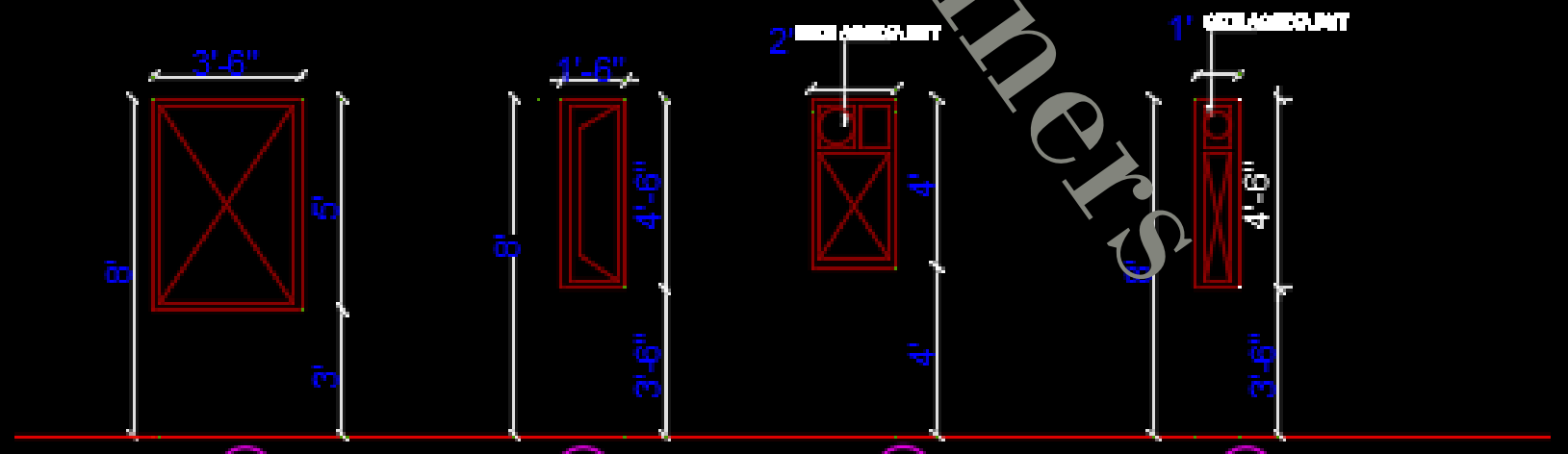
OFFICE ELECTRICAL PLAN



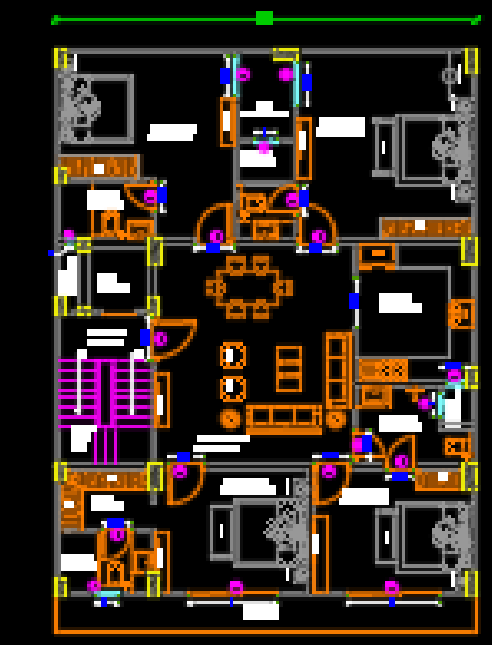
Door window schedule: We provide joinery detailing of doors and windows that specify the exact dimensions, types, location and opening direction of all doors and windows in the building.







PROJECT TITLE:



IMPORTANT NOTES:

1. FRAME IS TAKEN AS 2'6" INCHES X 6" INCHES
2. ALL DIMENSIONS ARE MEASURED FROM FLOOR FINISH LEVEL
3. ALL THE DOOR SHOWN DOWN TO BE CHECKED AT SITE BEFORE FABRICATION & PRIOR TO INSTALLATION AT SITE

