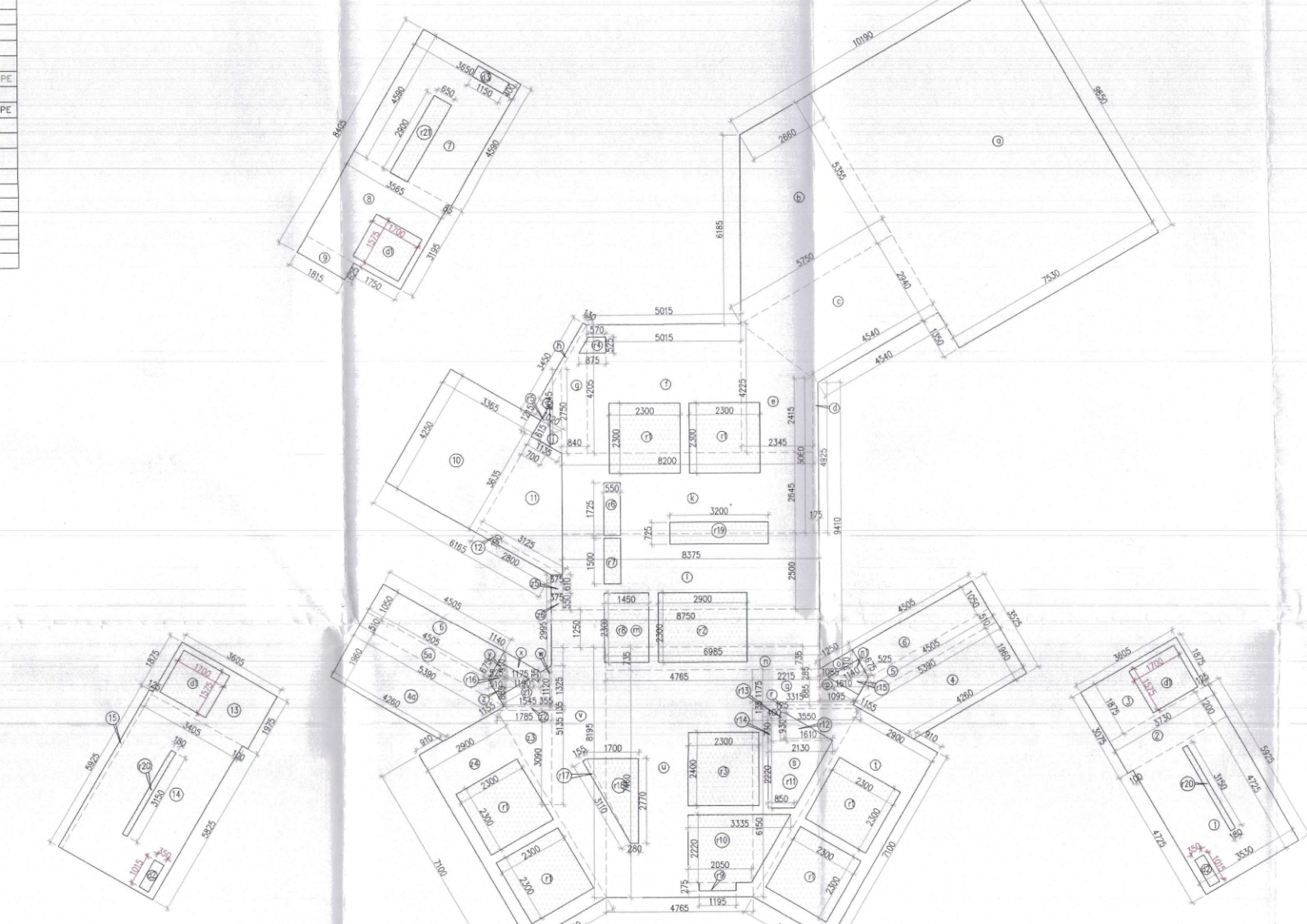
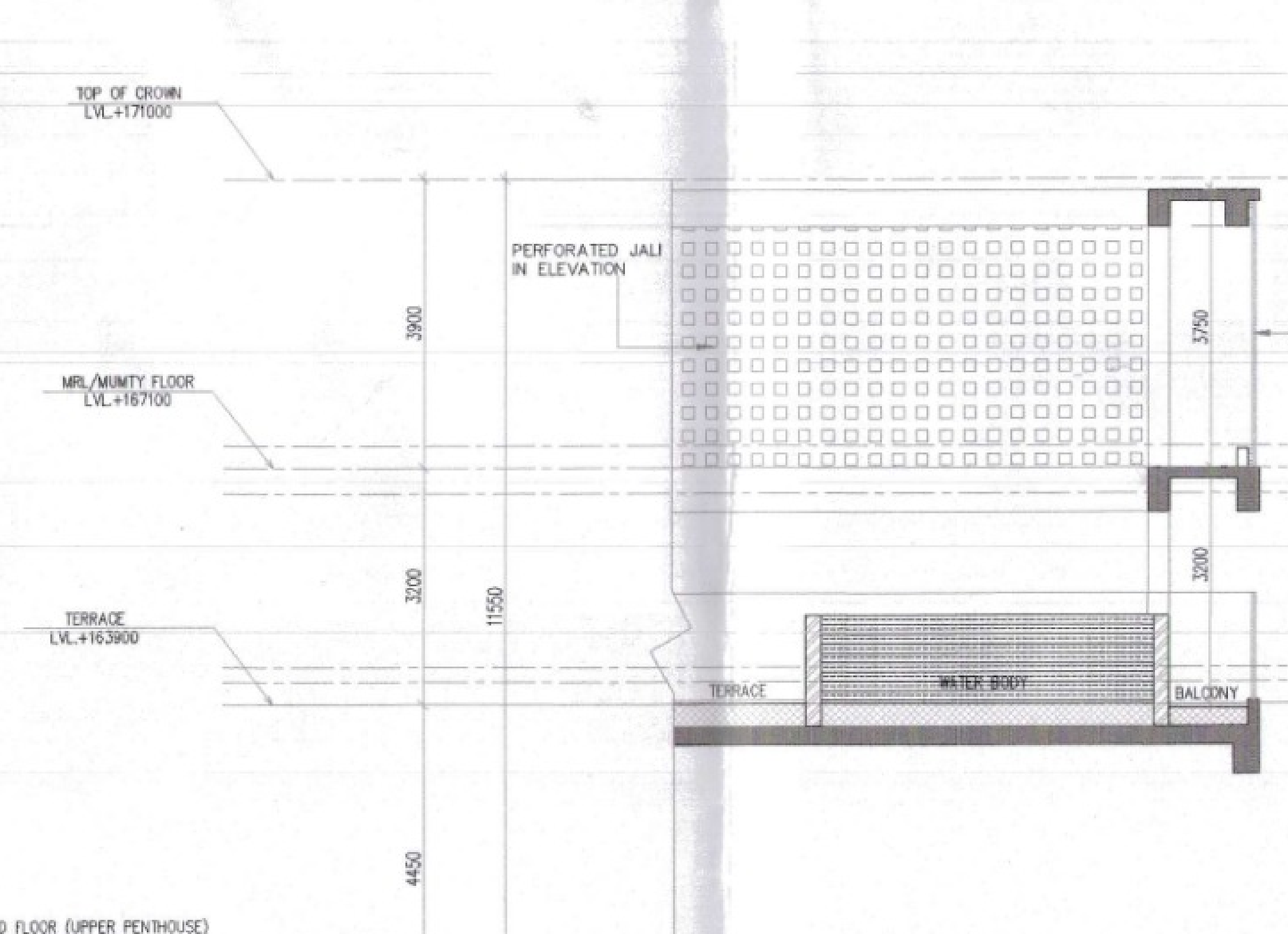


