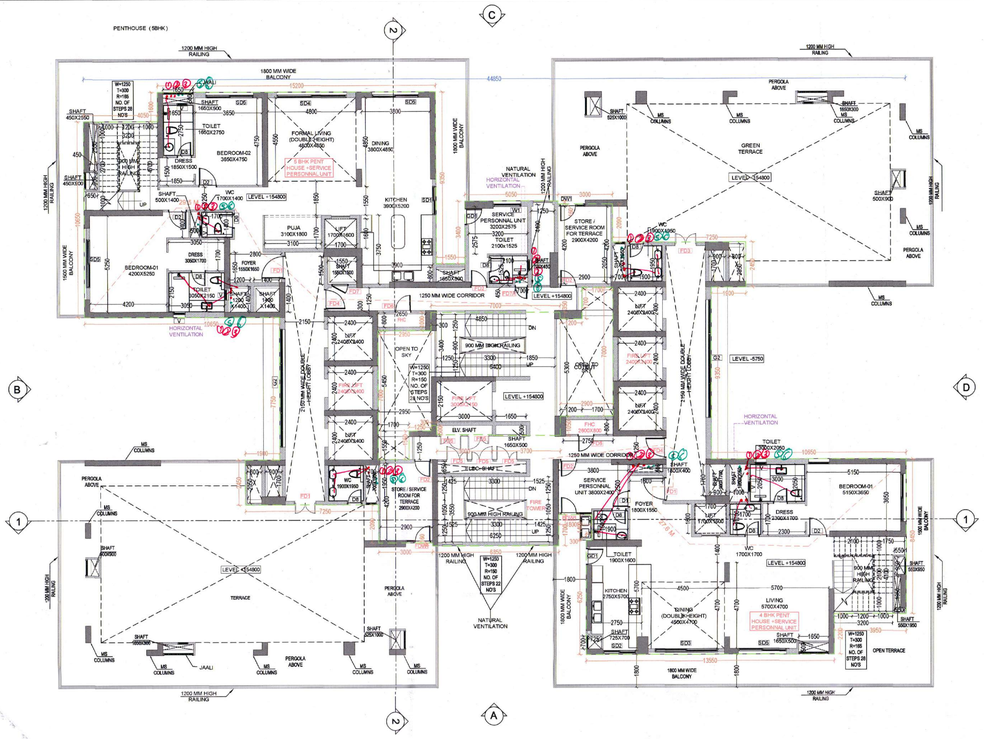
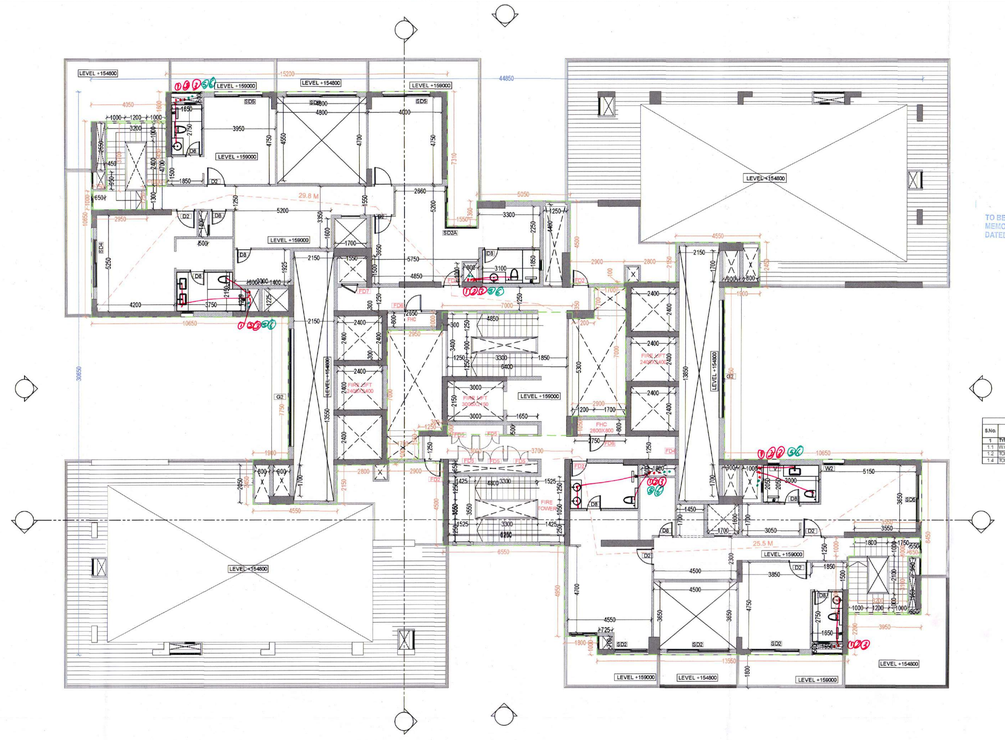


