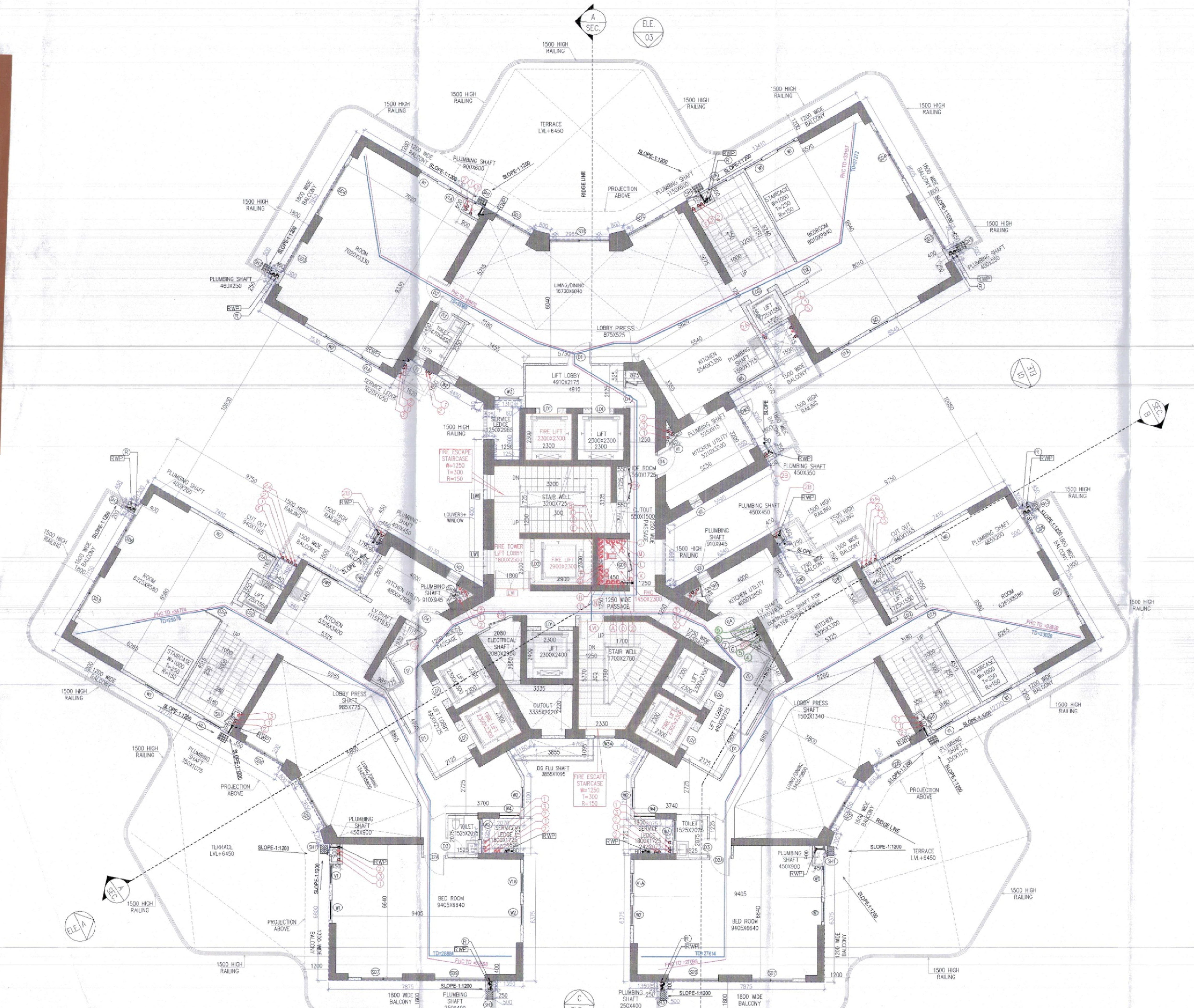


1ST FLOOR PLAN
(LOWER TOWN HOUSE)
TOWER-A
LVL. + 6450
NO OF UNITS= 03

Tag	Width (MM)	Height (MM)	Sill (MM)	Lintel (MM)	DOOR TYPE	OPENING TYPE	LOCATION
					SCHEDULE OF NON FIRE RATED DOORS		
D2	1050	2450	0	2450	WOODEN FLUSH DOOR	SINGLE LEAF DOOR	BEDROOMS
D2A	1050	2450	0	2450	WOODEN FLUSH DOOR (SUBFRAME)	SINGLE LEAF DOOR	BEDROOMS
D3	850	2450	0	2450	WOODEN FLUSH DOOR	SINGLE LEAF DOOR	TOILETS ENTRANCE
					SCHEDULE OF WINDOWS		
W1A	1000	2150	600	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	TOILET
W1	1000	2150	600	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	MAIN / CLEAR FAÇADE
W2	1000	1850	900	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	BACK FAÇADE
W3A	1000	1850	900	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	STAIRCASE 2
W4	1050	1850	900	2750	OPENABLE	OPENABLE + GLASS	STUDY
					SCHEDULE OF SLIDING DOORS		
SD1	2965	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	LIVING AREA
SD2	2000	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	DINING AREA
SD3	1800	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	MASTER BEDROOM
SD4	2700	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	BEDROOM 2
SD5	2850	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	LIVING AREA
SD6	2265	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	DINING AREA
SD7	2050	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	MASTER BEDROOM
SD8	1800	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	BEDROOM 2
SD9	2450	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	BEDROOM 4
					SCHEDULE OF EXTERNAL DOOR/ WINDOWS & VENTILATORS		
DW1 DOOR	1050	2750	0	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
DW1 WINDOW	600	2150	600	2750			
DW2 WINDOW	650	1850	900	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
DW2 DOOR	1050	2750	0	2750			
