DOOR SCHEDULE			
NO.	OPENING	HEIGHT	LOCATION
D22	1150	2400	STAIRCASE
D23	1200	2400	FIRE LOBBY
D25	1200	2200	DUCT/SHAFT
D1	900	3000	LOBBY
D2	1140	3000	LOBBY
D3	2140	3000	PRIVATE LOBBY
D4	1525	3000	LIVING ROOM
D5	900	3000	BED ROOM, KITCHEN, SERV. ROOM
D6	850	3000	POD, ROOM, TOILET, WALK-IN
D7	900	3000	ALTRUIST, WALK-IN
D8	750	3000	UTILITY, SERVROOM-1 & 2, SERVMC
D9	1000	3000	KITCHEN
D10	1200	3000	LIFT LOBBY

WINDOW SCHEDULE				
NO.	OPENING	LINTEL	SILL	LOCATION
W1	4575	3000	–	BED ROOM-1
W2	10745	3000	–	LIVING ROOM
W3	3670	3000	–	MAIED ROOM
W4	2585	3000	–	BED ROOM-2
W5	3380	3000	–	BED ROOM-3
W6	3360	3000	–	BED ROOM-4
W7	2550	3000	–	KITCHEN
W8	1430	3000	–	SERV. ROOM
W9	800	3000	–	SERV. WC
W10	750	3000	–	SERV. TOILET
W11	1670	3000	–	SERV. ROOM
W12	900	3000	–	LOBBY
W13	770	3000	–	LOBBY
W14	600	3000	–	LOBBY
W15	4310	3000	–	BED ROOM-1
W16	10360	3000	–	LIVING ROOM
W17	4170	3000	–	MAIED ROOM
W18	2985	3000	–	BED ROOM-2
W19	3480	3000	–	BED ROOM-3
W20	3860	3000	–	BED ROOM-4
W21	2500	3000	–	KITCHEN
W22	1920	3000	–	SERV. ROOM
W23	4460	3000	–	BED ROOM-1
W24	11250	3000	–	LIVING ROOM
W25	4470	3000	–	MAIED ROOM
W26	3085	3000	–	BED ROOM-2
W27	3450	3000	–	BED ROOM-3
W28	4160	3000	–	BED ROOM-4
W29	2220	3000	–	SERV. ROOM
W31	6600x725	3000	–	LIVING ROOM
W32	590	3000	–	TOILET-1
W33	5630	3000	–	BED ROOM-1
W34	2160	3000	475	TOILET
W35	1500	3000	475	BEDROOM
W36	1560	3000	475	BEDROOM
W37	1800	3000	475	LOBBY
W38	600	3000	475	TOILET
W39	1560	3000	475	TOILET

TYPICAL FLOOR LVL	UNIT	SERVICE PERSONNEL UNIT
35th - 107000	04	02
31st - 89000	04	02
32nd - 92000	04	02
33rd - 95000	04	02
34th - 98000	04	02
35th - 101000	04	02
36th - 104000	04	02
37th - 107000	04	02
38th - 110000	04	02
39th - 113000	04	02
40th - 116000	04	02
41st - 119000	04	02
42nd - 122000	04	02
43rd - 125000	04	02
44th - 128000	04	02
45th - 131000	04	02
TOTAL NO. OF UNIT	80	36

