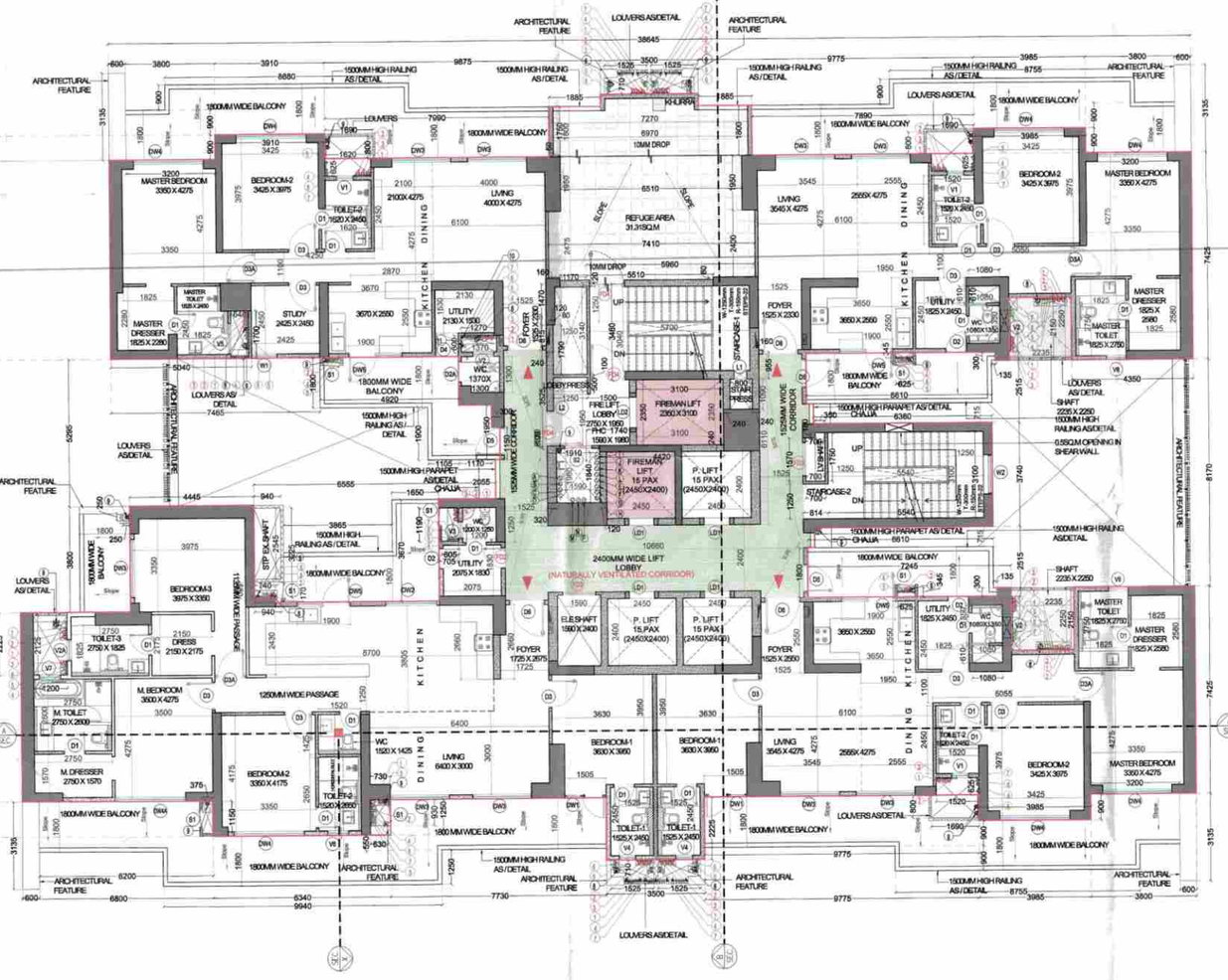


1 TOWER B- REFUGE FLOOR PLAN
1:100 (18th, 27th, 36th, 45th Floor)

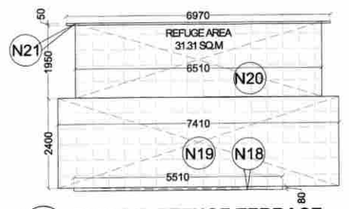
TOWER-B					
S.No.	DESCRIPTION	TOTAL AREA FAR (SQM)	TOTAL AREA NON FAR (SQM)	NO. OF UNITS	FLOOR LEVELS (M)
1	GROUND FLOOR	213.7	1509.07104	-	0.75
2	1st FLOOR	644.464	367.722	4	7.05
3	2nd FLOOR	644.464	254.743	4	10.35
4	3rd FLOOR	644.464	254.743	4	13.65
5	4th FLOOR	644.464	254.743	4	16.95
6	5th FLOOR	644.464	254.743	4	20.25
7	6th FLOOR	644.464	254.743	4	23.55
8	7th FLOOR	644.464	254.743	4	26.85
9	8th FLOOR	644.464	254.743	4	30.15
10	9th FLOOR	644.464	254.743	4	33.45
11	10th FLOOR	644.464	254.743	4	36.75
12	11th FLOOR	644.464	254.743	4	40.05
13	12th FLOOR	644.464	254.743	4	43.35
14	13th FLOOR	644.464	254.743	4	46.65
15	14th FLOOR	644.464	254.743	4	49.95
16	15th FLOOR	644.464	254.743	4	53.25
17	16th FLOOR	644.464	254.743	4	56.55
18	17th FLOOR	644.464	254.743	4	59.85
19	18th FLOOR-REFUGE	605.597	298.073	4	63.15
20	19th FLOOR	644.464	254.743	4	66.45
21	20th FLOOR	644.464	254.743	4	69.75
22	21st FLOOR	644.464	254.743	4	73.05
23	22nd FLOOR	644.464	254.743	4	76.35
