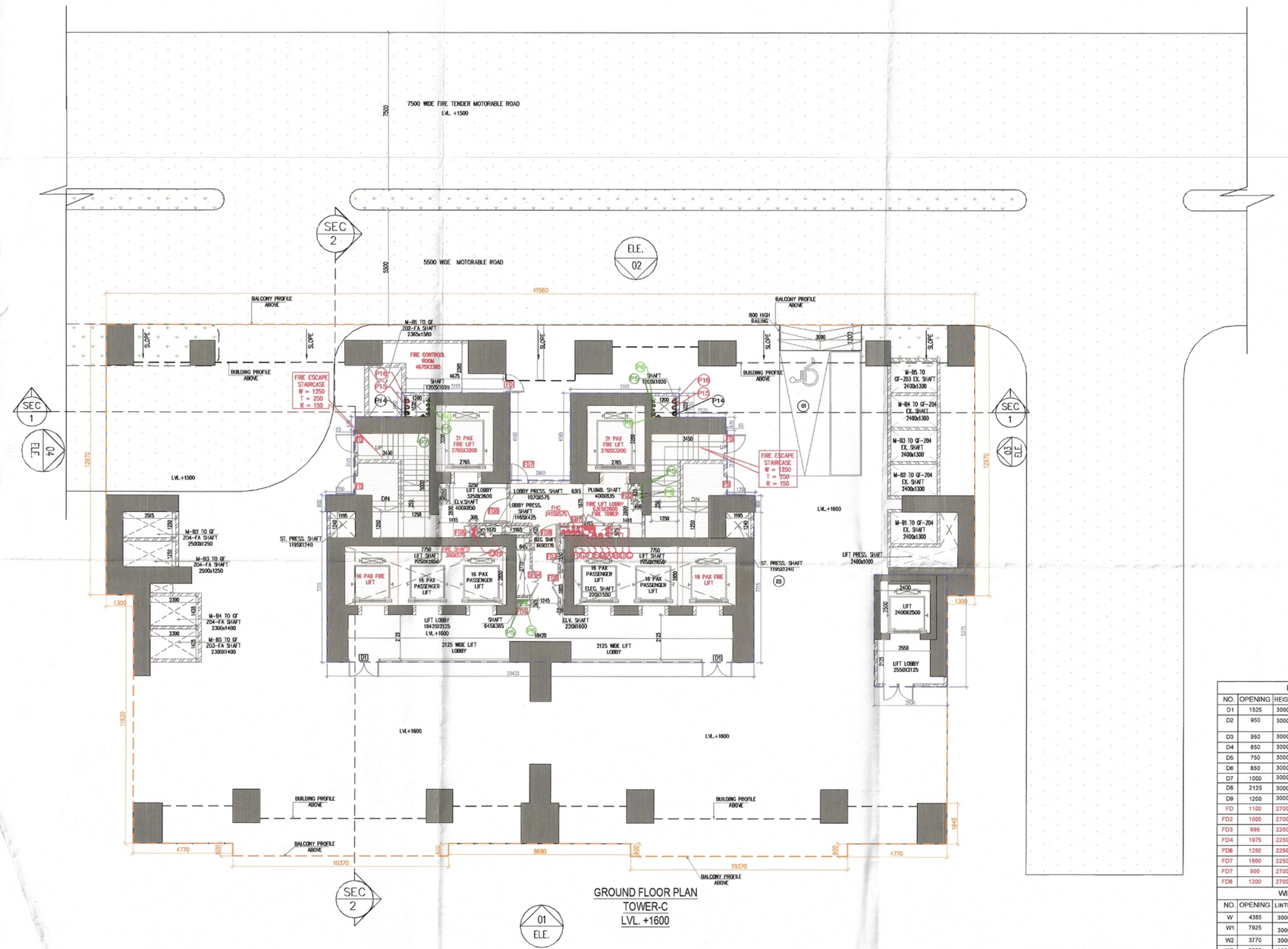
