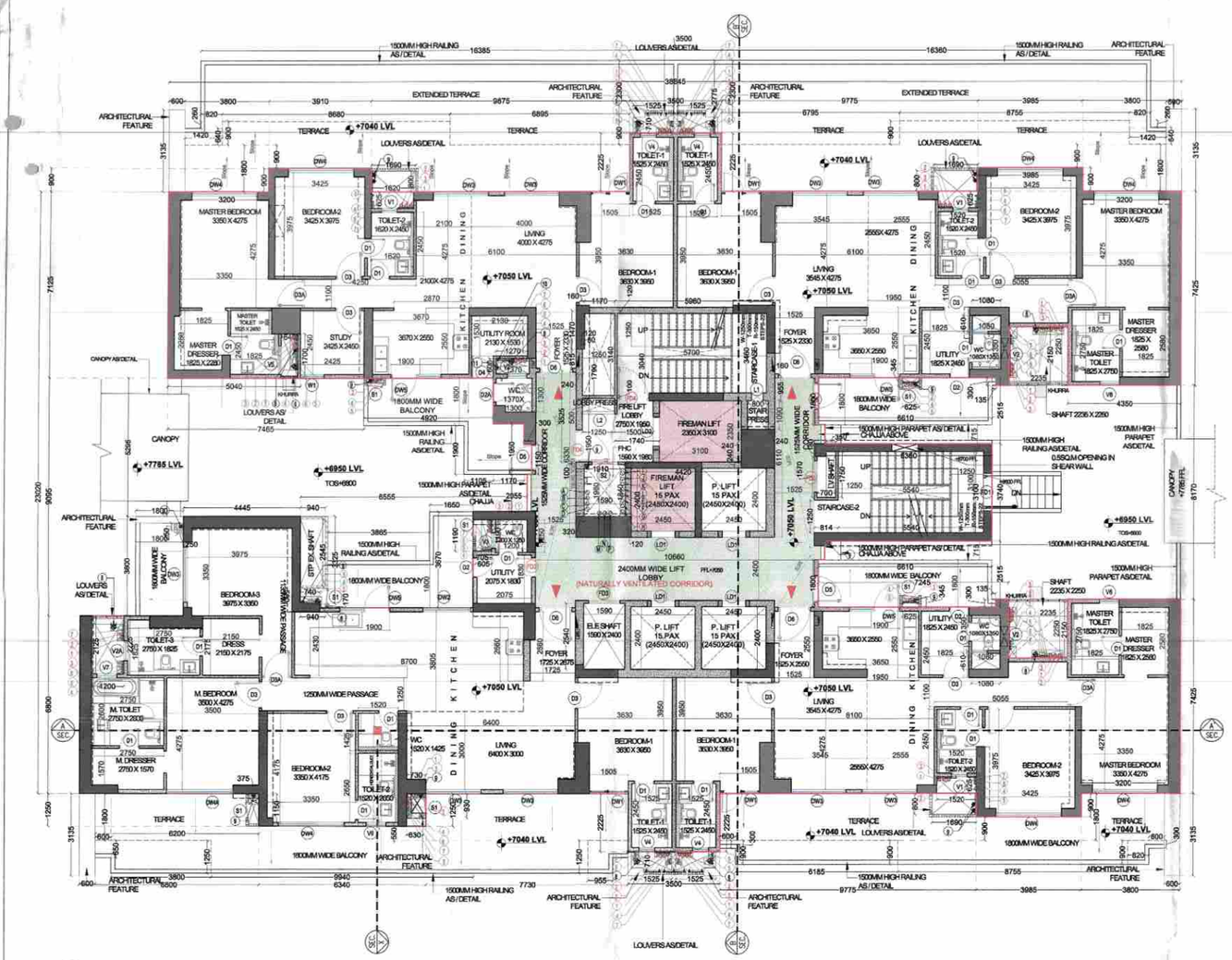
