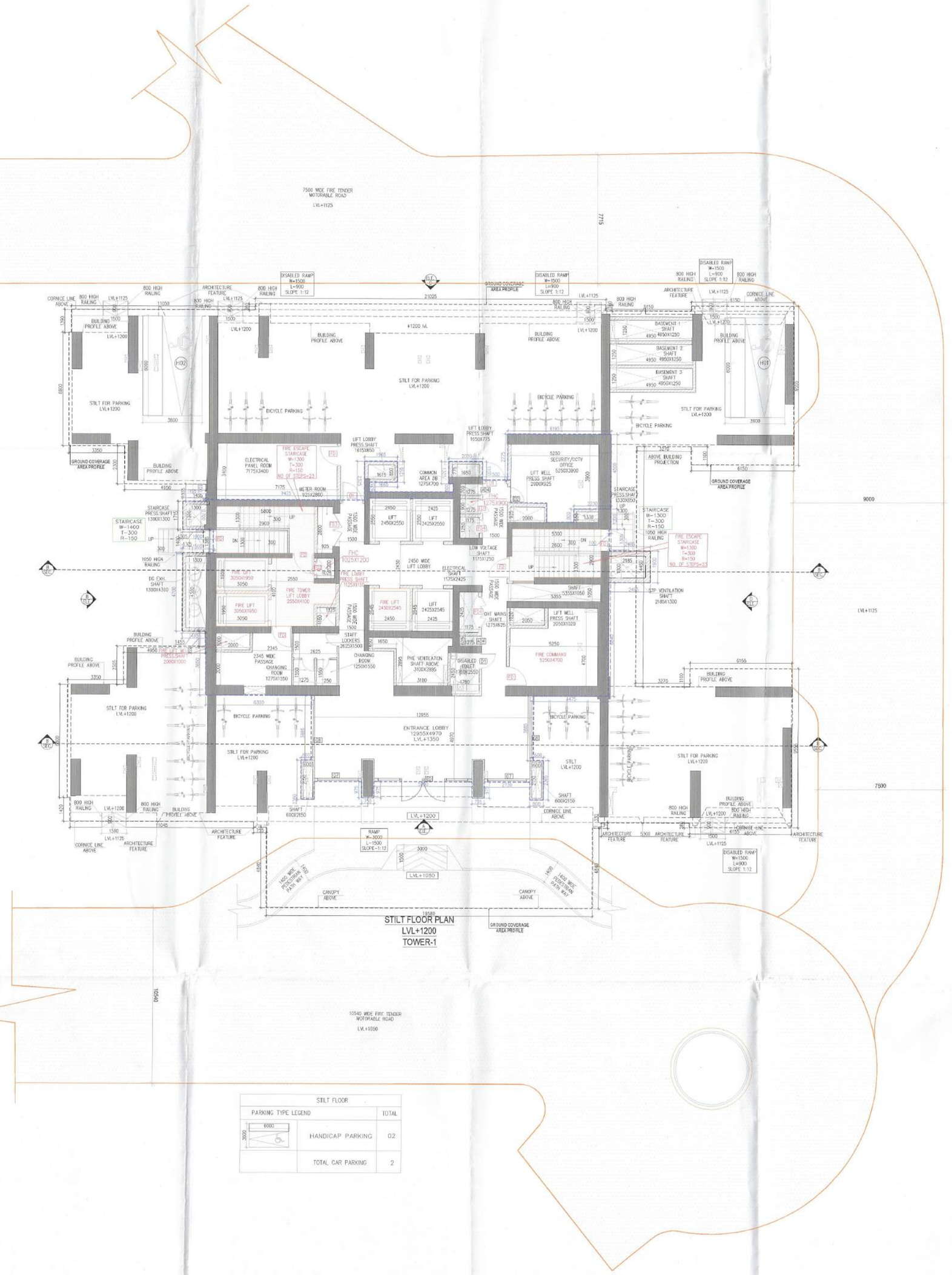
