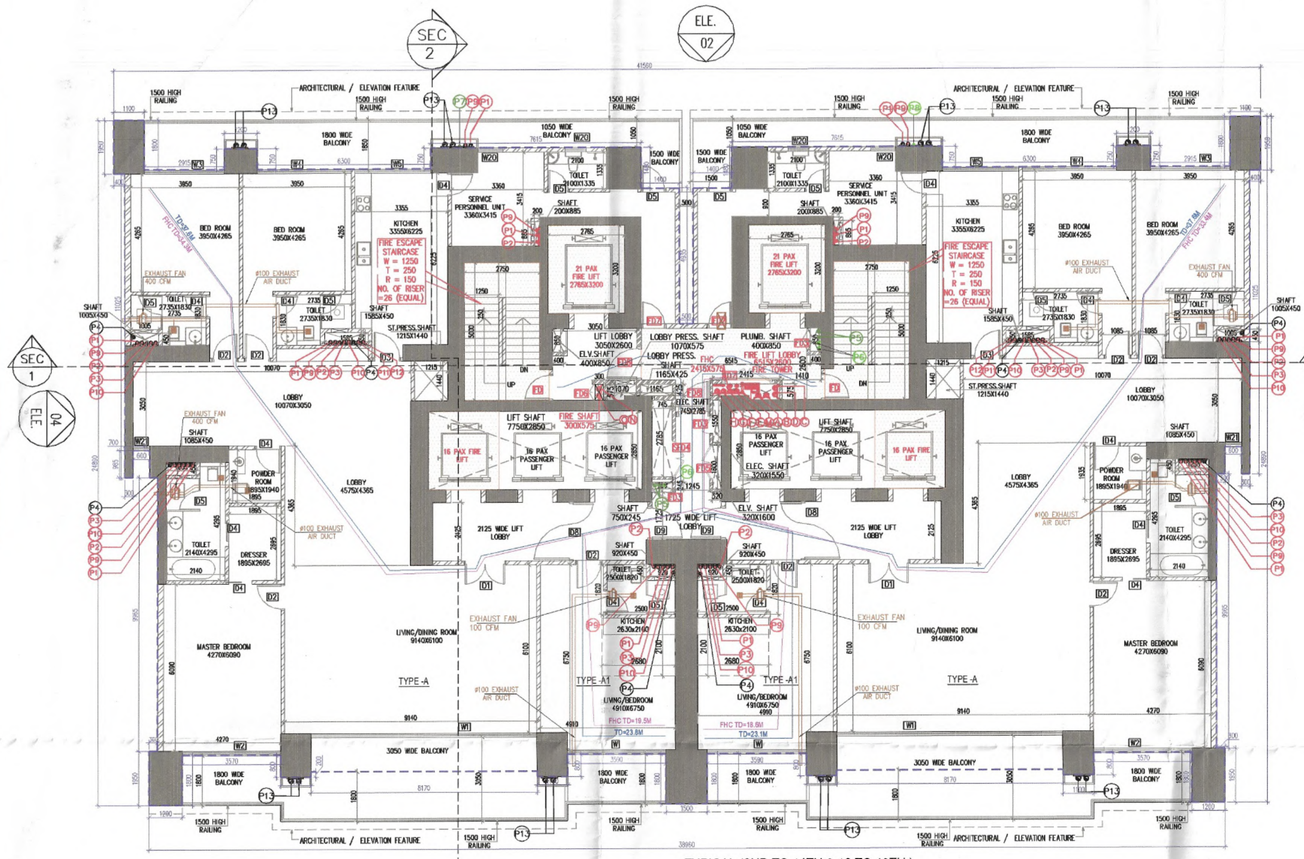
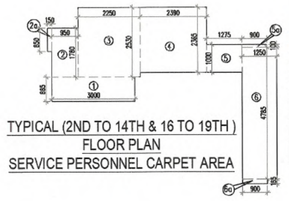


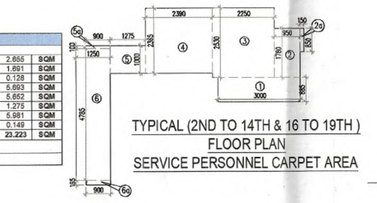
TYPICAL (2ND TO 14TH & 16 TO 19TH)
FLOOR PLAN
TOWER-B

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	P5	#160 RAIN WATER PIPE
5	A	P6	DOMESTIC WATER SUPPLY PIPE
6	A	P6	FLUSHING WATER SUPPLY PIPE
7	A	P7	#80 DOMESTIC TRANSFER PIPE
8	A	P8	#65 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			RWC PIPE
19	A	P15	#160 RAIN WATER PIPE
20	A	P15	#160 SOIL PIPE
21	A	P16	#160 WASTE PIPE
22	M		ISOLATION VALVE