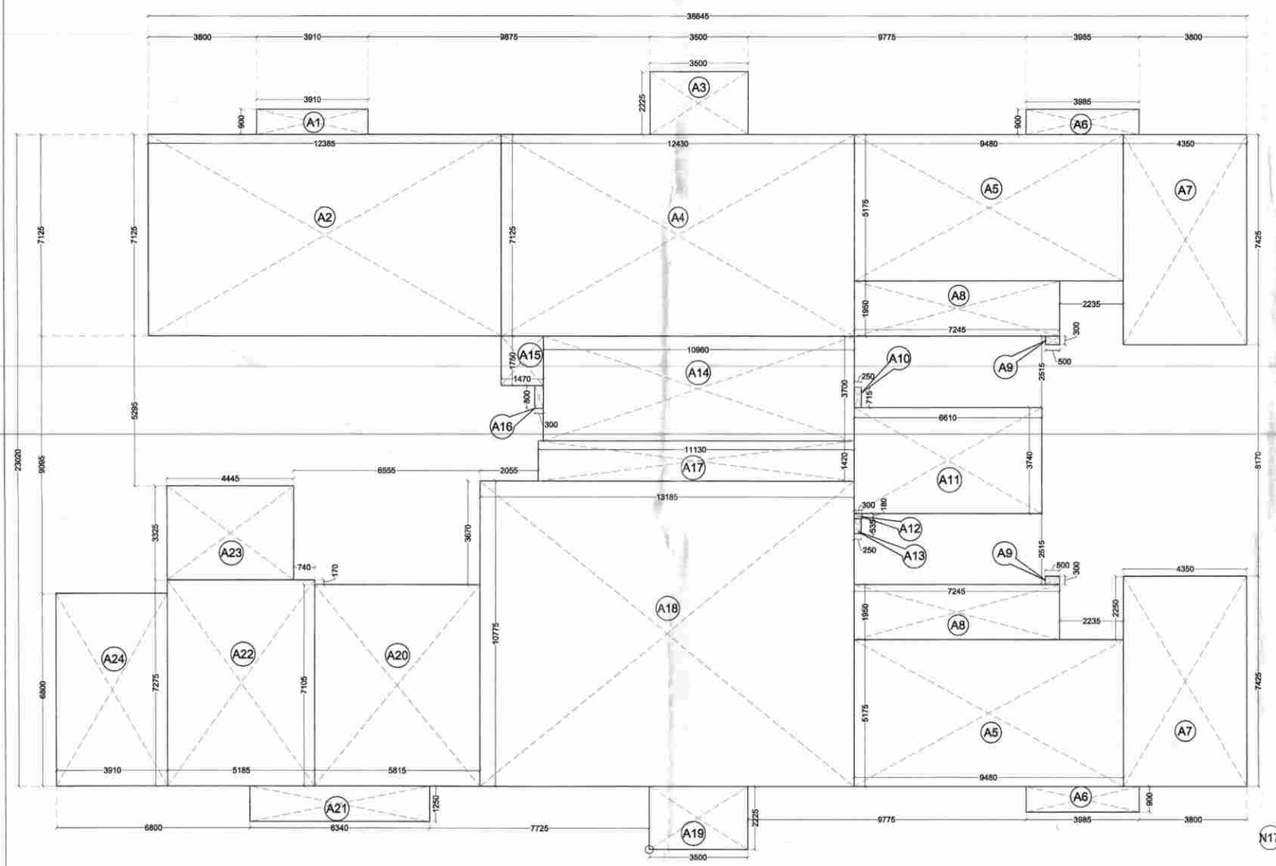


