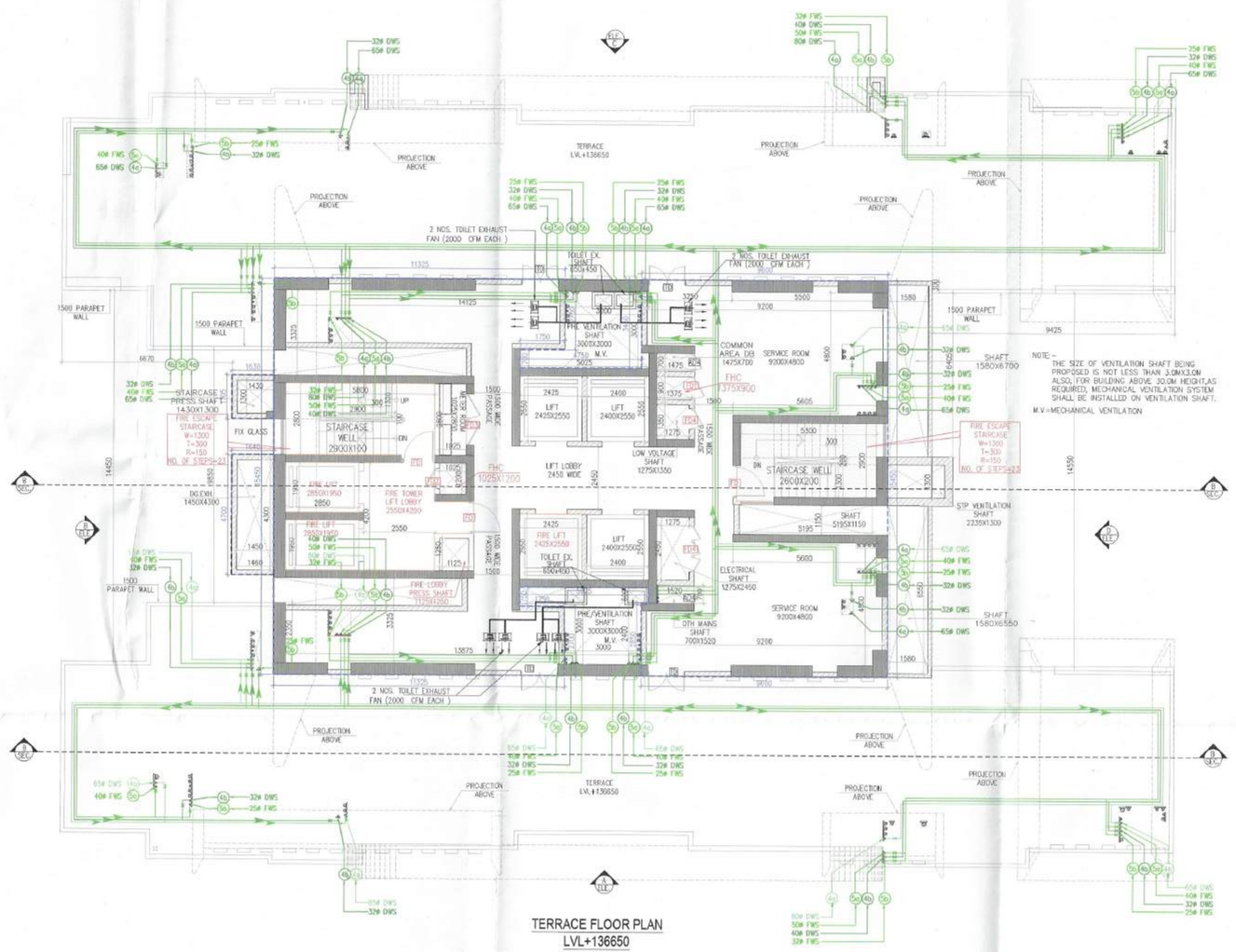
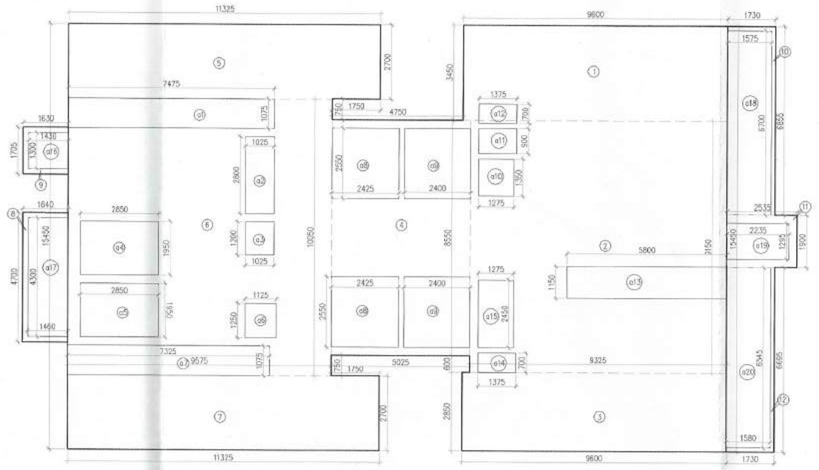
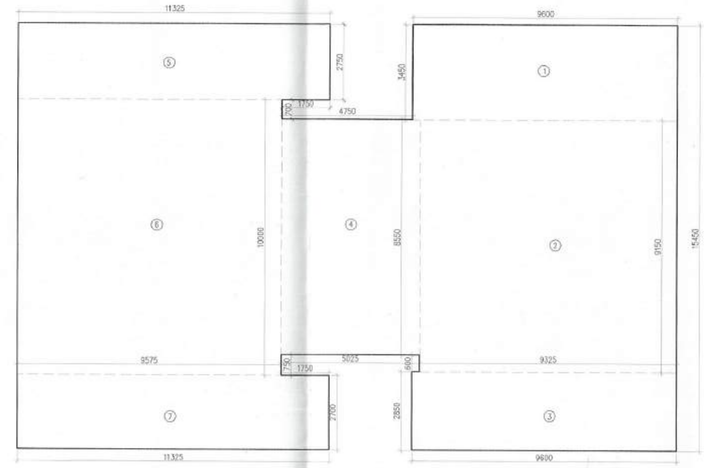