24	23rd FLOOR	644.464	254.743	4	79.65
25	24th FLOOR	644.464	254.743	4	82.95
26	25th FLOOR	644.464	254.743	4	86.25
27	26th FLOOR	644.464	254.743	4	89.55
28	27th FLOOR-REFUGE	605.597	298.073	4	92.85
29	28th FLOOR	644.464	254.743	4	96.15
30	29th FLOOR	644.464	254.743	4	99.45
31	30th FLOOR	644.464	254.743	4	102.75
32	31st FLOOR	644.464	254.743	4	106.05
33	32nd FLOOR	644.464	254.743	4	109.35
34	33rd FLOOR	644.464	254.743	4	112.65
35	34th FLOOR	644.464	254.743	4	115.95
36	35th FLOOR	644.464	254.743	4	119.25
37	36th FLOOR-REFUGE	605.597	298.073	4	122.55
38	37th FLOOR	644.464	254.743	4	125.85
39	38th FLOOR	644.464	254.743	4	129.15
40	39th FLOOR	644.464	254.743	4	132.45
41	40th FLOOR	644.464	254.743	4	135.75
42	41st FLOOR	644.464	254.743	4	139.05
43	42nd FLOOR	644.464	254.743	4	142.35
44	43rd FLOOR	644.464	254.743	4	145.65
45	44th FLOOR	644.464	254.743	4	148.95
46	45th FLOOR-REFUGE	605.597	298.073	4	152.25
47	46th FLOOR	644.464	254.743	4	155.55
48	TERRACE FLOOR	-	-	-	158.80
49	MUMTY	-	181.357	-	162.70
50	Machine room/OHT	-	163.643	-	165.90
	TOTAL AREA	29703.58945	13858.5407	184	