DW3 DOOR	1000	2750	0	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
DW3 WINDOW	850	2150	600	2750			
					SCHEDULE OF SHAFTS		
SH1	600	2600	150	2750		SINGLE SHUTTER DOOR	TOILET
SH2	1000	2600	150	2750		SINGLE SHUTTER DOOR	CORRIDOR
					SCHEDULE OF VENTILATORS		
V1	1000	1850	600	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
V1A	1000	1550	900	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
V2	600	1550	900	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
					SCHEDULE OF FIRE RATED DOOR		
D1	1250	2750	0	2750	WOODEN FLUSH DOOR (MIN. 2HR. FIRE RATING)	SINGLE LEAF DOOR	UNIT ENTRANCE
D4	1050	2750	0	2750	WOODEN FLUSH DOOR (MIN. 2HR. FIRE RATING)	SINGLE LEAF DOOR	UTILITY ROOM
FD2	900	2300	150	2450	METAL DOOR WITH VISION PANEL (MIN. 2HR. FIRE RATING)	SINGLE SHUTTER, OPENABLE OUTSIDE	ELECTRICAL SHAFT
FD3	900	2300	150	2450	METAL FIRE DOOR (MIN. 2HR. FIRE RATING)	SINGLE SHUTTER, OPENABLE OUTSIDE	LV SHAFT
FD4	1500	2300	150	2450	METAL FIRE DOOR (MIN. 2HR. FIRE RATING)	SINGLE SHUTTER, OPENABLE OUTSIDE	IDF ROOM
FD5	2500	2300	150	2450	METAL FIRE DOOR (MIN. 2HR. FIRE RATING)	SINGLE SHUTTER, OPENABLE OUTSIDE	IDF ROOM
					SCHEDULE OF GLASS DOOR		
GD1	900	2300	150	2450	SINGLE SHUTTER, OPENABLE INSIDE	GLASS DOOR AS SPEC	FHC
					SCHEDULE OF LOUVERED DOOR		
LV1	1800	2450	0	2450	LOUVERED DOOR	DOUBLE SHUTTER, OPENABLE INSIDE	FIRE STAIRCASE LOBBY
LV2	1250	2450	0	2450	LOUVERED DOOR	SINGLE SHUTTER, OPENABLE INSIDE	STAIRCASE 02
LV3	775	2300	150	2450	LOUVERED DOOR	SINGLE SHUTTER, OPENABLE INSIDE	LOBBY PRESSURISATION
					SCHEDULE OF LOUVERED DOOR-WINDOW		
LW1 LOUVERS	1275	2450	0	2450	HINGED GLASS + LOUVER / WINDOW	DOUBLE SHUTTER, OPENABLE OUTSIDE	FIRE STAIRCASE LOBBY
LW1 WINDOW	1175	1550	900	2450			
					SCHEDULE OF LIFT OPENINGS		
LD1	900	2450	0	2450	AS PER VENDOR VT		LIFTS
LD2	1000	2450	0	2450	AS PER VENDOR VT		LIFTS