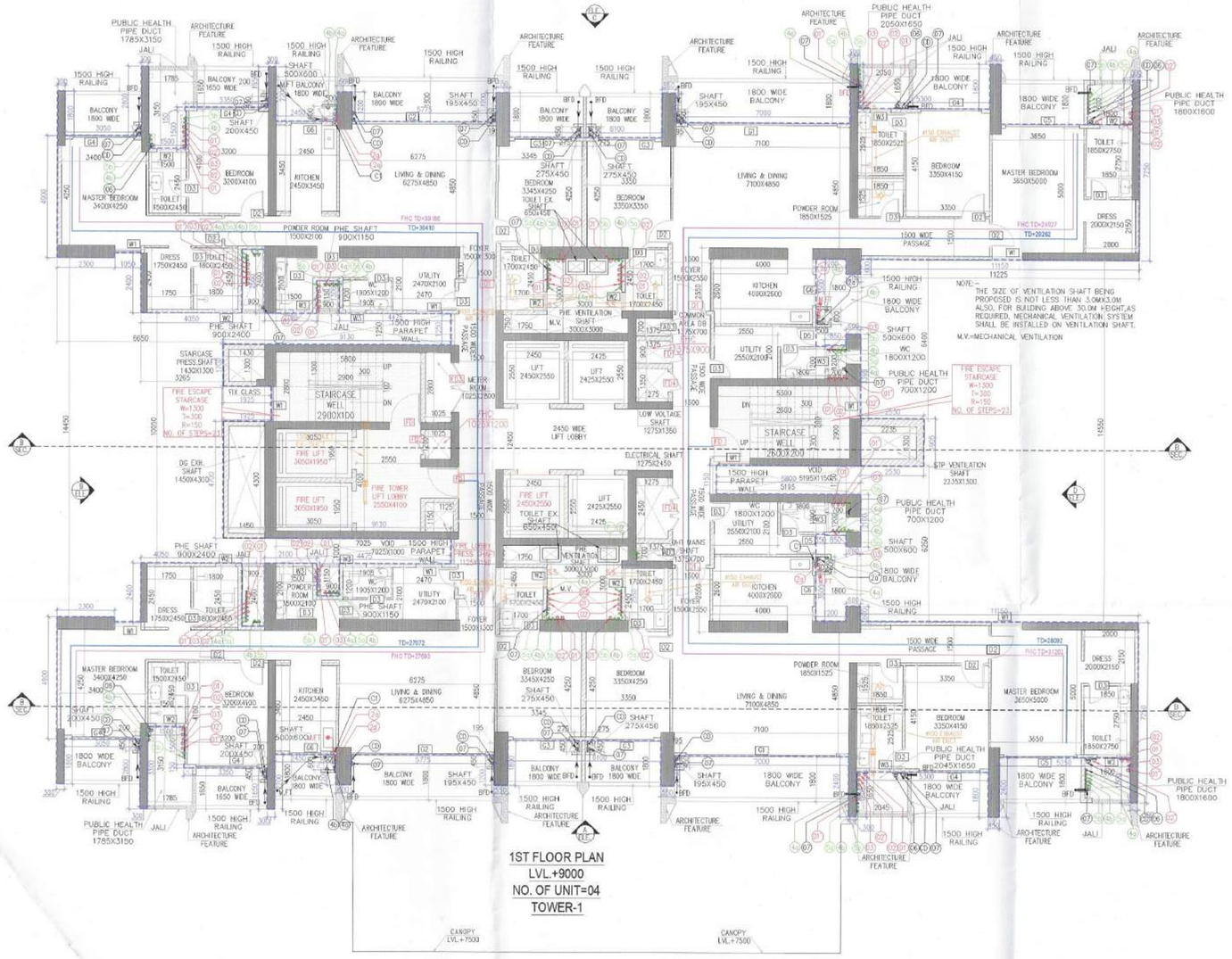

