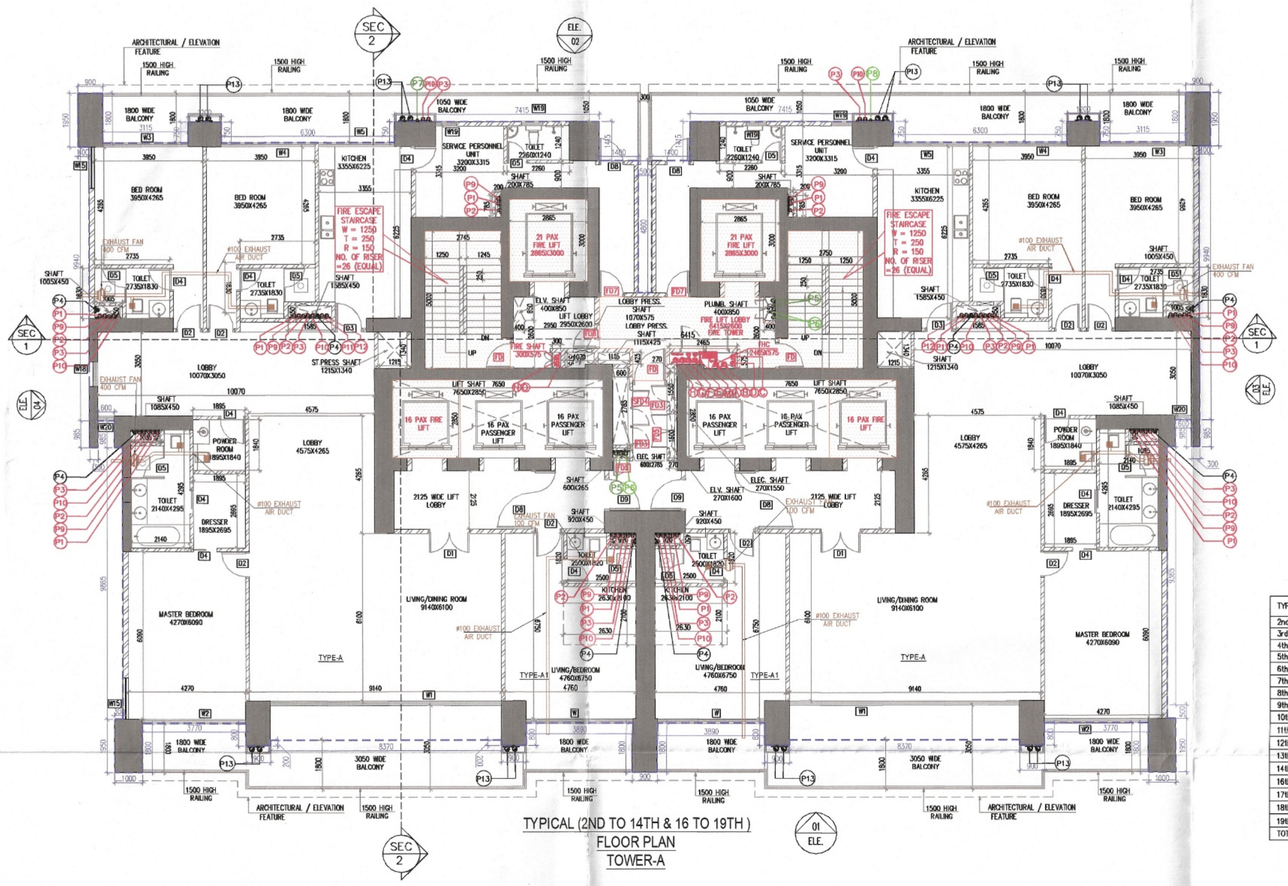
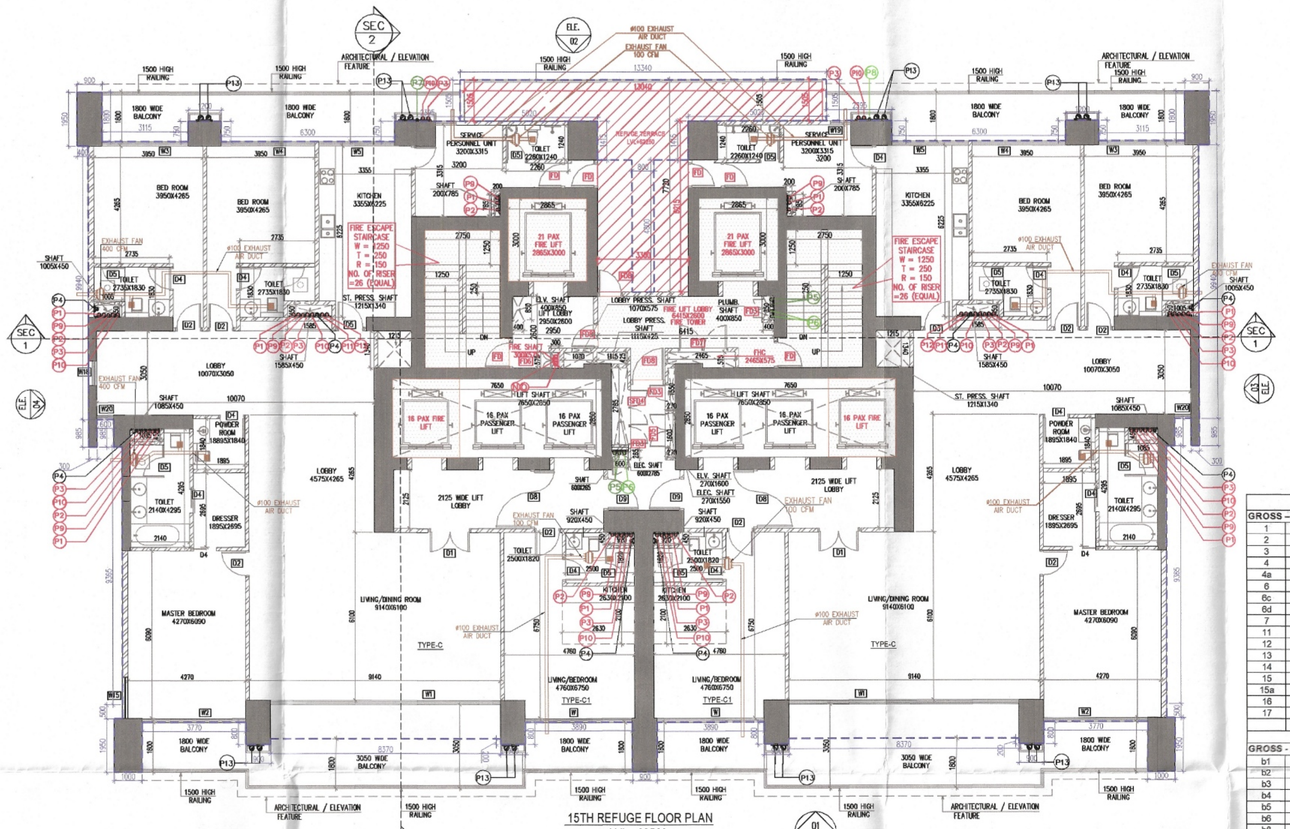