PLUMBING VERTICAL PIPES SCHEDULES:-

1	150ø SOIL PIPE
2	100ø WASTE PIPE
2A	100ø KITCHEN WASTE PIPE
2B	100ø UTILITY WASTE PIPE
3	100ø VENT PIPE
4	DOMESTIC WATER SUPPLY MAIN PIPE
5	DOMESTIC WATER SUPPLY BRANCH PIPE
6	FLUSHING WATER SUPPLY MAIN PIPE
7	FLUSHING WATER SUPPLY BRANCH PIPE
8	DOMESTIC WATER RISER TO OHT
9	FLUSHING WATER RISER TO OHT
R	ROOF RAIN WATER PIPE
RWP	BALCONY RAIN WATER PIPE
WC	WC DROP CUTOUT SIZE 150x150mm
FT	FLOOR TRAP CUTOUT SIZE 150x150mm
FD	FLOOR DRAIN CUTOUT SIZE 100x100mm
WB	WASH BASIN CUTOUT SIZE 75x75MM
BD	BALCONY DRAIN
	RAIN WATER KHURRA SIZE 450X450 MM

FAR AREA OF FIRST FLOOR AREA CALCULATION

GROSS - A								
1	1	X	7.530	X	9.650	=	72.665	SQ.MT.
2	2	X	0.450	X	0.500	=	0.450	SQ.MT.
4	1	X	2.300	X	8.450	=	19.435	SQ.MT.
5	0.5	X	2.390	X	4.140	=	4.947	SQ.MT.
6	0.5	X	(2.390+.525)	X	1.075	=	1.567	SQ.MT.
7	1	X	0.525	X	0.340	=	0.179	SQ.MT.
8	1	X	1.310	X	0.310	=	0.406	SQ.MT.
9	1	X	2.735	X	4.805	=	13.142	SQ.MT.
10	0.5	X	1.835	X	3.180	=	2.918	SQ.MT.
11	0.5	X	(3.180+2.950)	X	0.900	=	2.759	SQ.MT.
12	2	X	0.800	X	0.250	=	0.400	SQ.MT.
13	1	X	2.965	X	7.750	=	22.979	SQ.MT.
14	0.5	X	(2.270+2.505)	X	0.900	=	2.149	SQ.MT.
15	0.5	X	2.505	X	1.445	=	1.810	SQ.MT.
16	0.5	X	(2.890+3.130)	X	0.415	=	1.249	SQ.MT.
17	1	X	2.860	X	9.460	=	27.056	SQ.MT.
18	1	X	1.590	X	7.750	=	12.323	SQ.MT.
19	1	X	8.545	X	10.260	=	87.672	SQ.MT.
20	0.5	X	5.480	X	3.165	=	8.672	SQ.MT.
21	1	X	2.825	X	5.480	=	15.481	SQ.MT.
22	1	X	7.215	X	0.675	=	4.870	SQ.MT.
23	1	X	7.275	X	5.830	=	42.413	SQ.MT.
24	0.5	X	(6.505+4.675)	X	3.165	=	17.692	SQ.MT.
25	0.5	X	2.025	X	3.505	=	3.549	SQ.MT.
25a	0.5	X	2.025	X	1.170	=	1.185	SQ.MT.
26	1	X	0.600	X	0.550	=	0.330	SQ.MT.
27	1	X	0.525	X	1.025	=	0.538	SQ.MT.
28	1	X	1.250	X	0.725	=	0.906	SQ.MT.
29	1	X	1.450	X	2.505	=	3.632	SQ.MT.
30	1	X	0.325	X	0.300	=	0.098	SQ.MT.
31	1	X	8.725	X	0.695	=	6.064	SQ.MT.
32	1	X	8.725	X	1.800	=	15.705	SQ.MT.
33	2	X	0.325	X	1.250	=	0.813	SQ.MT.
34	1	X	5.575	X	0.650	=	3.624	SQ.MT.