7590 WDC FIRE TENDER MOTORABLE ROAD LVL+1125
BUILDING PROFILE ABOVE
STILT FOR PARKING LVL+1200
BICYCLE PARKING
ELECTRICAL PANEL ROOM 7175X3400
METER ROOM 4250X2900
STAIRCASE SMOKE SHAFT 1300X1300
LIFT 2400X2250
LIFT LOBBY PRESS SHAFT 1675X850
COMMON WC'S & H 1275X7100
LIFT WELL 5250X2800
SECURITY/CCTV OFFICE 5250X3800
LIFT MACHINE ROOM 5250X3000
STAIRCASE R=1300 T=300 H=150
FIRE ESCAPE STAIRCASE W=1300 T=300 H=150
1050 HIGH RAILING
SS CWH SHAFT 1300X4350
FIRE PUMP ROOM 3050X5100
FIRE TOWER LIFT LOBBY 3550X5100
FIRE LIFT 2400X2250
LIFT 2400X2250
LIFT 2400X2250
LIFT LOBBY PRESS SHAFT 1675X850
HIGH MOC LIFT LOBBY
ELECTRICAL SHAFT 1675X1675
LIFT 2400X2250
LIFT 2400X2250
LIFT WELL PRESS SHAFT 2050X5100
DRAWING ROOM 7250X5100
2345 WIDE PASSAGE
GRANDING ROOM 5775X7050
FIRE VENTILATION SHAFT 3100X3950
DISABLED SHAFT 3100X2250
FIRE COMMAND 5250X4700
ENTRANCE LOBBY 12955X4970 LVL+1350
SHAFT 4500X1500
SHAFT 4500X1500
LIFT LVL+1200
SHAFT 4500X1500
DISABLED RAMP W=1500 L=4500 SLOPE 1:12
DISABLED RAMP W=1500 L=4500 SLOPE 1:12
ARCHITECTURE FEATURE
BOD HIGH RAILING
CORNICE LINE ABOVE
BASEMENT-1 SHAFT 4950X1220
BASEMENT-2 SHAFT 4950X1050
BASEMENT-3 SHAFT 4950X1250
ABOVE BUILDING PROJECTION
GROUND COVERAGE AREA PROFILE
GFF VENTILATION SHAFT 2185X1300
FIRE ESCAPE STAIRCASE W=1300 T=300 H=150
SHAFT 4500X1500
LIFT MACHINE ROOM 5250X3000
LIFT WELL PRESS SHAFT 2050X5100
LIFT WELL 2400X2250
LIFT WELL 2400X2250
LIFT WELL 2400X2250
SHAFT 4500X1500
LIFT LVL+1200
SHAFT 4500X1500
SHAFT 4500X1500
SHAFT 4500X1500