1 TOWER-B FIRST FLOOR PLAN
1:100



2 TOWER-B FIRST FLOOR - ADDITION AREA DIAGRAM
1:100

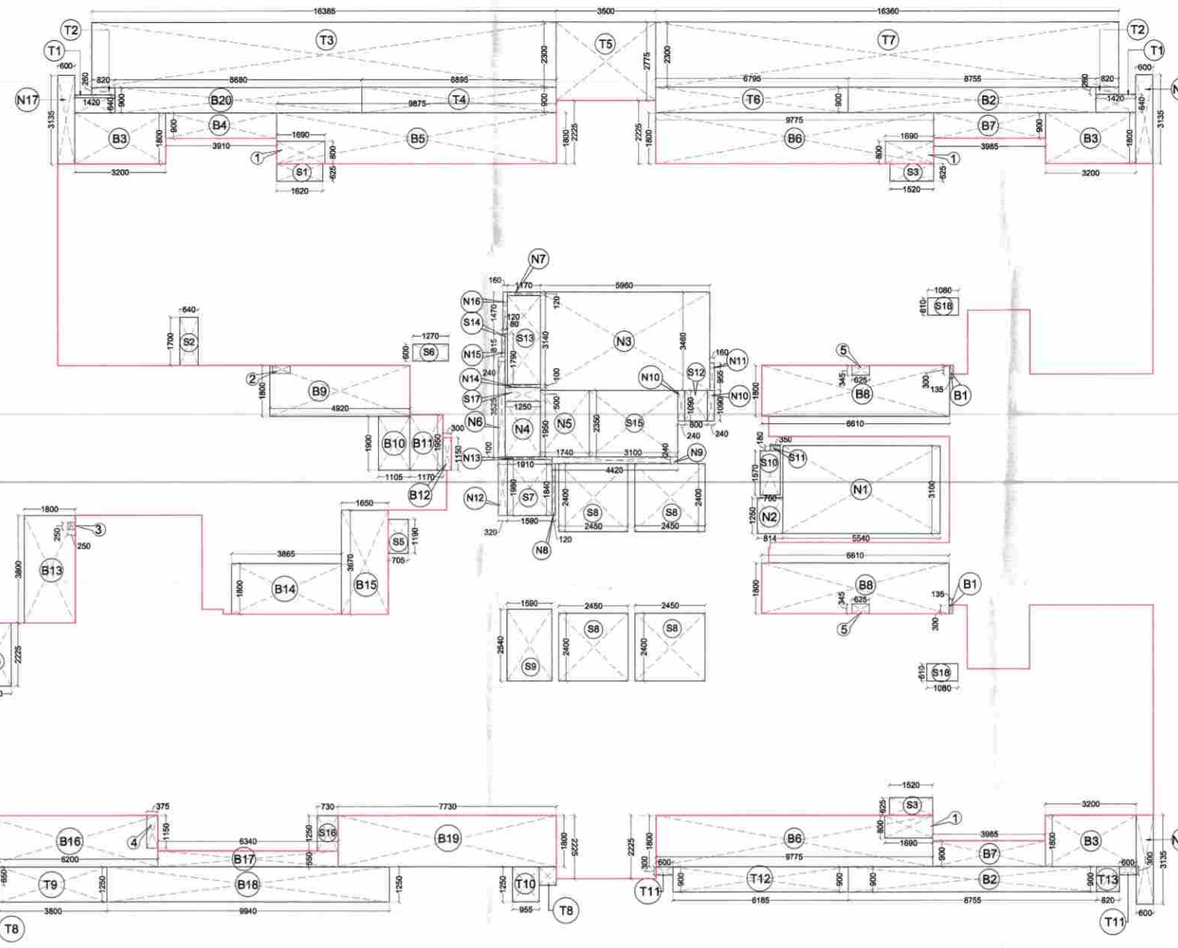
TOWER-B					
S.No.	DESCRIPTION	TOTAL AREA FAR (SQM)	TOTAL AREA NON FAR (SQM)	NO. OF UNITS	FLOOR LEVELS (M)
1	GROUND FLOOR	213.7	1509.07104	-	0.75
2	1st FLOOR	644.464	367.722	4	7.05
3	2nd FLOOR	644.464	254.743	4	10.35
4	3rd FLOOR	644.464	254.743	4	13.65
5	4th FLOOR	644.464	254.743	4	16.95
6	5th FLOOR	644.464	254.743	4	20.25
7	6th FLOOR	644.464	254.743	4	23.55
8	7th FLOOR	644.464	254.743	4	26.85
9	8th FLOOR	644.464	254.743	4	30.15
10	9th FLOOR	644.464	254.743	4	33.45
11	10th FLOOR	644.464	254.743	4	36.75
12	11th FLOOR	644.464	254.743	4	40.05
13	12th FLOOR	644.464	254.743	4	43.35
14	13th FLOOR	644.464	254.743	4	46.65
15	14th FLOOR	644.464	254.743	4	49.95
16	15th FLOOR	644.464	254.743	4	53.25
17	16th FLOOR	644.464	254.743	4	56.55
18	17th FLOOR	644.464	254.743	4	59.85
19	18th FLOOR REFUGE	605.597	298.073	4	63.15
20	19th FLOOR	644.464	254.743	4	66.45
21	20th FLOOR	644.464	254.743	4	69.75
22	21st FLOOR	644.464	254.743	4	73.05
23	22nd FLOOR	644.464	254.743	4	76.35