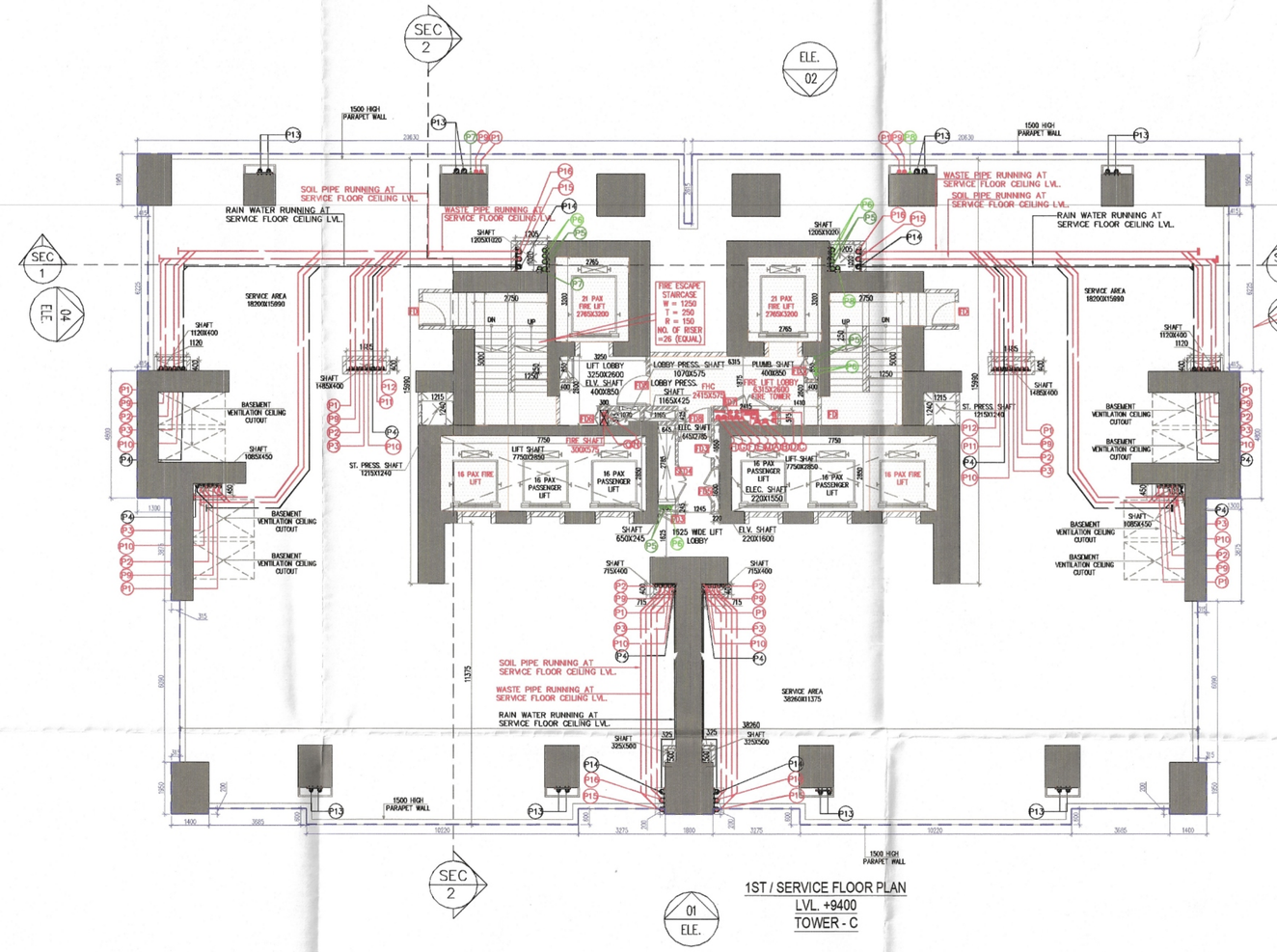