TERRACE FLOOR PLAN
TOWER-B
LVL.+163900

PLUMBING VERTICAL PIPES SCHEDULES:-	
1	100Ø SOIL PIPE
2	100Ø WASTE PIPE
2A	100Ø KITCHEN WASTE PIPE
2B	100Ø UTILITY WASTE PIPE
3	100Ø VENT PIPE
4	DOMESTIC WATER SUPPLY MAIN PIPE
5	DOMESTIC WATER SUPPLY BRANCH PIPE
6	FLUSHING WATER SUPPLY MAIN PIPE
7	FLUSHING WATER SUPPLY BRANCH PIPE
8	DOMESTIC WATER RISER TO OHT
9	FLUSHING WATER RISER TO OHT
R	ROOF RAIN WATER PIPE
RWP	BALCONY RAIN WATER PIPE
WC	WC DROP CUTOUT SIZE 150x150mm
FT	FLOOR TRAP CUTOUT SIZE 150x150mm
FD	FLOOR DRAIN CUTOUT SIZE 100x100mm
WB	WASH BASIN CUTOUT SIZE 75x75MM
BD	BALCONY DRAIN
	RAIN WATER KHURRA SIZE 450X450 MM



TERRACE FLOOR AREA DIAGRAM



NOTE:-
THE PROPOSED WATER BODY AT THE TOP FLOOR SHALL HAVE A MAXIMUM WATER DEPTH OF 1200 MM AND SHALL BE EXCLUSIVELY FOR PRIVATE USE BY THE OCCUPANTS OF THE PENTHOUSE. IT SHALL NOT BE CLASSIFIED OR USED AS AN ASSEMBLY OCCUPANCY/COMMON OR PUBLIC SWIMMING POOL, AND ACCESS SHALL BE RESTRICTED TO THE PENTHOUSE OCCUPANTS ONLY, WITH NO ACCESS OR USE BY THE GENERAL PUBLIC OR OTHER BUILDING OCCUPANTS.