TERRACE FLOOR PLAN
LVL+136650
TOWER-1



TERRACE FLOOR AREA
TOWER-01



LMR & MUMTY FLOOR AREA
TOWER-01

SCHEDULE OF WINDOWS

TYPE	OPENING	SILL LEVEL (F.F.L)	LINTEL LEVEL (F.F.L)	REMARK STATUS
G1	6000 x 2400	±00	+2400	LIVING & DINING ROOM
G2	3400 x 2400	±00	+2400	LIVING & DINING ROOM
G3	2750 x 2400	±00	+2400	BEDROOM 3
G4	1450 x 2400	±00	+2400	BEDROOM 2 & MASTER BEDROOM
G5	2950 x 2400	±00	+2400	MASTER BEDROOM
G6	1750 x 2400	±00	+2400	KITCHEN
W1	1250 x 1300	+900	+2400	MASTER BEDROOM
W3	800 x 2100	+300	+2400	TOILET (SHOWER AREA)
W3	800 x 1400	+1000	+2400	TOILET (BEHIND WC)

SCHEDULE OF DOORS

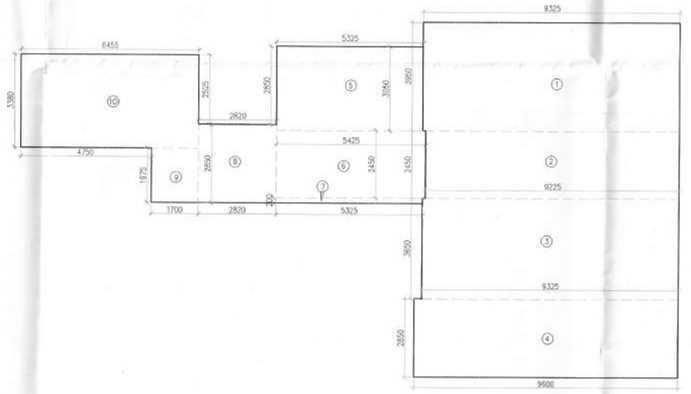
TYPE	OPENING	SILL LEVEL (F.F.L)	LINTEL LEVEL (F.F.L)	REMARK STATUS
TD	1450 x 2400	±00	+2400	+2450 TERRACE
D1	1000 x 2400	±00	+2400	+2450 ENTRANCE
D3	900 x 2400	±00	+2400	+2450 BEDROOM ENTRANCE
D4	900 x 2400	±00	+2400	+2450 TOILETS & SERVANT ROOM
D5	800 x 2400	±00	+2400	+2450 UTILITY
D6	800 x 2400	±00	+2400	+2450 VENTILATED SERVANT ROOM
FD	1050 x 2400	±00	+2400	+2450 STAIRCASE & FIRE LOBBY
FD1	900 x 2100	+300	+2100	+2550 FHC SHAFT
FD2	800 x 2150	+300	+2150	+2550 FHC SHAFT
FD3	2000 x 2150	+300	+2150	+2550 METER ROOM
FD4	1850 x 2150	+300	+2150	+2550 ELECTRICAL SHAFT
A02	800 x 2150	+300	+2150	+2550 L.V. SHAFT
A03	700 x 2150	+300	+2150	+2550 OHT MAINS/ DTH
A04	600 x 2150	+300	+2150	+2550 OHT MAINS/ DTH (SILLT LEVEL)
ED	2800 x 2150	+300	+3000	+3000 ENTRANCE LOBBY

TERRACE FLOOR AREA

GROSS -A							
1	1	X	9.600	X	3.450	=	33.120 SQM
2	1	X	9.325	X	9.150	=	85.324 SQM
3	1	X	9.600	X	2.850	=	27.360 SQM
4	1	X	5.025	X	8.550	=	42.964 SQM
5	1	X	11.325	X	2.750	=	31.144 SQM
6	1	X	9.575	X	10.080	=	96.520 SQM
7	1	X	11.325	X	2.700	=	30.578 SQM
8	1	X	1.940	X	4.700	=	7.728 SQM
9	1	X	1.630	X	1.705	=	2.779 SQM
10	1	X	1.730	X	6.825	=	11.809 SQM
11	1	X	2.535	X	1.950	=	4.917 SQM
12	1	X	1.730	X	6.650	=	11.502 SQM
					TOTAL	=	384.896 SQM

DEDUCTION AREA

GROSS -B							
a1	1	X	7.475	X	1.075	=	8.036 SQM
a2	1	X	1.025	X	2.800	=	2.870 SQM
a3	1	X	1.025	X	1.200	=	1.230 SQM
a4	1	X	2.850	X	1.950	=	5.558 SQM
a5	1	X	2.850	X	1.950	=	5.558 SQM
a6	1	X	1.125	X	1.250	=	1.406 SQM
a7	1	X	7.325	X	1.075	=	7.874 SQM
a8	2	X	2.425	X	2.550	=	12.368 SQM
a9	2	X	2.400	X	2.550	=	12.240 SQM
a10	1	X	1.375	X	1.350	=	1.721 SQM
a11	1	X	1.375	X	0.900	=	1.238 SQM
a12	1	X	1.375	X	0.700	=	0.963 SQM
a13	1	X	5.800	X	1.150	=	6.670 SQM
a14	1	X	1.375	X	0.700	=	0.963 SQM
a15	1	X	1.275	X	2.450	=	3.124 SQM
a16	1	X	1.450	X	1.300	=	1.885 SQM
a17	1	X	1.460	X	4.500	=	6.278 SQM
a18	1	X	1.875	X	9.700	=	10.553 SQM
a19	1	X	2.250	X	1.250	=	2.894 SQM
a20	1	X	1.560	X	6.645	=	10.341 SQM
					TOTAL	=	103.741 SQM
TOTAL AREA OF TERRACE FLOOR				+	GROSS-A	-	GROSS-B
				=	384.896	-	103.741
				=	281.155	SQM	