GROUND FLOOR PLAN
TOWER-C
LVL. +1600



1ST / SERVICE FLOOR PLAN
LVL. +9400
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	#60 DOMESTIC TRANSFER PIPE
8	A	P8	#60 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 SUPPLY PIPE
15			DOMESTIC BOOSTER PIPE
16			FLUSHING SUPPLY PIPE
17			FLUSHING BOOSTER PIPE
18			PIPE PIPE
19	A	P14	#140 RAIN WATER PIPE
20	A	P15	#160 SOIL PIPE
21	A	P16	#160 WASTE PIPE
22			ISOLATION VALVE

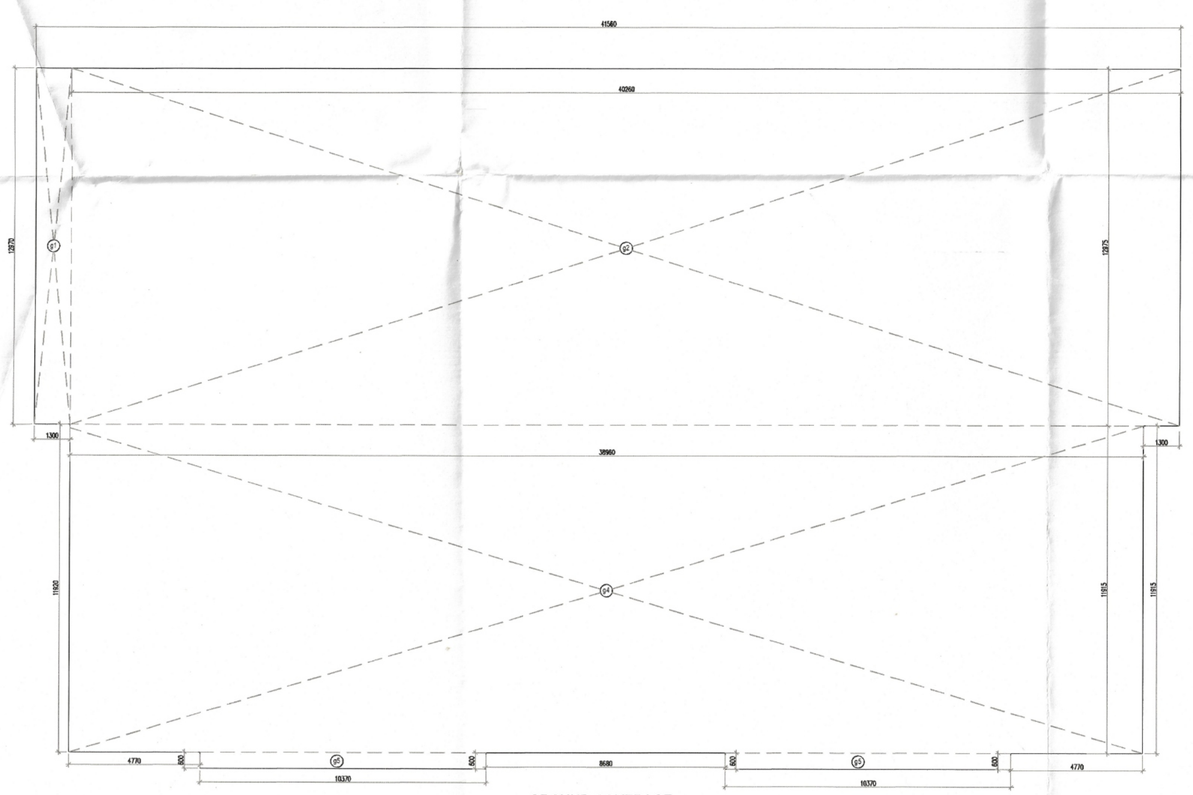
DOOR SCHEDULE				
NO.	OPENING	HEIGHT	LOCATION	FIRE RATING
D1	1525	3000	LIVING ROOM	——
D2	900	3000	M-BED ROOM, BED ROOM2 &3, KITCHEN	——
D3	900	3000	POOJ ROOM	——
D4	850	3000	TOILET	——
D5	750	3000	UTILITY, SERV. TOILET	——
D6	850	3000	SERV. ROOM 1&2, WALK-IN	——
D7	1000	3000	SHARED LOBBY	——
D8	2125	3000	LOBBY	——
D9	1200	3000	LOBBY	——
FD	1100	2700	STAIRCASE	2HR.
FD2	1500	2700	SHARED LOBBY	2HR.
FD3	695	2200	ELV	2HR.
FD4	1875	2200	ELECTRICAL SHAFT	2HR.
FD5	1250	2200	PLUMBING SHAFT	2HR.
FD7	1800	2200	FHC	2HR.
FD7	800	2700	FIRE LOBBY-2	2HR.
FD8	1200	2700	FIRE LOBBY-1	2HR.