FIRE FIGHTING LEGEND:-		
S.NO.	SYMBOL	DESCRIPTION
1		110M FIRE HYDRANT RISER-LOW ZONE-1 FOR PUMP ROOM TO 6TH FLOOR
2		150M FIRE HYDRANT RISER-HIGH ZONE-1 FOR 7TH FLOOR TO 18TH FLOOR
3		110M FIRE HYDRANT RISER-LOW ZONE-2 BPT TO 28TH FLOOR
4		150M FIRE HYDRANT RISER-HIGH ZONE-2 FOR 27TH FLOOR TO 19TH FLOOR
5		110M FIRE SPRINKLER RISER-LOW ZONE-1 FOR PUMP ROOM TO 6TH FLOOR
6		150M FIRE SPRINKLER RISER-LOW ZONE-1-STANDBY FOR PUMP ROOM TO 6TH FLOOR
7		150M FIRE SPRINKLER RISER-HIGH ZONE-1 FOR 7TH FLOOR TO 18TH FLOOR
8		150M FIRE SPRINKLER RISER-HIGH ZONE-1-STANDBY FOR 7TH FLOOR TO 18TH FLOOR
9		110M FIRE SPRINKLER RISER-LOW ZONE-2 BPT TO 28TH FLOOR
10		150M FIRE SPRINKLER RISER-LOW ZONE-2-STANDBY BPT TO 28TH FLOOR
11		150M FIRE SPRINKLER RISER-HIGH ZONE-2 FOR 27TH FLOOR TO 19TH FLOOR
12		150M FIRE SPRINKLER RISER-HIGH ZONE-2-STANDBY FOR 27TH FLOOR TO 19TH FLOOR
13		40Ø FIRE DRAIN PIPE
14		150Ø FIRE TRANSFER WATER RISER
15		150M FIRE TRANSFER WATER RISER-STANDBY
16		FIRE SPRINKLER PIPE
17		FIRE DRAIN PIPE WITH TEST AND DRAIN VALVE
18		FIRE WATER TRANSFER PIPE
19	FCV	ZONE CONTROL VALVE INCLUDES BUTTERFLY VALVE WITH TAMPER SWITCH, PRESSURE GAUGE, FLOW SWITCH
20		PENDANT SPRINKLER 68C
21		KITCHEN PENDANT SPRINKLER 79C
22		UPRIGHT SPRINKLER 68C
23		STANDARD SIDEWALL SPRINKLER 68C
24		EXTENDED SIDEWALL SPRINKLER 68C
25		EXTENDED SIDEWALL SPRINKLER 79C
26		FLOOR TRAP IN FIRE SHAFT
27		63Ø HOSE PIPE
28		HOSE REEL DRUM WITH BALL VALVE
29		FLUSHING VALVE
30		EXTINGUISHERS

PLUMBING LEGEND:-		
S.NO.	SYMBOL	DESCRIPTION
1		Ø110 SOIL PIPE
2		Ø110 VENT PIPE
3		Ø110 WASTE PIPE
4		Ø160 RAIN WATER PIPE
5		DOMESTIC WATER SUPPLY PIPE
6		FLUSHING WATER SUPPLY PIPE
7		40Ø DOMESTIC TRANSFER PIPE
8		40Ø FLUSHING TRANSFER PIPE
9		Ø110 SOIL PIPE FOR LAST 5 FLOORS
10		Ø110 WASTE PIPE FOR LAST 5 FLOORS
11		Ø110 KITCHEN WASTE PIPE
12		Ø160 HOUSIN WASTE PIPE FOR LAST 5 FLOORS
13		Ø160 BALCONY DRAIN PIPE
14		DOMESTIC GRAVITY PIPE
15		DOMESTIC BOOSTER PIPE
16		FLUSHING GRAVITY PIPE
17		FLUSHING BOOSTER PIPE
18		FIRE PIPE
19		Ø160 RAIN WATER PIPE
20		Ø160 SOIL PIPE
21		Ø160 WASTE PIPE
22		ISOLATION VALVE

S. No	Description	Area Sqm	Area ft	Height	ACPH	CFM	Equipment Selection
1	Typical Floor Toilet	Typical floor	13.400	144	10	9	2/B 11 No-400 CFM Inline fan

S. No	Description	Area Sqm	Area ft	Height	ACPH	CFM	Equipment Selection
1	Typical Floor Toilet	Typical floor	12.567	135	10	9	2/D 11 No-400 CFM Inline fan

SERVICE PERSONNEL UNIT CARPET AREA TYPICAL (20TH TO 22ND 24TH TO 30TH, 32ND & 33RD TO 36TH) FLOOR						
GROSS – A						
1	=	1	X	2.970	X	2.275	=	6.757	SQM
2	=	1	X	3.290	X	3.255	=	10.709	SQM
3	=	1	X	2.710	X	1.330	=	3.604	SQM
4	=	1	X	1.455	X	1.200	=	1.746	SQM
5	=	1	X	2.300	X	2.300	=	5.290	SQM
6	=	1	X	0.900	X	0.155	=	0.140	SQM
7	=	1	X	0.700	X	0.130	=	0.091	SQM
8	=	1	X	0.130	X	0.750	=	0.098	SQM
TOTAL	=							28.305	SQM
TOTAL SERVICE PERSONNEL UNIT CARPET AREA	=	GROSS – A						28.305	SQM