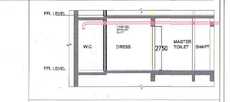
46TH FLOOR PLAN
SCALE - 1:125



47TH FLOOR PLAN
SCALE - 1:125

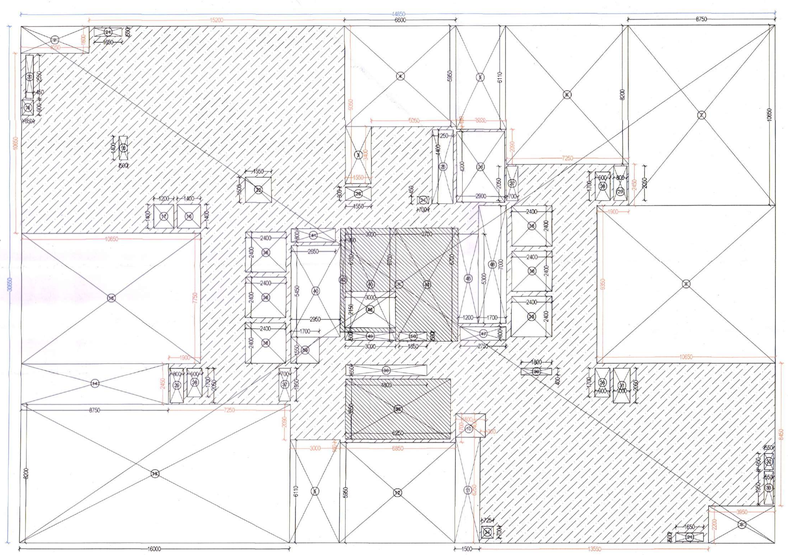
S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
AD
PA
ATP
GURPREET JOHOL
Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 28/215 Dtd. 9/9/25
SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :
Superintending Engineer (HQ) for Chief Engineer HSVP, Panchkula
JDA(HQ) Member BPAC

S.No.	Location	Area (Sq.ft.)	Height (ft.)	Volume (Cu.ft.)	TYPICAL MECHANICAL VENTILATION CALCULATION FORMULE: Design CFM (Ventilation) CFM	REJECTED EXHAUST FAN	FAN SIZE (mm)	EXHAUST DUCT SIZE (mm)
1	TYPICAL MECHANICAL VENTILATION AC							
1.1	BOQ	31	10.2	316	75	1ø 100 dia i.ceiselle inline fan	250(D)*(H)*(L)	110(OD)
1.2	TOILET	31	10.2	316	63	1ø 100 dia i.ceiselle inline fan	250(D)*(H)*(L)	110(OD)
1.3	TOILET	25	10.2	509	106	1ø 100 dia i.ceiselle inline fan	250(D)*(H)*(L)	110(OD)