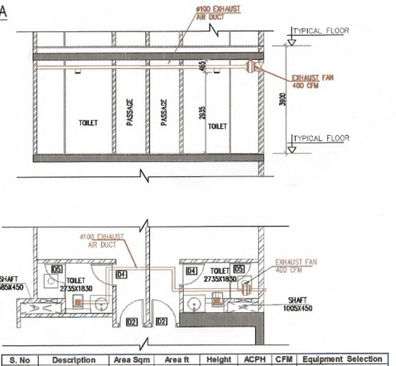


TYPICAL (2ND TO 14TH & 16 TO 19TH)
FLOOR PLAN
SERVICE PERSONNEL CARPET AREA

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	0.100	X	0.850	=	0.128	SQM
3	=	1	X	2.250	X	2.530	=	5.693	SQM
4	=	1	X	2.360	X	2.365	=	5.583	SQM
5	=	1	X	1.275	X	1.000	=	1.275	SQM
						TOTAL	=	17.093	SQM
TOTAL SERVICE PERSONNEL UNIT CARPET AREA			=	GROSS - A					
			=	17.093	SQM				



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



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

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	38.990	X	0.985	=	38.376	SQ.MT.
12	2	X	0.900	X	9.985	=	17.937	SQ.MT.
13	1	X	36.560	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	3.200	=	1.280	SQ.MT.
b6	1	X	0.400	X	0.850	=	0.340	SQ.MT.
b6a	2	X	0.920	X	0.450	=	0.828	SQ.MT.
b8	2	X	0.320	X	1.600	=	1.024	SQ.MT.
b10	1	X	0.320	X	1.550	=	0.496	SQ.MT.
b11	1	X	0.730	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	2.750	X	3.900	=	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.
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.

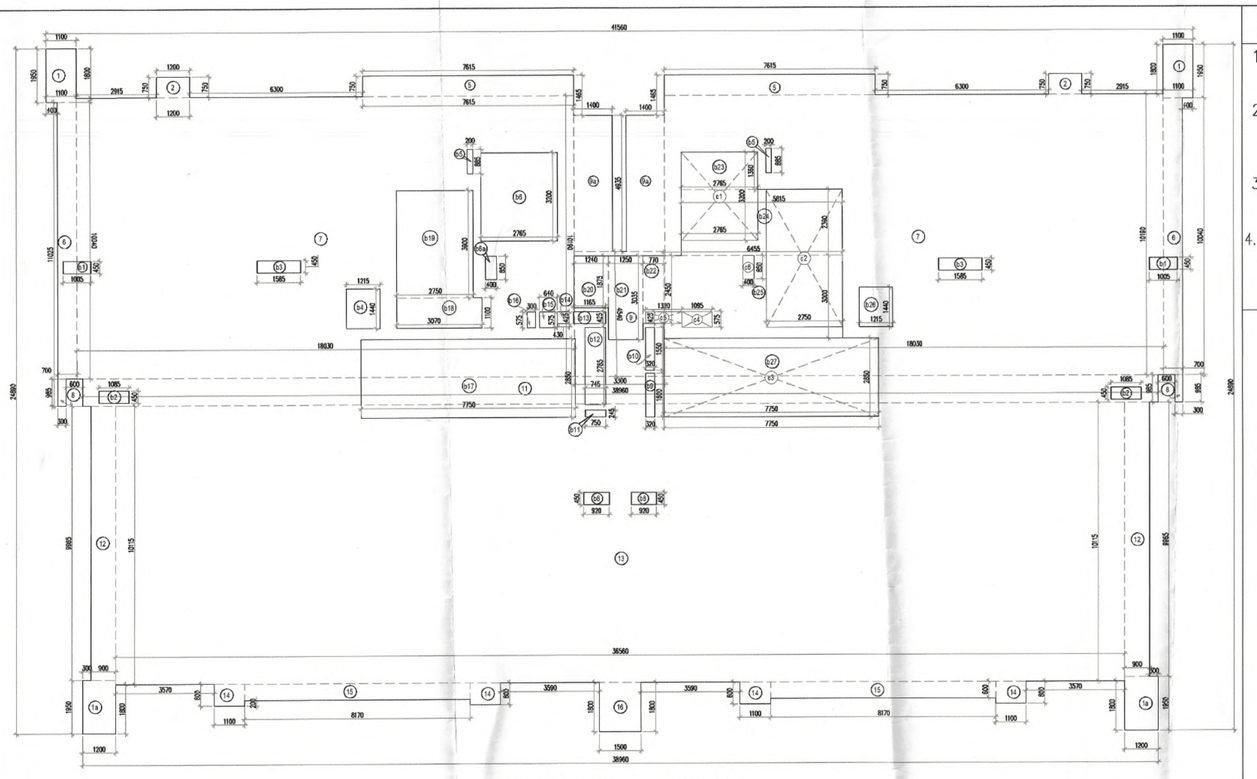
TOTAL FAR AREA OF TYPICAL(2ND TO 14TH & 16 TO 19TH) FLOOR	=	GROSS – A	-	GROSS – B
	=	875.232	-	124.967
	=	750.265	SQ.MT.	

