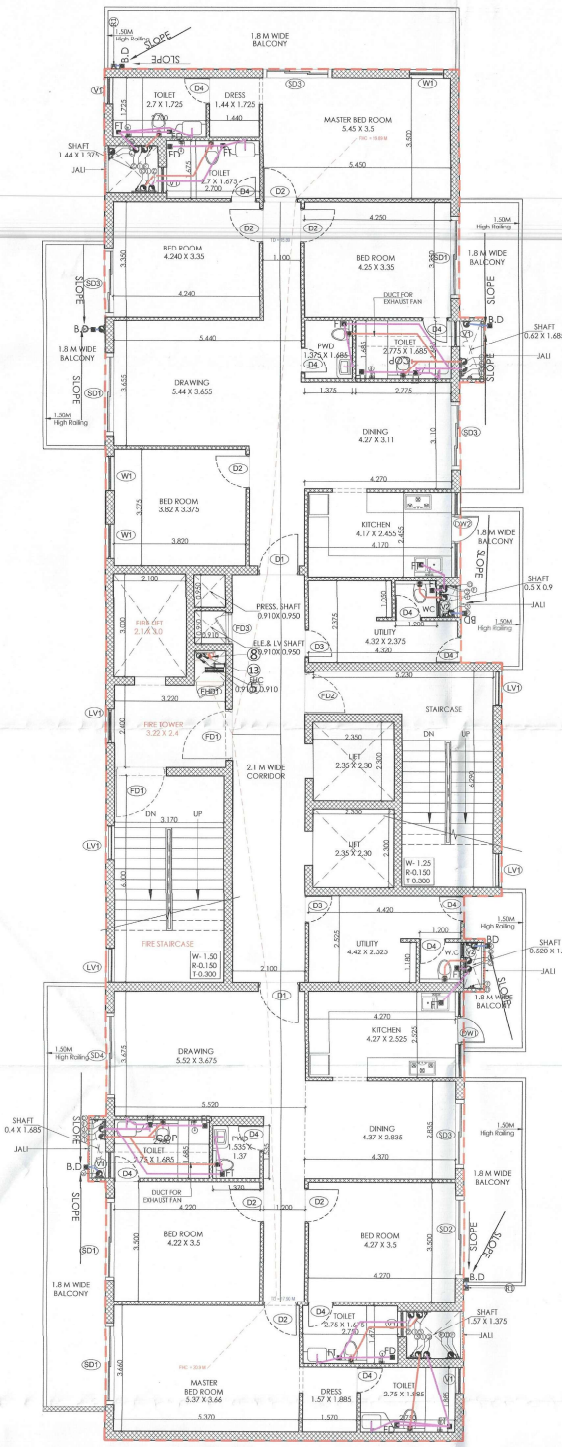
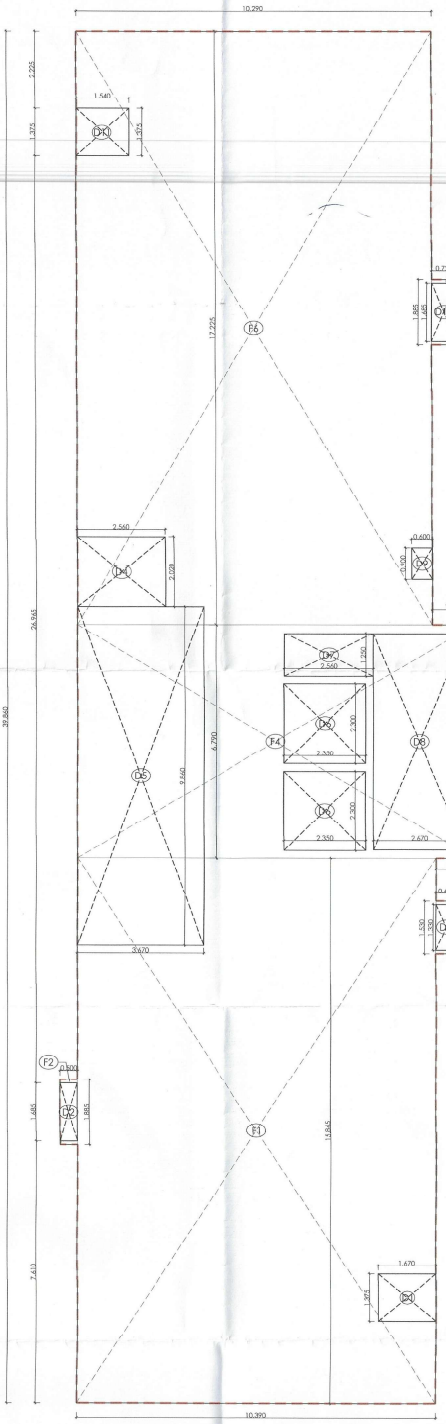


1ST TO 14TH & 16TH FLOOR - TYPICAL FLOOR PLAN



1ST TO 14TH & 16TH FLOOR - TYPICAL FLOOR PLAN AREA DIAGRAM

S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P.(G) Member B.P.A.C. — S.T.P.(HR) Chairman B.P.A.C.