WINDOW SCHEDULE				
NO.	OPENING	HEIGHT	LOCATION	FIRE RATING
W	4365	3000	BED ROOM-1	——
W1	7925	3000	LIVING ROOM	——
W2	3770	3000	M-BED ROOM	——
W3	3065	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	3100	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 PERSONVEL	——
W21	600	3000	FAMILY LOUNGE	——

FIRE FIGHTING LEGEND:-			
S.NO.	SYMBOL		DESCRIPTION
1	D	A	150A FIRE HYDRANT RISER–LOW ZONE–1 FOR PUMP ROOM TO 6TH FLOOR
2	D	A	150A FIRE HYDRANT RISER–HIGH ZONE–1 FOR 7TH FLOOR TO 18TH FLOOR
3	C	A	150A FIRE HYDRANT RISER–LOW ZONE–2 BFT TO 26TH FLOOR
4	D	A	150A FIRE HYDRANT RISER–HIGH ZONE–2 FOR 27TH FLOOR TO 19TH FLOOR
5	C	A	150A FIRE SPRINKLER RISER–LOW ZONE–1 FOR PUMP ROOM TO 6TH FLOOR
6	C	A	150A FIRE SPRINKLER RISER–LOW ZONE–1–STANDBY FOR PUMP ROOM TO 6TH FLOOR
7	C	A	150A FIRE SPRINKLER RISER–HIGH ZONE–1 FOR 7TH FLOOR TO 18TH FLOOR
8	C	A	150A FIRE SPRINKLER RISER–HIGH ZONE–1–STANDBY FOR 7TH FLOOR TO 18TH FLOOR
9	C	A	150A FIRE SPRINKLER RISER–LOW ZONE–2 BFT TO 26TH FLOOR
10	C	A	150A FIRE SPRINKLER RISER–LOW ZONE–2–STANDBY BFT TO 26TH FLOOR
11	D	A	150A FIRE SPRINKLER RISER–HIGH ZONE–2 FOR 27TH FLOOR TO 19TH FLOOR
12	C	A	150A FIRE SPRINKLER RISER–HIGH ZONE–2–STANDBY FOR 27TH FLOOR TO 19TH FLOOR
13	D	A	#80 FIRE DRAIN PIPE
14	D	A	150A FIRE TRANSFER WATER RISER
15	D	A	150A FIRE TRANSFER WATER RISER–STANDBY

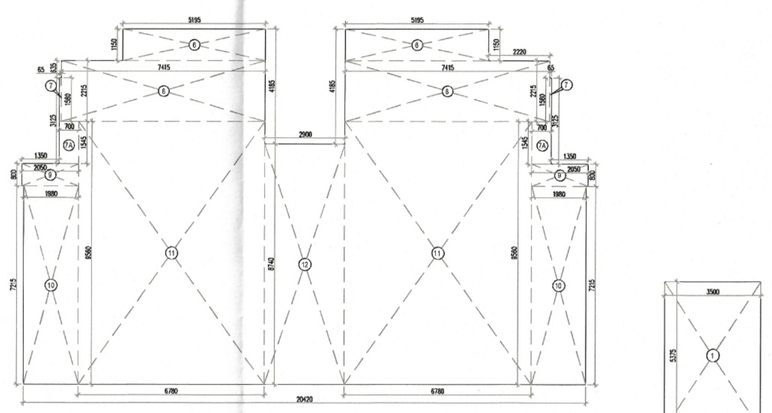
GROUND FLOOR PLAN		
TYPES OF PARKING		COUNT
HANDICAPPED PARKING		1
TOTAL PARKING		1