1ST FLOOR PLAN
LVL.+9000
NO. OF UNIT=04
TOWER-1



TYPICAL SECTION

VENTILATION - TOWER 1 - TOILET/PLUMBING SHAFT

Sl. No.	TOWER	FLOOR	BUILDING NO. & PLUMBING SHAFT	FLAT NO.	AIRFLOW (CFM) PER FLOOR	NO. OF FLOORS	AIRFLOW (CFM) MAXIMUM	AIRFLOW (CFM) DESIGN	AIR FLOW (CFM) SELECTED	Type of Ventilation System
1	TOWER 7	TYP.	BEDROOM 01 TOILET	UNIT 1	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
2	TOWER 7	TYP.	POWDER TOILET	UNIT 3	100	3	300	100	150	INLINE FAN AT TOILET CEILING
3	TOWER 7	TYP.	BEDROOM 02 TOILET	UNIT 2	100	3	300	100	150	INLINE FAN AT TOILET CEILING
4	TOWER 7	TYP.	BEDROOM 03 TOILET	UNIT 2	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
5	TOWER 7	TYP.	BEDROOM 04 TOILET	UNIT 3	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
6	TOWER 7	TYP.	BEDROOM 05 TOILET	UNIT 4	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE

SCHEDULE OF WINDOWS

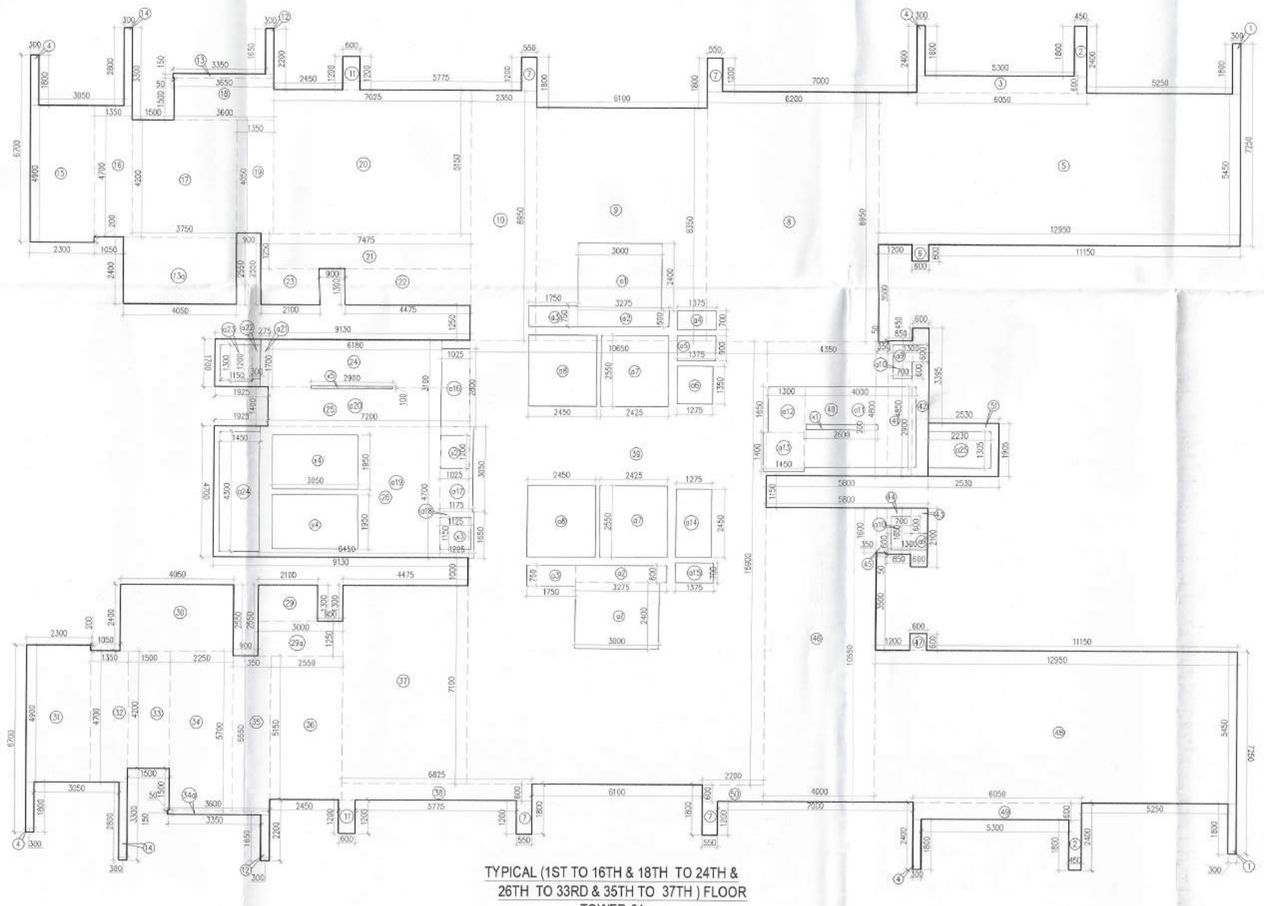
TYPE	OPENING SIZE	SILL	LINTEL (U.F.L.E.)	LINTEL (U.F.L.E. T.O.S.)	REMARK
C1	3000 x 2400	±00	+2400	+2450	LIVING & DINING ROOM
C2	5400 x 2400	±00	+2400	+2450	LIVING & DINING ROOM
C3	2250 x 2400	±00	+2400	+2450	BEDROOM 3
C4	2450 x 2400	±00	+2400	+2450	BEDROOM 2 & MASTER BEDROOM
C5	2950 x 2400	±00	+2400	+2450	MASTER BEDROOM
C6	1250 x 2400	±00	+2400	+2450	KITCHEN
W1	1250 x 1500	+900	+2400	+2450	MASTER BEDROOM
W2	800 x 2100	+300	+2100	+2250	TOILET (KITCHEN AREA)
W3	800 x 1400	+1000	+2400	+2450	TOILET (BEHIND WC)

