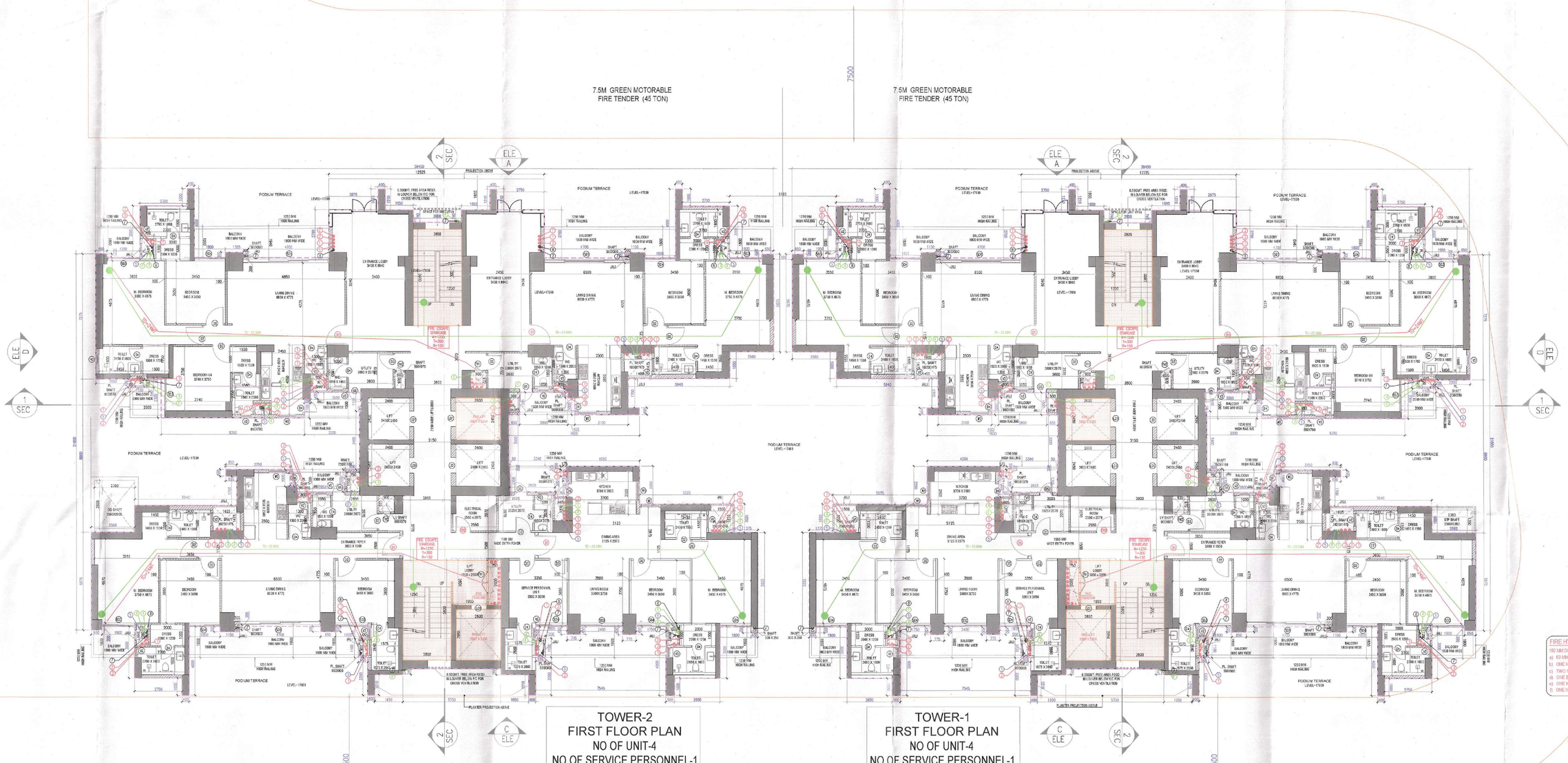
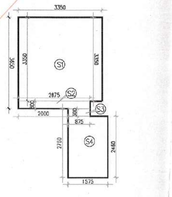