TOWER A & B - REFUGE FLOOR FAR AREA						
GROSS ADDITIONS(A)						
DESCRIPTION		LENGTH (m)	BREADTH (m)	AREA (sqm)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	A1	3.910	0.900	3.52	1	3.52
Area of rectangle	A2	12.385	7.125	88.24	1	88.24
Area of rectangle	A3	3.500	2.225	7.79	1	7.79
Area of rectangle	A4	12.430	7.125	88.56	1	88.56
Area of rectangle	A5	9.480	5.175	49.06	2	98.12
Area of rectangle	A6	3.985	0.900	3.59	2	7.17
Area of rectangle	A7	4.350	7.425	32.30	2	64.60
Area of rectangle	A8	7.245	1.950	14.13	2	28.26
Area of rectangle	A9	0.500	0.300	0.15	2	0.30
Area of rectangle	A10	0.250	0.715	0.18	1	0.18
Area of rectangle	A11	6.610	3.740	24.72	1	24.72
Area of rectangle	A12	0.300	0.180	0.05	1	0.05
Area of rectangle	A13	0.250	0.535	0.13	1	0.13
Area of rectangle	A14	10.960	3.700	40.55	1	40.55
Area of rectangle	A15	1.470	1.750	2.57	1	2.57
Area of rectangle	A16	0.300	0.800	0.24	1	0.24
Area of rectangle	A17	11.130	1.420	15.80	1	15.80
Area of rectangle	A18	13.185	10.775	142.07	1	142.07
Area of rectangle	A19	3.500	2.225	7.79	1	7.79
Area of rectangle	A20	5.815	7.105	41.32	1	41.32
Area of rectangle	A21	6.340	1.250	7.93	1	7.93
Area of rectangle	A22	5.185	7.275	37.72	1	37.72
Area of rectangle	A23	4.445	3.325	14.78	1	14.78
Area of rectangle	A24	3.910	6.800	26.59	1	26.59
Area of rectangle	A25	1.885	1.800	3.39	2	6.79
TOTAL OF ALL GROSS ADDITIONS 'A'						755.79
GROSS DEDUCTION(B)						
DESCRIPTION		LENGTH (m)	BREADTH (m)	AREA (sqm)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	S01	1.620	0.625	1.01	1	1.01
Area of rectangle	S02	0.640	1.700	1.09	1	1.09
Area of rectangle	S03	1.520	0.625	0.95	2	1.90
Area of rectangle	S04	1.200	2.225	2.67	1	2.67
Area of rectangle	S05	0.705	1.190	0.84	1	0.84
Area of rectangle	S06	1.270	0.600	0.76	1	0.76
Area of rectangle	S07	1.590	1.980	3.15	1	3.15
Area of rectangle	S08	2.450	2.400	5.88	4	23.52
Area of rectangle	S09	1.590	2.540	4.04	1	4.04
Area of rectangle	S10	0.700	1.570	1.10	1	1.10
Area of rectangle	S11	0.350	0.180	0.06	1	0.06
Area of rectangle	S12	0.800	1.090	0.87	1	0.87
Area of rectangle	S13	1.170	3.140	3.67	1	3.67
Area of rectangle	S14	0.080	1.790	0.14	1	0.14
Area of rectangle	S15	3.100	2.350	7.29	1	7.29
Area of rectangle	S16	0.730	1.250	0.91	1	0.91
Area of rectangle	S17	1.250	0.500	0.63	1	0.63
Area of rectangle	S18	1.080	0.610	0.66	2	1.32
Area of rectangle	N1	5.540	3.100	17.17	1	17.17
Area of rectangle	N2	0.900	1.130	1.02	1	1.02
Area of rectangle	N3	5.960	3.460	20.62	1	20.62
Area of rectangle	N4	1.250	1.950	2.44	1	2.44
Area of rectangle	N5	1.740	2.350	4.09	1	4.09
Area of rectangle	N6	3.525	0.240	0.85	1	0.85
Area of rectangle	N7	1.170	0.120	0.14	1	0.14
Area of rectangle	N8	0.120	1.840	0.22	1	0.22
Area of rectangle	N9	4.420	0.240	1.06	1	1.06
Area of rectangle	N10	0.240	1.090	0.26	2	0.52
Area of rectangle	N11	0.160	0.955	0.15	1	0.15
Area of rectangle	N12	0.320	1.980	0.63	1	0.63
Area of rectangle	N13	1.910	0.100	0.19	1	0.19
Area of rectangle	N14	1.250	0.100	0.13	1	0.13
Area of rectangle	N15	0.120	0.815	0.10	1	0.10
Area of rectangle	N16	0.160	1.470	0.24	1	0.24
Area of rectangle	N18	5.510	0.080	0.44	1	0.44
Area of rectangle	N19	7.410	2.400	17.78	1	17.78
Area of rectangle	N20	6.510	1.950	12.69	1	12.69
Area of rectangle	N21	6.970	0.050	0.35	1	0.35
Area of rectangle	B21	1.885	1.750	3.30	2	6.60
Area of rectangle	B22	3.500	2.225	7.79	1	7.79
TOTAL OF ALL GROSS DEDUCTION 'B'						150.19
TOTAL FAR AREA OF REFUGE FLOOR= A-B (C)						605.60