NON FAR AREA (ADDITION)								
GROSS - C								
b18	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b19	1	X	2.750	X	3.900	=	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	=	81.218	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	0.800	=	0.320	SQ.MT.
					TOTAL	=	32.806	SQ.MT.

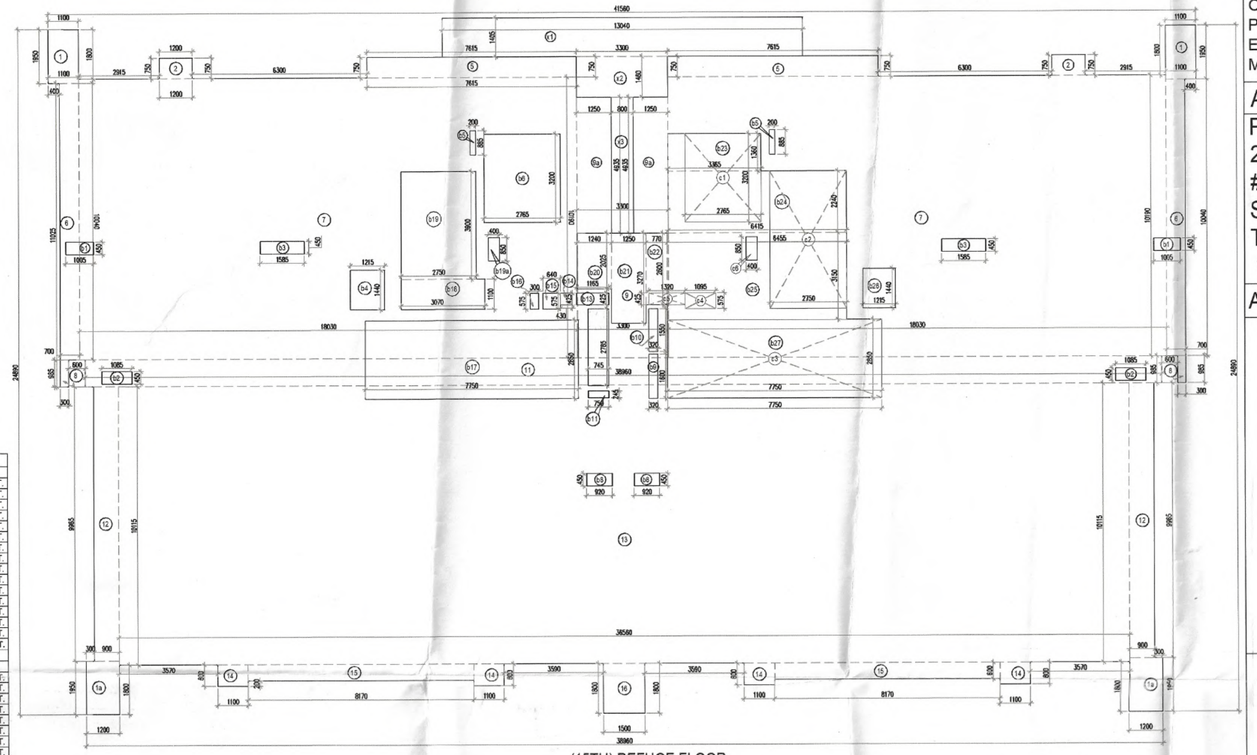
TOTAL NON FAR AREA OF TYPICAL(2ND TO 14TH & 16 TO 19TH) FLOOR	=	GROSS – C	-	GROSS – D
	=	81.218	-	32.806
	=	48.412	SQ.MT.	

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.	