MAX ESTATES - TYPICAL & REFUGE

Tag		Width (MM)	Height (MM)	Sill (MM)	Lintel (MM)	DOOR TYPE	OPENING TYPE	LOCATION
SCHEDULE OF NON FIRE RATED DOORS								
D2		1050	2450	0	2450	WOODEN FLUSH DOOR	SINGLE LEAF DOOR	BEDROOMS
D2A		1050	2450	0	2450	WOODEN FLUSH DOOR (SUBFRAME)	SINGLE LEAF DOOR	BEDROOMS
D3		850	2450	0	2450	WOODEN FLUSH DOOR	SINGLE LEAF DOOR	TOILETS ENTRANCE
SCHEDULE OF WINDOWS								
W1A		1000	2150	600	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	TOILET
W1		1000	2150	600	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	MAIN / CLEAR FAÇADE
W2		1000	1850	900	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	BACK FAÇADE
W3A		1000	1850	900	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	STAIRCASE 2
W4		1050	1850	900	2750	OPENABLE	OPENABLE + GLASS	STUDY
SCHEDULE OF SLIDING DOORS								
SD1		2965	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	LIVING AREA
SD2		2000	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	DINING AREA
SD3		1800	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	MASTER BEDROOM
SD4		2700	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	BEDROOM 2
SD5		2850	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	LIVING AREA
SD6		2265	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	DINING AREA
SD7		2050	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	MASTER BEDROOM
SD8		1765	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	BEDROOM 2
SD9		2450	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	BEDROOM 4
SCHEDULE OF EXTERNAL DOOR/ WINDOWS & VENTILATORS								
DW1	DOOR	1050	2750	0	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
	WINDOW	650	2150	600	2750			
DW2	WINDOW	650	1850	900	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
	DOOR	1050	2750	0	2750			
	WINDOW	1000	1850	900	2750			
DW3	DOOR	1050	2750	0	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
	WINDOW	850	2150	600	2750			
SCHEDULE OFSHAFTS								
SH1		600	2300	150	2450	HINGED GLASS DOOR	SINGLE SHUTTER DOOR	TOILET
SH2		1000	2300	150	2450	HINGED GLASS DOOR	SINGLE SHUTTER DOOR	CORIDOR
SCHEDULE OF VENTILATORS								
V1		1000	1850	600	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
V1A		1000	1550	900	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
V2		600	1550	900	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
SCHEDULE OF FIRE RATED DOOR								
D1		1250	2750	0	2750	WOODEN FLUSH DOOR (MIN. 2HR. FIRE RATING)	SINGLE LEAF DOOR	UNIT ENTRANCE
D4		1050	2750	0	2750	WOODEN FLUSH DOOR (MIN. 2HR. FIRE RATING)	SINGLE LEAF DOOR	UTILITY ROOM
FD2		900	2300	150	2450	METAL DOOR WITH VISION PANEL (MIN. 2HR. FIRE RATING)	SINGLE SHUTTER, OPENABLE OUTSIDE	ELECTRICAL SHAFT
FD3		900	2300	150	2450	METAL FIRE DOOR (MIN. 2HR. FIRE RATING)	SINGLE SHUTTER, OPENABLE OUTSIDE	LV SHAFT
FD4		1500	2300	150	2450	METAL FIRE DOOR (MIN. 2HR. FIRE RATING)	SINGLE SHUTTER, OPENABLE OUTSIDE	IDF ROOM
SCHEDULE OF GLASS DOOR								
GD1		900	2300	150	2450	SINGLE SHUTTER, OPENABLE INSIDE	GLASS DOOR AS.SPEC	FHC
SCHEDULE OF LOUVERED DOOR								
LV1		1800	2450	0	2450	LOUVERED DOOR	DOUBLE SHUTTER, OPENABLE INSIDE	FIRE STAIRCASE LOBBY
LV2		1250	2450	0	2450	LOUVERED DOOR	SINGLE SHUTTER, OPENABLE INSIDE	STAIRCASE 02
LV3		775	2300	150	2450	LOUVERED DOOR	SINGLE SHUTTER, OPENABLE INSIDE	LOBBY PRESSURISATION
SCHEDULE OF LOUVERED DOOR-WINDOW								
LW1	LOUVERS	1275	2450	0	2450	HINGED GLASS + LOUVER / WINDOW	DOUBLE SHUTTER, OPENABLE OUTSIDE	FIRE STAIRCASE LOBBY
	WINDOW	1175	1550	900	2450			
SCHEDULE OF LIFT OPENINGS								
LD1		900	2450	0	2450	AS PER VENDOR/ VT		LIFTS
LD2		1000	2450	0	2450	AS PER VENDOR/ VT		LIFTS