OHT FLOOR AREA
TOWER-1

LMR & MUMTY FLOOR AREA

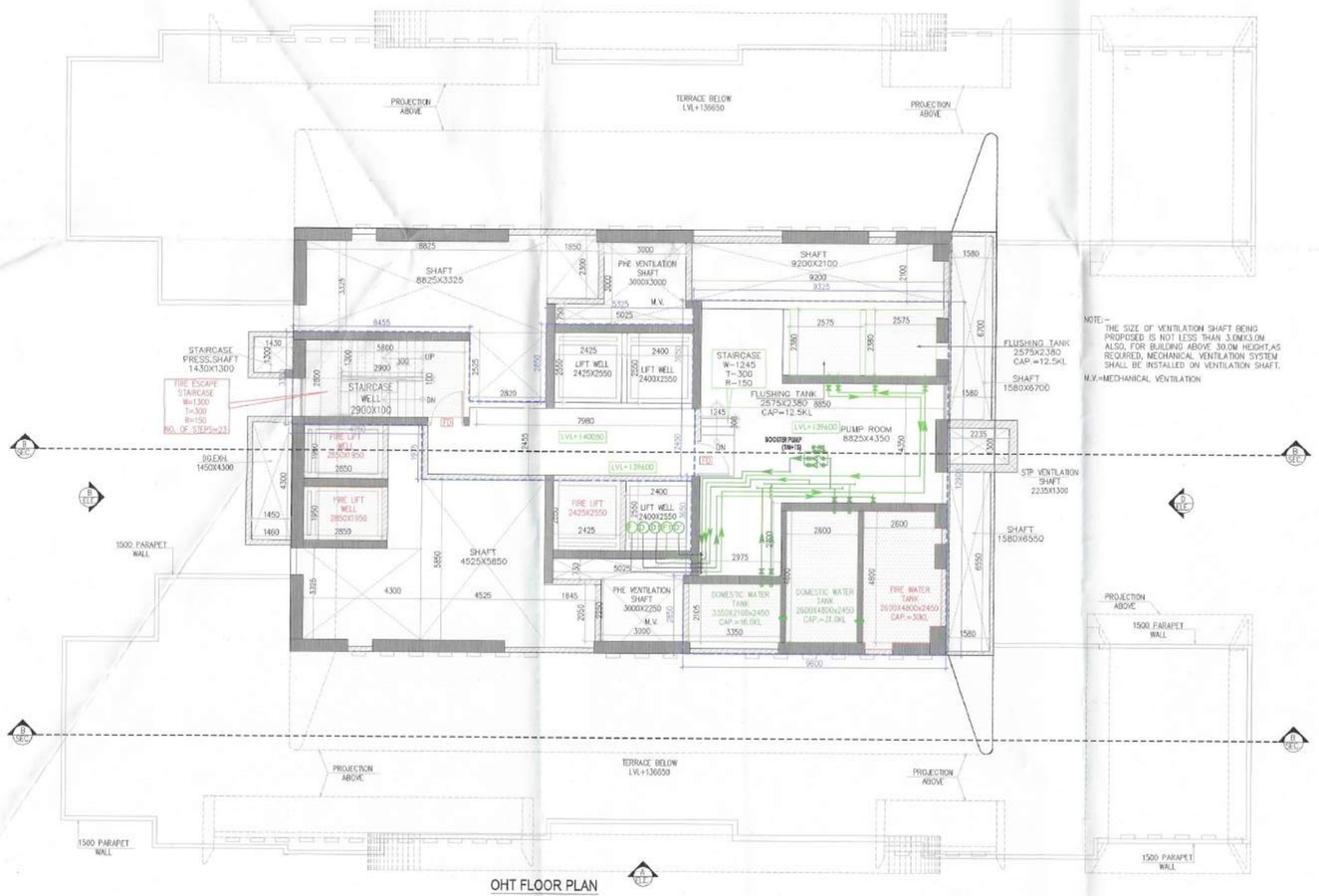
GROSS -A							
1	1	X	9.600	X	3.460	=	33.120 SQM
2	1	X	9.326	X	9.150	=	85.324 SQM
3	1	X	9.600	X	2.850	=	27.360 SQM
4	1	X	5.025	X	8.550	=	42.964 SQM
5	1	X	11.325	X	2.750	=	31.144 SQM
6	1	X	9.578	X	10.000	=	95.780 SQM
7	1	X	11.326	X	2.700	=	30.578 SQM
					TOTAL	=	346.230 SQM

OHT FLOOR AREA

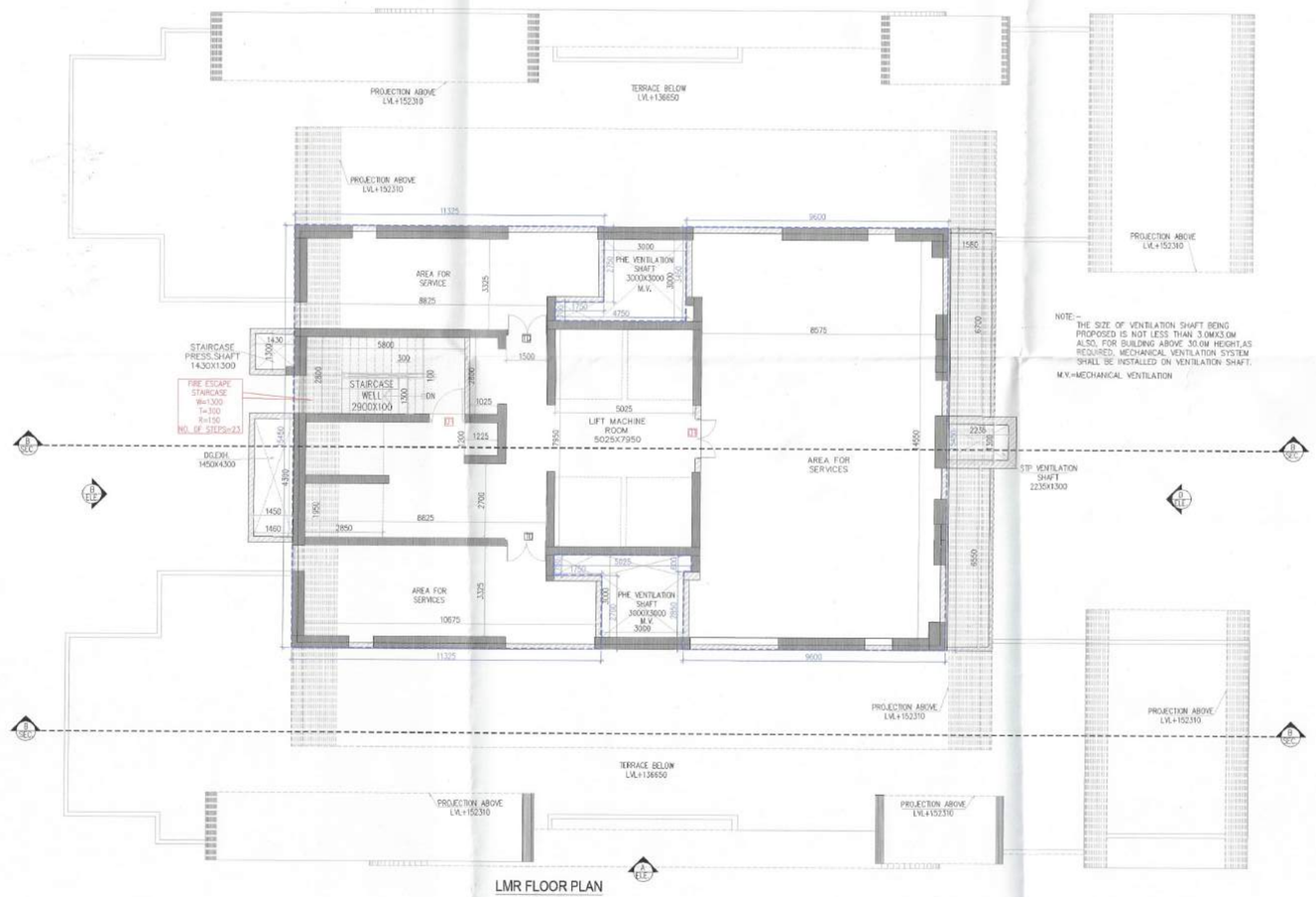
GROSS -A							
1	1	X	9.325	X	3.950	=	36.834 SQM
2	1	X	9.325	X	2.450	=	22.851 SQM
3	1	X	9.325	X	3.950	=	34.036 SQM
4	1	X	9.600	X	2.850	=	27.360 SQM
5	1	X	5.325	X	3.050	=	16.241 SQM
6	1	X	5.425	X	2.450	=	13.291 SQM
7	1	X	9.325	X	0.300	=	1.065 SQM
8	1	X	2.925	X	2.850	=	8.037 SQM
9	1	X	1.700	X	1.975	=	3.358 SQM
10	1	X	6.455	X	3.380	=	21.818 SQM
					TOTAL	=	184.641 SQM

