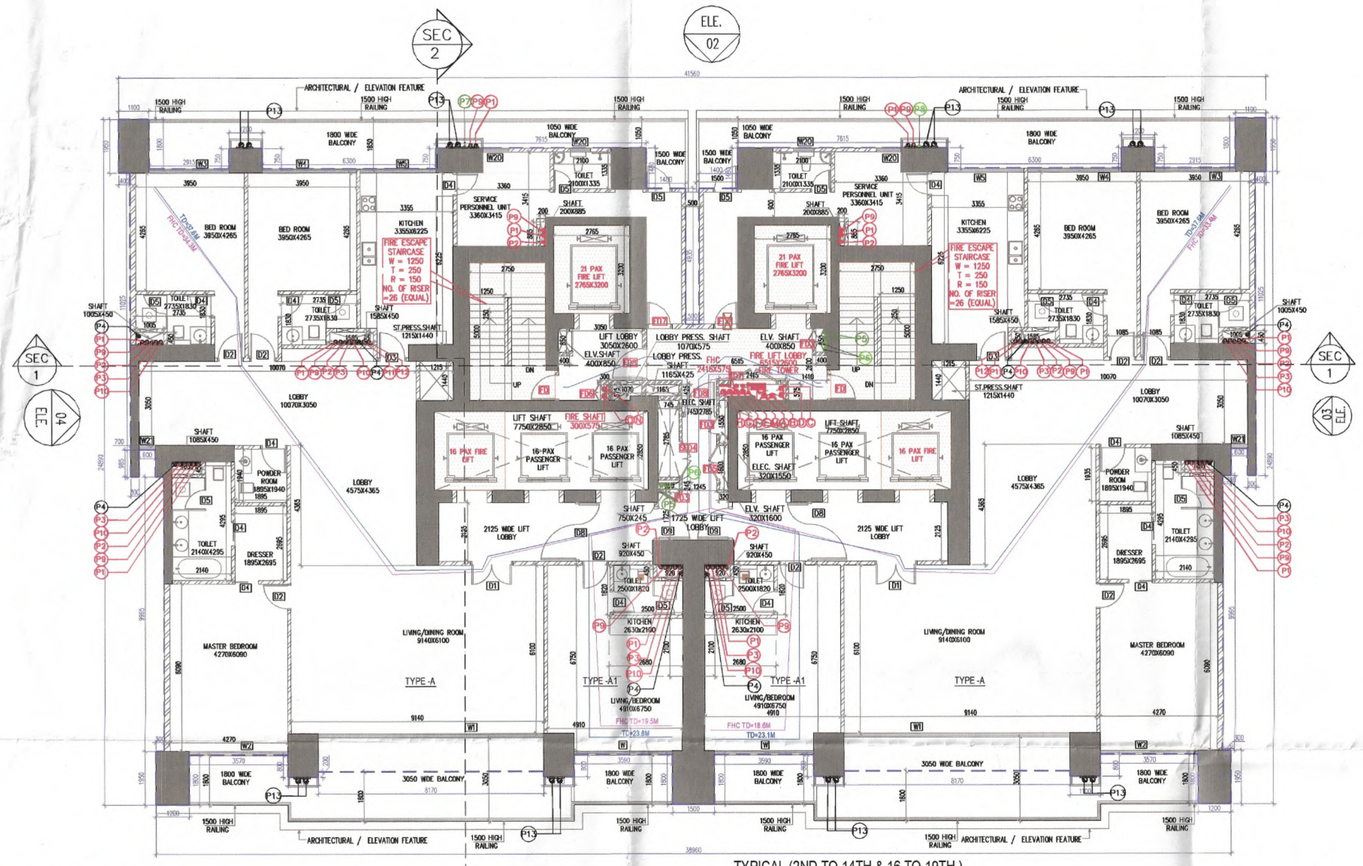


TYPICAL (2ND TO 14TH & 16 TO 19TH)
FLOOR PLAN
TOWER-C

FAR AREA OF TYPICAL (2ND TO 14TH & 16 TO 19TH) FLOOR AREA CALCULATION								
GROSS – A								
1	2	X	1.100	X	1.950	=	4.290	SQ.MT.
1a	2	X	1.200	X	1.950	=	4.680	SQ.MT.
2	2	X	1.200	X	0.750	=	1.800	SQ.MT.
5	2	X	7.615	X	0.750	=	11.423	SQ.MT.
6	2	X	0.700	X	10.040	=	14.056	SQ.MT.
7	2	X	18.030	X	10.190	=	367.451	SQ.MT.
8	2	X	0.300	X	0.985	=	0.591	SQ.MT.
9	1	X	3.300	X	4.540	=	14.982	SQ.MT.
9a	2	X	1.400	X	4.935	=	13.818	SQ.MT.
11	1	X	38.960	X	0.985	=	38.376	SQ.MT.
12	2	X	0.900	X	9.965	=	17.937	SQ.MT.
13	1	X	36.960	X	10.115	=	369.804	SQ.MT.
14	4	X	1.100	X	0.800	=	3.520	SQ.MT.
15	2	X	8.170	X	0.600	=	9.804	SQ.MT.
16	1	X	1.500	X	1.800	=	2.700	SQ.MT.
					TOTAL	=	875.232	SQ.MT.
					DEDUCTION AREA			
GROSS - B								
b1	2	X	1.005	X	0.450	=	0.905	SQ.MT.
b2	2	X	1.085	X	0.450	=	0.977	SQ.MT.
b3	2	X	1.585	X	0.450	=	1.427	SQ.MT.
b4	1	X	1.215	X	1.440	=	1.750	SQ.MT.
b5	2	X	0.200	X	0.885	=	0.354	SQ.MT.
b6	1	X	2.785	X	3.200	=	8.848	SQ.MT.