TYPICAL (2ND TO 14TH & 16 TO 19TH)
FLOOR PLAN
TOWER-A



15TH REFUGE FLOOR PLAN
LVL.+62500
NO. OF UNIT = 04 & SERVICE PERSONNEL=02
TOWER - (A)

TYPICAL FLOOR LVL	UNIT	SERVICE PERSONNEL
2nd.	+10.800	04 02
3rd.	+13.700	04 02
4th.	+19.600	04 02
5th.	+22.500	04 02
6th.	+27.400	04 02
7th.	+31.300	04 02
8th.	+35.200	04 02
9th.	+39.100	04 02
10th.	+43.000	04 02
11th.	+46.900	04 02
12th.	+50.800	04 02
13th.	+54.700	04 02
14th.	+58.600	04 02
16th.	+66.400	04 02
17th.	+70.300	04 02
18th.	+74.200	04 02
19th.	+78.100	04 02
TOTAL NO. OF UNIT	68	34

PLUMBING LEGEND–			
S.NO.	SYMBOL		DESCRIPTION
1	A	P1	ø110 SOIL PIPE
2	A	P2	ø110 VENT PIPE
3	A	P3	ø110 WASTE PIPE
4	A	P4	ø160 RAIN WATER PIPE
5	A	P5	DOMESTIC WATER SUPPLY PIPE
6	A	P6	FLUSHING WATER SUPPLY PIPE
7	A	P7	ø80 DOMESTIC TRANSFER PIPE
8	A	P8	ø65 FLUSHING TRANSFER PIPE
9	A	P9	ø110 SOIL PIPE FOR LAST 5 FLOORS
10	A	P10	ø110 WASTE PIPE FOR LAST 5 FLOORS
11	A	P11	ø110 KITCHEN WASTE PIPE
12	A	P12	ø110 KITCHEN WASTE PIPE FOR LAST 5 FLOORS
13	A	P13	ø160 BALCONY DRAIN PIPE (SEP)
14			DOMESTIC GRAVITY PIPE
15			DOMESTIC BOOSTER PIPE
16			FLUSHING GRAVITY PIPE
17			FLUSHING BOOSTER PIPE
18			FIRE PIPE
19	A	P14	ø160 RAIN WATER PIPE
20	A	P15	ø160 SOIL PIPE
21	A	P16	ø160 WASTE PIPE
22			ISOLATION VALVE