35	1	X	3.475	X	0.495	=	1.720	SQ.MT.
36	0.5	X	(3.475+3.850)	X	0.195	=	0.714	SQ.MT.
37	0.5	X	(5.580+6.230)	X	1.125	=	6.643	SQ.MT.
37a	1	X	0.700	X	0.550	=	0.385	SQ.MT.
38	0.5	X	(10.180+7.170)	X	5.210	=	45.197	SQ.MT.
39	0.5	X	(10.180+8.275)	X	1.100	=	10.150	SQ.MT.
40	0.5	X	4.520	X	8.275	=	18.702	SQ.MT.
41	0.5	X	(3.210+3.435)	X	9.430	=	31.331	SQ.MT.
42	1	X	7.410	X	1.165	=	8.633	SQ.MT.
43	1	X	0.500	X	0.500	=	0.250	SQ.MT.
45	1	X	8.350	X	7.735	=	64.587	SQ.MT.
46	0.5	X	0.490	X	0.855	=	0.209	SQ.MT.
47	0.5	X	(.490+1.115)	X	0.675	=	0.542	SQ.MT.
48	0.5	X	(.200+.250)	X	0.800	=	0.180	SQ.MT.
49	0.5	X	(1.115+3.080)	X	1.135	=	2.381	SQ.MT.
50	0.5	X	(9.705+10.270)	X	0.980	=	9.788	SQ.MT.
51	2	X	10.270	X	2.100	=	43.134	SQ.MT.
52	0.5	X	(8.200+7.905)	X	0.505	=	4.067	SQ.MT.
52a	0.5	X	(8.200+7.905)	X	0.505	=	4.067	SQ.MT.
53	0.5	X	(7.905+7.650)	X	0.835	=	6.494	SQ.MT.
53a	0.5	X	(7.905+7.650)	X	0.835	=	6.494	SQ.MT.
54	2	X	0.250	X	0.705	=	0.353	SQ.MT.
55	2	X	7.650	X	0.425	=	6.503	SQ.MT.
56	2	X	9.725	X	6.375	=	123.994	SQ.MT.
58	2	X	0.500	X	0.450	=	0.450	SQ.MT.
58a	0.5	X	(9.510+10.270)	X	1.310	=	12.956	SQ.MT.
59	0.5	X	(10.535+9.510)	X	0.590	=	5.913	SQ.MT.
60	0.5	X	(4.005+2.040)	X	1.135	=	3.431	SQ.MT.
61	0.5	X	(.250+.200)	X	0.800	=	0.180	SQ.MT.
62	0.5	X	(2.040+1.415)	X	0.675	=	1.266	SQ.MT.
63	0.5	X	(1.415+1.085)	X	0.575	=	0.719	SQ.MT.
64	1	X	1.085	X	0.540	=	0.586	SQ.MT.
65	1	X	8.350	X	7.735	=	64.587	SQ.MT.
67	1	X	0.500	X	0.450	=	0.225	SQ.MT.
68	1	X	7.450	X	1.165	=	8.679	SQ.MT.
69	1	X	3.210	X	9.425	=	30.254	SQ.MT.
70	0.5	X	4.245	X	7.370	=	15.643	SQ.MT.
71	0.5	X	(9.255+7.370)	X	1.100	=	9.144	SQ.MT.
72	1	X	0.700	X	0.500	=	0.350	SQ.MT.
73	0.5	X	(5.670+6.320)	X	1.125	=	6.744	SQ.MT.
74	0.5	X	(6.200+9.255)	X	5.290	=	40.878	SQ.MT.
75	1	X	3.850	X	7.500	=	28.875	SQ.MT.
76	1	X	5.575	X	7.545	=	42.063	SQ.MT.
77	0.5	X	(2.365+1.345)	X	0.590	=	1.094	SQ.MT.
78	0.5	X	(1.345+1.535)	X	0.355	=	0.511	SQ.MT.
					TOTAL	=	1070.739	SQ.MT.