b6a	1	X	0.400	X	0.850	=	0.340	SQ.MT.
b8	2	X	0.920	X	0.450	=	0.828	SQ.MT.
b9	1	X	0.320	X	1.600	=	0.512	SQ.MT.
b10	1	X	0.320	X	1.550	=	0.496	SQ.MT.
b11	1	X	0.750	X	0.245	=	0.184	SQ.MT.
b12	1	X	0.745	X	2.785	=	2.075	SQ.MT.
b13	1	X	1.165	X	0.425	=	0.495	SQ.MT.
b14	1	X	0.430	X	0.425	=	0.183	SQ.MT.
b15	1	X	0.640	X	0.575	=	0.368	SQ.MT.
b16	1	X	0.300	X	0.575	=	0.173	SQ.MT.
b17	1	X	7.750	X	2.850	=	22.088	SQ.MT.
b18	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b19	1	X	3.070	X	1.900	=	10.725	SQ.MT.
b19a	1	X	0.400	X	0.800	=	0.320	SQ.MT.
b20	1	X	1.240	X	1.875	=	2.325	SQ.MT.
b21	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b22	1	X	0.770	X	2.450	=	1.887	SQ.MT.
b23	1	X	2.765	X	1.360	=	3.760	SQ.MT.
b24	1	X	5.815	X	2.390	=	13.898	SQ.MT.
b25	1	X	6.455	X	3.000	=	19.365	SQ.MT.
b26	1	X	1.215	X	1.440	=	1.750	SQ.MT.
b27	1	X	7.750	X	2.850	=	22.088	SQ.MT.
					TOTAL	=	124.967	SQ.MT.

TOTAL FAR AREA OF TYPICAL(2ND TO 14TH & 16 TO 19TH) FLOOR	=	GROSS – A	-	GROSS – B	
	=	875.232	-	124.967	
	=	750.265	SQ.MT.		