TOWER-2
FIRST FLOOR PLAN
NO OF UNIT-4
NO OF SERVICE PERSONNEL-1
LEVEL+17950

TOWER-1
FIRST FLOOR PLAN
NO OF UNIT-4
NO OF SERVICE PERSONNEL-1
LEVEL+17950

FIRE HYDRANT CABINET (FHC)
WE HAVE ON FIRE PROTECTION SET INSTALLATION AS FOLLOWINGS
a) 63 MM DIA SINGLE HEADED HYDRANT VALVE
b) ONE NOS. 30 MTR DIA 18 kg LONG HOSE PIPES
c) TWO NOS. 63 MM DIA 15 kg LONG FIRE HOSE PIPE
d) ONE BRANCH PIPE WITH NOZZLE
e) ONE NO 4.5 kg CO2 GAS TYPE FIRE EXTINGUISHER
f) ONE NO 6 kg ABC POWDER TYPE FIRE EXTINGUISHER



AREA CALCULATION OF
TYPICAL SERVICE PERSONNEL UNIT

AREA CALCULATION OF TYPICAL SERVICE PERSONNEL UNIT (TOWER-1)

GROSS – 1								
G1	=	1	X	3.050	X	3.350	=	11.203 SQM
G2	=	1	X	3.675	X	0.300	=	0.983 SQM
G3	=	1	X	0.675	X	0.300	=	0.203 SQM
G4	=	1	X	1.175	X	2.450	=	3.575 SQM
TOTAL AREA							=	16.227 SQM

S.No	ITEM	SIZE	G.LVL	LVL	LOCATION	FIRE RATING
01	D1	1200X2400	—	2450	ENTRY DOOR	1 HR
02	D2	1050X2400	—	2450	BATHROOM	
03	D3	900X2400	—	2450	SERVANTS ROOM	
04	D4	800X2400	—	2450	TOILETS	
05	D5	750X2400	—	2450	UT. BALCONY	
06	SD01	4700X2400	—	2450	BALCONY	
07	SD02	2400X2400	—	2450	BALCONY	
08	SD03	1900X2400	—	2450	BALCONY	
9	SD04	1900X2400	—	2450	BALCONY	
10	SD05	1500X2400	—	2450	UTILITY/STAIRCASE	
11	W01	1250X1400	1050	2450	DINING/KITCHEN	
12	W02	1500X1400	1050	2450	KITCHEN	
13	W01	2500X2250	200	2450	TOILETS	
14	W02	1000X1400	1050	2450	TOILETS	
15	W01	1900X2400	—	2450	KITCHEN	
16	EM1	1200X2000	150	2450	M.C.	
17	EM2	4590X300	150	2450	ADD. SHAFTS	
18	EM3	BOSCURO	—	2450	ELECT. ROOM	2 HR

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 7969
DATED : 6-3-2026

Rajesh Dutt
SD(HQ)

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
AD
PA
ATP

LEGEND:–

	PLUMBING LEGEND
1	110Ø OD uPVC SP. STACK
2	110Ø OD uPVC MP STACK
3	110Ø OD uPVC MP STACK FOR KITCHEN
4	110Ø OD uPVC A.S.P.
5	SWS D/TAKE 20Ø–01
6	SWS D/TAKE 20Ø–02
7	FWS D/TAKE 20Ø–01
8	DOMESTIC RISER PIPE FILL TO GHT
9	FLUSHING RISER PIPE FILL TO GHT
10	110Ø uPVC DRAIN PIPE(BALCONY)
11	110Ø OD uPVC R.W.P.