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

FAR AREA OF TERRACE FLOOR AREA CALCULATION

GROSS – A								
1	1	X	4.725	X	3.530	=	16.679	SQ.MT.
2	1	X	3.730	X	1.200	=	4.476	SQ.MT.
3	1	X	3.605	X	1.875	=	6.759	SQ.MT.
4	0.5	X	(5.390+4.260)	X	1.960	=	9.457	SQ.MT.
4a	0.5	X	(5.390+4.260)	X	1.960	=	9.457	SQ.MT.
5	0.5	X	(5.390+4.505)	X	0.510	=	2.523	SQ.MT.
5a	0.5	X	(5.390+4.505)	X	0.510	=	2.523	SQ.MT.
6	2	X	4.505	X	1.050	=	9.461	SQ.MT.
7	1	X	3.650	X	4.590	=	16.754	SQ.MT.
8	1	X	3.565	X	3.195	=	11.390	SQ.MT.
9	1	X	1.815	X	0.625	=	1.134	SQ.MT.
10	1	X	3.365	X	4.250	=	14.301	SQ.MT.
11	0.5	X	(1.135+3.125)	X	3.635	=	7.743	SQ.MT.
12	0.5	X	(2.800+3.125)	X	0.190	=	0.405	SQ.MT.
13	1	X	3.605	X	1.975	=	7.120	SQ.MT.
14	1	X	3.405	X	5.825	=	19.834	SQ.MT.
15	1	X	0.125	X	5.925	=	0.741	SQ.MT.
					TOTAL	=	140.757	SQ.MT.
DEDUCTION AREA								
GROSS - B								
d1	3	X	1.700	X	1.575	=	8.033	SQ.MT.
d2	2	X	0.350	X	1.015	=	0.711	SQ.MT.
d3	1	X	1.150	X	0.400	=	0.460	SQ.MT.
					TOTAL	=	9.203	SQ.MT.
TOTAL FAR AREA OF TERRACE FLOOR				=	GROSS – A	-	GROSS – B	
				=	140.757	-	9.203	
				=	131.554	SQ.MT.		
NON FAR AREA (ADDITION)								
GROSS - C								
a	1	X	7.530	X	9.650	=	72.665	SQ.MT.
b	0.5	X	(2.660+5.750)	X	5.355	=	22.518	SQ.MT.
c	0.5	X	(4.540+5.750)	X	2.940	=	15.126	SQ.MT.
d	0.5	X	(5.060+4.925)	X	0.175	=	0.874	SQ.MT.
e	0.5	X	(2.415+4.225)	X	2.345	=	7.785	SQ.MT.
f	0.5	X	(4.225+4.205)	X	5.015	=	21.138	SQ.MT.
g	0.5	X	(4.205+2.750)	X	0.840	=	2.921	SQ.MT.
h	1	X	0.130	X	3.450	=	0.449	SQ.MT.
i	0.5	X	2.045	X	1.020	=	1.043	SQ.MT.
j	0.5	X	(1.020+1.135)	X	0.615	=	0.663	SQ.MT.
k	1	X	8.200	X	2.645	=	21.689	SQ.MT.
l	1	X	8.375	X	2.500	=	20.938	SQ.MT.
m	1	X	8.750	X	1.250	=	10.938	SQ.MT.
n	1	X	6.985	X	0.735	=	5.134	SQ.MT.
n1	0.5	X	0.525	X	0.910	=	0.239	SQ.MT.
o	0.5	X	(.285+.910)	X	1.085	=	0.648	SQ.MT.
p	0.5	X	(1.610+1.095)	X	0.885	=	1.197	SQ.MT.
q	1	X	2.215	X	1.175	=	2.603	SQ.MT.
r	0.5	X	(3.315+3.550)	X	0.135	=	0.436	SQ.MT.
s	0.5	X	3.550	X	6.150	=	10.916	SQ.MT.
t	1	X	2.900	X	7.100	=	20.590	SQ.MT.
u	1	X	4.765	X	7.460	=	35.547	SQ.MT.
v	0.5	X	(8.195+5.135)	X	1.765	=	11.764	SQ.MT.
w	0.5	X	(1.320+1.120)	X	0.355	=	0.433	SQ.MT.
x	0.5	X	(.235+.910)	X	1.175	=	0.673	SQ.MT.
y	0.5	X	0.525	X	0.910	=	0.239	SQ.MT.
z	0.5	X	0.510	X	0.885	=	0.226	SQ.MT.
z1	1	X	1.190	X	0.885	=	1.053	SQ.MT.
z2	0.5	X	(1.545+1.785)	X	0.135	=	0.225	SQ.MT.