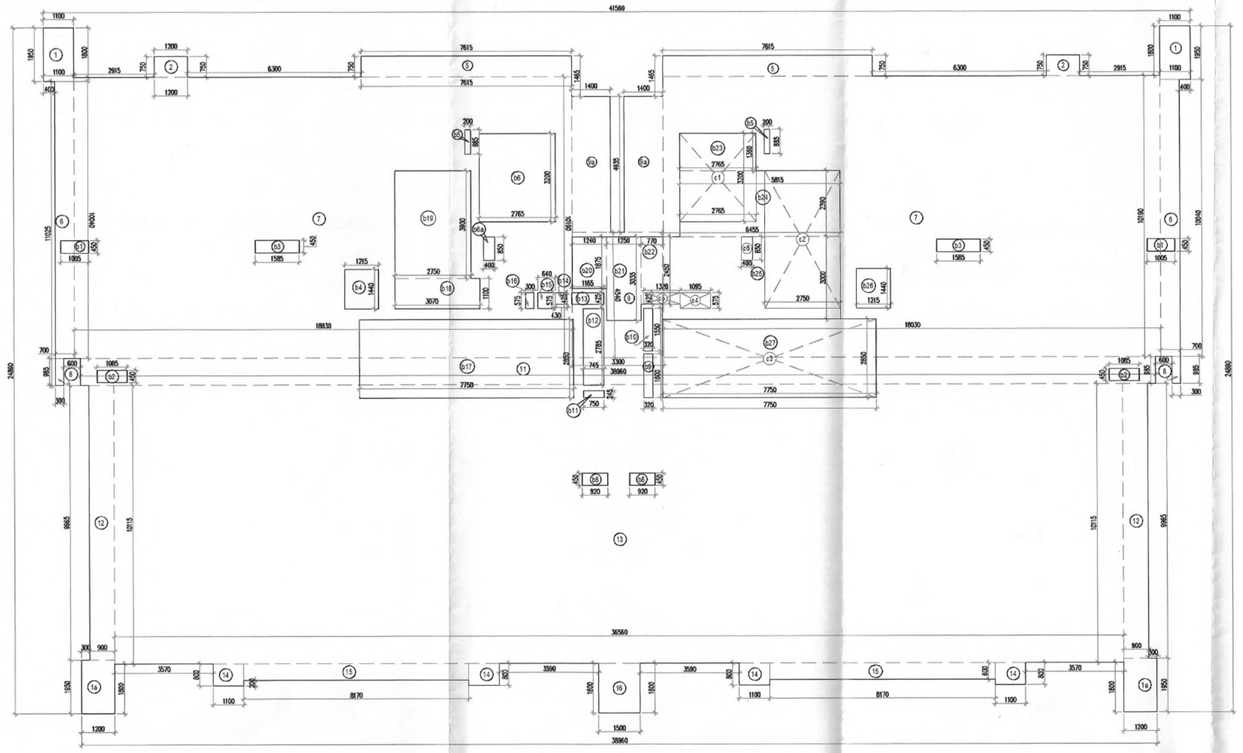
NON FAR AREA (ADDITION)								
GROSS - C								
b18	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b19	1	X	3.070	X	1.900	=	10.725	SQ.MT.
b20	1	X	1.240	X	1.875	=	2.325	SQ.MT.
b21	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b22	1	X	0.770	X	2.450	=	1.887	SQ.MT.
b23	1	X	2.765	X	1.360	=	3.760	SQ.MT.
b24	1	X	5.815	X	2.390	=	13.898	SQ.MT.
b25	1	X	6.455	X	3.000	=	19.365	SQ.MT.
b27	1	X	7.750	X	2.850	=	22.088	SQ.MT.
					TOTAL	=	127.537	SQ.MT.

TOTAL FAR AREA OF 15TH REFUGE FLOOR	=	GROSS – A	-	GROSS – B	
	=	873.702	-	127.537	
	=	746.165	SQ.MT.		