LEGEND:–

SYMBOL	DESCRIPTION
	SOIL PIPE
	WASTE PIPE
● FT	FLOOR TRAP
○	CLEANOUT
● FD	FLOOR DRAIN
	CWS PIPE
	HWS PIPE
	CONTROL VALVE

NOTES:–
1.AIR CONDITIONING SYSTEM IS BEING PROVIDED.
2.DG POWER BACKUP IS BEING PROVIDED.
3.TOILET ARE MECHANICAL VENTILATED.
4.ALL LIFTS SHALL HAVE POWER BACK–UP.
5.ALL ELECTRICAL INSTALLATION SHELL BE AS PER PROVISION OF RELEVANT CODE.
6.FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE PROVISIONS.
7.BASEMENT AREA SHELL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
8.ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
9.BUILDINGS HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY RELEVANT CODE.
10.BUILDING WILL BE DESIGNED(STRUCTURES) AS PER RELEVANT I.S.CODES FOR EARTHQUAKE RESISTANCE.
11.SOLAR PANELS OF REQUIRED CAPACITY SHELL BE PROVIDED AS PER HARE DA/ZONING NORMS.
12.ALL HANDICAP RAMPS WITH RAILING.
13.ALL FIRE FIGHTING INSTALLATIONS SHELL BE AS PER PROVISION OF RELEVANT CODE.
14.THE RAINWATER HARVESTING SYSTEM SHELL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.
15.ALL AMENITIES & FUNCTIONS ARE FOR ENTIRE DEVELOPMENT (INCLUDING ALL PHASES).
16.BALANCE FAR FROM PHASE–I, SHALL BE UTILISED TOWARDS PHASE–II (WITH ADDITIONAL TDR)
17.N.SCHOOL & RAIN WATER TANK SHALL BE PART OF PHASE–II

PROJECT

PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY UNDER MIXED LAND USE IN TOD ZONE (55.589% RESIDENTIAL+ 4.411% COMMERCIAL) ON LAND AREA MEASURING 7.81875 ACRES (LICENSE NO.135 OF 2024 DATED 04.11.2024 IN SECTER–88A, GURUGRAM BEING DEVELOPED BY M/S EXPERION DEVELOPERS PVT. LTD.

OWNER

M/s Experion Developers Pvt. Ltd.
(Formerly M/s Gold Developers Pvt. Ltd)
8th Floor, Milestone Experion Centre, Sector 15(Part–2),
Gurgaon, Haryana–122001

ARCHITECTS

ACPL Architecture Management Planning
ACPL Design Ltd
E–24 South Extension –1
New Delhi 110049, India
E: contact@acplonline.com

ASSOCIATE ARCHITECTS–Submission Drawings

CosMAN, 11th Floor, Tower–2, DLF Corporate Greens
Sector–74A, Gurgaon 122004

OWNER'S SEAL & SIGNATURE

Checked and found ok for Public Health (Internal) Services only subject to comments in forwarding letter no. 11335 dt 07/11/25

Executive Building Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

ARCHITECT'S SEAL & SIGNATURE

PREM SAGAR
B.ARCH
C.A. No. 2000/26940

Member BPAC

OCT–2025 | Scale :1:200

Drawing Title:–
COMBINED 1ST FLOOR PLAN & AREA CALCULATION OF TOWER–1 & 2

Drawing No:–
T1–T2

FAR AREA CALCULATION OF 1ST FLOOR (TOWER-02)