NON FAR:(D)						
DESCRIPTION		LENGTH (m)	BREADTH (m)	AREA (sqm)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	N1	5.540	3.100	17.17	1	17.17
Area of rectangle	N2	0.814	1.250	1.02	1	1.02
Area of rectangle	N3	5.960	3.460	20.62	1	20.62
Area of rectangle	N4	1.250	1.950	2.44	1	2.44
Area of rectangle	N5	1.740	2.350	4.09	1	4.09
Area of rectangle	N6	3.525	0.240	0.85	1	0.85
Area of rectangle	N7	1.170	0.120	0.14	1	0.14
Area of rectangle	N8	0.120	1.840	0.22	1	0.22
Area of rectangle	N9	4.420	0.240	1.06	1	1.06
Area of rectangle	N10	0.240	1.090	0.26	2	0.52
Area of rectangle	N11	0.160	0.955	0.15	1	0.15
Area of rectangle	N12	0.320	1.980	0.63	1	0.63
Area of rectangle	N13	1.910	0.100	0.19	1	0.19
Area of rectangle	N14	1.250	0.100	0.13	1	0.13
Area of rectangle	N15	0.120	0.815	0.10	1	0.10
Area of rectangle	N16	0.160	1.470	0.24	1	0.24
Area of rectangle	N17	0.600	3.135	1.88	4	7.52
Area of rectangle	N18	5.520	0.080	0.44	1	0.44
Area of rectangle	N19	7.420	2.400	17.81	1	17.81
Area of rectangle	N20	6.520	1.950	12.71	1	12.71
Area of rectangle	N21	6.970	0.050	0.35	1	0.35
TOTAL OF NON FAR 'D'						88.40
BALCONY ADDITION:(E						
Area of rectangle	B1	0.135	0.300	0.04	2	0.08
Area of rectangle	B2	8.755	0.900	7.88	2	15.76
Area of rectangle	B3	3.200	1.800	5.76	3	17.28
Area of rectangle	B4	3.910	0.900	3.52	1	3.52
Area of rectangle	B5	7.990	1.800	14.38	1	14.38
Area of rectangle	B6	7.890	1.800	14.20	2	28.40
Area of rectangle	B7	3.985	0.900	3.59	2	7.17
Area of rectangle	B8	6.610	1.800	11.90	2	23.80
Area of rectangle	B9	4.920	1.800	8.86	1	8.86
Area of rectangle	B10	1.105	1.900	2.10	1	2.10
Area of rectangle	B11	1.170	1.950	2.28	1	2.28
Area of rectangle	B12	0.300	1.150	0.35	1	0.35
Area of rectangle	B13	1.800	3.800	6.84	1	6.84
Area of rectangle	B14	3.865	1.800	6.96	1	6.96
Area of rectangle	B15	1.650	3.670	6.06	1	6.06
Area of rectangle	B16	6.200	1.800	11.16	1	11.16
Area of rectangle	B17	6.340	0.550	3.49	1	3.49
Area of rectangle	B18	9.940	1.250	12.43	1	12.43
Area of rectangle	B19	7.730	1.800	13.91	1	13.91
Area of rectangle	B20	8.680	0.900	7.81	2	15.62
Area of rectangle	B21	1.885	1.750	3.30	2	6.60
Area of rectangle	B22	3.500	2.225	7.79	1	7.79
TOTAL OF BALCONY ADDITION 'E'						214.82
BALCONY SUBTRACTION:(F)						
Area of rectangle	1	1.690	0.800	1.35	3	4.06
Area of rectangle	2	0.625	0.275	0.17	1	0.17
Area of rectangle	3	0.250	0.250	0.06	1	0.06
Area of rectangle	4	0.375	1.150	0.43	1	0.43
Area of rectangle	5	0.625	0.345	0.22	2	0.43
TOTAL OF BALCONY SUBTRACTION 'F'						5.15
TOTAL OF ALL NON FAR BALCONY 'G' = 'E' - 'F'						209.67
TOTAL OF ALL NON FAR 'H' = 'D'+'G'						298.07
TOTAL BUILT UP AREA OF REFUGE FLOOR= C + H						903.67