PLUMBING LEGEND:-

CP	100ø Soil Pipe (CP)
WP	100ø Waste Pipe (WP)
VP	75ø Vent Pipe (VP)
1G	Domestic Water Supply Drop From Tank To Toilet / Kitchen For Top Five Floor (33th To 37th)
1G	Domestic Water Supply Drop From Tank To Toilet / Kitchen For First To 32nd Floor.
2G	Recycled Water Supply Drop From Tank To Toilet For Top Five Floor (33th To 37th)
2G	Recycled Water Supply Drop From Tank To Toilet For First To 32nd Floor.
D	Domestic Water Supply Riser Pipe Fill To O.H.T.
F	Recycled Water Supply Riser Pipe Fill To O.H.T.
KW	100ø Waste Pipe (For Use Kitchen Waste)
RW	150ø Terrace Rain Water Pipe
SV	100ø Soil Pipe upto Third Floor (SP)
WV	100ø Waste Pipe upto Third Floor (WP)
RV	100ø Balcony Rain Water Pipe
S.S	Service Slab
M.F.T	Multi Floor Trap
FD	Floor Drain
COP	Clean Out Plug
	Soil Pipe
W.C	
600 x FT	Cutout Size: 200x200 mm (For Use Soil/Waste & Rain Water Drainage)
600 x FD	Cutout Size: 150x150 mm (For Use WC & Floor P-Trap)
	Cutout Size: 100x100 mm (For Use Floor Drain)



OHT FLOOR PLAN
LVL+139750
TOWER-1



LMR FLOOR PLAN
LVL+142950
TOWER-1

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.:- 36796
DATED :- 5/12/2026

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

REVISED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 19.9743 ACRES (LICENSE NO-47 OF 2009 DATED 21.08.2009 GRANTED FOR 11.35 ACRES AND LICENSE NO-104 OF 2012 DATED 06.10.2012 GRANTED FOR 6.475 ACRES & LICENSE NO-24 OF 2026 DATED 09.02.2026 GRANTED FOR 2.15 ACRES) IN SECTOR-81 & 86, GURUGRAM BEING DEVELOPED BY INTERNATIONAL GREEN SCAPES LTD.

DESIGN CONSULTANT :

Architect
Hafeez
Contractor
29 Bank Street, Fort, Mumbai
400 023 Tel : 2266 1920

Client

M/s International Green Scapes Ltd.
Corporate Office: 1st Floor,
World Trade Tower, Barakhamba Lane,
New Delhi-110001

Associate Architects:

SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS)
Plot no. 10 A&B, Bhawani Kunj,
Behind D2,Vasant Kunj,
New Delhi-110070.
Mob.: 9810791652,9811077209

DTP(HQ) Member BPAC
DTP(HQ) Chinmaya BPAC
ATP(HQ)
ATP
SUNIL KUMAR PADHI
Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter no. 291535 dt. 17/11/26
FBO, (HQ) Member BPAC
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

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

AUG-2026	Scale : 1:100	
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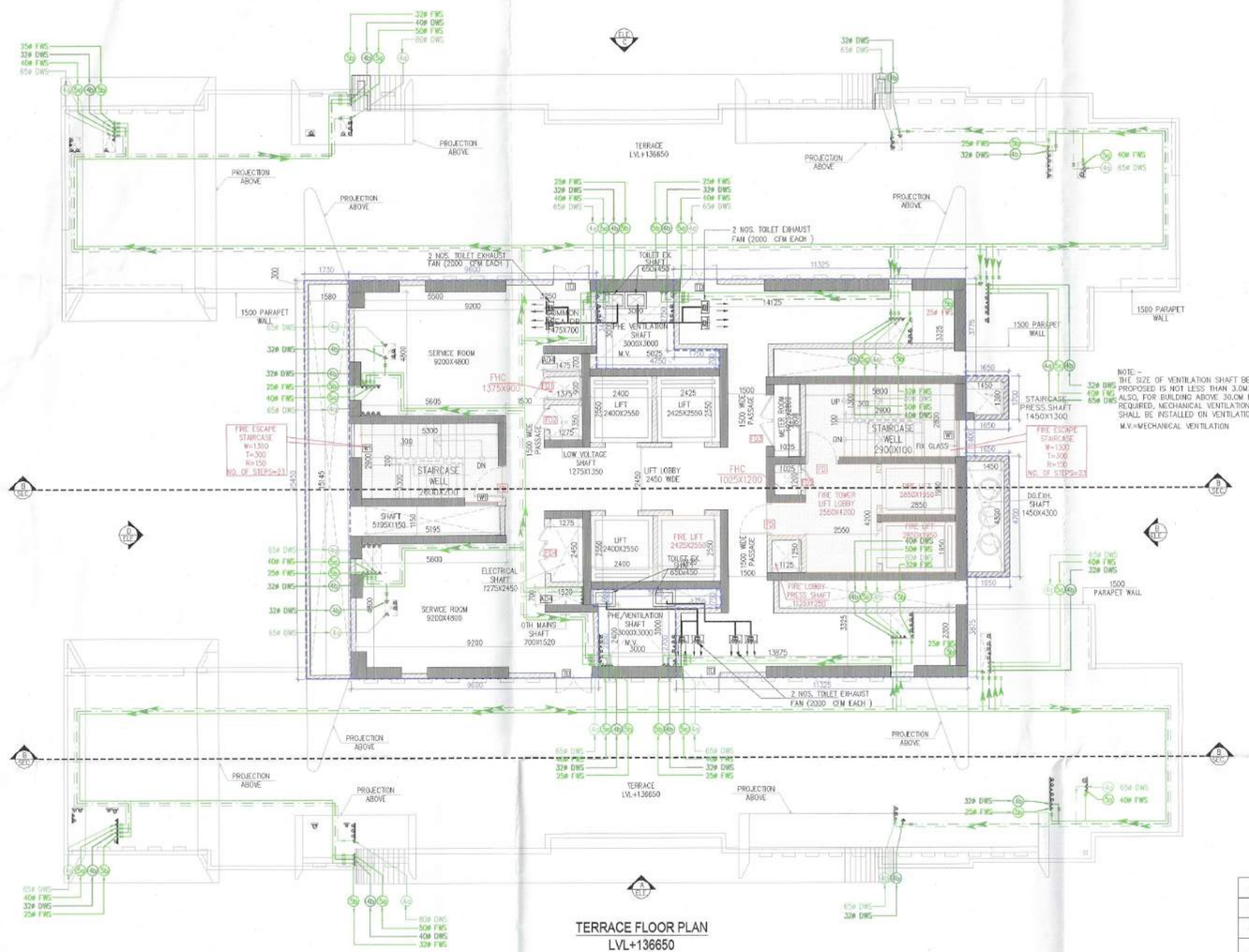
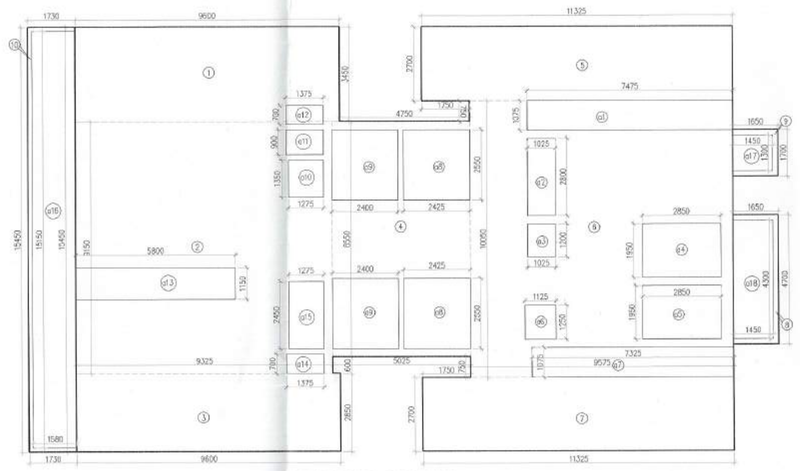
		03-25.08.26