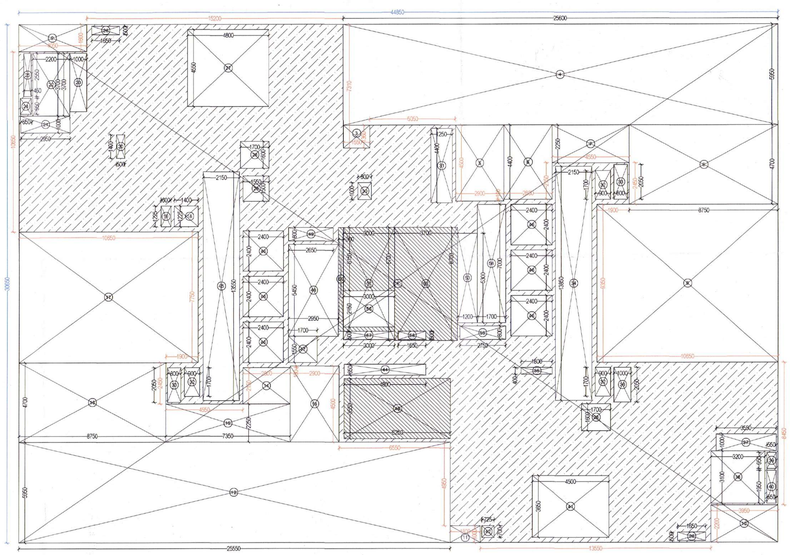


		PLUMBING LEGEND
1		100Ø SOIL PIPE
2		100Ø WASTE PIPE
3		75Ø VENT PIPE
4		DOMESTIC WATER SUPPLY MAIN PIPE
4A		DOMESTIC WATER SUPPLY FOR TOP THREE FLOOR
5		DOMESTIC WATER SUPPLY BRANCH PIPE
6		FLUSHING WATER SUPPLY MAIN PIPE
7		FLUSHING WATER SUPPLY BRANCH PIPE
8		DOMESTIC WATER RISER TO OHT
9		FLUSHING WATER RISER TO OHT
10		HOT WATER SUPPLY
11		HOT WATER RETURN
12		100Ø BALCONY DRAIN PIPE
13		100Ø RAIN WATER PIPE

46TH FLOOR AREA CALCULATION (FAR & NON FAR)
SCALE - 1:125



47TH FLOOR AREA CALCULATION (FAR & NON FAR)
SCALE - 1:125



F.A.R. AREA ON 46TH FLOOR (PENTHOUSE LOWER LEVEL)					
NAME	SHAPE	NO	SIZE (IN MTS.)		TOTAL (IN SQ.MT.)
ADDITION					
1	RECTANGLE	1	44.850	30.650	1374.65
TOTAL ADDITION					1374.65
SUBTRACTION					
2	RECTANGLE	1	4.050	1.600	6.48
3	RECTANGLE	1	1.550	3.400	5.27
4	RECTANGLE	1	6.600	5.950	39.27
5	RECTANGLE	2	3.000	6.110	36.66
6	RECTANGLE	1	7.250	8.200	59.45
7	RECTANGLE	1	8.750	10.650	93.19
8	RECTANGLE	1	10.650	9.350	99.58
9	RECTANGLE	1	3.950	2.200	8.69
10	RECTANGLE	1	1.800	1.400	2.52
11	RECTANGLE	1	1.500	6.250	9.38
12	RECTANGLE	1	6.850	5.950	40.76
13	RECTANGLE	1	16.000	8.200	131.20
14	RECTANGLE	1	8.750	2.450	21.44
15	RECTANGLE	1	10.650	7.750	82.54
16	RECTANGLE	1	1.400	1.400	1.96
17	RECTANGLE	1	1.200	1.400	1.68
18	RECTANGLE	1	0.500	1.400	0.70
19	RECTANGLE	1	0.650	0.900	0.59
20	RECTANGLE	1	0.450	2.550	1.15
21	RECTANGLE	2	1.650	0.500	1.65
22	RECTANGLE	1	1.550	1.500	2.33
23	RECTANGLE	1	1.550	0.800	1.24
24	RECTANGLE	1	0.700	0.450	0.32
25	RECTANGLE	1	1.250	4.400	5.50
26	RECTANGLE	1	2.900	4.200	12.18
27	RECTANGLE	1	0.700	2.060	1.44
28	RECTANGLE	3	0.900	1.700	4.59
29	RECTANGLE	2	0.800	2.050	3.28
30	RECTANGLE	1	1.800	0.400	0.72
31	RECTANGLE	1	1.000	2.050	2.05
32	RECTANGLE	1	0.550	0.950	0.52
33	RECTANGLE	1	0.550	1.950	1.07
34	RECTANGLE	1	0.725	0.700	0.51
35	RECTANGLE	1	6.250	3.550	22.19
36	RECTANGLE	1	4.800	0.650	3.12
37	RECTANGLE	1	0.700	1.950	1.37
38	RECTANGLE	6	2.400	2.400	34.56
39	RECTANGLE	1	1.700	1.550	2.64
40	RECTANGLE	1	2.950	5.450	16.08
41	RECTANGLE	1	2.650	0.800	2.12
42	RECTANGLE	1	0.300	6.150	1.85
43	RECTANGLE	1	3.000	6.650	19.95
44	RECTANGLE	1	3.700	6.700	24.79
45	RECTANGLE	1	1.200	5.300	6.36
46	RECTANGLE	1	1.700	7.000	11.90
47	RECTANGLE	1	2.750	0.800	2.20
TOTAL SUBTRACTION					828.98
F.A.R. AREA ON 46TH FLOOR (PENTHOUSE LOWER LEVEL)					545.67