1ST / SERVICE FLOOR BUILTUP AREA CALCULATION								
GROSS – A								
s1	2	X	20.630	X	1.950	=	80.457	SQM
s2	2	X	20.215	X	6.225	=	251.877	SQM
s3	1	X	41.560	X	4.800	=	199.488	SQM
s4	1	X	38.960	X	3.875	=	150.970	SQM
s5	1	X	38.330	X	6.090	=	233.430	SQM
s6	2	X	1.600	X	1.950	=	6.240	SQM
s7	2	X	3.685	X	1.750	=	12.898	SQM
s8	2	X	10.220	X	2.350	=	48.034	SQM
s9	2	X	3.275	X	1.750	=	11.463	SQM
s10	1	X	1.800	X	1.950	=	3.510	SQM
					TOTAL	=	998.165	SQM
DEDUCTION AREA								
GROSS –B								
s1	2	X	1.205	X	1.020	=	2.458	SQM
s2	2	X	2.765	X	3.200	=	17.696	SQM
s3	1	X	0.400	X	0.850	=	0.340	SQM
s4	2	X	1.485	X	0.400	=	1.188	SQM
s5	2	X	1.120	X	0.405	=	0.907	SQM
s6	2	X	1.215	X	1.240	=	3.013	SQM
s7	2	X	1.085	X	0.460	=	0.977	SQM
s9	2	X	0.325	X	0.500	=	0.325	SQM
s10	2	X	0.830	X	0.400	=	0.664	SQM
s11	2	X	7.750	X	2.850	=	44.175	SQM
s12	1	X	0.300	X	0.575	=	0.173	SQM
s13	1	X	0.640	X	0.575	=	0.368	SQM
s14	1	X	0.430	X	0.425	=	0.183	SQM
s15	1	X	1.165	X	0.425	=	0.495	SQM
s16	1	X	1.320	X	0.425	=	0.561	SQM
s17	1	X	1.095	X	0.575	=	0.630	SQM
s18	1	X	0.220	X	1.550	=	0.341	SQM
s19	1	X	0.220	X	1.600	=	0.352	SQM
s20	1	X	0.650	X	0.230	=	0.150	SQM
s21	1	X	0.645	X	2.785	=	1.796	SQM
					TOTAL	=	76.791	SQM
TOTAL 1ST / SERVICE FLOOR BUILTUP AREA	GROSS – A		-	GROSS – B				
	998.165		-	76.791				
GROSS – 1	921.375	SQM						