REFUGE (15TH) FLOOR AREA CALCULATION									
GROSS – A									
A	=	1	X	2.850	X	12.810	=	36.108	SQM
B	=	1	X	2.850	X	1.650	=	5.029	SQM
C	=	1	X	2.850	X	3.750	=	10.688	SQM
						TOTAL	=	51.825	SQM
TOTAL AREA OF REFUGE AREA	=	GROSS – A						51.825	SQM
GROSS AREA OF REFUGE (15TH) FLOOR	=	1145.799	SQM						
GROSS AREA OF 15TH FLOOR	=	1189.437	SQM						
TOTAL	=	2335.237							
REFUGE AREA REQUIRED	=	2335.2/1765.3/10.8				ADDITIONAL SPACE TO ACCOMMODATE ONE WHEEL CHAIR SPACE			
	=	66.286	M²			0.8			
	=	66.150	SQM						
REFUGE AREA PROVIDED	=	67.813	SQM						

TYPICAL FLOOR	FLOOR LEVEL	UNITS
15th FLOOR(Refuge)	LVL+42500	4
TOTAL UNITS		4

15TH REFUGE FLOOR AREA								
GROSS – A								
1	4	X	1.305	X	1.950	=	10.140	SQ.MT.
2	2	X	1.300	X	0.850	=	2.210	SQ.MT.
3a	2	X	1.600	X	0.850	=	2.720	SQ.MT.
3b	2	X	1.600	X	0.850	=	2.584	SQ.MT.
4	2	X	0.985	X	6.530	=	12.864	SQ.MT.
5	2	X	1.085	X	1.905	=	4.212	SQ.MT.
6	2	X	18.868	X	8.636	=	325.638	SQ.MT.
7	2	X	20.240	X	2.270	=	91.890	SQ.MT.
8	2	X	0.803	X	1.335	=	2.303	SQ.MT.
9	1	X	43.660	X	17.100	=	748.112	SQ.MT.
10	2	X	1.300	X	1.205	=	3.133	SQ.MT.
11	2	X	0.800	X	3.915	=	7.047	SQ.MT.
12	2	X	1.000	X	2.800	=	5.600	SQ.MT.
13	2	X	0.900	X	6.530	=	11.754	SQ.MT.
14	1	X	45.000	X	17.100	=	736.602	SQ.MT.
15	4	X	1.000	X	0.750	=	3.000	SQ.MT.
16	1	X	11.515	X	0.800	=	13.818	SQ.MT.
17	3	X	1.700	X	1.800	=	9.180	SQ.MT.
18	1	X	1.200	X	2.800	=	3.360	SQ.MT.
			TOTAL			=	1258.676	SQ.MT.
			DEDUCTION					
GROSS – B								
b1	2	X	1.010	X	0.450	=	0.909	SQ.MT.
b2	2	X	1.015	X	0.450	=	0.914	SQ.MT.
b3	2	X	0.452	X	1.200	=	1.085	SQ.MT.
b4	2	X	1.550	X	0.580	=	1.798	SQ.MT.
b5	1	X	2.800	X	3.150	=	8.820	SQ.MT.
b6	2	X	1.000	X	0.450	=	0.900	SQ.MT.
b7	2	X	0.970	X	0.450	=	0.873	SQ.MT.
b8	1	X	5.285	X	1.200	=	6.342	SQ.MT.
b9	1	X	5.000	X	1.550	=	7.750	SQ.MT.
b10	1	X	8.100	X	2.850	=	23.085	SQ.MT.
b11	1	X	1.750	X	0.565	=	0.989	SQ.MT.
b12	1	X	1.465	X	0.565	=	0.839	SQ.MT.
b13	1	X	1.030	X	3.100	=	3.193	SQ.MT.
b14	1	X	1.075	X	1.500	=	1.613	SQ.MT.
b14a	1	X	1.075	X	0.900	=	0.968	SQ.MT.
b14c	1	X	1.075	X	0.400	=	0.97	SQ.MT.
b15	1	X	2.800	X	3.750	=	10.500	SQ.MT.
b16	1	X	8.100	X	6.150	=	49.815	SQ.MT.
b18	1	X	1.250	X	0.340	=	0.425	SQ.MT.
b19	1	X	3.685	X	2.750	=	10.134	SQ.MT.
			TOTAL			=	133.447	SQ.MT.
TOTAL FAR AREA OF 15TH REFUGE FLOOR AREA	=	GROSS – A		-	GROSS – B			
	=	1258.676			133.447			
	=	1125.437	SQ.MT.					
NON FAR AREA (ADDITION)								
GROSS – C								
b8	1	X	5.285	X	1.200	=	6.342	SQ.MT.
b9	1	X	5.000	X	1.550	=	7.750	SQ.MT.
b15	1	X	2.800	X	3.750	=	10.500	SQ.MT.
b16	1	X	8.100	X	6.150	=	49.815	SQ.MT.
b18	1	X	1.250	X	0.340	=	0.425	SQ.MT.
b19	1	X	3.685	X	2.750	=	10.134	SQ.MT.
			TOTAL			=	84.966	SQ.MT.
GROSS – D								
c1	1	X	2.800	X	3.150	=	8.820	SQ.MT.
c2	1	X	1.560	X	0.370	=	0.874	SQ.MT.
c3	1	X	1.650	X	0.570	=	0.941	SQ.MT.
c4	1	X	8.100	X	2.850	=	23.085	SQ.MT.
			TOTAL			=	33.719	SQ.MT.
TOTAL NON FAR AREA OF REFUGE FLOOR AREA	=	GROSS – C		-	GROSS – D			
	=	133.724			33.719			
	=	100.005	SQ.MT.					
TOTAL BUILTUP AREA OF 15TH REFUGE FLOOR AREA	=	FAR AREA		+	NON FAR AREA			
	=	1125.437			100.005			
	=	1225.437	SQ.MT.					