TERRACE FLOOR PLAN
LVL+136650
TOWER-2



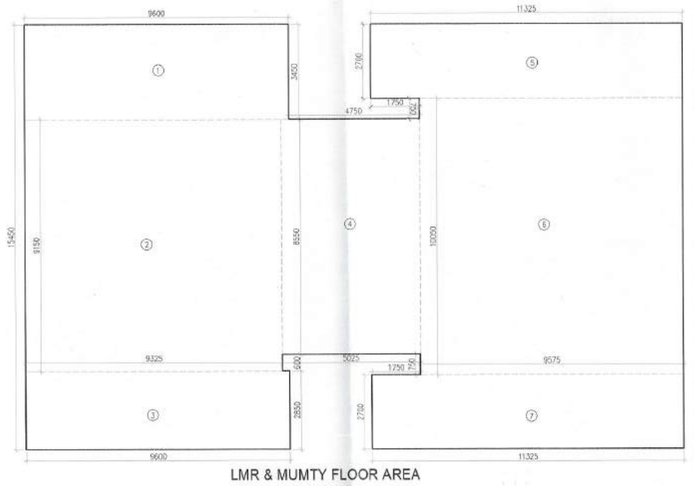
TERRACE FLOOR AREA
TOWER-02

TERRACE FLOOR AREA

GROSS -A							
1	1	X	9.800	X	3.450	=	33.120 SQM
2	1	X	9.325	X	8.150	=	65.324 SQM
3	1	X	9.600	X	2.650	=	27.360 SQM
4	1	X	5.025	X	8.550	=	42.994 SQM
5	1	X	11.325	X	2.700	=	30.578 SQM
6	1	X	9.075	X	10.050	=	99.229 SQM
7	1	X	11.325	X	2.700	=	30.578 SQM
8	1	X	1.650	X	4.700	=	7.755 SQM
9	1	X	1.650	X	1.700	=	2.805 SQM
10	1	X	1.700	X	15.450	=	26.729 SQM
					TOTAL	=	383.440 SQM

DEDUCTION AREA

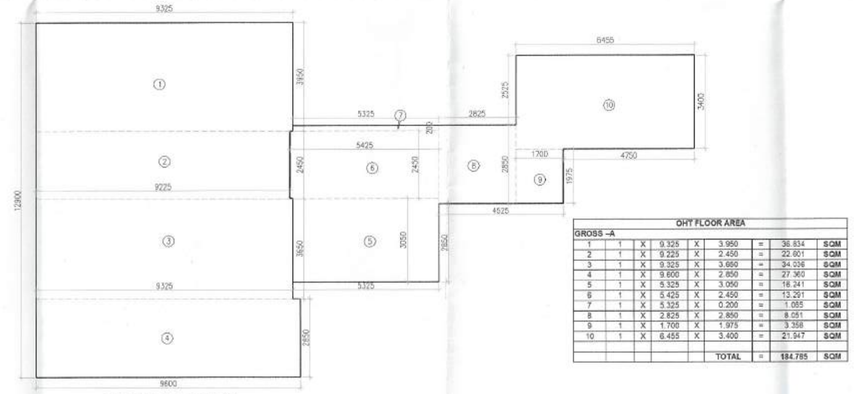
GROSS -B							
#1	1	X	7.475	X	1.075	=	8.036 SQM
#2	1	X	1.025	X	2.800	=	2.870 SQM
#3	1	X	1.025	X	1.200	=	1.230 SQM
#4	1	X	2.850	X	1.950	=	5.558 SQM
#5	1	X	2.850	X	1.950	=	5.558 SQM
#6	1	X	1.125	X	1.250	=	1.406 SQM
#7	1	X	7.325	X	1.075	=	7.874 SQM
#8	2	X	2.425	X	2.550	=	12.368 SQM
#9	2	X	2.425	X	2.550	=	12.240 SQM
#10	1	X	1.275	X	1.350	=	1.721 SQM
#11	1	X	1.375	X	0.900	=	1.238 SQM
#12	1	X	1.375	X	0.700	=	0.963 SQM
#13	1	X	5.800	X	1.180	=	6.844 SQM
#14	1	X	1.375	X	0.700	=	0.963 SQM
#15	1	X	1.275	X	2.450	=	3.124 SQM
#16	1	X	1.660	X	10.150	=	23.937 SQM
#17	1	X	1.450	X	1.000	=	1.885 SQM
#18	1	X	1.460	X	4.300	=	6.238 SQM
					TOTAL	=	103.875 SQM
TOTAL AREA OF TERRACE FLOOR				=	GROSS-A	=	383.440
				=	GROSS-B	=	103.875
				=	279.567	SQM	