15TH REFUFE FLOOR AREA CALCULATION								
GROSS – A								
1	2	X	0.900	X	1.950	=	3.510	SQ.MT.
2	2	X	1.200	X	0.750	=	1.800	SQ.MT.
3	2	X	7.415	X	0.750	=	11.123	SQ.MT.
4	2	X	19.280	X	4.800	=	185.088	SQ.MT.
4a	2	X	18.030	X	0.865	=	23.980	SQ.MT.
6	2	X	0.500	X	9.940	=	9.940	SQ.MT.
6c	2	X	0.400	X	4.640	=	3.712	SQ.MT.
6d	2	X	0.300	X	5.625	=	3.375	SQ.MT.
7	2	X	0.300	X	0.985	=	0.591	SQ.MT.
11	1	X	37.980	X	14.975	=	568.451	SQ.MT.
12	2	X	0.700	X	0.500	=	0.700	SQ.MT.
13	2	X	1.000	X	1.950	=	3.900	SQ.MT.
14	2	X	3.770	X	0.650	=	4.901	SQ.MT.
15	4	X	0.900	X	1.450	=	5.220	SQ.MT.
15a	2	X	8.370	X	1.250	=	20.925	SQ.MT.
16	1	X	8.680	X	0.650	=	5.642	SQ.MT.
17	1	X	0.900	X	1.800	=	1.620	SQ.MT.
					TOTAL	=	854.477	SQ.MT.
DEDUCTION AREA								
GROSS – B								
b1	2	X	1.005	X	0.450	=	0.905	SQ.MT.
b2	1	X	1.585	X	0.450	=	0.713	SQ.MT.
b3	2	X	1.085	X	0.450	=	0.977	SQ.MT.
b4	2	X	1.215	X	1.340	=	3.256	SQ.MT.
b5	2	X	0.200	X	0.785	=	0.314	SQ.MT.
b6	1	X	2.865	X	3.000	=	8.595	SQ.MT.
b8	1	X	1.585	X	0.450	=	0.713	SQ.MT.
b9	2	X	0.920	X	0.450	=	0.828	SQ.MT.
b10	1	X	0.270	X	1.550	=	0.419	SQ.MT.
b11	1	X	0.270	X	1.600	=	0.432	SQ.MT.
b12	1	X	0.600	X	2.785	=	1.671	SQ.MT.
b13	1	X	0.600	X	0.265	=	0.159	SQ.MT.
b14	1	X	1.115	X	0.425	=	0.474	SQ.MT.
b15	1	X	0.330	X	0.425	=	0.140	SQ.MT.
b16	1	X	0.740	X	0.575	=	0.426	SQ.MT.
b17	1	X	0.300	X	0.575	=	0.173	SQ.MT.
b17a	1	X	0.400	X	0.850	=	0.340	SQ.MT.
b18	1	X	7.650	X	2.850	=	21.803	SQ.MT.
b19	1	X	2.750	X	3.900	=	10.725	SQ.MT.
b20	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b21	1	X	1.190	X	1.875	=	2.231	SQ.MT.
b22	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b23	1	X	3.265	X	3.550	=	11.591	SQ.MT.
b24	1	X	3.050	X	2.400	=	7.320	SQ.MT.
b25	1	X	0.720	X	2.450	=	1.764	SQ.MT.
b27	1	X	6.455	X	5.850	=	37.762	SQ.MT.
b28	1	X	1.195	X	2.850	=	3.406	SQ.MT.
					TOTAL	=	124.305	SQ.MT.

TOTAL FAR AREA OF 15TH REFUFE FLOOR		GROSS – A	-	GROSS – B
	=	854.477		124.305
	=	730.172	SQ.MT.	