GROSS-A			LENGTH		WIDTH		AREA(sqm)	
NOS								
1	3	X	0.400	X	1.000	=	1.200	SQM
2	1	X	3.100	X	7.075	=	21.933	SQM
3	4	X	3.100	X	2.900	=	35.960	SQM
4	1	X	3.100	X	7.075	=	21.933	SQM
5	1	X	0.700	X	7.225	=	4.873	SQM
6	1	X	1.100	X	0.490	=	0.539	SQM
7	1	X	1.100	X	2.900	=	6.545	SQM
8	1	X	8.900	X	9.325	=	77.854	SQM
9	1	X	0.700	X	0.400	=	0.140	SQM
10	1	X	4.025	X	2.750	=	13.741	SQM
11	2	X	0.500	X	1.150	=	1.275	SQM
12	1	X	2.900	X	2.050	=	4.745	SQM
13A	4	X	0.400	X	2.150	=	13.531	SQM
13	2	X	0.950	X	0.490	=	0.522	SQM
14	1	X	4.000	X	2.750	=	13.062	SQM
15	1	X	15.300	X	7.825	=	119.723	SQM
16	1	X	1.150	X	2.300	=	2.645	SQM
17	1	X	0.650	X	2.200	=	0.130	SQM
18	1	X	9.450	X	7.225	=	68.276	SQM
19	1	X	3.550	X	5.475	=	14.918	SQM
20	1	X	3.050	X	1.150	=	3.892	SQM
21	1	X	3.100	X	1.000	=	3.100	SQM
22	1	X	0.600	X	1.500	=	0.990	SQM
23	1	X	8.950	X	4.150	=	39.475	SQM
24	1	X	3.050	X	1.150	=	3.892	SQM
25	1	X	0.650	X	0.200	=	0.975	SQM
26	1	X	3.100	X	1.000	=	3.100	SQM
27	1	X	3.150	X	1.000	=	3.150	SQM
28	1	X	4.180	X	1.500	=	3.488	SQM
29	1	X	1.575	X	4.475	=	7.524	SQM
30	1	X	5.825	X	7.125	=	39.648	SQM
31	1	X	3.400	X	1.350	=	4.590	SQM
32	1	X	3.850	X	1.350	=	5.500	SQM
33	1	X	0.775	X	0.150	=	0.586	SQM
34	1	X	1.550	X	7.525	=	58.914	SQM
35	1	X	4.250	X	9.175	=	78.781	SQM
36	1	X	2.650	X	2.900	=	6.740	SQM
37	1	X	3.275	X	0.375	=	6.128	SQM
38	1	X	5.150	X	2.450	=	12.618	SQM
39	1	X	2.000	X	2.900	=	5.740	SQM
40	1	X	0.650	X	0.900	=	6.295	SQM
41	1	X	7.900	X	7.225	=	52.473	SQM
42	1	X	5.940	X	7.003	=	41.729	SQM
43	1	X	1.150	X	2.300	=	6.645	SQM
44	1	X	2.550	X	5.475	=	14.018	SQM
45	1	X	4.050	X	2.300	=	9.153	SQM
46	1	X	3.100	X	1.000	=	3.100	SQM
47	1	X	3.100	X	1.000	=	3.100	SQM
48	1	X	1.000	X	1.000	=	1.000	SQM
					TOTAL	=	764.063	SQM

DEDUCTION (SHAFT)

GROSS-B			LENGTH		WIDTH		AREA(sqm)	
NOS								
A	3	X	0.700	X	1.200	=	2.520	SQM
B	1	X	0.700	X	0.300	=	0.210	SQM
C	1	X	0.700	X	0.790	=	0.609	SQM
D	1	X	0.650	X	1.700	=	1.105	SQM
E	1	X	0.650	X	0.850	=	0.552	SQM
F	1	X	0.650	X	0.900	=	0.585	SQM
H	1	X	0.650	X	0.900	=	0.675	SQM
I	1	X	0.700	X	0.900	=	0.840	SQM
J	1	X	1.650	X	1.300	=	1.720	SQM
K	1	X	0.850	X	0.400	=	0.340	SQM
K	1	X	2.450	X	0.450	=	0.990	SQM
L	1	X	7.900	X	1.400	=	12.740	SQM
L1	2	X	2.400	X	2.450	=	11.760	SQM
M	1	X	2.600	X	2.900	=	7.370	SQM
M	1	X	3.900	X	1.150	=	6.675	SQM
N	1	X	2.350	X	2.250	=	4.965	SQM
P	1	X	3.200	X	1.350	=	4.230	SQM
Q	1	X	2.900	X	0.975	=	2.828	SQM
R	1	X	0.700	X	1.150	=	0.885	SQM
S	1	X	0.800	X	0.475	=	0.580	SQM
T	1	X	1.600	X	1.075	=	1.720	SQM
T1	1	X	1.600	X	1.075	=	1.720	SQM
U	1	X	1.900	X	1.900	=	3.610	SQM
V	1	X	0.375	X	0.375	=	0.141	SQM
W	1	X	1.550	X	1.250	=	1.938	SQM
X1	1	X	1.350	X	0.400	=	0.540	SQM
X2	1	X	0.650	X	1.300	=	0.780	SQM
SS1	1	X	0.350	X	0.350	=	0.123	SQM
SS2	1	X	0.350	X	2.850	=	1.003	SQM
					TOTAL	=	65.106	SQM