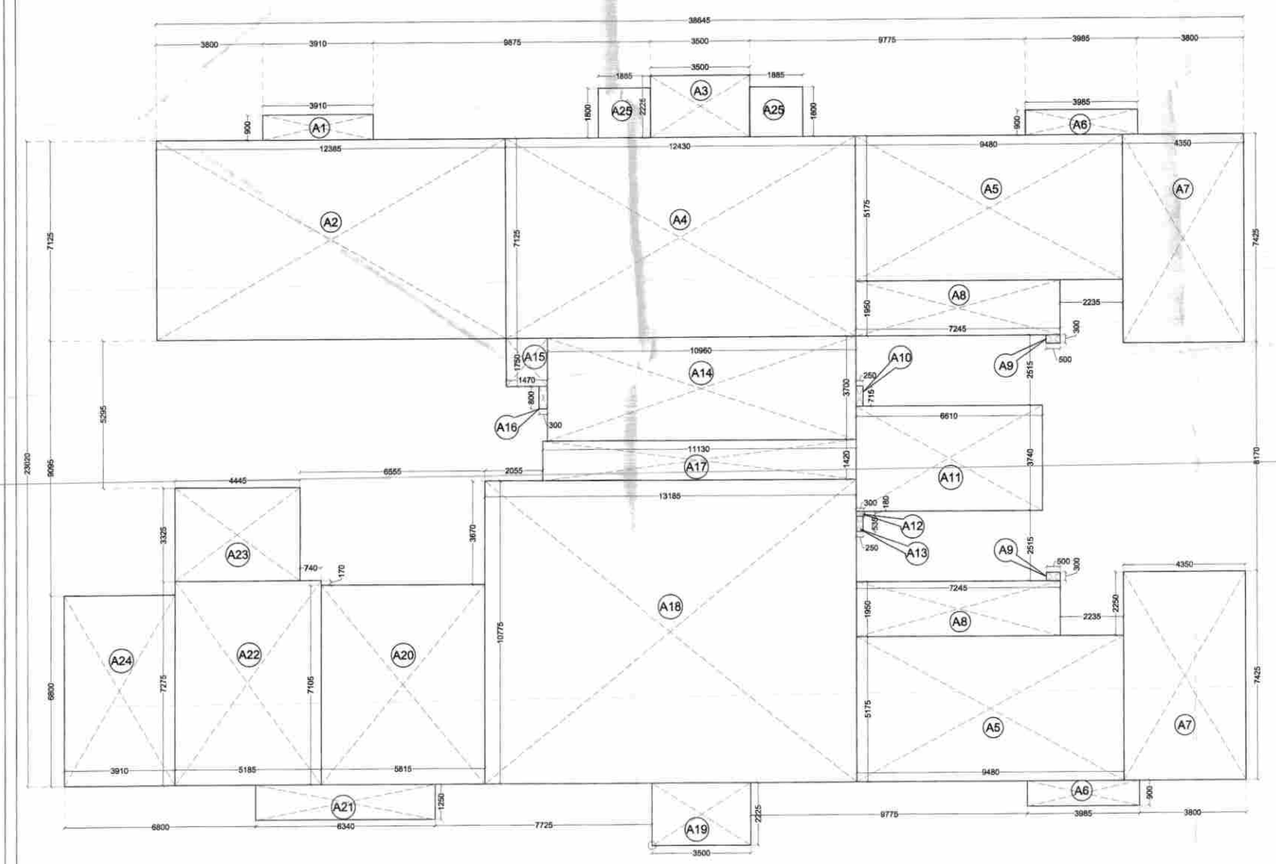
REFUGE AREA CALCULATION- TOWER B		
COVERED AREA FOR 2 CONSECUTIVE FLOORS (17th & 18th, 26th &27th, 35th &36th, 44th &45th)		1250.062
OCCUPANT LOAD @12.5 SQM/ PERSON		100.005
0.3 sqm Refuge Area to be Provided per occupant load and 0.9 sqm additional or accomodating wheelchair requirement		
REFUGE AREA REQUIRED	30.90	sqm
REFUGE AREA PROVIDED	31.31	sqm

EXIT REQUIREMENT CALCULATION - Tower							
S.No	Floor	Gross Areas SQM	Factor As/NBC 2016)	Occupancy (As/NBC)	Width Factor per person (mm)	Required Width of Staircase(mm)	Provided Width of Staircase/ exit (mm)
1	Ground floor	1274.3	1.4	910.18	10	9101.8	20450
2	Typical floor	644	12.5	51.52	10	515.2	2500
3	Refuge floor	605	12.5	48.40	10	484	2500