TYPICAL (20TH TO 22ND, 24TH TO 30TH, 32ND & 36TH) FLOOR AREA								
GROSS – A								
1	4	X	1.000	X	1.950	=	7.800	SQ.MT.
2	2	X	1.200	X	0.750	=	1.800	SQ.MT.
3	4	X	1.500	X	0.750	=	4.500	SQ.MT.
4	2	X	0.785	X	8.485	=	13.321	SQ.MT.
5	2	X	19.155	X	8.635	=	330.807	SQ.MT.
6	2	X	0.200	X	2.270	=	0.908	SQ.MT.
7	2	X	0.700	X	1.985	=	2.779	SQ.MT.
8	2	X	20.240	X	2.270	=	91.890	SQ.MT.
9	1	X	43.660	X	17.100	=	748.112	SQ.MT.
10	2	X	17.000	X	0.700	=	23.800	SQ.MT.
11	4	X	0.800	X	0.750	=	2.400	SQ.MT.
12	2	X	11.515	X	0.800	=	13.818	SQ.MT.
13	1	X	1.200	X	1.800	=	2.160	SQ.MT.
14	1	X	2.800	X	5.225	=	14.630	SQ.MT.
			TOTAL			=	1259.725	SQ.MT.
			DEDUCTION AREA					
GROSS – B								
b1	2	X	1.110	X	0.450	=	0.999	SQ.MT.
b2	2	X	1.165	X	0.450	=	1.049	SQ.MT.
b3	2	X	0.450	X	1.200	=	1.080	SQ.MT.
b4	2	X	1.550	X	0.580	=	1.798	SQ.MT.
b5	1	X	2.800	X	3.150	=	8.820	SQ.MT.
b6	2	X	1.000	X	0.450	=	0.900	SQ.MT.
b7	2	X	0.970	X	0.450	=	0.873	SQ.MT.
b8	1	X	5.285	X	1.200	=	6.342	SQ.MT.
b9	1	X	5.000	X	1.550	=	7.750	SQ.MT.
b10	1	X	8.100	X	2.850	=	23.085	SQ.MT.
b11	1	X	1.750	X	0.565	=	0.989	SQ.MT.
b12	1	X	1.465	X	0.565	=	0.839	SQ.MT.
b13	1	X	1.030	X	3.100	=	3.193	SQ.MT.
b14	1	X	1.075	X	1.500	=	1.613	SQ.MT.
b14a	1	X	1.075	X	0.900	=	0.968	SQ.MT.
b14c	1	X	1.075	X	0.400	=	0.97	SQ.MT.
b15	1	X	2.800	X	3.750	=	10.500	SQ.MT.
b16	1	X	8.100	X	6.150	=	49.815	SQ.MT.
b18	1	X	1.250	X	0.340	=	0.425	SQ.MT.
b19	1	X	3.685	X	2.750	=	10.134	SQ.MT.
			TOTAL			=	131.600	SQ.MT.
TOTAL FAR AREA OF TYPICAL (20TH TO 22ND 24TH TO 30TH, 32ND TO 36TH) FLOOR	=	GROSS – A		-	GROSS – B			
	=	1259.725			131.600			
	=	1128.125	SQ.MT.					
NON FAR AREA (ADDITION)								
GROSS – C								
b8	1	X	5.285	X	1.200	=	6.342	SQ.MT.
b9	1	X	5.000	X	1.550	=	7.750	SQ.MT.
b15	1	X	2.800	X	3.750	=	10.500	SQ.MT.
b16	1	X	8.100	X	6.150	=	49.815	SQ.MT.
b18	1	X	1.250	X	0.340	=	0.425	SQ.MT.
b19	1	X	3.685	X	2.750	=	10.134	SQ.MT.
			TOTAL			=	84.966	SQ.MT.
NON FAR AREA (DEDUCTION)								
GROSS – D								
c1	1	X	2.800	X	3.150	=	8.820	SQ.MT.
c2	1	X	1.560	X	0.370	=	0.874	SQ.MT.
c3	1	X	1.650	X	0.570	=	0.941	SQ.MT.
c4	1	X	8.100	X	2.850	=	23.085	SQ.MT.
			TOTAL			=	33.719	SQ.MT.
TOTAL NON FAR AREA OF TYPICAL (20TH TO 22ND 24TH TO 30TH, 32ND TO 36TH) FLOOR	=	GROSS – C		-	GROSS – D			
	=	84.966			33.719			
	=	51.247	SQ.MT.					
TOTAL BUILTUP AREA OF TYPICAL (20TH TO 22ND 24TH TO 30TH, 32ND TO 36TH) FLOOR	=	FAR AREA		+	NON FAR AREA			
	=	1128.125		+	51.247			
	=	1179.372	SQ.MT.					