DEDUCTION (STAIRCASE)

GROSS-C			LENGTH		WIDTH		AREA(sqm)	
NOS								
201	1	X	2.850	X	5.800	=	15.440	SQM
202	1	X	2.850	X	5.800	=	15.240	SQM
199	1	X	1.950	X	2.800	=	5.070	SQM
					TOTAL	=	35.860	SQM

FAR AREA OF 1ST FLOOR (TOWER-02)

NET FAR (EACH FLOOR)	=	GROSS – A	+	GROSS – B	+	GROSS – C
	=	764.063	+	65.106	+	35.860
GROSS –1	=	865.029	SQM			

BUILT-UP AREA OF 1ST FLOOR (TOWER-02)

BUILT AREA (EACH FLOOR)	=	GROSS – 1	+	GROSS – C	
	=	829.169	+	35.860	
GROSS –2	=	706.376	SQM		

TOWER-2
AREA CALCULATION
OF FIRST FLOOR

FAR AREA CALCULATION OF 1ST FLOOR (TOWER-01)

GROSS-A			LENGTH		WIDTH		AREA(sqm)	
NOS								
1	3	X	0.400	X	1.000	=	1.200	SQM
2	1	X	3.100	X	7.075	=	21.933	SQM
3	4	X	3.100	X	2.900	=	35.960	SQM
4	1	X	3.100	X	7.075	=	21.933	SQM
5	1	X	0.700	X	7.225	=	4.873	SQM
6	1	X	1.100	X	0.490	=	0.539	SQM
7	1	X	1.100	X	2.900	=	6.545	SQM
8	1	X	8.900	X	9.325	=	77.854	SQM
9	1	X	0.700	X	0.400	=	0.140	SQM
10	1	X	4.025	X	2.750	=	13.741	SQM
11	2	X	0.500	X	1.150	=	1.275	SQM
12	1	X	2.900	X	2.050	=	5.745	SQM
13A	4	X	0.400	X	2.150	=	13.531	SQM
13	2	X	0.950	X	0.490	=	0.522	SQM
14	1	X	4.000	X	2.750	=	13.062	SQM
15	1	X	15.300	X	7.825	=	119.723	SQM
16	1	X	1.150	X	2.300	=	2.645	SQM
17	1	X	0.650	X	2.200	=	0.130	SQM
18	1	X	9.450	X	7.225	=	68.276	SQM
19	1	X	3.550	X	5.475	=	14.918	SQM
20	1	X	3.050	X	1.150	=	3.892	SQM
21	1	X	3.100	X	1.000	=	3.100	SQM
22	1	X	0.600	X	1.500	=	0.990	SQM
23	1	X	8.950	X	4.150	=	39.475	SQM
24	1	X	3.050	X	1.150	=	3.892	SQM
25	1	X	0.650	X	0.200	=	0.975	SQM
26	1	X	3.100	X	1.000	=	3.100	SQM
27	1	X	3.150	X	1.000	=	3.150	SQM
28	1	X	4.180	X	1.500	=	3.488	SQM
29	1	X	1.575	X	4.475	=	7.524	SQM
30	1	X	5.825	X	7.125	=	39.648	SQM
31	1	X	3.400	X	1.350	=	4.590	SQM
32	1	X	3.850	X	1.350	=	5.500	SQM
33	1	X	0.775	X	0.150	=	0.586	SQM
34	1	X	1.550	X	7.525	=	58.914	SQM
35	1	X	4.250	X	9.175	=	78.781	SQM
36	1	X	2.650	X	2.900	=	6.740	SQM
37	1	X	3.275	X	0.375	=	6.128	SQM
38	1	X	5.150	X	2.450	=	12.618	SQM
39	1	X	2.000	X	2.900	=	5.740	SQM
40	1	X	0.650	X	0.900	=	6.295	SQM
41	1	X	7.900	X	7.225	=	52.473	SQM
42	1	X	5.940	X	7.003	=	41.729	SQM
43	1	X	1.150	X	2.300	=	6.645	SQM
44	1	X	2.550	X	5.475	=	14.018	SQM
45	1	X	4.050	X	2.300	=	9.153	SQM
46	1	X	3.100	X	1.000	=	3.100	SQM
47	1	X	3.100	X	1.000	=	3.100	SQM
48	1	X	1.000	X	1.000	=	1.000	SQM
					TOTAL	=	764.063	SQM