NON FAR AREA (DEDUCTION)								
GROSS - D								
c1	1	X	2.765	X	3.200	=	8.848	SQ.MT.
c2	1	X	0.400	X	0.850	=	0.340	SQ.MT.
c3	1	X	7.750	X	2.850	=	22.088	SQ.MT.
c4	1	X	1.095	X	0.575	=	0.630	SQ.MT.
c5	1	X	1.320	X	0.425	=	0.561	SQ.MT.
c6	1	X	0.400	X	0.850	=	0.340	SQ.MT.
					TOTAL	=	32.806	SQ.MT.

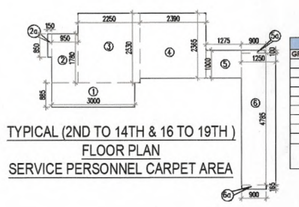
TOTAL NON FAR AREA OF TYPICAL (2ND TO 14TH & 16 TO 19TH) FLOOR	=	GROSS – C	-	GROSS – D	
	=	81.218	-	32.806	
	=	48.412	SQ.MT.		

TOTAL BUILT-UP AREA OF TYPICAL (2ND TO 14TH & 16 TO 19TH) FLOOR	=	FAR AREA	+	NON FAR AREA	
	=	750.265	+	48.412	
	=	798.677	SQ.MT.		



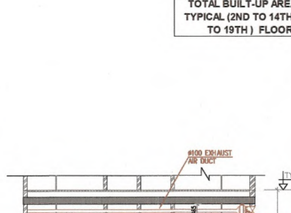
TYPICAL (2ND TO 14TH & 16 TO 19TH)
FLOOR AREA DIAGRAM
TOWER-C

PLUMBING LEGEND–			
S.NO.	SYMBOL		DESCRIPTION
1	A	P1	#110 SOIL PIPE
2	A	P2	#110 VENT PIPE
3	A	P3	#110 WASTE PIPE
4	A	P4	#160 RAIN WATER PIPE
5	A	P5	DOMESTIC WATER SUPPLY PIPE
6	A	P6	FLUSHING WATER SUPPLY PIPE
7	A	P7	#80 DOMESTIC TRANSFER PIPE
8	A	P8	#63 FLUSHING TRANSFER PIPE
9	A	P9	#110 SOIL PIPE FOR LAST 5 FLOORS
10	A	P10	#110 WASTE PIPE FOR LAST 5 FLOORS
11	A	P11	#110 KITCHEN WASTE PIPE
12	A	P12	#110 KITCHEN WASTE PIPE FOR LAST 5 FLOORS
13	A	P13	#160 BALCONY DRAIN PIPE
14			DOMESTIC GRAVITY PIPE
15			DOMESTIC BOOSTER PIPE
16			FLUSHING GRAVITY PIPE
17			FLUSHING BOOSTER PIPE
18			FIRE PIPE
19	A	P18	#160 RAIN WATER PIPE
20	A	P19	#160 SOIL PIPE
21	A	P20	#160 WASTE PIPE
22	M		ISOLATION VALVE

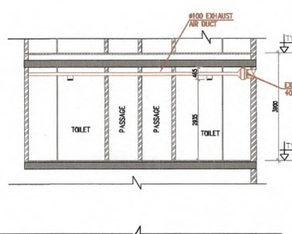


TYPICAL (2ND TO 14TH & 16 TO 19TH)
FLOOR PLAN
SERVICE PERSONNEL CARPET AREA

SERVICE PERSONNEL UNIT CARPET AREA								
GROSS – A								
1	=	1	X	3.000	X	0.885	=	2.655 SQM
2	=	1	X	0.950	X	1.780	=	1.691 SQM
2a	=	1	X	0.150	X	0.850	=	0.128 SQM
3	=	1	X	1.150	X	2.030	=	2.333 SQM
4	=	1	X	2.300	X	2.365	=	5.440 SQM
5	=	1	X	1.275	X	1.000	=	1.275 SQM
						TOTAL	=	13.523 SQM
TOTAL SERVICE PERSONNEL UNIT CARPET AREA	=	GROSS – A						
	=	13.523	SQM					