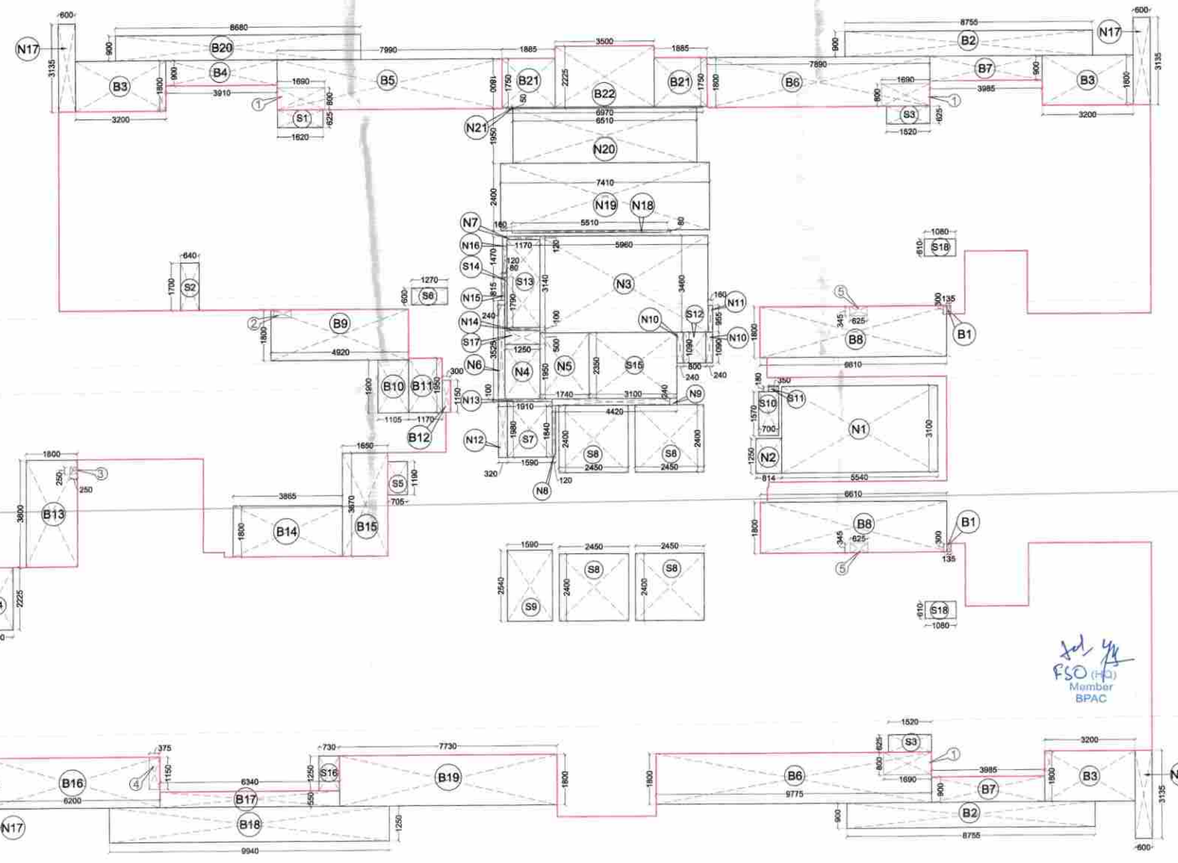


5 BLOWUP-REFUGE TERRACE
1:75 (18th, 27th, 36th, 45th Floor)

AREA SUMMARY				
S.No.	DESCRIPTION	F.A.R. (SQ.M)	NON F.A.R. (SQ.M) STAIRCASE+LIFT LOBBY (SQM)	NON F.A.R. (SQ.M) BALCONY (SQM)
1	TYPICAL FLOOR	644.46	57.090	197.653
2	FIRST FLOOR (TA)	649.06	56.308	316.694
3	FIRST FLOOR (TB)	644.46	57.090	310.632
5	REFUGE FLOOR	605.60	88.40	209.67