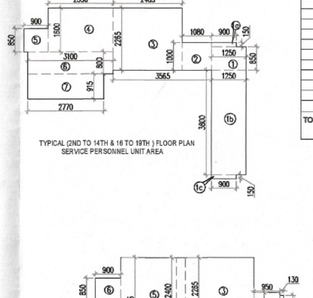
NON FAR AREA (ADDITION)								
GROSS - C								
b19	1	X	2.750	X	3.900	=	10.725	SQ.MT.
b20	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b21	1	X	1.190	X	1.875	=	2.231	SQ.MT.
b22	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b23	1	X	3.265	X	3.550	=	11.591	SQ.MT.
b24	1	X	3.050	X	2.400	=	7.320	SQ.MT.
b25	1	X	0.720	X	2.450	=	1.764	SQ.MT.
b27	1	X	6.455	X	5.850	=	37.762	SQ.MT.
b28	1	X	1.195	X	2.850	=	3.406	SQ.MT.
					TOTAL	=	110.555	SQ.MT.
NON FAR AREA (DEDUCTION)								
GROSS - D								
c1	1	X	2.865	X	3.000	=	8.595	SQ.MT.
c2	1	X	0.400	X	0.850	=	0.340	SQ.MT.
c3	1	X	1.195	X	0.575	=	0.687	SQ.MT.
c4	1	X	1.270	X	0.425	=	0.540	SQ.MT.
c5	1	X	7.650	X	2.850	=	21.803	SQ.MT.
					TOTAL	=	31.964	SQ.MT.

TOTAL NON FAR AREA OF 15TH REFUFE FLOOR		GROSS – C	-	GROSS – D
	=	110.555	-	31.964
	=	78.591	SQ.MT.	

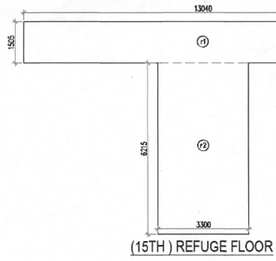
TOTAL BUILTUP AREA OF 15TH REFUFE FLOOR		FAR AREA	+	NON FAR AREA
	=	730.172	+	78.591
	=	808.763	SQ.MT.	

FIRE FIGHTING LEGEND–			
S.NO.	SYMBOL		DESCRIPTION
1	Ⓢ	FR	150ø FIRE HYDRANT RISER–LOW ZONE–1 FOR PUMP ROOM TO 6TH FLOOR
2	Ⓢ	FR	150ø FIRE HYDRANT RISER–HIGH ZONE–1 FOR 7TH FLOOR TO 18TH FLOOR
3	Ⓢ	FR	150ø FIRE HYDRANT RISER–LOW ZONE–2 &PT TO 28TH FLOOR
4	Ⓢ	FR	150ø FIRE HYDRANT RISER–HIGH ZONE–2 FOR 27TH FLOOR TO 19TH FLOOR
5	Ⓢ	FR	150ø FIRE SPRINKLER RISER–LOW ZONE–1 FOR PUMP ROOM TO 6TH FLOOR
6	Ⓢ	FR	150ø FIRE SPRINKLER RISER–LOW ZONE–1–STANDBY FOR PUMP ROOM TO 6TH FLOOR
7	Ⓢ	FR	150ø FIRE SPRINKLER RISER–HIGH ZONE–1 FOR 7TH FLOOR TO 18TH FLOOR
8	Ⓢ	FR	150ø FIRE SPRINKLER RISER–HIGH ZONE–1–STANDBY FOR7TH FLOOR TO 18TH FLOOR
9	Ⓢ	FR	150ø FIRE SPRINKLER RISER–LOW ZONE–2 &PT TO 28TH FLOOR
10	Ⓢ	FR	150ø FIRE SPRINKLER RISER–LOW ZONE–2–STANDBY &PT TO 28TH FLOOR
11	Ⓢ	FR	150ø FIRE SPRINKLER RISER–HIGH ZONE–2 FOR 27TH FLOOR TO 19TH FLOOR
12	Ⓢ	FR	150ø FIRE SPRINKLER RISER–HIGH ZONE–2–STANDBY FOR 27TH FLOOR TO 19TH FLOOR
13	Ⓢ	FR	ø80 FIRE DRAIN PIPE
14	Ⓢ	FR	150ø FIRE TRANSFER WATER RISER
15	Ⓢ	FR	150ø FIRE TRANSFER WATER RISER–STANDBY