NON F.A.R. AREA ON 46TH FLOOR (PENTHOUSE LOWER LEVEL)					
NAME	SHAPE	NO	SIZE (IN MTS.)		TOTAL (IN SQ.MT.)
ADDITION					
35	RECTANGLE	1	6.250	3.550	22.19
42	RECTANGLE	1	0.300	6.150	1.85
43	RECTANGLE	1	3.000	6.650	19.95
44	RECTANGLE	1	3.700	6.700	24.79
TOTAL ADDITION					68.77
SUBTRACTION					
48	RECTANGLE	1	3.000	2.150	6.45
49	RECTANGLE	1	3.000	0.500	1.50
50	RECTANGLE	1	1.650	0.500	0.83
TOTAL SUBTRACTION					8.78
NON F.A.R. AREA ON 46TH FLOOR (PENTHOUSE LOWER LEVEL)					60.00

F.A.R. AREA ON 47TH FLOOR (PENTHOUSE UPPER LEVEL)					
NAME	SHAPE	NO	SIZE (IN MTS.)		TOTAL (IN SQ.MT.)
ADDITION					
1	RECTANGLE	1	44.850	30.650	1374.65
TOTAL ADDITION					1374.65
SUBTRACTION					
2	RECTANGLE	1	4.050	1.600	6.48
3	RECTANGLE	1	1.550	1.360	2.11
4	RECTANGLE	1	25.600	5.950	152.32
5	RECTANGLE	1	2.900	4.500	13.05
6	RECTANGLE	1	2.800	4.400	12.32
7	RECTANGLE	1	4.550	2.250	10.24
8	RECTANGLE	1	8.750	4.700	41.13
9	RECTANGLE	1	10.650	9.350	99.58
10	RECTANGLE	1	3.950	2.200	8.69
11	RECTANGLE	1	1.800	1.000	1.80
12	RECTANGLE	1	25.550	5.950	152.02
13	RECTANGLE	1	2.900	4.500	13.05
14	RECTANGLE	1	2.800	2.150	6.02
15	RECTANGLE	1	7.350	2.250	16.54
16	RECTANGLE	1	8.750	4.700	41.13
17	RECTANGLE	1	10.650	7.750	82.54
18	RECTANGLE	1	1.400	1.225	1.72
19	RECTANGLE	1	0.600	1.225	0.74
20	RECTANGLE	1	0.500	1.400	0.70
21	RECTANGLE	1	2.950	1.000	2.95
22	RECTANGLE	1	2.200	3.700	8.14
23	RECTANGLE	1	1.000	3.450	3.45
24	RECTANGLE	1	0.650	0.950	0.62
25	RECTANGLE	1	0.450	2.550	1.15
26	RECTANGLE	2	1.650	0.500	1.65
27	RECTANGLE	1	4.800	4.550	21.84
28	RECTANGLE	2	1.700	1.600	5.44
29	RECTANGLE	1	1.550	1.500	2.33
30	RECTANGLE	1	0.800	1.000	0.80
31	RECTANGLE	1	1.250	4.400	5.50
32	RECTANGLE	3	0.900	1.700	4.59
33	RECTANGLE	2	0.800	2.050	3.28
34	RECTANGLE	1	2.150	13.850	29.78
35	RECTANGLE	1	1.800	0.400	0.72
36	RECTANGLE	1	1.000	2.050	2.05
37	RECTANGLE	1	3.550	1.000	3.55
38	RECTANGLE	1	3.200	3.100	9.92
39	RECTANGLE	1	0.500	0.950	0.48
40	RECTANGLE	1	0.500	1.950	0.98
41	RECTANGLE	1	4.500	3.650	16.43
42	RECTANGLE	1	0.725	0.700	0.51
43	RECTANGLE	1	6.250	3.550	22.19
44	RECTANGLE	1	4.800	0.650	3.12
45	RECTANGLE	1	2.150	13.550	29.13
46	RECTANGLE	6	2.400	2.400	34.56
47	RECTANGLE	1	1.700	1.550	2.64
48	RECTANGLE	1	2.950	5.450	16.08
49	RECTANGLE	1	2.650	0.800	2.12
50	RECTANGLE	1	0.300	6.150	1.85
51	RECTANGLE	1	3.000	6.650	19.95
52	RECTANGLE	1	3.700	6.700	24.79
53	RECTANGLE	1	1.200	5.300	6.36
54	RECTANGLE	1	1.700	7.000	11.90
55	RECTANGLE	1	2.750	0.800	2.20
TOTAL SUBTRACTION					965.16
F.A.R. AREA ON 47TH FLOOR (PENTHOUSE UPPER LEVEL)					409.49