24	23rd FLOOR	644.464	254.743	4	79.65
25	24th FLOOR	644.464	254.743	4	82.95
26	25th FLOOR	644.464	254.743	4	86.25
27	26th FLOOR	644.464	254.743	4	89.55
28	27th FLOOR-REFUGE	605.597	298.073	4	92.85
29	28th FLOOR	644.464	254.743	4	96.15
30	29th FLOOR	644.464	254.743	4	99.45
31	30th FLOOR	644.464	254.743	4	102.75
32	31st FLOOR	644.464	254.743	4	106.05
33	32nd FLOOR	644.464	254.743	4	109.35
34	33rd FLOOR	644.464	254.743	4	112.65
35	34th FLOOR	644.464	254.743	4	115.95
36	35th FLOOR	644.464	254.743	4	119.25
37	36th FLOOR-REFUGE	605.597	298.073	4	122.55
38	37th FLOOR	644.464	254.743	4	125.85
39	38th FLOOR	644.464	254.743	4	129.15
40	39th FLOOR	644.464	254.743	4	132.45
41	40th FLOOR	644.464	254.743	4	135.75
42	41st FLOOR	644.464	254.743	4	139.05
43	42nd FLOOR	644.464	254.743	4	142.35
44	43rd FLOOR	644.464	254.743	4	145.65
45	44th FLOOR	644.464	254.743	4	148.95
46	45th FLOOR-REFUGE	605.597	298.073	4	152.25
47	46th FLOOR	644.464	254.743	4	155.55
48	TERRACE FLOOR	-	-	-	158.80
49	MUMTY	-	181.357	-	162.70
50	Machine room/OHT	-	163.643	-	165.90
TOTAL AREA		29703.58945	13858.5407	184	