DOOR SCHEDULE				
NO.	OPENING	HEIGHT	LOCATION	FIRE RATING
D1	1525	3000	LIVING/DINING ROOM	——
D2	950	3000	M.BED ROOM, BED ROOM 2 &3, KITCHEN	——
D3	950	3000	POO. ROOM	——
D4	850	3000	TOILET	——
D5	750	3000	UTILITY, SERV. TOILET	——
D6	850	3000	SERV. ROOM 1&2, WALK-IN	——
D7	1000	3000	SHARED LOBBY	——
D8	2125	3000	LOBBY	——
D9	1200	3000	LOBBY	——
FD	1100	2700	STAIRCASE	2HR.
FD2	1000	2700	SHARED LOBBY	2HR.
FD3	695	2250	ELV	2HR.
FD4	1975	2250	ELECTRICAL SHAFT	2HR.
FD5	1250	2250	ELV.ELEC. SHAFT	2HR.
FD6	575	2250	FIRE SHAFT	2HR.
FD7	1800	2250	FHC	——
FD7	900	2700	FIRE LOBBY-2	2HR.
FD8	1200	2700	FIRE LOBBY-1	2HR.
WINDOW SCHEDULE				
NO.	OPENING	HEIGHT	LOCATION	FIRE RATING
W	4385	3000	BED ROOM-1	——
W1	7925	3000	LIVING/DINING ROOM	——
W2	3770	3000	M.BED ROOM	——
W3	3055	3000	BED ROOM-2	——
W4	3375	3000	BED ROOM-3	——
W5	3000	3000	KITCHEN	——
W6	2460	3000	SERV. ROOM-1	——
W7	2775	3000	KITCHEN / SERV.ROOM-1	——
W8	1660	3000	SRV. ROOM-1	——
W9	4403	3000	BED ROOM-1	——
W10	8325	3000	LIVING/DINING ROOM	——
W11	4070	3000	M.BED ROOM	——
W12	3255	3000	BED ROOM-2	——
W13	3575	3000	BED ROOM-3	——
W14	3100	3000	KITCHEN	——
W15	900	3000	BED ROOM	——
W16	1500	3000	TOILET	——
W17	1500	3000	MASTER BED ROOM	——
W18	900	3000	MASTER BED ROOM	——
W19	790	3000	SERVICE PERSONNEL	——
W20	600	3000	LOBBY	——
W21	700	3000	LOBBY	——

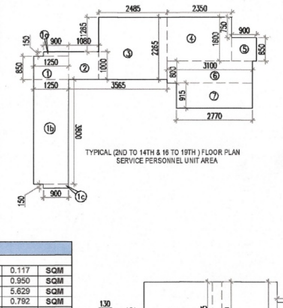


TYPICAL (2ND TO 14TH & 16 TO 19TH) FLOOR PLAN
SERVICE PERSONNEL UNIT AREA

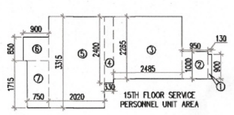


(15TH) REFUGE FLOOR

SERVICE PERSONNEL UNIT CARPET AREA								
GROSS – A								
1	=	1	X	1.250	X	0.850	=	1.063 SQM
1a	=	1	X	0.900	X	0.150	=	0.135 SQM
1b	=	1	X	1.250	X	3.800	=	4.750 SQM
1c	=	1	X	0.900	X	0.150	=	0.135 SQM
2	=	1	X	1.080	X	1.000	=	1.080 SQM
3	=	1	X	2.485	X	2.265	=	5.628 SQM
4	=	1	X	2.350	X	1.600	=	3.760 SQM
5	=	1	X	0.900	X	0.850	=	0.765 SQM
6	=	1	X	3.100	X	0.800	=	2.480 SQM
7	=	1	X	2.770	X	0.915	=	2.535 SQM
					TOTAL	=		22.331 SQM
TOTAL SERVICE PERSONNEL UNIT CARPET AREA	=	GROSS – A						
	=	22.331	SQM					