DEDUCTION AREA

GROSS - B								
a	1	X	0.900	X	0.600	=	0.540	SQ.MT.
b	1	X	0.250	X	0.400	=	0.100	SQ.MT.
p1	1	X	0.350	X	0.400	=	0.140	SQ.MT.
p2	2	X	0.250	X	0.400	=	0.200	SQ.MT.
p3	1	X	0.450	X	0.450	=	0.203	SQ.MT.
p4	1	X	0.460	X	0.305	=	0.140	SQ.MT.
q	0.5	X	(.570+.875)	X	0.525	=	0.379	SQ.MT.
r	0.5	X	1.055	X	0.525	=	0.277	SQ.MT.
r1	1	X	0.450	X	0.350	=	0.158	SQ.MT.
r2	1	X	0.250	X	0.090	=	0.023	SQ.MT.
s	6	X	2.300	X	2.300	=	31.740	SQ.MT.
t	1	X	0.550	X	1.725	=	0.949	SQ.MT.
u	1	X	0.550	X	1.500	=	0.825	SQ.MT.
v	1	X	0.900	X	3.925	=	3.533	SQ.MT.
w	1	X	3.400	X	6.375	=	21.675	SQ.MT.
x	1	X	0.325	X	0.725	=	0.236	SQ.MT.
y	1	X	2.000	X	6.375	=	12.750	SQ.MT.
z	1	X	0.325	X	2.500	=	0.813	SQ.MT.
z1	1	X	0.650	X	0.325	=	0.211	SQ.MT.
z1a	2	X	0.325	X	1.250	=	0.813	SQ.MT.
z2	1	X	1.800	X	0.100	=	0.180	SQ.MT.
z3	0.5	X	(.895+.510)	X	0.535	=	0.376	SQ.MT.
z3a	1	X	0.450	X	0.450	=	0.203	SQ.MT.
z3b	1	X	1.450	X	2.300	=	3.335	SQ.MT.
z4	0.5	X	(.435+.375)	X	0.900	=	0.365	SQ.MT.
z5	0.5	X	1.115	X	1.930	=	1.076	SQ.MT.
z6	0.5	X	1.030	X	0.585	=	0.301	SQ.MT.
z7	0.5	X	(1.210+.755)	X	0.755	=	0.742	SQ.MT.
z8	1	X	0.775	X	0.130	=	0.101	SQ.MT.
z9	1	X	0.585	X	0.200	=	0.117	SQ.MT.
z10	0.5	X	0.930	X	1.610	=	0.749	SQ.MT.
z11	1	X	0.125	X	0.930	=	0.116	SQ.MT.
z12	1	X	0.400	X	0.730	=	0.292	SQ.MT.
z13	0.5	X	1.285	X	2.220	=	1.426	SQ.MT.
z14	1	X	0.850	X	2.220	=	1.887	SQ.MT.
z15	1	X	2.300	X	2.400	=	5.520	SQ.MT.
z16	0.5	X	(3.335+1.850)	X	2.220	=	5.555	SQ.MT.
z17	1	X	1.195	X	0.275	=	0.329	SQ.MT.
z21	1	X	1.490	X	0.275	=	0.410	SQ.MT.
z22	1	X	2.330	X	5.370	=	12.512	SQ.MT.
z23	0.5	X	(1.020+2.580)	X	0.900	=	1.566	SQ.MT.
z24	0.5	X	2.580	X	4.470	=	5.766	SQ.MT.
z25	0.5	X	(.895+.510)	X	0.535	=	0.376	SQ.MT.
z26	0.5	X	(.375+.435)	X	0.090	=	0.036	SQ.MT.
z27	1	X	1.115	X	1.930	=	2.152	SQ.MT.
z28	1	X	0.200	X	1.340	=	0.268	SQ.MT.
z29	1	X	0.130	X	0.775	=	0.101	SQ.MT.
z30	0.5	X	(1.015+.575)	X	0.755	=	0.600	SQ.MT.
z30a	0.5	X	0.585	X	1.015	=	0.297	SQ.MT.
z32	1	X	0.465	X	0.200	=	0.093	SQ.MT.
z34	2	X	0.350	X	1.075	=	0.753	SQ.MT.
z39	2	X	0.450	X	0.900	=	0.810	SQ.MT.
					TOTAL	=	124.111	SQ.MT.