TOWER B - FIRST FLOOR FAR AREA					
GROSS ADDITIONS(A)					
DESCRIPTION		LENGTH (m)	BREADTH (m)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	A1	3.910	0.900	1	3.519
Area of rectangle	A2	12.385	7.125	1	88.243
Area of rectangle	A3	3.500	2.225	1	7.788
Area of rectangle	A4	12.430	7.125	1	88.564
Area of rectangle	A5	9.480	5.175	1	49.06
Area of rectangle	A6	3.985	0.900	1	3.59
Area of rectangle	A7	4.350	7.425	2	32.30
Area of rectangle	A8	7.245	1.950	2	28.256
Area of rectangle	A9	0.500	0.300	1	0.15
Area of rectangle	A10	0.250	0.715	1	0.179
Area of rectangle	A11	6.610	3.740	1	24.721
Area of rectangle	A12	0.300	0.180	1	0.054
Area of rectangle	A13	0.250	0.535	1	0.134
Area of rectangle	A14	10.960	3.700	1	40.552
Area of rectangle	A15	1.470	1.750	1	2.573
Area of rectangle	A16	0.300	0.800	1	0.240
Area of rectangle	A17	11.130	1.420	1	15.805
Area of rectangle	A18	13.185	10.775	1	142.068
Area of rectangle	A19	3.500	2.225	1	7.788
Area of rectangle	A20	5.815	7.105	1	41.316
Area of rectangle	A21	6.340	1.250	1	7.925
Area of rectangle	A22	5.185	7.275	1	37.721
Area of rectangle	A23	4.445	3.325	1	14.78
Area of rectangle	A24	3.910	6.800	1	26.588
TOTAL OF ALL GROSS ADDITIONS 'A'					748.999
GROSS DEDUCTION(B)					
DESCRIPTION		LENGTH (m)	BREADTH (m)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	S01	1.620	0.625	1	1.013
Area of rectangle	S02	0.640	1.700	1	1.088
Area of rectangle	S03	1.520	0.625	2	1.903
Area of rectangle	S04	1.200	2.225	1	2.670
Area of rectangle	S05	0.705	1.190	1	0.839
Area of rectangle	S06	1.270	0.600	1	0.762
Area of rectangle	S07	1.590	1.980	3.15	1 3.148
Area of rectangle	S08	2.450	2.400	5.88	4 23.52
Area of rectangle	S09	1.590	2.540	4.04	1 4.039
Area of rectangle	S10	0.700	1.570	1.10	1 1.099
Area of rectangle	S11	0.350	0.180	0.06	1 0.063
Area of rectangle	S12	0.800	1.090	0.87	1 0.872
Area of rectangle	S13	1.170	3.140	3.67	1 3.674
Area of rectangle	S14	0.080	1.790	0.14	1 0.143
Area of rectangle	S15	3.100	2.350	7.29	1 7.285
Area of rectangle	S16	0.730	1.250	0.91	1 0.913
Area of rectangle	S17	1.250	0.500	0.63	1 0.625
Area of rectangle	S18	1.080	0.610	0.66	2 1.318
Area of rectangle	N1	5.540	3.100	17.17	1 17.174
Area of rectangle	N2	0.900	1.130	1.02	1 1.017
Area of rectangle	N3	5.960	3.460	20.62	1 20.622
Area of rectangle	N4	1.250	1.950	2.44	1 2.438
Area of rectangle	N5	1.740	2.350	4.09	1 4.089
Area of rectangle	N6	3.525	0.240	0.85	1 0.846
Area of rectangle	N7	1.170	0.120	0.14	1 0.140
Area of rectangle	N8	0.120	1.840	0.22	1 0.221
Area of rectangle	N9	4.420	0.240	1.06	1 1.061
Area of rectangle	N10	0.240	1.090	0.26	2 0.523
Area of rectangle	N11	0.160	0.955	0.15	1 0.153
Area of rectangle	N12	0.320	1.980	0.63	1 0.634
Area of rectangle	N13	1.910	0.100	0.19	1 0.191
Area of rectangle	N14	1.250	0.100	0.13	1 0.125
Area of rectangle	N15	0.120	0.815	0.10	1 0.098
Area of rectangle	N16	0.160	1.470	0.24	1 0.235
TOTAL OF ALL GROSS DEDUCTION 'B'					104.535
TOTAL FAR AREA OF TYPICAL FLOOR= A-B (C)					644.464