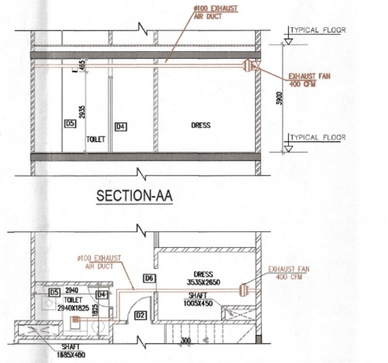
TYPICAL (2ND TO 14TH & 16 TO 19TH) FLOOR PLAN
SERVICE PERSONNEL UNIT AREA



15TH FLOOR SERVICE PERSONNEL UNIT AREA

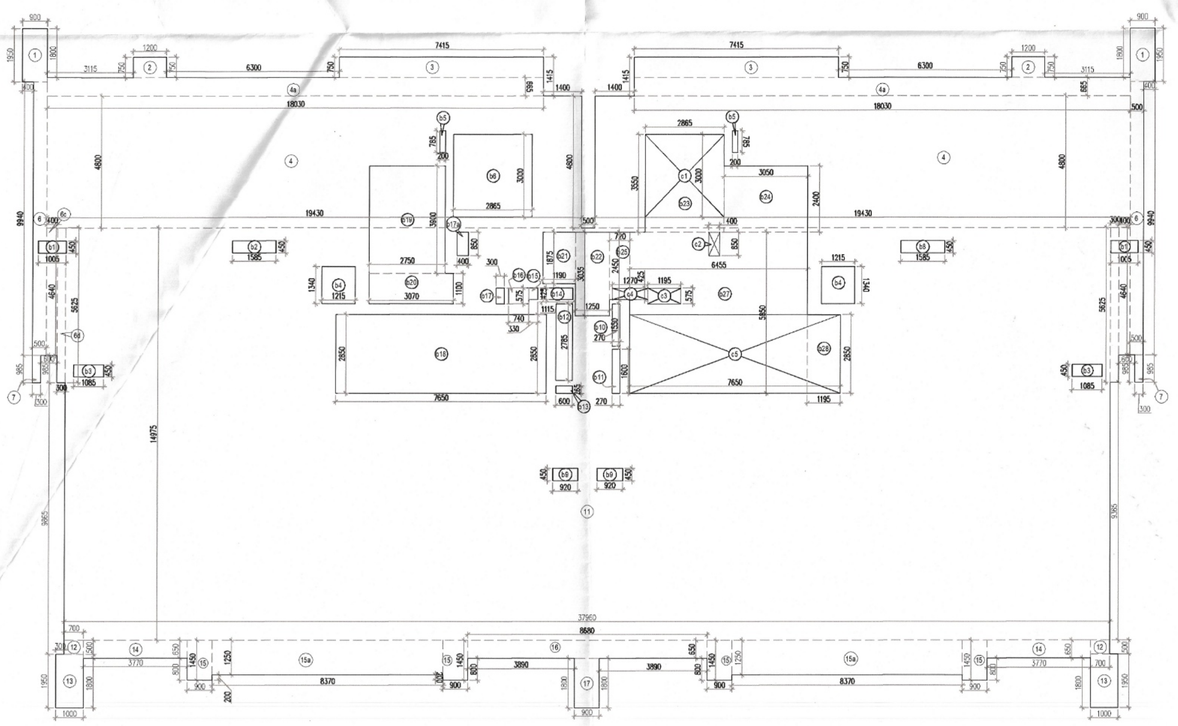
SERVICE PERSONNEL UNIT CARPET AREA								
GROSS – A								
1	=	1	X	0.130	X	0.900	=	0.117 SQM
2	=	1	X	0.950	X	1.000	=	0.950 SQM
3	=	1	X	2.485	X	2.265	=	5.629 SQM
4	=	1	X	0.330	X	2.400	=	0.792 SQM
5	=	1	X	2.520	X	3.315	=	8.696 SQM
6	=	1	X	0.900	X	0.850	=	0.765 SQM
7	=	1	X	0.750	X	1.713	=	1.286 SQM
					TOTAL	=		16.235 SQM
TOTAL SERVICE PERSONNEL UNIT CARPET AREA	=	GROSS – A						
	=	16.235	SQM					

15TH FLOOR SERVICE PERSONNEL UNIT AREA



SECTION-AA

S. No	Description	Area Sqm.	Area ft.	Height	ACPH	CFM	Equipment Selection
	Typical Floor						
1	Toilet- Typical floor	4.470	48	10	9	72	1 No 400 CFM Inline fan



TYPICAL (2ND TO 14TH & 16TH TO 19TH)
FLOOR AREA
(TOWER-A)

REFUGE (15TH) FLOOR AREA CALCULATION (TOWER-A)								
GROSS – A								
r1	=	1	X	13.040	X	1.505	=	19.625 SQM
r2	=	1	X	3.300	X	6.215	=	20.510 SQM
					TOTAL	=		40.135 SQM
TOTAL REFUGE AREA	=	GROSS – A						
	=	40.135	SQM					
GROSS AREA OF REFUGE 15TH	=	774.111	SQM					
GROSS AREA OF 16TH FLOR	=	789.493	SQM					
TOTAL	=	1563.604	SQM					
REFUGE AREA REQUIRED	=	(1563.604X0.33)/12.5			+	ADDITIONAL SPACE TO ACCOMMODATE ONE WHEEL CHAIR SPACE		
	=	37.526			+	2.9		
	=	38.426	SQM					
REFUGE AREA PROVIDED	=	40.135	SQM					