TOTAL FAR AREA OF FIRST FLOOR				
	=	GROSS - A	-	GROSS - B
	=	1070.739	-	124.111
	=	946.629	SQ.MT.	

NON FAR AREA (ADDITION)

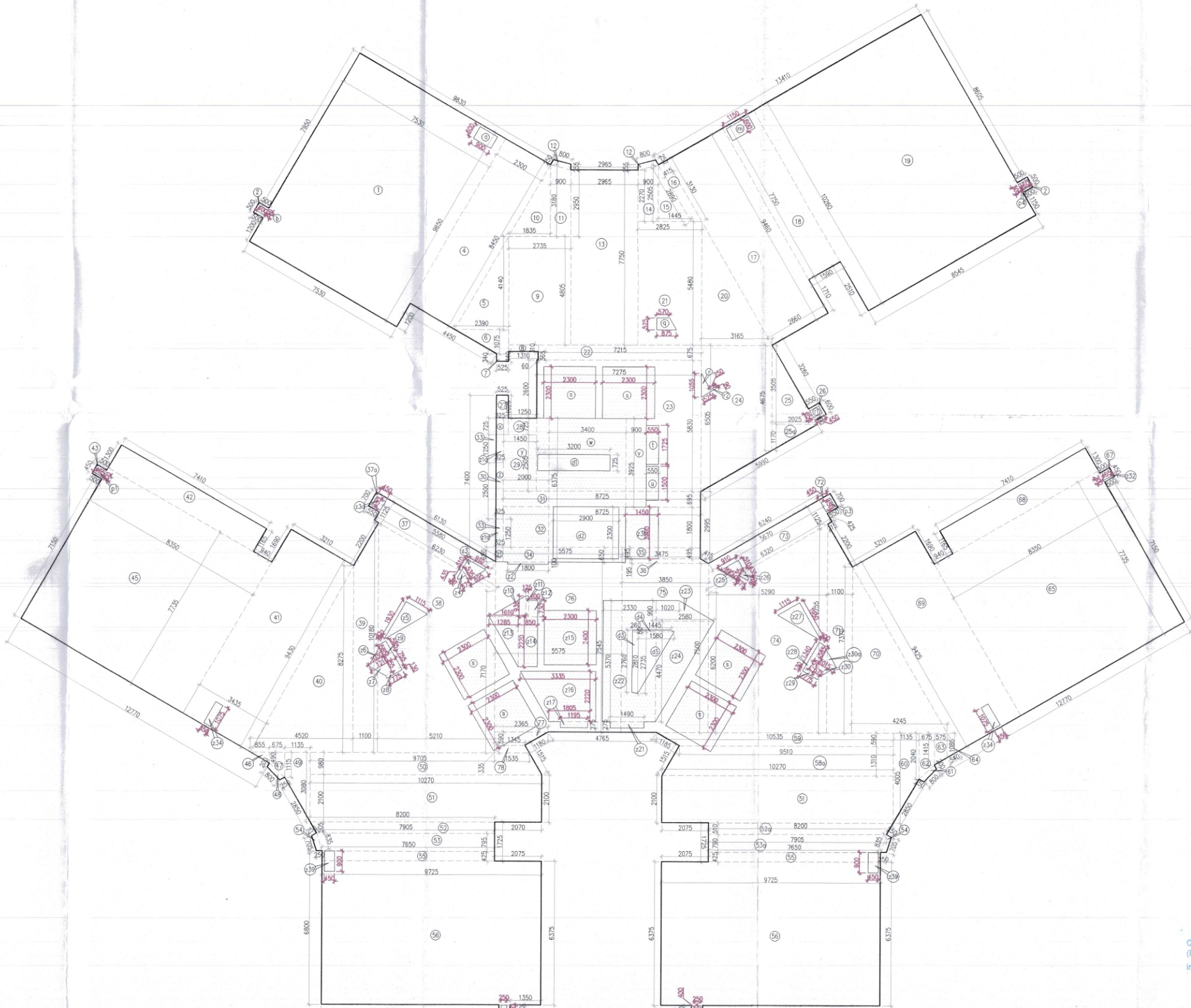
GROSS - C								
v	1	X	0.900	X	3.925	=	3.533	SQ.MT.
w	1	X	3.400	X	6.375	=	21.675	SQ.MT.
x	1	X	0.325	X	0.725	=	0.236	SQ.MT.
y	1	X	2.000	X	6.375	=	12.750	SQ.MT.
z	1	X	0.325	X	2.500	=	0.813	SQ.MT.
z1	1	X	0.650	X	0.325	=	0.211	SQ.MT.
z2	1	X	1.800	X	0.100	=	0.180	SQ.MT.
z21	1	X	1.490	X	0.275	=	0.410	SQ.MT.
z22	1	X	2.330	X	5.370	=	12.512	SQ.MT.
z23	0.5	X	(1.020+2.580)	X	0.900	=	1.566	SQ.MT.
z24	0.5	X	2.580	X	4.470	=	5.766	SQ.MT.
					TOTAL	=	59.651	SQ.MT.