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

OBEROI REALTY LIMITED
Commerz 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway,Goregaon East, Mumbai 400063, India.

Architects:

PARK + ASSOCIATES
200 , Braddell road block D
05-51 bca braddell campus
Singapore 579700
T: +65 6282 0604
www.parkassociates.com.sg

Associate Architects:

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

STP(HQ) Member Secretary BPAC. STP(G) Member BPAC. CTP(HR) Chairman BPAC. ATP(HQ) Member BPAC. JD. P.A. A.T.P.

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.:- 1752 DATED :- 19/01/2026

ADFO, (HQ) Member BPAC. FSO, (HQ) Member BPAC.

Checked and found ok for Public Health in forwarding letter No. 29205 DL 13/01/2026

Assistant Engineer (HQ) GMVP Pvt. Ltd.

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

JAN.– 2026 | Scale : 1:100 | 13

Drawing Title:- 15TH REFUGE FLOOR PLAN TYPICAL (20TH TO 22ND 24TH TO 30TH, 32ND & 33RD TO 36TH) FLOOR PLAN & AREA TOWER – F

Drawing No:- TF-03

OBEROI 03–06.05.26

TYPICAL (20TH TO 22ND 24TH TO 30TH, 32ND & 33RD TO 36TH) FLOOR PLAN TOWER - F

REFUGE (15TH) FLOOR PLAN TOWER - F

SECTION-AA

SECTION-AA

(15TH) REFUGE FLOOR TOWER - F

TYPICAL (20TH TO 22ND 24TH TO 30TH, 32ND & 33RD TO 36TH) FLOOR AREA TOWER - F

REFUGE (15TH) FLOOR AREA TOWER - E