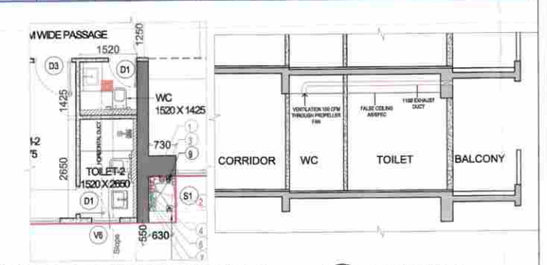


2 TOWER B- REFUGE FLOOR - ADDITION AREA DIAGRAM
1:100 (18th, 27th, 36th, 45th Floor)



3 TOWER B- REFUGE FLOOR - SUBTRACTION AREA DIAGRAM
1:100 (18th, 27th, 36th, 45th Floor)

1127/ADANI-M2K/ SCHEDULE OF DOOR AND WINDOWS						
Tag		Width (MM)	Height (MM)	Sill (MM)	Lintel (MM)	OPENING DIRECTION & LOCATION
SCHEDULE OF NON FIRE RATED DOORS						
D1		800	2400	0	2400	OPENABLE INSIDE/TOILET
D2		750	2400	0	2400	HINGED GLASS DOOR/OPENABLE INSIDE/UTILITY WC
D2A		750	2400	0	2400	HINGED GLASS (FROSTED)/OPENABLE INSIDE/UTILITY WC
D3		1000	2400	0	2400	OPENABLE INSIDE/BEDROOM
D3A		1000	2400	0	2400	WITH SUB FRAME /OPENABLE INSIDE/BEDROOM/
D4		830	2400	0	2400	HINGED GLASS/OPENABLE INSIDE/UTILITY ROOM
D5		1000	2400	0	2400	HINGED GLASS /OPENABLE OUTSIDE/ COMMON LOBBY
D6		1250	2400	0	2400	OPENABLE INSIDE/UNIT ENTRANCE (1HR. FIRE RATED)
D7		900	2400	0	2400	OPENABLE INSIDE/S.P ENTRANCE (1HR. FIRE RATED)
SCHEDULE OF SLIDING DOORS						
DW1		1505	2400	0	2400	HINGED DOOR (900MM) +FIXED GLASS/ BEDROOM 1
DW2		1800	2400	0	2400	SLIDING DOOR/BEDROOM
DW3		2100	2400	0	2400	SLIDING DOOR/LIVING + DINING
DW4		2500	2400	0	2400	SLIDING DOOR/BEDROOM
DW4A		2520	2400	0	2400	SLIDING DOOR/BEDROOM
DW5	DOOR	1000	2400	0	2400	OPENABLE OUTSIDE/KITCHEN
	WINDOW	900	1350	1050	2400	FIXED/KITCHEN
SCHEDULE OF WINDOWS						
W1		900	1200	1200	2400	CASEMENT/ OPENABLE OUTSIDE/STUDY ROOM
W2		1410	2300	AS/ ST.	DETAIL	FIXED WINDOW + LOUVER/ STAIRCASE 2
V1		600	900	1500	2400	FIXED+TOP HUNG OPENABLE OUTSIDE /BEDROOM 2
V2		750	1950	450	2400	FIXED+SIDE HUNG/UTILITY (INSIDE OPENING)
V2A		750	1950	450	2400	FIXED+SIDE HUNG/M.BEDROOM (OUTSIDE OPENING)
V3		600	900	1200	2100	FIXED+TOP HUNG/UTILITY WC (OUTSIDE OPENING)
V4		600	1950	450	2400	FIXED+SIDE HUNG/BEDROOM 1 (OUTSIDE OPENING)
V5	VENTILATOR	750	1450	950	2400	FIXED+SIDE HUNGM /BEDROOM-3BHK+STUDY+SQ.(INSIDE OPENING)
	EXHAUST	350	400	2000	2400	
V6		750	1500	900	2400	FIXED+SIDE HUNG/M.BEDROOM (OUTSIDE OPENING)
V7		750	1500	900	2400	FIXED /M.BEDROOM
SCHEDULE OF LIFT OPENINGS						
LD1		900	2400	0	2400	AS PER VENDOR/LIFT
LD2		1100	2400	0	2400	AS PER VENDOR/FIRE LIFT
FIRE RATED DOORS						
FD2		750	2400	0	2400	OPENABLE OUTSIDE/COMMON LOBBY (1HR. FIRE RATED)
FD3		1200	2100	300	2400	OPENABLE OUTSIDE/LV SHAFT (2HR. FIRE RATED)
FD4		1250	2400	0	2400	FIRE LOBBY AND STAIRCASE (2HR. FIRE RATED)
SCHEDULE OF LOUVERS FOR PRESSURISATION SHAFT						
L1		450	AS/ ST. DETAIL	AS/ ST. DETAIL	2400	LOUVERS/STAIRCASE PRESS.
L2		1250	1200	1200	2400	LOUVERS/FIRE LIFT LOBBY PRESS.
SCHEDULE OF SHAFT DOORS						
S1		625	2100	300	2400	OPENABLE OUTSIDE/BALCONY SHAFT
S2		1000	2100	300	2400	OPENABLE OUTSIDE/FHC DOOR SPECS AS/ VENDOR



4 WC BLOWUP PLAN (4BHK)
1:75

5 SECTION X
1:75

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DTP(HQ) — ATP(HQ) — AD — ATP — Rajesh Dutt SD(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO. 2116-2
DATED : 20/1/2026