NON FAR:(D)					
DESCRIPTION		LENGTH (m)	BREADTH (m)	AREA (sqm)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	N1	5.540	3.100	17.17	1	17.174
Area of rectangle	N2	0.814	1.250	1.018	1	1.018
Area of rectangle	N3	5.960	3.460	20.62	1	20.622
Area of rectangle	N4	1.250	1.950	2.44	1	2.438
Area of rectangle	N5	1.740	2.350	4.09	1	4.089
Area of rectangle	N6	3.525	0.240	0.85	1	0.846
Area of rectangle	N7	1.170	0.120	0.14	1	0.140
Area of rectangle	N8	0.120	1.840	0.22	1	0.221
Area of rectangle	N9	4.420	0.240	1.06	1	1.061
Area of rectangle	N10	0.240	1.090	0.26	2	0.523
Area of rectangle	N11	0.160	0.955	0.15	1	0.153
Area of rectangle	N12	0.320	1.980	0.63	1	0.634
Area of rectangle	N13	1.910	0.100	0.19	1	0.191
Area of rectangle	N14	1.250	0.100	0.13	1	0.125
Area of rectangle	N15	0.120	0.815	0.10	1	0.098
Area of rectangle	N16	0.160	1.470	0.24	1	0.235
Area of rectangle	N17	0.600	3.135	1.88	4	7.524
TOTAL OF NON FAR 'D'						57.090
BALCONY ADDITION:(E)						
Area of rectangle	B1	0.135	0.300	0.04	2	0.081
Area of rectangle	B2	8.755	0.900	7.88	2	15.759
Area of rectangle	B3	3.200	1.800	5.76	3	17.280
Area of rectangle	B4	3.910	0.900	3.52	1	3.519
Area of rectangle	B5	9.875	1.800	17.78	1	17.775
Area of rectangle	B6	9.775	1.800	17.60	2	35.190
Area of rectangle	B7	3.985	0.900	3.59	2	7.173
Area of rectangle	B8	6.610	1.800	11.90	2	23.796
Area of rectangle	B9	4.920	1.800	8.86	1	8.856
Area of rectangle	B10	1.105	1.900	2.10	1	2.100
Area of rectangle	B11	1.170	1.950	2.28	1	2.282
Area of rectangle	B12	0.300	1.150	0.35	1	0.345
Area of rectangle	B13	1.800	3.800	6.84	1	6.840
Area of rectangle	B14	3.865	1.800	6.96	1	6.957
Area of rectangle	B15	1.650	3.670	6.06	1	6.056
Area of rectangle	B16	6.200	1.800	11.16	1	11.160
Area of rectangle	B17	6.340	0.550	3.49	1	3.487
Area of rectangle	B18	9.940	1.250	12.43	1	12.425
Area of rectangle	B19	7.730	1.800	13.91	1	13.914
Area of rectangle	B20	8.680	0.900	7.81	1	7.812
TOTAL OF BALCONY ADDITION 'E'						202.806
FIRST FLOOR TERRACE NON FAR (H)						
Area of rectangle	T1	1.420	0.640	0.91	2	1.818
Area of rectangle	T2	0.820	0.260	0.21	2	0.426
Area of rectangle	T3	16.385	2.300	37.69	1	37.686
Area of rectangle	T4	6.895	0.900	6.21	1	6.206
Area of rectangle	T5	3.500	2.775	9.71	1	9.713
Area of rectangle	T6	6.795	0.900	6.12	1	6.116
Area of rectangle	T7	16.360	2.300	37.63	1	37.628
Area of rectangle	T8	0.600	0.650	0.39	2	0.780
Area of rectangle	T9	3.800	1.250	4.75	1	4.750
Area of rectangle	T10	0.955	1.250	1.19	1	1.194
Area of rectangle	T11	0.600	0.300	0.18	2	0.360
Area of rectangle	T12	6.185	0.900	5.57	1	5.567
Area of rectangle	T13	0.900	0.820	0.74	1	0.738
TOTAL OF FIRST FLOOR TERRACE NON FAR 'H'						112.979
BALCONY SUBTRACTION:(F)						
Area of rectangle	1	1.690	0.800	1.35	3	4.056
Area of rectangle	2	0.625	0.275	0.17	1	0.172
Area of rectangle	3	0.250	0.250	0.06	1	0.063
Area of rectangle	4	0.375	1.150	0.43	1	0.431
Area of rectangle	5	0.625	0.345	0.22	2	0.431
TOTAL OF BALCONY SUBTRACTION 'F'						5.153
TOTAL OF ALL NON FAR BALCONY 'G' = 'E' - 'F'						197.653
TOTAL OF BALCONY/TERRACE NON FAR 'I' = 'G' + 'H'						310.632
TOTAL OF ALL NON FAR 'J' = 'D' + 'I'						367.722
TOTAL BUILT UP AREA OF TYPICAL FLOOR= C + H						1012.186