SCHEDULE OF DOORS

TYPE	OPENING SIZE	SILL	LINTEL (U.F.L.E.)	LINTEL (U.F.L.E. T.O.S.)	REMARK
TD	1450 x 2400	±00	+2400	+2450	TERRACE
D1	1250 x 2400	±00	+2400	+2450	ENTRANCE
D2	1000 x 2400	±00	+2400	+2450	BEDROOM ENTRANCE
D3	800 x 2400	±00	+2400	+2450	TOILET & SERVANT ROOM
D4	900 x 2400	±00	+2400	+2450	KITCHEN
D5	900 x 2400	±00	+2400	+2450	MAINTAINED SERVANT ROOM
FD	1250 x 2400	±00	+2400	+2450	STAIRCASE & FIRE LOBBY
FD1	900 x 2750	+200	+2900	+2750	FHC SHAFT
FD2	600 x 2750	+200	+2900	+2750	FHC SHAFT
FD3	2900 x 2700	+200	+2900	+2750	WATER ROOM
FD4	1500 x 2750	+300	+2700	+2750	ELECTRICAL SHAFT
AD2	900 x 2750	+300	+2700	+2750	LIFT SHAFT
AD3	750 x 2750	+300	+2100	+2750	DHT MAINS/C.O.B
AD4	600 x 2750	+300	+2100	+2750	DHT MAINS/C.O.B (SILT LEVEL)
ED	2900 x 3350	+300	+3000	+3350	ENTRANCE LOBBY

PLUMBING LEGEND:-

(SP)	100ø Soil Pipe (SP)
(WP)	100ø Waste Pipe (WP)
(VP)	75ø Vent Pipe (VP)
(GL)	Domestic Water Supply Drop From Tank To Toilet / Kitchen For Top Five Floor. (.33m To .37m)
(GL)	Domestic Water Supply Drop From Tank To Toilet / Kitchen For First To 32nd Floor.
(GL)	Recycled Water Supply Drop From Tank To Toilet For Top Five Floor. (.33m To .37m)
(GL)	Recycled Water Supply Drop From Tank To Toilet For First To 32nd Floor.
(D)	Domestic Water Supply Riser Pipe Fill To O.H.T.
(R)	Recycled Water Supply Riser Pipe Fill To O.H.T.
(SP)	100ø Waste Pipe (For Use Kitchen Waste)
(G)	150ø Terrace Rain Water Pipe
(G1)	100ø Soil Pipe upto Third Floor (SP)
(G2)	100ø Waste Pipe upto Third Floor (WP)
(G3)	100ø Balcony Rain Water Pipe
S.S	Service Slab
M.F.T	Multi Floor Trap
FD	Floor Drain
COP	Clean Out Plug
———	Soil Pipe
as C1	
as M.F.T	Cutout Size: 200x200 mm (For Use Soil/Waste & Rain Water Drainage)
as FD	Cutout Size: 150x150 mm (For Use WC & Floor P'Trap)
	Cutout Size: 100x100 mm (For Use Floor Drain)



TYPICAL (1ST TO 16TH & 18TH TO 24TH & 26TH TO 33RD & 35TH TO 37TH) FLOOR
TOWER-01

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.:- 32796 DATED:- 15/12/2016

AREA CALCULATION OF TYPICAL (1ST TO 16TH &18TH TO 24TH & 26TH TO 33RD & 35TH TO 37TH) FLOOR (ADDITIONAL)