FIRE FIGHTING LEGEND FOR TOWER-1 & 2	
A	150Ø FIRE HYDRANT PIPE FOR LOW ZONE-1
B	150Ø FIRE HYDRANT PIPE FOR LOW ZONE-2
C	150Ø FIRE HYDRANT PIPE FOR HIGH ZONE-1
D	HIGH ZONE-2
E	150Ø SPRINKLER PIPE FOR LOW ZONE-1
F	150Ø SPRINKLER PIPE FOR LOW ZONE-2
G	150Ø SPRINKLER PIPE FOR HIGH ZONE-1
H	HIGH ZONE-2
I	150Ø SPRINKLER PIPE FOR LOW ZONE-1 (STAND BY)
J	150Ø SPRINKLER PIPE FOR LOW ZONE-2 (STAND BY)
K	150Ø SPRINKLER PIPE FOR HIGH ZONE-1 (STAND BY)
L	HIGH ZONE-2 (STAND BY)
M	80Ø DRAIN PIPE
N	150Ø FIRE RISER PIPE FOR OHT-1 (STAND BY)
O	150Ø FIRE RISER PIPE FOR OHT-1 (WORKING)
P	150Ø FIRE DOWN COMER PIPE

NOTE :-
ALL FHC SHAFT ACCESS DOOR 900MM WIDTH REQ.

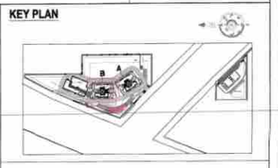
PLUMBING LEGEND:-		
S.NO.	DESCRIPTION	SYMBOL
1	110 OD uPVC SOIL & VENT PIPE	(1)
2	110 OD uPVC WASTE & VENT PIPE	(2)
3	75 OD uPVC ANTISYPHONAGE PIPE	(3)
4	DOMESTIC WATER SUPPLY D/N PIPE (MAIN)	(4)
5	DOMESTIC WATER SUPPLY D/N PIPE (BRANCH)	(5)
6	FLUSHING WATER SUPPLY D/N PIPE (MAIN)	(6)
7	FLUSHING WATER SUPPLY D/N PIPE (BRANCH)	(7)
8	160 OD uPVC RAIN WATER PIPE FOR TERRACE	(8)
9	110 OD uPVC RAIN WATER PIPE FOR BALCONY	(9)
10	Ø DOMESTIC WATER RISER PIPE	(10)
11	Ø FLUSHING WATER RISER PIPE	(11)
13	FLOOR TRAP (100x100) mm	FT
14	FLOOR DRAIN (100x75) mm	FD
15	FLOOR CLEAN OUT PLUG	FCO
16	CUT OUT IN SLAB FOR WC-150x150 mm	
17	CUT OUT IN SLAB FOR FT-150x150 mm	
18	CUT OUT IN SLAB FOR FD-125x125 mm	
19	ACCESS DOOR	(AD)
	75 (OD) RAIN WATER PIPE FOR BALCONY DRAIN	

RCC WALL
SHEAR WALL/ COLUMN
LEDGE WALL IN BLOCKWORK
MS PLATFORM

OWNER SIGN: MODI PROPERTIES PVT. LTD.

ARCHITECT SIGN: RESHAV SHARMA B.ARCH CA/2016/77247

KEY PLAN



SUBMISSION DRAWING

OWNER
M/S RADHEY BUILDHOME PVT. LTD. IN COLLABORATION WITH M/S ADANI M2K REALTORS LLP.

PROJECT
PROPOSED RESIDENTIAL GROUP HOUSING COLONY OVER AN ADDITIONAL AREA MEASURING 0.03125 ACRE (LICENSE NO 131 OF 2025 DATED 29-07-2025) ADJOINING TO ALREADY LICENCED AREA MEASURING 5.13125 ACRES (AFTER MIGRATION OF 12.85625 ACRES INTO RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 LICENSE N0-44OF 2021 DATED 12.08.2021 OUT OF TOTAL 17.9875 ACRES UNDER LICENCE NO. 24 OF 2012) TOTAL AREA MEASURING 5.1625 ACRES IN SECTOR 102 & 102-A, GURUGRAM

SCALE: AS MARKED — DATE: 12.11.2025

DRAWING TITLE: TOWER B REFUGE FLOOR PLAN & AREA DIAGRAM

Superintending Engineer (HQ) B.P.A.C.

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DRAWING NO. S-12 — REVISION