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

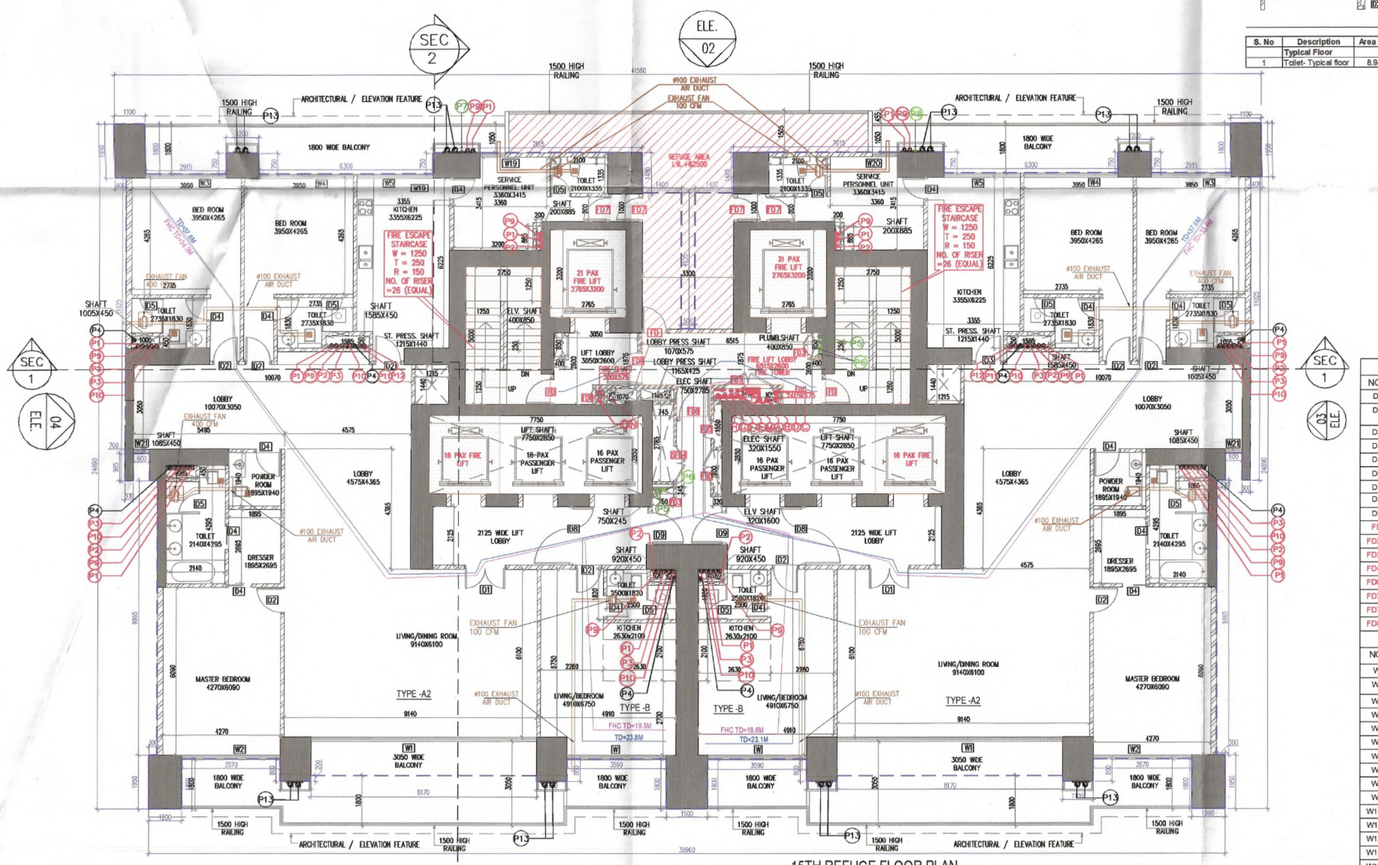


TYPICAL FLOOR PLAN

TYPICAL FLOOR LVL	UNIT	SERVICE PERSONNEL
2nd,	₹11800	04 02
3rd,	₹15700	04 02
4th,	₹19600	04 02
5th,	₹23500	04 02
6th,	₹27400	04 02
7th,	₹31300	04 02
8th,	₹35200	04 02
9th,	₹39100	04 02
10th,	₹43000	04 02
11th,	₹46900	04 02
12th,	₹50800	04 02
13th,	₹54700	04 02
14th,	₹58600	04 02
16th,	₹66400	04 02
17th,	₹70300	04 02
18th,	₹74200	04 02
19th,	₹78100	04 02
TOTAL NO. OF UNIT		68 34

TYPICAL FLOOR PLAN

S. No	Description	Area Sqm	Area ft	Height	ACPH	CFM	Equipment Selection
1	Typical Floor Toilet -Typical floor	8.940	96	10	9	144	1 No 400 CFM Inline fan



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

15TH REFUGE FLOOR AREA CALCULATION								
GROSS – A								
1	2	X	1.100	X	1.950	=	4.290	SQ.MT.
1a	2	X	1.200	X	1.950	=	4.680	SQ.MT.
2	2	X	1.200	X	0.750	=	1.800	SQ.MT.
5	2	X	7.615	X	0.750	=	11.423	SQ.MT.
6	2	X	0.700	X	10.040	=	14.056	SQ.MT.
7	2	X	18.030	X	10.190	=	367.451	SQ.MT.
8	2	X	0.300	X	0.985	=	0.591	SQ.MT.
9	1	X	3.300	X	4.525	=	14.933	SQ.MT.
9a	2	X	1.250	X	4.935	=	12.338	SQ.MT.
11	1	X	38.960	X	0.985	=	38.376	SQ.MT.
12	2	X	0.900	X	9.965	=	17.937	SQ.MT.
13	1	X	36.960	X	10.115	=	369.804	SQ.MT.
14	4	X	1.100	X	0.800	=	3.520	SQ.MT.