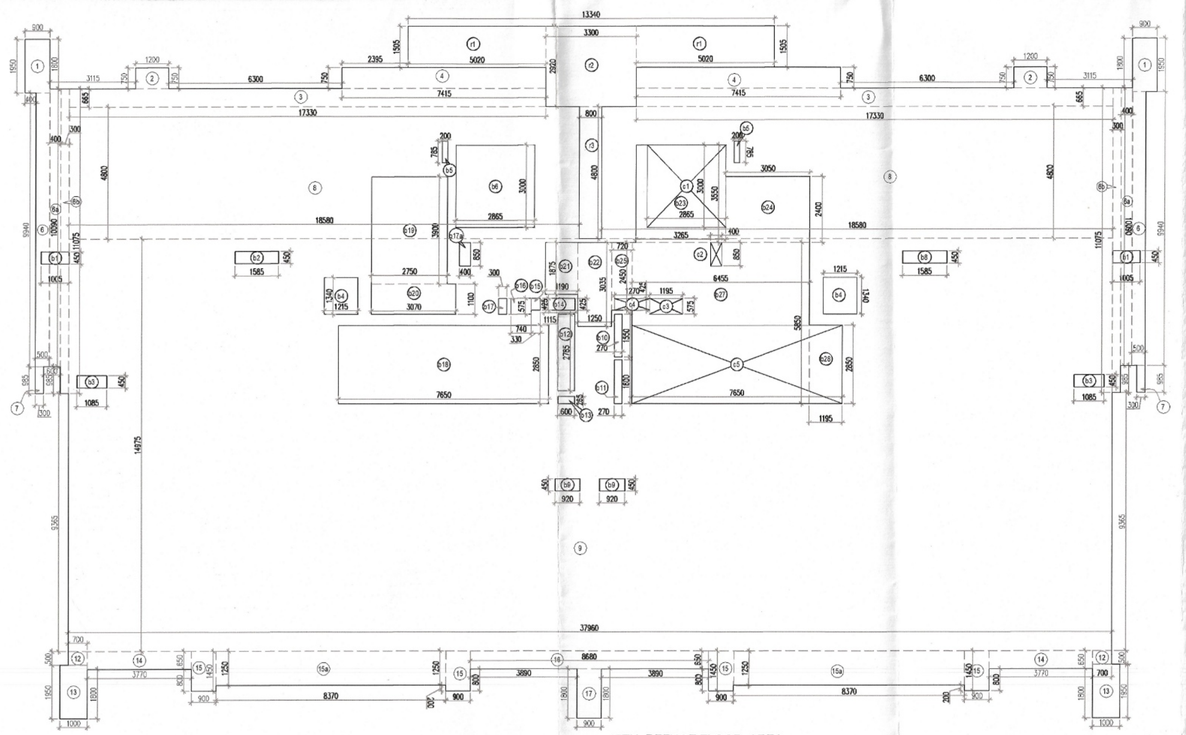
TYPICAL (2ND TO 14TH & 16TH TO 19TH) FLOOR AREA CALCULATION								
GROSS – A								
1	2	X	0.900	X	1.950	=	3.510	SQ.MT.
2	2	X	1.200	X	0.750	=	1.800	SQ.MT.
3	2	X	7.415	X	0.750	=	11.123	SQ.MT.
4	2	X	19.430	X	4.800	=	186.528	SQ.MT.
4a	2	X	18.030	X	0.865	=	23.980	SQ.MT.
6	2	X	0.500	X	9.940	=	9.940	SQ.MT.
6c	2	X	0.400	X	4.640	=	3.712	SQ.MT.
6d	2	X	0.300	X	5.625	=	3.375	SQ.MT.
7	2	X	0.300	X	0.985	=	0.591	SQ.MT.
11	1	X	37.980	X	14.975	=	568.451	SQ.MT.
12	2	X	0.700	X	0.500	=	0.700	SQ.MT.
13	2	X	1.000	X	1.950	=	3.900	SQ.MT.
14	2	X	3.770	X	0.650	=	4.901	SQ.MT.
15	4	X	0.900	X	1.450	=	5.220	SQ.MT.
15a	2	X	8.370	X	1.250	=	20.925	SQ.MT.
16	1	X	8.680	X	0.650	=	5.642	SQ.MT.
17	1	X	0.900	X	1.800	=	1.620	SQ.MT.
					TOTAL	=	855.917	SQ.MT.
DEDUCTION AREA								
GROSS – B								
b1	2	X	1.005	X	0.450	=	0.905	SQ.MT.
b2	1	X	1.585	X	0.450	=	0.713	SQ.MT.
b3	2	X	1.085	X	0.450	=	0.977	SQ.MT.
b4	2	X	1.215	X	1.340	=	3.256	SQ.MT.
b5	2	X	0.200	X	0.785	=	0.314	SQ.MT.
b6	1	X	2.865	X	3.000	=	8.595	SQ.MT.
b8	1	X	1.585	X	0.450	=	0.713	SQ.MT.
b9	2	X	0.920	X	0.450	=	0.828	SQ.MT.
b10	1	X	0.270	X	1.550	=	0.419	SQ.MT.
b11	1	X	0.270	X	1.600	=	0.432	SQ.MT.
b12	1	X	0.600	X	2.785	=	1.671	SQ.MT.
b13	1	X	0.600	X	0.265	=	0.159	SQ.MT.
b14	1	X	1.115	X	0.425	=	0.474	SQ.MT.
b15	1	X	0.330	X	0.425	=	0.140	SQ.MT.
b16	1	X	0.740	X	0.575	=	0.426	SQ.MT.
b17	1	X	0.300	X	0.575	=	0.173	SQ.MT.
b17a	1	X	0.400	X	0.850	=	0.340	SQ.MT.
b18	1	X	7.650	X	2.850	=	21.803	SQ.MT.
b19	1	X	2.750	X	3.900	=	10.725	SQ.MT.
b20	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b21	1	X	1.190	X	1.875	=	2.231	SQ.MT.
b22	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b23	1	X	2.865	X	3.550	=	10.171	SQ.MT.
b24	1	X	3.050	X	2.400	=	7.320	SQ.MT.
b25	1	X	0.720	X	2.450	=	1.764	SQ.MT.
b27	1	X	6.455	X	5.850	=	37.762	SQ.MT.
b28	1	X	1.195	X	2.850	=	3.406	SQ.MT.
					TOTAL	=	122.885	SQ.MT.