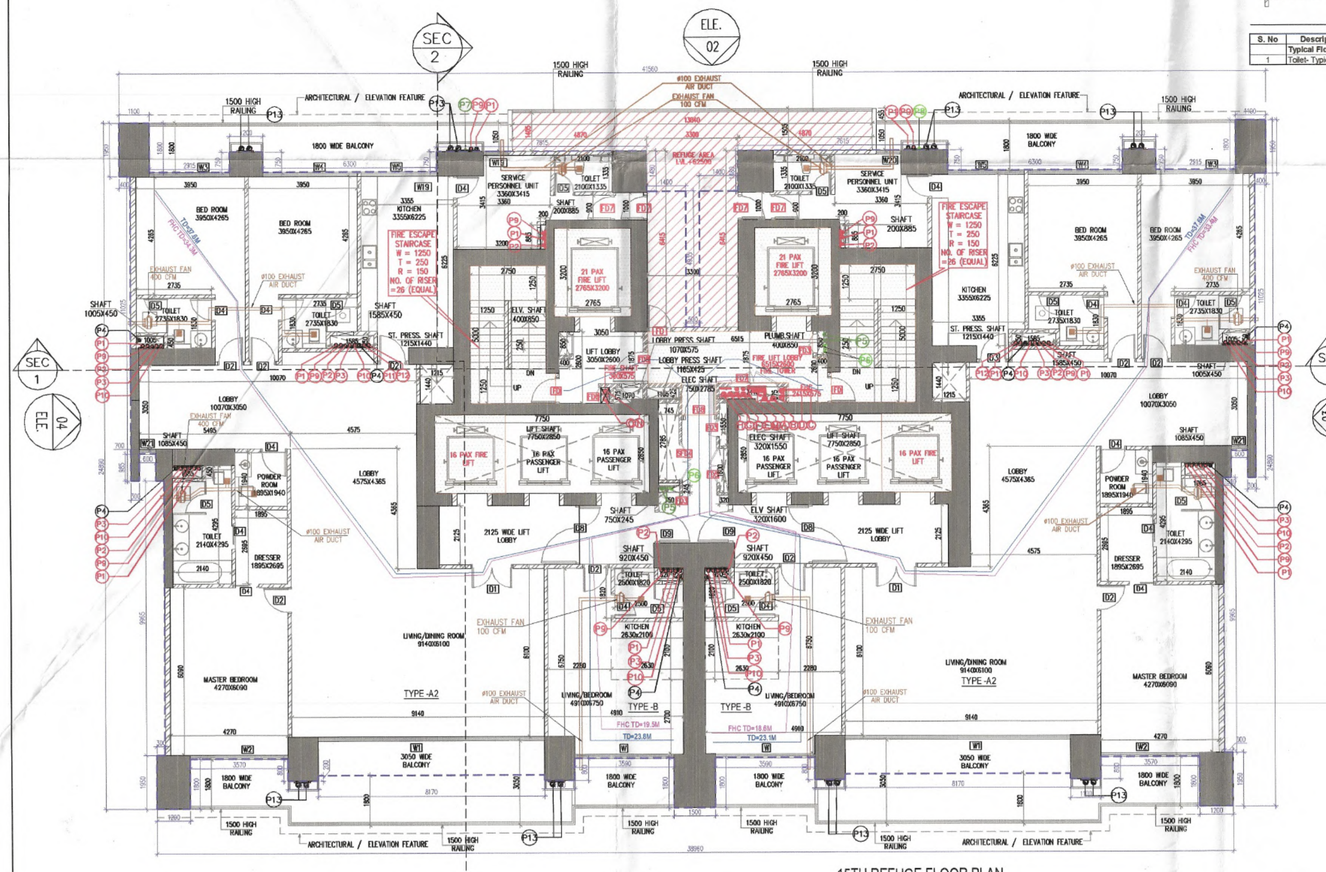
TYPICAL FLOOR Lvl.	UNIT	SERVICE PERSONNEL
2nd. +11800	04	02
3rd. +14700	04	02
4th. +19600	04	02
5th. +23500	04	02
6th. +27400	04	02
7th. +31300	04	02
8th. +35200	04	02
9th. +39100	04	02
10th. +43000	04	02
11th. +46900	04	02
12th. +50800	04	02
13th. +54700	04	02
14th. +58600	04	02
16th. +66400	04	02
17th. +70300	04	02
18th. +74200	04	02
19th. +78100	04	02
TOTAL NO. OF UNIT	68	34



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



(15TH) REFUGE FLOOR
AREA DIAGRAM
TOWER-B



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

(15TH) REFUGE FLOOR
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	0.100	X	0.850	=	0.128	SQM
3	=	1	X	2.250	X	2.530	=	5.693	SQM
4	=	1	X	2.360	X	2.365	=	5.583	SQM
5	=	1	X	1.275	X	1.000	=	1.275	SQM
						TOTAL	=	17.093	SQM
TOTAL SERVICE PERSONNEL UNIT CARPET AREA			=	GROSS – A					
			=	17.093	SQM				