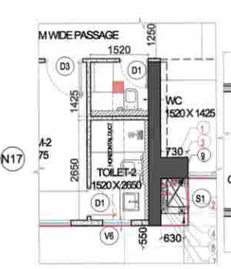
AREA SUMMARY				
S.No.	DESCRIPTION	F.A.R. (SQ.M)	NON FA.R. (SQ.M) STAIRCASE+LIFT LOBBY (SQM)	BALCONY (SQM)
1	TYPICAL FLOOR	644.46	57.090	197.553
2	FIRST FLOOR (TA)	649.06	56.308	316.694
3	FIRST FLOOR (TB)	644.46	57.090	310.632
5	REFUGE FLOOR	605.60	88.40	209.67

EXIT REQUIREMENT CALCULATION - Tower							
S.No	Floor	Gross Areas SQM	Factor As/NBC 2016)	Occupancy (As/NBC)	Width Factor per person (mm)	Required Width of Staircase(mm)	Provided Width of Staircase/ exit (mm)
1	Ground floor	1274.3	1.4	910.18	10	9101.8	20450
2	Typical floor	644	12.5	51.52	10	515.2	2500
3	Refuge floor	605	12.5	48.40	10	484	2500

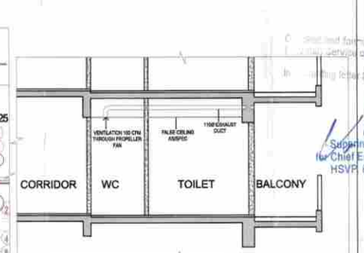


3 TOWER-B FIRST FLOOR - SUBTRACTION AREA DIAGRAM
1:100

1127: ADANI-M2K: SCHEDULE OF DOOR AND WINDOWS						
Tag		Width (MM)	Height (MM)	Sill (MM)	Lintel (MM)	OPENING DIRECTION & LOCATION
SCHEDULE OF NON FIRE RATED DOORS						
D1		600	2400	0	2400	OENABLE INSIDE/TOILET
D2		750	2400	0	2400	HINGED GLASS DOOR/OPENABLE INSIDE/UTILITY ,WC
D2A		750	2400	0	2400	HINGED GLASS (FROSTED)/OPENABLE INSIDE/UTILITY ,WC
D3		1000	2400	0	2400	OPENABLE INSIDE/BEDROOM
D3A		1000	2400	0	2400	WITH SUB FRAME /OPENABLE INSIDE/BEDROOM
D4		800	2400	0	2400	HINGED GLASS/OPENABLE INSIDE/UTILITY ROOM
D5		1000	2400	0	2400	HINGED GLASS /OPENABLE OUTSIDE/ COMMON LOBBY
D6		1250	2400	0	2400	OPENABLE INSIDE/UNIT ENTRANCE (1 HR. FIRE RATED)
D7		900	2400	0	2400	OPENABLE INSIDE/S.P.ENTRANCE (1 HR. FIRE RATED)
SCHEDULE OF SLIDING DOORS						
DW1		1505	2400	0	2400	HINGED DOOR (900MM) +FIXED GLASS/ BEDROOM 1
DW2		1800	2400	0	2400	SLIDING DOOR/BEDROOM
DW3		2100	2400	0	2400	SLIDING DOOR/LIVING + DINING
DW4		2500	2400	0	2400	SLIDING DOOR/BEDROOM
DW4A		2520	2400	0	2400	SLIDING DOOR/BEDROOM
DW5	DOOR	1000	2400	0	2400	OPENABLE OUTSIDE/KITCHEN
	WINDOW	900	1350	1050	2400	FIXED/KITCHEN
SCHEDULE OF WINDOWS						
W1		900	1200	1200	2400	CASEMENT/ OPENABLE OUTSIDE/STUDY ROOM
W2		1420	2300	AS/ ST. DETAIL		FIXED WINDOW + LOUVERS/ STAIRCASE 2
V1		600	900	1500	2400	FIXED+TOP HUNG OPENABLE OUTSIDE /BEDROOM2
V2		750	1950	450	2400	FIXED+SIDE HUNG/UTILITY (INSIDE OPENING)
V2A		750	1950	450	2400	FIXED+SIDE HUNG/M.BEDROOM (OUTSIDE OPENING)
V3		600	900	1200	2100	FIXED+TOP HUNG/UTILITY WC (OUTSIDE OPENING)
V4		600	1950	450	2400	FIXED+SIDE HUNG/BEDROOM 1 (OUTSIDE OPENING)
V5	VENTILATOR	750	1450	950	2400	FIXED+SIDE HUNG/M. BEDROOM-3BHK+STUDY+SQ.(INSIDE OPENING)
	EXHAUST	350	400	2000	2400	
V6		750	1500	900	2400	FIXED+SIDE HUNG/M.BEDROOM (OUTSIDE OPENING)
V7		750	1500	900	2400	FIXED /M.BEDROOM
SCHEDULE OF LIFT OPENINGS						
LD1		900	2400	0	2400	AS PER VENDOR/LIFT
LD2		1100	2400	0	2400	AS PER VENDOR/FIRE LIFT
FIRE RATED DOORS						
FD2		750	2400	0	2400	OPENABLE OUTSIDE/COMMON LOBBY (1HR. FIRE RATED)
FD3		1200	2100	300	2400	OPENABLE OUTSIDE/LV SHAFT (2HR. FIRE RATED)
FD4		1250	2400	0	2400	FIRE LOBBY AND STAIRCASE (2HR. FIRE RATED)
SCHEDULE OF LOUVERS FOR PRESSURISATION SHAFT						
L1		450	300	AS/ ST. DETAIL	AS/ ST. DETAIL	LOUVERS/STAIRCASE PRESS.
L2		1250	1200	1200	2400	LOUVERS/FIRE LIFT LOBBY PRESS.
SCHEDULE OF SHAFT DOORS						
S1		625	2100	300	2400	OPENABLE OUTSIDE/BALCONY SHAFT
S2		1000	2100	300	2400	OPENABLE OUTSIDE/FHC DOOR SPECS AS/ VENDOR



4 WC BLOWUP PLAN (4BHK)
1:75



5 SECTION X
1:75

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ATP(HQ) — AD — PA — ATP

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.: 2462
DATED : 20/1/2026

FSO (HQ) Member B.P.A.C.