z3	0.5	X	1.785	X	3.090	=	2.758	SQ.MT.
z4	1	X	2.900	X	7.100	=	20.590	SQ.MT.
z5	1	X	0.375	X	0.610	=	0.229	SQ.MT.
z6	1	X	0.375	X	0.550	=	0.206	SQ.MT.
z7	1	X	2.800	X	2.850	=	7.980	SQ.MT.
					TOTAL	=	322.430	SQ.MT.
NON FAR AREA (DEDUCTION)								
GROSS - D								
r1	6	X	2.300	X	2.300	=	31.740	SQ.MT.
r2	1	X	2.900	X	2.300	=	6.670	SQ.MT.
r3	1	X	2.300	X	2.400	=	5.520	SQ.MT.
r4	0.5	X	(.570+.875)	X	0.525	=	0.379	SQ.MT.
r5	0.5	X	1.215	X	0.700	=	0.425	SQ.MT.
r6	1	X	0.550	X	1.725	=	0.949	SQ.MT.
r7	1	X	0.550	X	1.500	=	0.825	SQ.MT.
r8	1	X	1.450	X	2.300	=	3.335	SQ.MT.
r9	1	X	1.195	X	0.275	=	0.329	SQ.MT.
r10	0.5	X	(3.335+2.050)	X	2.220	=	5.866	SQ.MT.
r11	0.5	X	(2.130+.850)	X	2.220	=	3.308	SQ.MT.
r12	0.5	X	1.610	X	0.930	=	0.749	SQ.MT.
r13	1	X	0.125	X	0.930	=	0.116	SQ.MT.
r14	1	X	0.400	X	0.730	=	0.292	SQ.MT.
r15	0.5	X	(.675+1.155)	X	1.140	=	1.043	SQ.MT.
r16	0.5	X	(.675+1.155)	X	1.140	=	1.043	SQ.MT.
r17	0.5	X	0.155	X	3.100	=	0.240	SQ.MT.
r18	0.5	X	(1.700+.280)	X	2.770	=	2.742	SQ.MT.
r19	1	X	3.200	X	0.725	=	2.320	SQ.MT.
r20	2	X	0.180	X	3.150	=	1.134	SQ.MT.
r21	1	X	0.650	X	2.900	=	1.885	SQ.MT.
					TOTAL	=	70.911	SQ.MT.
TOTAL NON FAR AREA OF TERRACE FLOOR				=	GROSS – C	-	GROSS – D	
				=	322.430	-	70.911	
				=	251.519	SQ.MT.		
TOTAL BUILT-UP AREA OF TERRACE FLOOR				=	FAR AREA	+	NON FAR AREA	
				=	131.554	+	251.519	
				=	383.073	SQ.MT.		

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST
4. ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

Project

PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY FOR PHASE 3 AREA MEASURING 8.19375 ACRES PART OF TOTAL LICENSED LAND MEASURING 34.175 ACRES(LICENCE NO. 16 OF 2008 DATED 31.01.2008, LICENCE NO. 28 OF 2008 DATED 17.02.2008, LICENCE NO. 44 OF 2011 DATED 13.05.2011) IN SECTOR-59 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BTVS BUILDWELL PVT LTD. AND OTHERS IN COLLABORATION WITH BASE EXPORTS PVT LTD. AND BUZZ HOTELS PVT. LTD.

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Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No 266464 Dt 03/09/2026
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

OWNER'S SEAL & SIGNATURE

BIP HOLDER SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

REENA SHARMA
B.ARCH
CA/2016/77247

JUL.-2026	Scale : 1:100
Drawing Title:- TERRACE FLOOR PLAN & AREA CALCULATION (TOWER-B)	Drawing No:- TB-14
	03-20072026