(15TH) REFUGE FLOOR
SERVICE PERSONNEL CARPET AREA

DOOR SCHEDULE				
NO.	OPENING	HEIGHT	LOCATION	FIRE RATING
D1	1525	2700	LIVING ROOM	——
D2	950	2700	M.BED ROOM, BED ROOM-2 &3, KITCHEN	——
D3	950	2700	POD. ROOM	——
D4	850	2700	TOILET	——
D5	750	2700	UTILITY, SERV. TOILET	——
D6	850	2700	SERV. ROOM-1&2, WALK-IN	——
D7	1000	2700	SHARED LOBBY	——
D8	2125	2700	LOBBY	——
D9	1200	2700	LOBBY	——
FD	1100	2700	STAIRCASE	2HR.
FD2	1000	2700	SHARED LOBBY	2HR.
FD3	895	2250	ELV.	2HR.
FD4	1875	2250	ELECTRICAL SHAFT	2HR
FD5	875	2250	FIRE SHAFT	2HR.
FD6	1250	2250	ELV./ELEC. 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	4355	3000	BED ROOM-1	——
W1	7925	3000	LIVING ROOM	——
W2	3770	3000	M.BED ROOM	——
W3	3055	3000	BED ROOM-2	——
W4	3379	3000	BED ROOM-3	——
W5	3000	3000	KITCHEN	——
W6	2460	3000	SERV. ROOM-1	——
W7	2775	3000	KITCHEN / SERV.ROOM-1	——
W8	1080	3000	SRV. ROOM-1	——
W9	4435	3000	BED ROOM-1	——
W10	8325	3000	LIVING ROOM	——
W11	4670	3000	M.BED ROOM	——
W12	3355	3000	BED ROOM-2	——
W13	3979	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 PERSONNEL	——
W21	600	3000	LOBBY	——

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	38.990	X	0.985	=	38.376	SQ.MT.
12	2	X	0.900	X	9.985	=	17.937	SQ.MT.
13	1	X	36.560	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	3.885	=	0.954	SQ.MT.
b6	1	X	2.765	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	0.730	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	2.750	X	3.900	=	10.725	SQ.MT.
b19a	1	X	0.400	X	0.850	=	0.340	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	6.415	X	2.390	=	15.332	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.	

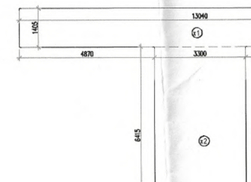
NON FAR AREA (ADDITION)								
GROSS - C								
b18	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b19	1	X	2.750	X	3.900	=	10.725	SQ.MT.
b20	1	X	1.240	X	1.875	=	2.325	SQ.MT.
b21	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b22	1	X	0.770	X	2.450	=	1.887	SQ.MT.
b23	1	X	2.765	X	1.360	=	3.760	SQ.MT.
b24	1	X	6.415	X	2.390	=	15.332	SQ.MT.
b25	1	X	6.455	X	3.000	=	19.365	SQ.MT.
b27	1	X	7.780	X	2.850	=	22.088	SQ.MT.
x1	1	X	13.040	X	1.405	=	18.321	SQ.MT.
x2	1	X	3.300	X	1.480	=	4.884	SQ.MT.
x3	1	X	0.800	X	4.935	=	3.948	SQ.MT.
					TOTAL	=	110.821	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	0.800	=	0.320	SQ.MT.
					TOTAL	=	32.786	SQ.MT.

TOTAL NON FAR AREA OF 15TH REFUGE FLOOR	=	GROSS – C	-	GROSS – D
	=	110.821	-	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.	

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

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 17620
DATED: 19/05/2026



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						
		=	39.491	SQM					
GROSS AREA OF REFUGE (15TH) FLOOR		=	791.196	SQM					
GROSS AREA OF 16th FLOOR		=	804.324	SQM					
TOTAL		=	1595.520	SQM					
REFUGE AREA REQUIRED		=	1525.450X0.3/12.5		+	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

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ATP(HQ)

J.D. | P.A. | A.T.P

DINESH KUMAR PA(HQ)

ADFO, (HQ) Member B.P.A.C | FSO, (HQ) Member B.P.A.C

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 22205 Dt. 19/05/2026

Executive Engineer (HQ) Public Health Engineering Department Haryana

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

JAN.–2026 | Scale : 1:100 | 26

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

Drawing No:– TB - 02

OBEROI 03–06.05.26