15	2	X	8.170	X	0.600	=	9.804	SQ.MT.
16	1	X	1.500	X	1.800	=	2.700	SQ.MT.
					TOTAL	=	873.702	SQ.MT.
					DEDUCTION AREA			
GROSS - B								
b1	2	X	1.005	X	0.450	=	0.905	SQ.MT.
b2	2	X	1.085	X	0.450	=	0.977	SQ.MT.
b3	2	X	1.585	X	0.450	=	1.427	SQ.MT.
b4	1	X	1.215	X	1.440	=	1.750	SQ.MT.
b5	2	X	0.200	X	0.885	=	0.354	SQ.MT.
b6	1	X	2.785	X	3.200	=	8.848	SQ.MT.
b6a	1	X	0.400	X	0.850	=	0.340	SQ.MT.
b8	2	X	0.920	X	0.450	=	0.828	SQ.MT.
b9	1	X	0.320	X	1.600	=	0.512	SQ.MT.
b10	1	X	0.320	X	1.550	=	0.496	SQ.MT.
b11	1	X	0.750	X	0.245	=	0.184	SQ.MT.
b12	1	X	0.745	X	2.785	=	2.075	SQ.MT.
b13	1	X	1.165	X	0.425	=	0.495	SQ.MT.
b14	1	X	0.430	X	0.425	=	0.183	SQ.MT.
b15	1	X	0.640	X	0.575	=	0.368	SQ.MT.
b16	1	X	0.300	X	0.575	=	0.173	SQ.MT.
b17	1	X	7.750	X	2.850	=	22.088	SQ.MT.
b18	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b19	1	X	3.070	X	1.900	=	10.725	SQ.MT.
b19a	1	X	0.400	X	0.800	=	0.320	SQ.MT.
b20	1	X	1.240	X	1.875	=	2.325	SQ.MT.
b21	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b22	1	X	0.770	X	2.450	=	1.887	SQ.MT.
b23	1	X	2.765	X	1.360	=	3.760	SQ.MT.
b24	1	X	5.815	X	2.390	=	13.898	SQ.MT.
b25	1	X	6.455	X	3.000	=	19.365	SQ.MT.
b26	1	X	1.215	X	1.440	=	1.750	SQ.MT.
b27	1	X	7.750	X	2.850	=	22.088	SQ.MT.
					TOTAL	=	127.537	SQ.MT.