LMR & MUMTY FLOOR AREA
TOWER-02

LMR & MUMTY FLOOR AREA

GROSS -A							
1	1	X	9.800	X	3.450	=	33.120 SQM
2	1	X	9.325	X	9.150	=	85.324 SQM
3	1	X	9.600	X	2.850	=	27.360 SQM
4	1	X	5.025	X	8.550	=	42.994 SQM
5	1	X	11.325	X	2.700	=	30.578 SQM
6	1	X	9.075	X	10.050	=	99.229 SQM
7	1	X	11.325	X	2.700	=	30.578 SQM
					TOTAL	=	349.191 SQM



OHT FLOOR AREA
TOWER-02

OHT FLOOR AREA

GROSS -A							
1	1	X	9.325	X	3.950	=	36.834 SQM
2	1	X	9.225	X	2.450	=	22.601 SQM
3	1	X	9.325	X	3.650	=	34.036 SQM
4	1	X	9.600	X	2.850	=	27.360 SQM
5	1	X	5.325	X	3.050	=	16.241 SQM
6	1	X	5.425	X	2.450	=	13.291 SQM
7	1	X	5.325	X	0.200	=	1.065 SQM
8	1	X	2.825	X	2.850	=	8.051 SQM
9	1	X	1.700	X	1.975	=	3.358 SQM
10	1	X	6.455	X	3.400	=	21.947 SQM
					TOTAL	=	384.785 SQM

SCHEDULE OF WINDOWS

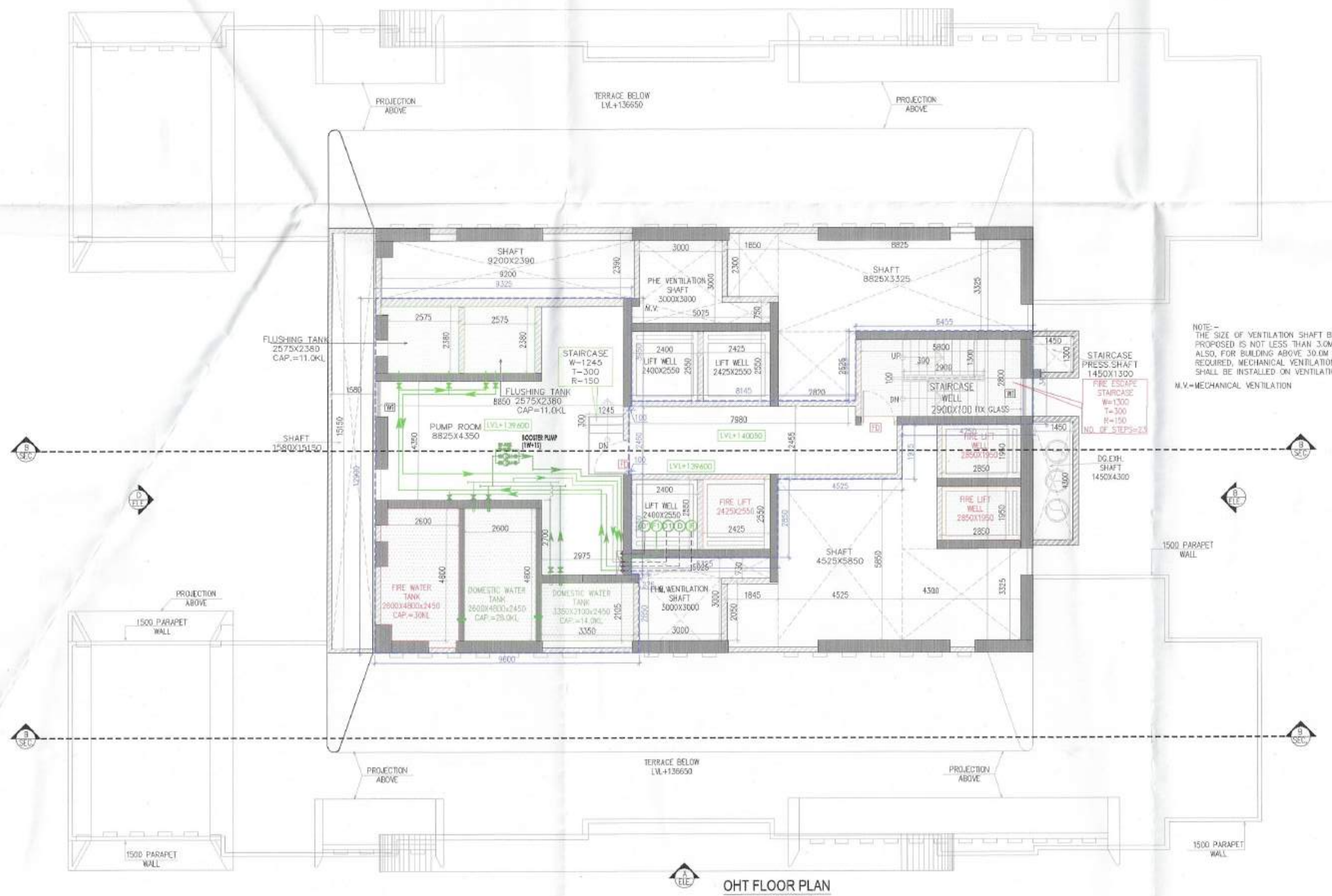
TYPE	OPENING SIZE	CILL	UNTIL (F.F.L)	UNTIL T.O.S	REMARK	FIRE RATING
G1	8000 x 2430	±00	+2400	+2430	LIVING & DINING ROOM	
G2	5400 x 2430	±00	+2400	+2430	LIVING & DINING ROOM	
G3	3250 x 2430	±00	+2400	+2430	BEDROOM	
G4	2450 x 2430	±00	+2400	+2430	BEDROOM 2 & MASTER BEDROOM	
D5	2950 x 2430	±00	+2400	+2430	MASTER BEDROOM	
D6	1750 x 2430	±00	+2400	+2430	KITCHEN	
W1	1750 x 1500	+900	+2400	+2430	MASTER BEDROOM	
W2	800 x 2300	+300	+2400	+2430	TOILET (SHOWER AREA)	
W3	800 x 1900	+1000	+2400	+2430	TOILET (BEHIND WC)	