GROSS - A

1	2	X	0.300	X	1.800	=	1.080	SQM
2	2	X	0.450	X	1.800	=	1.620	SQM
3	1	X	6.050	X	0.600	=	3.630	SQM
4	4	X	0.300	X	1.800	=	2.160	SQM
5	1	X	12.950	X	5.450	=	70.578	SQM
6	1	X	0.600	X	0.600	=	0.360	SQM
7	4	X	0.550	X	1.200	=	2.640	SQM
8	1	X	8.200	X	8.550	=	55.490	SQM
9	1	X	6.100	X	8.350	=	50.935	SQM
10	1	X	2.350	X	8.950	=	21.033	SQM
11	2	X	0.600	X	1.200	=	1.440	SQM
12	2	X	0.300	X	1.650	=	0.990	SQM
13	1	X	3.650	X	0.150	=	0.548	SQM
13a	1	X	4.050	X	2.400	=	9.720	SQM
14	2	X	0.300	X	2.800	=	1.680	SQM
15	1	X	2.300	X	4.950	=	11.270	SQM
16	1	X	1.350	X	4.700	=	6.345	SQM
17	1	X	3.750	X	4.200	=	15.750	SQM
18	1	X	3.600	X	1.500	=	5.400	SQM
19	1	X	1.300	X	4.050	=	5.468	SQM
20	1	X	7.025	X	5.150	=	36.179	SQM
21	1	X	7.475	X	1.250	=	9.344	SQM
22	1	X	4.475	X	1.300	=	5.818	SQM
23	1	X	2.100	X	1.300	=	2.730	SQM
24	1	X	9.130	X	1.700	=	15.521	SQM
25	1	X	7.200	X	1.400	=	10.080	SQM
26	1	X	9.100	X	4.650	=	42.315	SQM
29	1	X	2.100	X	1.300	=	2.730	SQM
29a	1	X	3.000	X	1.250	=	3.750	SQM
30	1	X	4.050	X	2.400	=	9.720	SQM
31	1	X	2.300	X	4.900	=	11.270	SQM
32	1	X	1.300	X	4.700	=	6.345	SQM
33	1	X	1.800	X	4.200	=	6.300	SQM
34	1	X	2.250	X	5.700	=	12.825	SQM
34a	1	X	3.600	X	0.150	=	0.540	SQM
35	1	X	1.300	X	5.550	=	7.493	SQM
36	1	X	2.350	X	5.150	=	13.133	SQM
37	1	X	4.475	X	7.100	=	31.773	SQM
38	1	X	0.825	X	0.600	=	4.095	SQM
39	1	X	10.850	X	15.900	=	169.335	SQM
40	1	X	4.300	X	4.800	=	20.640	SQM
41	1	X	0.850	X	4.850	=	4.123	SQM
42	1	X	0.600	X	5.300	=	3.180	SQM
43	1	X	0.800	X	2.100	=	1.260	SQM
44	1	X	0.850	X	1.650	=	1.403	SQM
45	1	X	0.300	X	1.800	=	0.560	SQM
46	1	X	4.000	X	52.550	=	42.200	SQM
47	1	X	0.800	X	0.600	=	0.360	SQM
48	1	X	12.950	X	5.450	=	70.578	SQM
49	1	X	6.050	X	0.600	=	3.630	SQM
50	1	X	2.200	X	0.600	=	1.320	SQM
51	1	X	2.530	X	1.900	=	4.800	SQM
					TOTAL	=	824.337	SQM