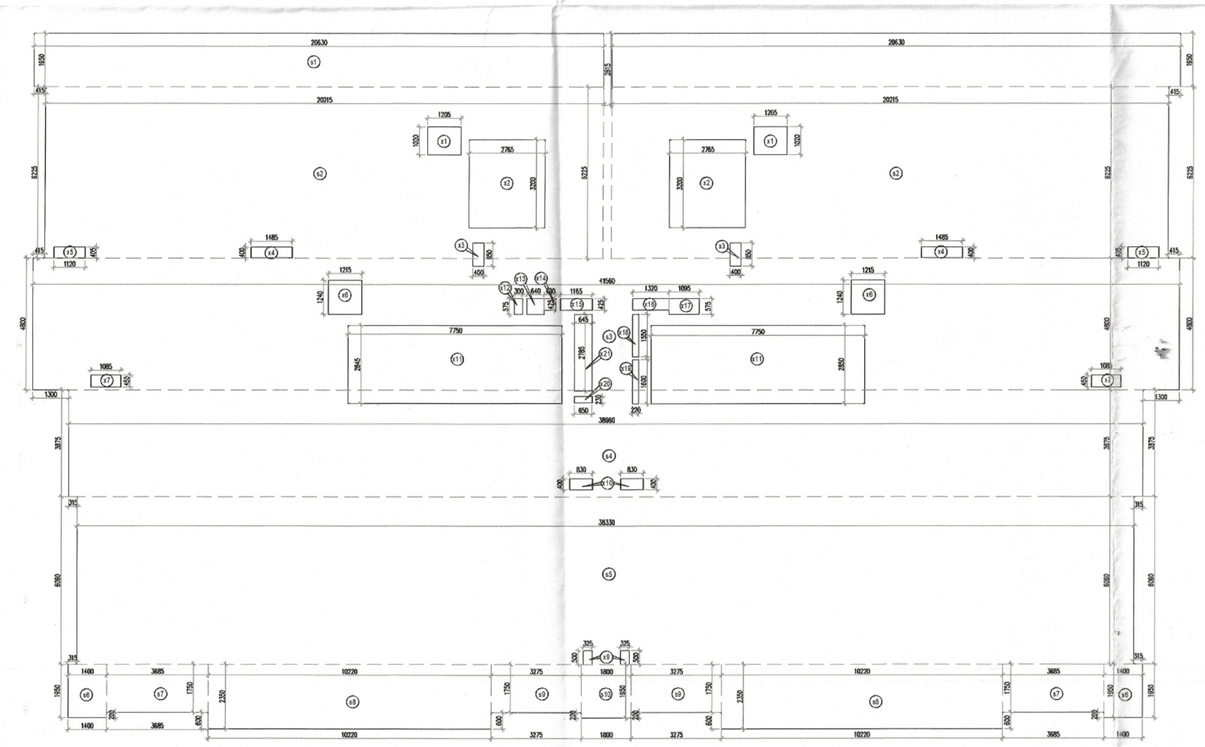
GROUND COVERAGE
TOWER-C

GROUND COVERAGE AREA CALCULATION								
GROSS – A								
g1	1	X	12.870	X	1.300	=	16.661	SQM
g2	1	X	40.260	X	12.875	=	518.374	SQM
g4	1	X	38.960	X	11.918	=	464.208	SQM
g5	2	X	10.370	X	0.600	=	12.444	SQM
				TOTAL		=	1015.687	SQM
TOTAL GROUND COVERAGE AREA	GROSS – A							
	1015.687	SQM						



GROUND FLOOR AREA
TOWER-C

GROUND FLOOR FAR AREA CALCULATION								
GROSS – A								
1	1	X	3.500	X	5.375	=	18.813	SQM
6	2	X	5.195	X	1.100	=	11.948	SQM
7	2	X	0.065	X	1.580	=	0.205	SQM
7a	2	X	0.700	X	1.546	=	2.163	SQM
8	2	X	7.415	X	2.215	=	32.848	SQM
9	2	X	2.050	X	0.850	=	3.350	SQM
10	2	X	1.980	X	7.215	=	28.571	SQM
11	2	X	8.900	X	8.140	=	138.634	SQM
12	1	X	3.900	X	6.740	=	26.346	SQM
					TOTAL	=	252.869	SQM
TOTAL FAR AREA OF GROUND FLOOR	=	GROSS – A						
		252.869	SQM					
TOTAL NON FAR AREA OF GROUND FLOOR		GROUND COVERAGE		-	FAR AREA	=	NON FAR AREA	
		1015.687		-	252.869	=	763.078	SQM



1ST / SERVICE FLOOR AREA DIAGRAM
TOWER-C

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT 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

OWNER KUMAR PA(HQ)

SANCTIONED
TO BE ISSUED AS PER THIS OFFICE
MEMO NO.: 17520
DATED : 19/05/2026

S.O.F.O. (HQ) Member BPAC | F.G.O. (HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in
In forwarding letter No. 77205 Dt. 13/05/2026

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

JAN.–2026 | Scale : 1:100 | 30

Drawing Title:– GROUND FLOOR PLAN, GROUND FLOOR AREA & GROUND COVERAGE& 1ST/SERVICE FLOOR PLAN & AREA (TOWER - C)

Drawing No:– TC-01

OBEROI
03–06.05.26