SCHEDULE OF DOORS

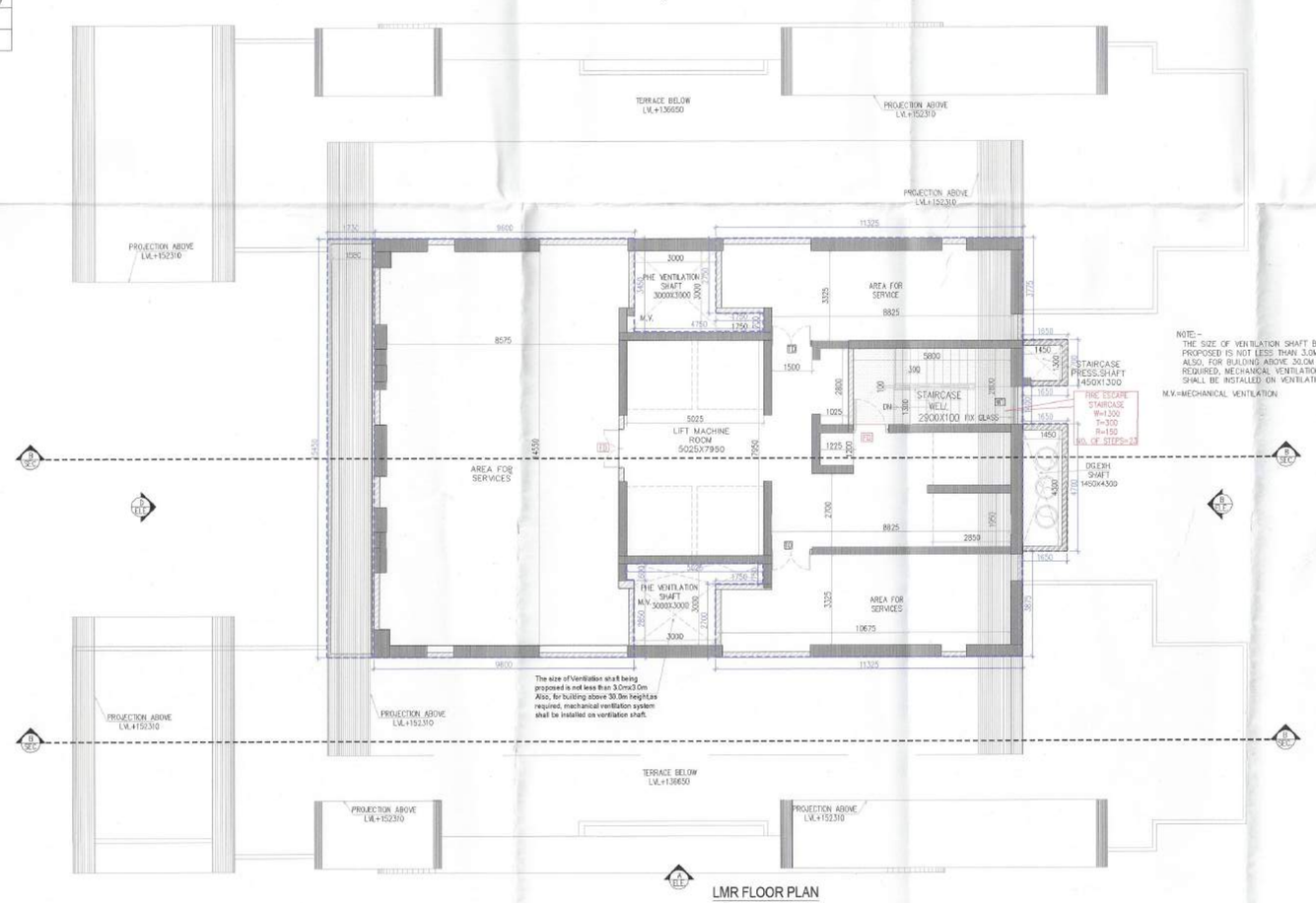
TYPE	OPENING SIZE	CILL	UNTIL (F.F.L)	UNTIL T.O.S	REMARK	FIRE RATING
TD	1450 x 2400	±00	+2400	+2430	TERRACE	
D1	1200 x 2400	±00	+2400	+2430	ENTRANCE	1HR
D2	1000 x 2400	±00	+2400	+2430	BEDROOM, ENTRANCE	
D3	800 x 2400	±00	+2400	+2430	TOILETS & SERVANT ROOM	
D4	900 x 2400	±00	+2400	+2430	UTILITY	
D5	800 x 2400	±00	+2400	+2430	VENTILATED SERVANT ROOM	
FD	1250 x 2400	±00	+2400	+2430	STAIRCASE & FIRE LOBBY	2HR
FD1	900 x 2100	+300	+2400	+2430	FHC SHAFT	2HR
FD3	1300 x 2550	+300	+2930	+2980	WCR ROOM	2HR
FD4	1500 x 2100	+300	+2930	+2980	ELECTRICAL SHAFT	2HR
AD2	800 x 2550	+300	+2930	+2980	V. SHAFT	
AD3	700 x 2550	+300	+2930	+2980	OHT MAINS/ GSB	
AD4	600 x 2550	+300	+2930	+2980	OHT MAINS/ GSB (STILT LEVEL)	
D3	2600 x 2550	+300	+3000	+3050	ENTRANCE LOBBY	

PLUMBING LEGEND:-

(1)	100ø Soil Pipe (SP)
(2)	100ø Waste Pipe (WP)
(3)	75ø Vent Pipe (VP)
(4a)	Domestic Water Supply Drop From Tank To Toilet / Kitchen For Top Five Floor (33th To 37th)
(4b)	Domestic Water Supply Drop From Tank To Toilet / Kitchen For First To 32nd Floor.
(5a)	Recycled Water Supply Drop From Tank To Toilet For Top Five Floor (33th To 37th)
(5b)	Recycled Water Supply Drop From Tank To Toilet For First To 32nd Floor.
(6)	Domestic Water Supply Riser Pipe Fill To O.H.T.
(7)	Recycled Water Supply Riser Pipe Fill To O.H.T.
(2a)	100ø Waste Pipe (For Use Kitchen Waste)
(8)	150ø Terrace Rain Water Pipe
(11)	100ø Soil Pipe upto Third Floor (SP)
(12)	100ø Waste Pipe upto Third Floor (WP)
(17)	100ø Balcony Rain Water Pipe
S.S	Service Slab
M.FT	Multi Floor Trap
FD	Floor Drain
COP	Clean Out Plug
	Soil Pipe
⊠ C1	
⊠M.FT	Cutout Size: 200x200 mm (For Use Soil/Waste & Rain Water Drainage)
⊠ FD	Cutout Size: 150x150 mm (For Use WC & Floor P'Trap)
	Cutout Size: 100x100 mm (For Use Floor Drain)



OHT FLOOR PLAN
LVL+139750
TOWER-2



LMR FLOOR PLAN
LVL+142950
TOWER-2

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO:- 25796
DATED :- 13/04/2026

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

REVISED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 19.9743 ACRES (LICENSE NO-47 OF 2009 DATED 21.08.2009 GRANTED FOR 11.35 ACRES AND LICENSE NO-104 OF 2012 DATED 06.10.2012 GRANTED FOR 6.475 ACRES & LICENSE NO-24 OF 2026 DATED 09.02.2026 GRANTED FOR 2.15 ACRES) IN SECTOR-81 & 86, GURUGRAM BEING DEVELOPED BY INTERNATIONAL GREEN SCAPES LTD.