PREPARED BY:
MR AMIT

DOOR AND WINDOW SCHEDULE

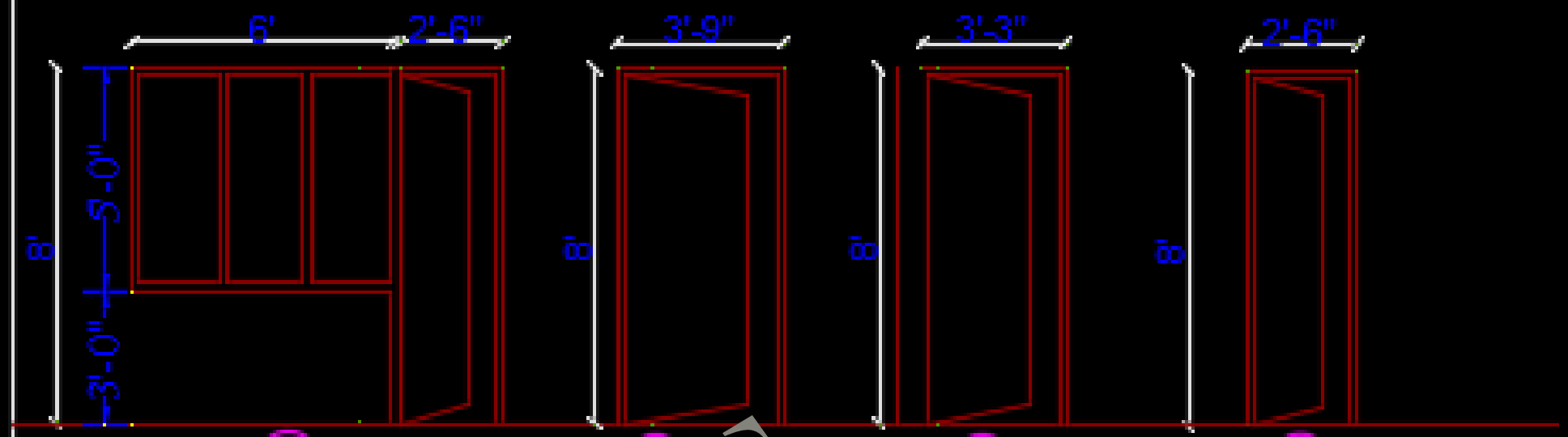
CHECKED BY:
M. P S ARORA

DATE:
19-01-2024

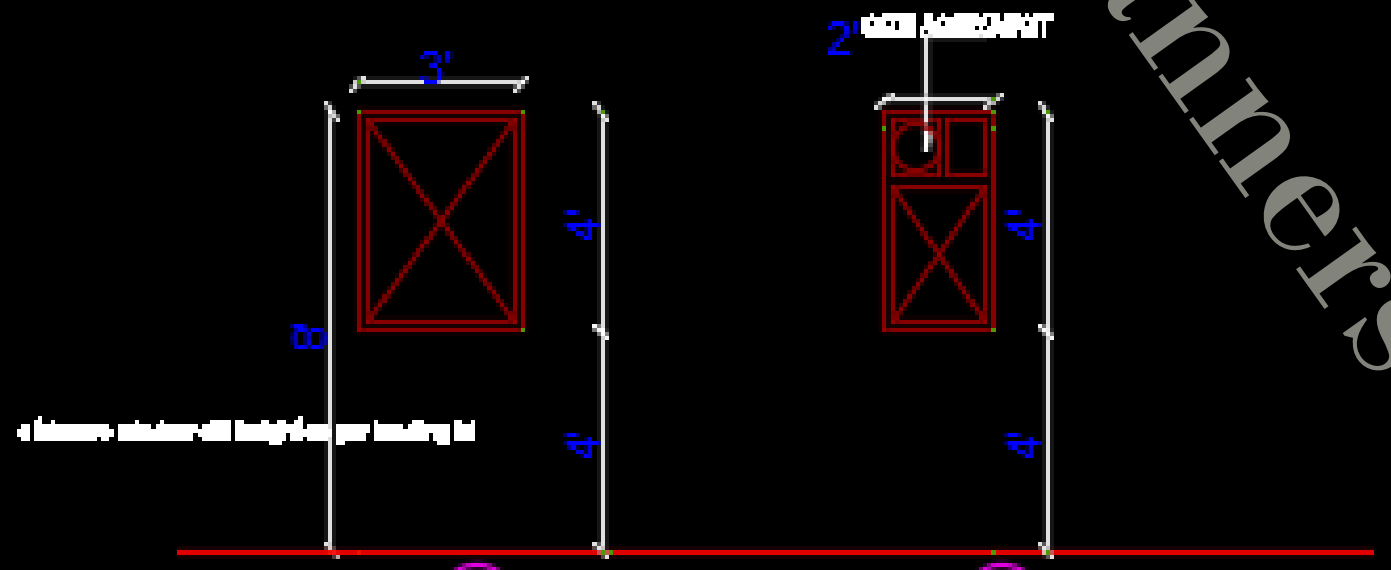
SCALE:
N.T.S.

The Planners
Y-Block, GreenPark,
Delhi-110016
Mob:-+91-9873080099


The Planters
The Planters
The Planters



D1M	D1	D2	D3
STILT FLOOR = 0	STILT FLOOR = 1	STILT FLOOR = 0	STILT FLOOR = 2
1st. FLOOR = 2	1st. FLOOR = 0	1st. FLOOR = 6	1st. FLOOR = 8
2nd. FLOOR = 2	2nd. FLOOR = 0	2nd. FLOOR = 5	2nd. FLOOR = 4
3rd. FLOOR = 2	3rd. FLOOR = 0	3rd. FLOOR = 6	3rd. FLOOR = 6
4th. FLOOR = 2	4th. FLOOR = 0	4th. FLOOR = 5	4th. FLOOR = 6
TERRACE = 0	TERRACE = 0	TERRACE = 1	TERRACE = 1
TOTAL = 08	TOTAL = 1	TOTAL = 21	TOTAL = 22