TOTAL FAR AREA OF 15TH REFUGE FLOOR	=	GROSS – A	-	GROSS – B	
	=	873.702	-	127.537	
	=	746.165	SQ.MT.		

NON FAR AREA (ADDITION)								
GROSS - C								
b18	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b19	1	X	3.070	X	1.900	=	10.725	SQ.MT.
b20	1	X	1.240	X	1.875	=	2.325	SQ.MT.
b21	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b22	1	X	0.770	X	2.450	=	1.887	SQ.MT.
b23	1	X	2.765	X	1.380	=	4.078	SQ.MT.
b24	1	X	5.815	X	2.390	=	15.332	SQ.MT.
b25	1	X	6.455	X	3.000	=	19.365	SQ.MT.
b26	1	X	1.440	X	1.000	=	1.750	SQ.MT.
b27	1	X	7.750	X	2.850	=	22.088	SQ.MT.
					TOTAL	=	110.621	SQ.MT.

NON FAR AREA (DEDUCTION)								
GROSS - D								
c1	1	X	2.765	X	3.200	=	8.848	SQ.MT.
c2	1	X	0.400	X	0.850	=	0.340	SQ.MT.
c3	1	X	7.750	X	2.850	=	22.088	SQ.MT.
c4	1	X	1.095	X	0.575	=	0.630	SQ.MT.
c5	1	X	1.320	X	0.425	=	0.561	SQ.MT.
c6	1	X	0.400	X	0.850	=	0.340	SQ.MT.
					TOTAL	=	32.786	SQ.MT.

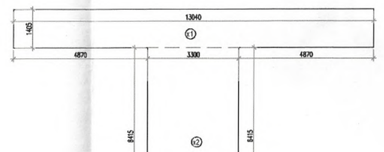
TOTAL NON FAR AREA OF 15TH REFUGE FLOOR	=	GROSS – C	-	GROSS – D	
	=	110.621	-	32.786	
	=	77.835	SQ.MT.		

TOTAL BUILT-UP AREA OF 15TH REFUGE FLOOR	=	FAR AREA	+	NON FAR AREA	
	=	746.165	+	77.835	
	=	824.000	SQ.MT.		

DOOR SCHEDULE				
NO.	OPENING	HEIGHT	LOCATION	FIRE RATING
D1	1525	3000	LIVING ROOM	----
D2	950	3000	M.BED ROOM, BED ROOM-2 &3, KITCHEN	----
D3	950	3000	POD. 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	895	2250	ELV.	2HR.
FD4	1975	2250	ELECTRICAL SHAFT	2HR.
FD5	1250	2250	SMOKE SHAFT	2HR.
FD7	1800	2250	FHC	----
FD7	900	2700	FIRE LOBBY-2	2HR.
FD8	1200	2700	FIRE LOBBY-1	2HR.