DEDUCTION (SHAFT)

GROSS-B			LENGTH		WIDTH		AREA(sqm)	
NOS								
A	3	X	0.700	X	1.200	=	2.520	SQM
B	1	X	0.700	X	0.300	=	0.210	SQM
C	1	X	0.690	X	0.885	=	0.611	SQM
D	1	X	0.650	X	0.850	=	0.552	SQM
E	1	X	0.690	X	0.885	=	0.611	SQM
F	1	X	0.690	X	0.975	=	0.673	SQM
H	1	X	0.690	X	0.975	=	0.673	SQM
I	1	X	0.690	X	0.900	=	0.621	SQM
J	1	X	1.650	X	1.075	=	1.774	SQM
K	1	X	0.850	X	0.400	=	0.340	SQM
K	1	X	2.450	X	0.450	=	0.990	SQM
L	1	X	7.900	X	1.400	=	12.740	SQM
L1	2	X	2.400	X	2.450	=	11.760	SQM
M	1	X	2.600	X	2.900	=	7.370	SQM
M	1	X	3.900	X	1.150	=	6.675	SQM
N	1	X	2.350	X	2.250	=	4.965	SQM
P	1	X	3.200	X	1.350	=	4.230	SQM
Q	1	X	2.900	X	0.975	=	2.828	SQM
R	1	X	0.700	X	1.150	=	0.885	SQM
S	1	X	0.800	X	0.475	=	0.580	SQM
T	1	X	1.600	X	1.075	=	1.720	SQM
T1	1	X	1.600	X	1.075	=	1.720	SQM
U	1	X	1.900	X	1.900	=	3.610	SQM
V	1	X	0.375	X	0.375	=	0.141	SQM
W	1	X	1.550	X	1.250	=	1.938	SQM
X1	1	X	1.350	X	0.400	=	0.540	SQM
X2	1	X	0.650	X	1.300	=	0.780	SQM
SS1	1	X	0.350	X	0.350	=	0.123	SQM
SS2	1	X	0.350	X	2.850	=	1.003	SQM
					TOTAL	=	65.106	SQM

DEDUCTION (STAIRCASE)

GROSS-C			LENGTH		WIDTH		AREA(sqm)	
NOS								
201	1	X	2.850	X	5.800	=	15.440	SQM
202	1	X	2.850	X	5.800	=	15.240	SQM
199	1	X	1.950	X	2.800	=	5.070	SQM
					TOTAL	=	35.860	SQM

FAR AREA OF 1ST FLOOR (TOWER-01)

NET FAR (EACH FLOOR)	=	GROSS – A	+	GROSS – B	+	GROSS – C
	=	764.063	+	65.106	+	35.860
GROSS –1	=	865.029	SQM			

BUILT-UP AREA OF 1ST FLOOR (TOWER-01)

BUILT AREA (EACH FLOOR)	=	GROSS – 1	+	GROSS – C	
	=	829.169	+	35.860	
GROSS –2	=	706.376	SQM		

TOWER-1
AREA CALCULATION
OF FIRST FLOOR