DTP(HQ) — ATP(HQ) — JD. — P.A. — A.T.P — ADFO. (HQ) Member BPAC — FSO, (HQ) Member BPAC — DINESH KUMAR PA(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 2348 DATED: 3/7/2026

FIRE FIGHTING LEGEND
① 150Ø ALTERNATE RISER SPRINKLER PIPE FOR ZONE-01
② 150Ø ALTERNATE RISER SPRINKLER PIPE FOR ZONE-02
③ 150Ø ALTERNATE RISER SPRINKLER PIPE FOR ZONE-03
④ 150Ø ALTERNATE RISER SPRINKLER PIPE FOR ZONE-04
⑤ 150Ø SPRINKLER PIPE ZONE -01
⑥ 150Ø SPRINKLER PIPE ZONE -02
⑦ 150Ø SPRINKLER PIPE ZONE -03
⑧ 150Ø SPRINKLER PIPE ZONE -04
⑨ 150Ø HYDRANT PIPE PIPE ZONE -01
⑩ 150Ø HYDRANT PIPE PIPE ZONE -02
⑪ 150Ø HYDRANT PIPE PIPE ZONE -03
⑫ 150Ø HYDRANT PIPE PIPE ZONE -04
⑬ 80Ø DRAIN PIPE

FHC DISTANCE

TRAVEL DISTANCE

PLUMBING LEGEND		
S.NO.	SYMBOL	DISCRIPTION
1		160 OD uPVC SOIL PIPE
2		160 OD uPVC WAIST PIPE
3		75Ø ANTI SYPHONIC PIPE
4		DOMESTIC WATER SUPPLY PIPE
5		FLUSHING WATER SUPPLY PIPE
Fr		DOMESTIC WATER SUPPLY RISER PIPE
Dr		FLUSHING WATER SUPPLY RISER PIPE
R		160 OD RAIN WATER PIPE
R1		75Ø RAIN WATER PIPE

TOTAL FAR UNDER TOWER-B		
S.No.	PARTICULAR	TOTAL AREA(in SQ.M.)
1	PODIUM-3 FLOOR AREA	175.904
2	1st TO 14th & 16th FLOOR AREA	5148.180
3	RETIREE 15th FLOOR AREA	343.212
TOTAL FAR UNDER TOWER-B		5667.296

TOWER-B-TOTAL COVERED AREA UNDER TYPICAL 1st TO 14th & 16th (FAR+NON FAR)					
SL.NO.	TYPE	Area (in SQ.M.)	NOS		Area (in SQ.M.)
1	TYPICAL FLOOR (FAR)	343.212	1	=	343.212
2	FIRE TOWER , STAIRCASE,LIFT & SERVICE SHAFT (NON FAR)	79.996	1	=	79.996
TOTAL TYPICAL COVERED AREA UNDER EACH FLOOR TOWER-B (FAR+NON FAR)					423.208
TOTAL COVERED AREA UNDER TYPICAL FLOOR 1st TO 14th & 16th (FAR+NON FAR) TOWER-B =423.208x15					6348.120

TOWER-B-TYPICAL FLOOR AREA DIAGRAM 1st TO 14th & 16th FLOOR					
LEGEND	Length(mtr)	Width(mtr)	NOS		Area (in SQ.M.)
F1	10.390	x 15.845	1	=	164.630
F2	0.500	x 1.885	1	=	0.943
F3	0.620	x 1.530	1	=	0.949
F4	11.500	x 6.790	1	=	78.085
F5	0.720	x 1.885	1	=	1.357
F6	10.290	x 17.225	1	=	177.245
TOTAL AREA - A					423.208
DEDUCTION					
LEGEND	Length(mtr)	Width(mtr)	NOS		Area (in SQ.M.)
D1	1.670	x 1.375	1	=	2.296
D2	0.500	x 1.685	1	=	0.843
D3	0.620	x 1.330	1	=	0.825
D4	2.560	x 2.020	1	=	5.171
D5	3.670	x 9.860	1	=	36.186
D6	2.350	x 2.300	2	=	10.810
D7	2.560	x 1.250	1	=	3.200
D8	2.670	x 6.290	1	=	16.794
D9	0.600	x 0.900	1	=	0.540
D10	0.720	x 1.685	1	=	1.213
D11	1.540	x 1.375	1	=	2.118
TOTAL DEDUCTION AREA					79.996
TOTAL UNIT AREA(A-DEDUCTION)					
423.208	-	79.996	1	=	343.212
TOTAL TYPICAL FLOOR AREA AT EACH FLOOR-					343.212
TOTAL TYPICAL FLOOR AREA 1st TO 14th & 16th =343.212x15					5148.180