W1	W2
STILT FLOOR = 0	STILT FLOOR = 0
1st. FLOOR = 3	1st. FLOOR = 2
2nd. FLOOR = 3	2nd. FLOOR = 2
3rd. FLOOR = 3	3rd. FLOOR = 2
4th. FLOOR = 3	4th. FLOOR = 2
TOTAL = 12	TOTAL = 8

IMPORTANT NOTES:

- FRAME IS TAKEN AS 6.5 INCH BY 6 INCHES
- ALL DIMENSIONS ARE MEASURED FROM FLOOR FINISH LEVEL
- ALL THE DOOR/WINDOW DOWN TO 9 INCH HEIGHT AT SITE BEFORE CASTING OF CONCRETE

PREPARED BY:
ER SHEBA GUL

DOOR AND WINDOW SCHEDULE

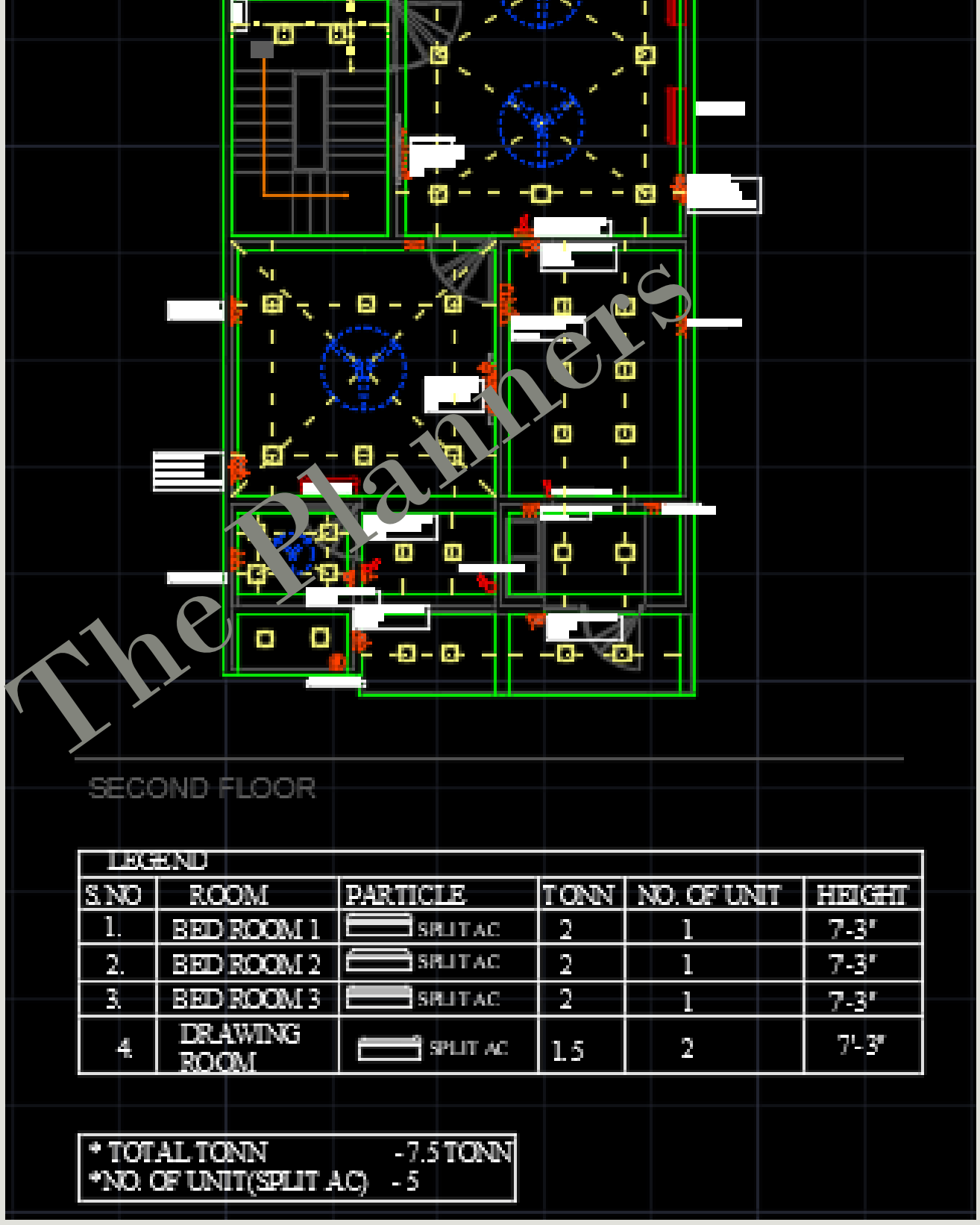
CHECKED BY:
MR P S ARORA

DATE:
03-06-2024

SCALE:
N.T.S.

The Planners
Y-Block, GreenPark,
Delhi-110016
Mob:- +91-9873080099

AC Routing drawings, We provide AC placement drawings that specify exact location of indoor and outdoor air conditioning units to ensure efficient cooling, aesthetic integration and ease of maintenance.



THANKS & REGARDS

The Planners:
Professional Building
Designs & Services

Y-Block, GreenPark,
Delhi-110016
Mob:- +91-9873080099