WINDOW SCHEDULE				
NO.	OPENING	LINTEL	LOCATION	FIRE RATING
W	4085	3000	BED ROOM-1	----
W1	7825	3000	LIVING 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	4435	3000	BED ROOM-1	----
W10	8325	3000	LIVING ROOM	----
W11	4070	3000	M.BED ROOM	----
W12	3255	3000	BED ROOM-2	----
W13	3575	3000	BED ROOM-3	----
W14	3150	3000	KITCHEN	----
W15	900	3000	BED ROOM	----
W16	1500	3000	TOILET	----
W17	1500	3000	TOILET	----
W18	900	3000	MASTER BED ROOM	----
W19	900	3000	MASTER BED ROOM	----
W20	750	3000	TOILET/SERVICE PERSONNEL	----
W21	600	3000	FAMILY LOUNGE	----

FIRE FIGHTING LEGEND–			
S.NO.	SYMBOL		DESCRIPTION
1		FA	150# FIRE HYDRANT RISER–LOW ZONE–1 FOR PUMP ROOM TO 6TH FLOOR
2		FA	150# FIRE HYDRANT RISER–HIGH ZONE–1 FOR 7TH FLOOR TO 18TH FLOOR
3		FA	150# FIRE HYDRANT RISER–LOW ZONE–2 @PT TO 28TH FLOOR
4		FA	150# FIRE HYDRANT RISER–HIGH ZONE–2 FOR 27TH FLOOR TO 19TH FLOOR
5		FA	150# FIRE SPRINKLER RISER–LOW ZONE–1 FOR PUMP ROOM TO 6TH FLOOR
6		FA	150# FIRE SPRINKLER RISER–LOW ZONE–1–STANDBY FOR PUMP ROOM TO 6TH FLOOR
7		FA	150# FIRE SPRINKLER RISER–HIGH ZONE–1 FOR 7TH FLOOR TO 18TH FLOOR
8		FA	150# FIRE SPRINKLER RISER–HIGH ZONE–1–STANDBY FOR 7TH FLOOR TO 18TH FLOOR
9		FA	150# FIRE SPRINKLER RISER–LOW ZONE–2 @PT TO 28TH FLOOR
10		FA	150# FIRE SPRINKLER RISER–LOW ZONE–2–STANDBY @PT TO 28TH FLOOR
11		FA	150# FIRE SPRINKLER RISER–HIGH ZONE–2 FOR 27TH FLOOR TO 19TH FLOOR
12		FA	150# FIRE SPRINKLER RISER–HIGH ZONE–2–STANDBY FOR 27TH FLOOR TO 19TH FLOOR
13		FA	#80 FIRE DRAIN PIPE
14		FA	150# FIRE TRANSFER WATER RISER
15		FA	150# FIRE TRANSFER WATER RISER–STANDBY



15TH REFUGE FLOOR

REFUGE (15TH) FLOOR AREA CALCULATION									
GROSS – A									
x1	=	1	X	13.040	X	1.405	=	18.321	SQM
x2	=	1	X	3.300	X	6.415	=	21.170	SQM
						TOTAL	=	39.491	SQM
TOTAL AREA OF REFUGE AREA	=	GROSS – A							
	=	39.491							
GROSS AREA OF REFUGE (15TH) FLOOR	=	39.491	SQM						
	=	791.196	SQM						
GROSS AREA OF 16th FLOOR	=	804.324	SQM						
TOTAL	=	1595.520	SQM						
REFUGE AREA REQUIRED	=	1525.460X0.3/12.5		+	ADDITIONAL SPACE TO ACCOMMODATE ONE WHEEL CHAIR SPACE				
	=	38.292		+	0.9				
	=	39.192		SQM					
REFUGE AREA PROVIDED	=	39.491		SQM					

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

OBEROI REALTY LIMITED
Commerz 3rd Floor, International Business Park, Oberoi Garden City, Off Western EXpress Highway,Goregaon East, Mumbai 400063, India.

Architects:

PARK + ASSOCIATES
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ARCHITECTS SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE

JAN.–2026 | Scale : 1:100 | 3/

Drawing Title:–
TYPICAL 2ND TO 14TH & 16TH TO 19TH FLOOR & 15TH REFUGE FLOOR & AREA
TOWER-C

Drawing No:–
TC-02

OBEROI
03–06.05.26