DEDUCTION AREA

GROSS - B

a1	2	X	3.000	X	2.400	=	14.400	SQM
a2	2	X	3.275	X	0.600	=	3.930	SQM
a3	2	X	1.750	X	0.750	=	2.625	SQM
a4	1	X	1.375	X	0.700	=	0.963	SQM
a5	1	X	1.375	X	0.900	=	1.238	SQM
a6	1	X	1.275	X	1.350	=	1.721	SQM
a7	2	X	2.425	X	2.550	=	12.368	SQM
a8	2	X	2.450	X	2.550	=	12.495	SQM
a9	2	X	1.300	X	0.600	=	1.560	SQM
a10	2	X	0.700	X	0.600	=	0.840	SQM
a11	1	X	4.000	X	2.900	=	11.600	SQM
a12	1	X	1.300	X	1.650	=	2.145	SQM
a13	1	X	1.450	X	1.400	=	2.030	SQM
a14	1	X	1.275	X	2.450	=	3.124	SQM
a15	1	X	1.375	X	0.700	=	0.963	SQM
a16	1	X	1.025	X	2.800	=	2.870	SQM
a17	1	X	1.175	X	3.050	=	3.584	SQM
a18	1	X	1.225	X	1.650	=	2.021	SQM
a19	1	X	6.450	X	4.700	=	30.315	SQM
a20	1	X	6.180	X	3.100	=	19.158	SQM
a21	1	X	0.275	X	1.700	=	0.468	SQM
a22	1	X	0.300	X	1.200	=	0.360	SQM
a23	1	X	1.150	X	1.300	=	1.495	SQM
a24	1	X	1.400	X	4.300	=	6.235	SQM
a25	1	X	2.230	X	1.300	=	2.910	SQM
					TOTAL	=	141.416	SQM

NON FAR AREA

GROSS - C

a11	1	X	4.000	X	2.900	=	11.600	SQM
a12	1	X	1.300	X	1.650	=	2.145	SQM
a13	1	X	1.450	X	1.400	=	2.030	SQM
a17	1	X	1.175	X	3.050	=	3.584	SQM
a18	1	X	1.225	X	1.650	=	2.021	SQM
a19	1	X	6.450	X	4.700	=	30.315	SQM
a20	1	X	6.180	X	3.100	=	19.158	SQM
a21	1	X	0.275	X	1.700	=	0.468	SQM
					TOTAL	=	71.321	SQM

NON FAR AREA (DEDUCTION)

GROSS - D

x1	1	X	2.600	X	0.200	=	0.520	SQM
x2	1	X	1.025	X	1.200	=	1.230	SQM
x3	1	X	1.125	X	1.150	=	1.294	SQM
x4	2	X	3.060	X	1.950	=	11.895	SQM
x5	1	X	2.900	X	0.100	=	0.290	SQM
					TOTAL	=	15.229	SQM

TOTAL FAR AREA OF TYPICAL (1ST TO 16TH &18TH TO 24TH & 26TH TO 33RD & 35TH TO 37TH) FLOOR	=	GROSS-A	-	GROSS-B			
	=	824.337	-	141.416			
	=	682.921	SQM				

TOTAL NON FAR AREA OF TYPICAL (1ST TO 16TH &18TH TO 24TH & 26TH TO 33RD & 35TH TO 37TH) FLOOR	=	GROSS-C	-	GROSS-D			
	=	71.321	-	15.229			
	=	56.092	SQM				

TOTAL BUILTUP AREA OF TYPICAL (1ST TO 16TH &18TH TO 24TH & 26TH TO 33RD & 35TH TO 37TH) FLOOR	=	FAR AREA	+	NON FAR			
	=	682.921	+	56.092			
	=	739.013	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

REVISED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 19.9743 ACRES (LICENSE NO-47 OF 2009 DATED 21.08.2009 GRANTED FOR 11.35 ACRES AND LICENSE NO-104 OF 2012 DATED 06.10.2012 GRANTED FOR 6.475 ACRES & LICENSE NO-24 OF 2026 DATED 09.02.2026 GRANTED FOR 2.15 ACRES) IN SECTOR-81 & 86, GURUGRAM BEING DEVELOPED BY INTERNATIONAL GREEN SCAPES LTD.

DESIGN CONSULTANT :

Architect
Hafeez
Contractor
29 bank street, Fort, Mumbai
400 023 Tel : 2266 1920

Client

M/s International Green Scapes Ltd.
Corporate Office: 1st Floor,
World Trade Tower, Barakhamba Lane,
New Delhi-110001

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

DTP(HQ) ATP(HQ) ATP

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

AUG.-2026 | Scale : 1:100

Drawing Title:- 1ST FLOOR PLAN & AREA CALCULATION (TYPICAL) (TOWER-1)

Drawing No:- T1-02

03-24.08.26