DOOR WINDOW SCHEDULE FOR TOWER-A & B				
TYPE	WIDTH	HEIGHT	CILL	LINTEL
D1	1200	2650		2650
D2	1000	2400	-	2400
D3	800	2400	-	2400
D4	750	2400	-	2400
FD1	1500	2400	-	2400
FD2	1200	2400	-	2400
FD3	900	2400	-	2400
FHD1	900	1800	600	2400
DW1	800 (DOOR) + 2400 (WIN.)	2650 (DOOR) & 1650 (WIN.)	1100 (DOOR) & 1050 (WIN.)	2650
DW2	800 (DOOR) + 4500 (WIN.)	2650 (DOOR) & 1800 (WIN.)	1100 (DOOR) & 1050 (WIN.)	2650
SD1	2400	2650	-	2650
SD2	2200	2650	-	2650
SD3	2000	2650	-	2650
SD4	2500	2650	-	2650
V1	1000	1750	900	2650
V2	750	900	1200	2100
V3	450	900	1200	2100
LV1	1000	1500	900	2400

Checked and found as per Public Health (Internal) Service unit output (P.H.E.) forwarding letter No. 2460 dt. 10/04/2026

Chief Engineer-I HSVP, Panchkula

NOTES:

ALL DIMENSIONS ARE IN MTR UNLESS OTHERWISE MENTIONED.

ALL ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL AND OTHER MEP, ETC., DRAWINGS.

ANY DISCREPANCY IF FOUND SHALL BE BROUGHT TO THE NOTICE OF THE PROJECT MANAGEMENT CONSULTANT IMMEDIATELY .

ALL LEVELS INDICATED ARE THE FINISHED FLOOR LEVELS, UNLESS MENTIONED OTHERWISE.

DRAWINGS ARE NOT TO BE MEASURED, ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.

ALL LIFT, STAIRCASE, AND SERVICE AREA ARE UNDER 100% POWER BACKUP.

ALL MAIN UNIT ENTRANCE DOOR (FD1) ARE 1 HOUR FIRE RATED

PROJECT TITLE

Proposed building plan of Group Housing Colony for an area measuring 5.0875(acres) Licence No. 259 of 2025 dated 23.12.2025 in Sector 93-A, Gurugram Manesar Urban Complex being developed by M/s ANANT RAJ LTD.

OWNER SIGN:-

DEVELOPER

Anant Raj Limited

ANANT RAJ LIMITED H-65 CONNAUGHT CIRCUS NEW DELHI-110001

MEP CONSULTANTS

KEPL

KUMAR ENDECON PVT. LTD.
ENGINEERING DESIGN CONSULTANTS
40/60 GROUND FLOOR CHITTARANJAN PARK
NEW DELHI-110019
E-mail : info@endecon.in

STRUCTURAL CONSULTANTS

ARCHITECTS

CHAPMAN TAYLOR
GLOBAL ARCHITECTS & MASTER PLANNERS

Chapman Taylor India LLP
A 1/18 First Floor
Safdarjung Enclave, New Delhi -110029
Tel : + 91 - 11 - 46019668

SIGNATURE AND STAMP

Sapna Gupta
CA/95/08
A1/18, First Floor
Safdarjung Enclave, New Delhi-110029

COMMENTS	
TENDER	
CONSTRUCTION	
FOR COMPLIANCE	
FOR ADVANCE	
FOR COMMENTS	
FOR INFORMATION	
FOR APPROVAL	
FOR EXECUTION	

DRAWING TITLE

TOWER-B
TYPICAL FLOOR PLAN & AREA

DATE	28-04-2026	NORTH	REVISION
CHECKED BY	: ANKUSH	N	R0
DRAWN BY	: SUMIT		
SUPERCEDED Y / N			
DRG.NO	CT/TB/SUB/ARC/004		
SCALE	1:100		