Rajesh Dutt SD(HQ)

FIRE FIGHTING LEGEND FOR TOWER-1 & 2	
A	150Ø FIRE HYDRANT PIPE FOR LOW ZONE-1
B	150Ø FIRE HYDRANT PIPE FOR LOW ZONE-2
C	150Ø FIRE HYDRANT PIPE FOR HIGH ZONE-1
D	HIGH ZONE-2
E	150Ø SPRINKLER PIPE FOR LOW ZONE-1
F	150Ø SPRINKLER PIPE FOR LOW ZONE-2
G	150Ø SPRINKLER PIPE FOR HIGH ZONE-1
H	HIGH ZONE-2
I	150Ø SPRINKLER PIPE FOR LOW ZONE-1 (STAND BY)
J	150Ø SPRINKLER PIPE FOR LOW ZONE-2 (STAND BY)
K	150Ø SPRINKLER PIPE FOR HIGH ZONE-1 (STAND BY)
L	HIGH ZONE-2 (STAND BY)
M	80Ø DRAIN PIPE
N	150Ø FIRE RISER PIPE FOR OHT-1 (STAND BY)
O	150Ø FIRE RISER PIPE FOR OHT-1 (WORKING)
P	150Ø FIRE DOWN COMER PIPE

NOTE :-
ALL FHC SHAFT ACCESS DOOR 900MM WIDTH REQ.

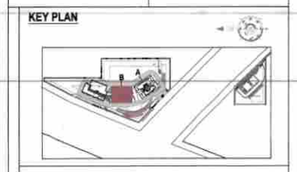
PLUMBING LEGEND:-		
S.NO.	DESCRIPTION	SYMBOL
1	110 OD uPVC SOIL & VENT PIPE	1
2	110 OD uPVC WASTE & VENT PIPE	2
3	75 OD uPVC ANTISYPHONAGE PIPE	3
4	DOMESTIC WATER SUPPLY DN PIPE (MAIN)	4
5	DOMESTIC WATER SUPPLY DN PIPE (BRANCH)	5
6	FLUSHING WATER SUPPLY DN PIPE (MAIN)	6
7	FLUSHING WATER SUPPLY DN PIPE (BRANCH)	7
8	160 OD uPVC RAIN WATER PIPE FOR TERRACE	8
9	110 OD uPVC RAIN WATER PIPE FOR BALCONY	9
10	Ø DOMESTIC WATER RISER PIPE	10
11	Ø FLUSHING WATER RISER PIPE	11
13	FLOOR TRAP (100x100) mm	FT
14	FLOOR DRAIN (100x75) mm	FD
15	FLOOR CLEAN OUT PLUG	FCO
16	CUT OUT IN SLAB FOR WC-150x150 mm	
17	CUT OUT IN SLAB FOR FT-150x150 mm	
18	CUT OUT IN SLAB FOR FD-125x125 mm	
19	ACCESS DOOR	AD
	75 (OD) RAIN WATER PIPE FOR BALCONY DRAIN	

RCC WALL
SHEAR WALL/ COLUMN
LEDGE WALL IN BLOCKWORK

OWNER SIGN

ARCHITECT SIGN
REETA VISHARMA
B.ARCH
CA/2016/77247

KEY PLAN



SUBMISSION DRAWING

OWNER
M/S RADHEY BUILDHOME PVT. LTD. IN COLLABORATION WITH M/S ADANI M2K REALTORS LLP.

PROJECT
PROPOSED RESIDENTIAL GROUP HOUSING COLONY OVER AN ADDITIONAL AREA MEASURING 0.03125 ACRE (LICENSE NO 131 OF 2025 DATED 29-07-2025) ADJOINING TO ALREADY LICENCED AREA MEASURING 5.13125 ACRES (AFTER MORATION OF 12.69625 ACRES INTO RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 LICENSE NO.44OF 2021 DATED 12.08.2021 OUT OF TOTAL 17.8875 ACRES UNDER LICENCE NO. 24 OF 2012) TOTAL AREA MEASURING 5.1625 ACRES IN SECTOR 102 & 102-A, GURUGRAM

Sd/-
Chief Town Planner
HSVP, Panchkula

SCALE:	AS MARKED	DATE 17.11.2025	

DRAWING TITLE
TOWER-B
FIRST FLOOR PLAN & AREA DIAGRAM

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DRAWING NO. S-10 | REVISION