TOTAL FAR AREA OF TYPICAL (2ND TO 14TH & 16TH TO 19TH) FLOOR		GROSS – A	-	GROSS – B
	=	855.917	-	122.885
	=	733.032	SQ.MT.	

NON FAR AREA (ADDITION)								
GROSS - C								
b19	1	X	2.750	X	3.900	=	10.725	SQ.MT.
b20	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b21	1	X	1.190	X	1.875	=	2.231	SQ.MT.
b22	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b23	1	X	2.865	X	3.550	=	10.171	SQ.MT.
b24	1	X	3.050	X	2.400	=	7.320	SQ.MT.
b25	1	X	0.720	X	2.450	=	1.764	SQ.MT.
b27	1	X	6.455	X	5.850	=	37.762	SQ.MT.
b28	1	X	1.195	X	2.850	=	3.406	SQ.MT.
					TOTAL	=	80.549	SQ.MT.
NON FAR AREA (DEDUCTION)								
GROSS - D								
c1	1	X	2.865	X	3.000	=	8.595	SQ.MT.
c2	1	X	0.400	X	0.850	=	0.340	SQ.MT.
c3	1	X	1.195	X	0.575	=	0.687	SQ.MT.
c4	1	X	1.270	X	0.425	=	0.540	SQ.MT.
c5	1	X	7.650	X	2.850	=	21.803	SQ.MT.
					TOTAL	=	31.964	SQ.MT.

TOTAL NON FAR AREA OF TYPICAL (2ND TO 14TH & 16TH TO 19TH) FLOOR		GROSS – C	-	GROSS – D
	=	80.549	-	31.964
	=	48.585	SQ.MT.	

TOTAL BUILTUP AREA OF TYPICAL (2ND TO 14TH & 16TH TO 19TH) FLOOR		FAR AREA	+	NON FAR AREA
	=	733.032	+	48.585
	=	781.617	SQ.MT.	



15TH REFUGE FLOOR AREA
(TOWER-A)

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 MIXED LAND USE COLONY (95% RESIDENTIAL & 5% COMMERCIAL)UNDER TOD POLICY AREA MEASURING 14.81875 ACRES (LICENCE NO. 69 OF 2025 DATED 12.05.2025) IN SECTOR-58,GURUGRAM BEING DEVELOPED BY OBEROI REALTY LIMITED.

Client

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ATP(HQ)

J.D. | P.A. | A.T.P

DINESH KUMAR PA(HQ)

SANCTIONED
TO BE READ WITH MCG OFFICE
MEMO NO.: 17752A
DATED : 19/05/2026

A.D.F.O. (HQ) Member BPAC | F.S.O. (HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 77245 CW dt. 12/05/2026

Chief Engineer (HQ)

ARCHITECT'S SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE

JAN.–2026	Scale : 1:100	18
Drawing Title:– TYPICAL 2ND TO 14TH & 16TH TO 19TH FLOOR & 15TH REFUGE FLOOR & AREA TOWER-A		Drawing No:– TA-02
		OBEROI 03–06.05.26