NON FAR AREA (DEDUCTION)

GROSS - D								
d1	1	X	3.200	X	0.725	=	2.320	SQ.MT.
d2	1	X	2.900	X	2.300	=	6.670	SQ.MT.
d3	0.5	X	(2.760+2.810)	X	0.260	=	0.724	SQ.MT.
d4	0.5	X	(1.445+1.580)	X	0.080	=	0.121	SQ.MT.
d5	0.5	X	2.375	X	1.580	=	1.876	SQ.MT.
					TOTAL	=	11.711	SQ.MT.

TOTAL NON FAR AREA OF FIRST FLOOR				
	=	GROSS - C	-	GROSS - D
	=	59.651	-	11.711
	=	47.940	SQ.MT.	

TOTAL BUILT-UP AREA OF FIRST FLOOR				
	=	FAR AREA	+	NON FAR AREA
	=	946.629	+	47.940
	=	994.568	SQ.MT.	



1ST FLOOR AREA

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 GROUP HOUSING COLONY FOR PHASE 3 AREA MEASURING 8.19375 ACRES PART OF TOTAL LICENSED LAND MEASURING 34.175 ACRES(LICENCE NO. 16 OF 2008 DATED 31.01.2008, LICENCE NO. 28 OF 2008 DATED 17.02.2008, LICENCE NO. 44 OF 2011 DATED 13.05.2011) IN SECTOR-59 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BTVS BUILDWELL PVT LTD. AND OTHERS IN COLLABORATION WITH BASE EXPORTS PVT LTD. AND BUZZ HOTELS PVT. LTD.

Architects:
Morphogenesis
Plot No. 41, Industrial Estate,
Okhla Phase-III,
New Delhi 110020, India
TEL: +91 11 41828070
FAX: 91 11 26490351
E Mail:studio@morphogenesis.org

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

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(HR) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ) | ATP(HQ) | JD. | ATP
A.D. (HQ) Member BPAC | FSO (HQ) Member BPAC | DINESH KUMAR PA(HQ)

OWNER'S SEAL & SIGNATURE

BIP HOLDER SEAL & SIGNATURE | ARCHITECT'S SEAL & SIGNATURE

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.

REENA SHARMA B.ARCH CA/2...77247

Scale : 1:100

Drawing Title:- 1st FLOOR PLAN & AREA CALCULATION (TOWER-A)

Drawing No:- TA-02

03-20072026