DESIGN CONSULTANT :

Architect
Hafeez
Contractor
29 Bank Street, Fort, Mumbai
400 023 Tel : 2266 1920

Client

M/s International Green Scapes Ltd.
Corporate Office: 1st Floor,
World Trade Tower, Barakhamba Lane,
New Delhi-110001

Associate Architects:

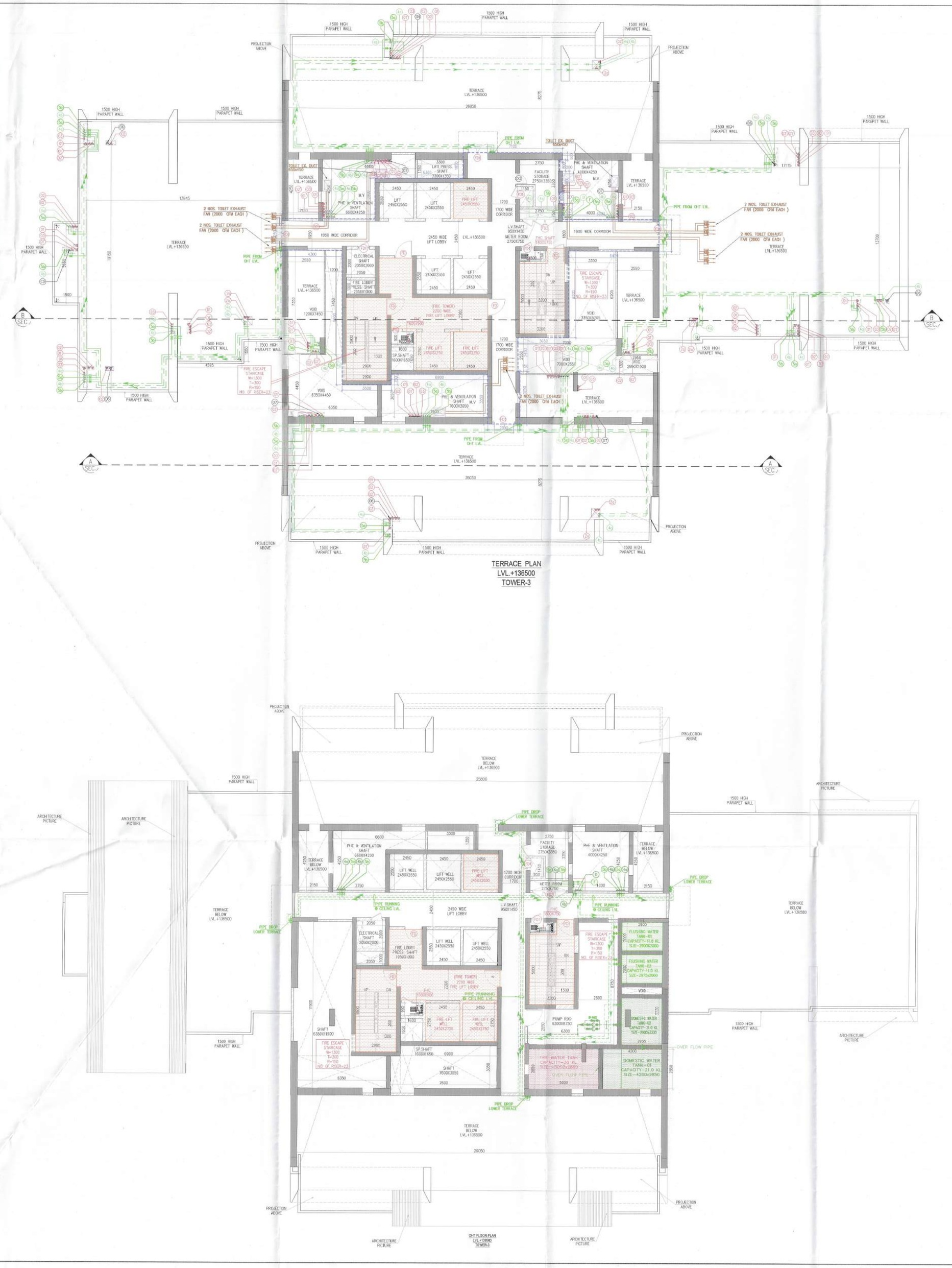
SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS)
Plot no. 10 A&B, Bhawani Kunj,
Behind D2,Vasant Kunj,
New Delhi-110070.
Mob.: 9810791652,9811077209

DTP(HQ) ATP(HQ) ATP

Superintending Engineer (HQ)
for Chief Engineer-I

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

AUG-2026	Scale : 1:100	
Drawing Title:- TERRACE ,OHT & LMR FLOOR PLAN AND AREA CALCULATION (TOWER-2)		Drawing No:- T2-05
		03-25.08.26


1500 HIGH PARAPET WALL
PROJECTION ABOVE
TERRACE LVL.+136500
PIPE DROP LOWER TERRACE
PIPE FROM OHT LVL.
3 NOS. TOILET EXHAUST FAN (3000 CFM EACH)
2 NOS. TOILET EXHAUST FAN (3000 CFM EACH)
1500 MIDE CORRIDOR
LIFT 2450X2250
LIFT MACHINE ROOM 2150X750
FIRE ESCAPE STAIRCASE W=1500 T=300 R=150 NO. OF RISER=32
FIRE TOWER/ FIRE MEZ FIRE LIFT LOBBY
FIRE LIFT 2450X2250
PHE & VENTILATION SHAFT 600X4250
FACILITY STORAGE 2750X1350
ELECTRICAL SHAFT 2050X2250
PUMP ROOM 6300X8700
FIRE WATER TANK CAPACITY-250 KL SIZE-14250x5700x3150
DOMESTIC WATER TANK-OS CAPACITY-21.0 KL SIZE-4250x3950
FLUSHING WATER TANK-OS CAPACITY-15.0 KL SIZE-2950X3350
SHAFT 1500X3350
SHAFT 1500X3350
SHAFT 600X3350
SHAFT 600X3350
SHAFT 600X3350
SHAFT 600X3350
VOID 1200X1400
VOID 1200X1400
VOID 2950X1400
VOID 2950X1400
VOID 8350X4400
VOID 1200X1400
VOID 1200X1400
VOID 1200X1