NON F.A.R. AREA ON 47TH FLOOR (PENTHOUSE UPPER LEVEL)					
NAME	SHAPE	NO	SIZE (IN MTS.)		TOTAL (IN SQ.MT.)
ADDITION					
43	RECTANGLE	1	6.250	3.550	22.19
50	RECTANGLE	1	0.300	6.150	1.85
51	RECTANGLE	1	3.000	6.650	19.95
52	RECTANGLE	1	3.700	6.700	24.79
TOTAL ADDITION					68.77
SUBTRACTION					
56	RECTANGLE	1	3.000	2.150	6.45
57	RECTANGLE	1	3.000	0.500	1.50
58	RECTANGLE	1	1.650	0.500	0.83
TOTAL SUBTRACTION					8.78
NON F.A.R. AREA ON 47TH FLOOR (PENTHOUSE UPPER LEVEL)					60.00

NOTE:
- ALL DIMENSIONS ARE IN MM UNLESS MENTIONED
- ALL MANDATORY SERVICES ARE AS PER N.B.C. NORMS.
- ALL SHAFTS & BASEMENTS ARE MECHANICALLY LIT & VENTILATED
- ALL SUPERSTRUCTURE & BASEMENTS ARE FULLY SPRINKLERED
- BASEMENTS ARE MECHANICALLY VENTILATED
- ALL FLOORS ARE MECHANICALLY VENTILATED AND LIGHTED
- SITE AREA AS PER APPROVED ZONING PLAN.
- GATE AND BOUNDARY WALL AS PER STANDARD DETAIL.
- BUILDING HAS COMPLETE POWER BACKUP.
- ALL FLOORS AND BASEMENTS HAVE AUTOMATIC SPRINKLER SYSTEM FOR FIRE FIGHTING AS PER NBC 2016.

JOINERY				
S.NO.	NAME	WIDTH	CILL LVL	LINTEL LVL
DOOR				
1	D1	900	±0	+2250
2	D2	1000	±0	+2250
3	D3	1250	±0	+2250
4	D4	1100	±0	+2250
5	D5	1050	±0	+2250
6	D6	900	±0	+2250
7	D7	1200	±0	+2250
8	D8	800	±0	+2250
9	D9	1500	±0	+2250
SLIDING DOOR				
10	SD1	1550	±0	+2250
11	SD2	1800	±0	+2250
12	SD3	3400	±0	+2250
13	SD4	3800	±0	+2250
14	SD5	2600	±0	+2250
15	SD6	3315+540	±0	+2250
16	SD7	3190+540	±0	+2250
17	SD8	2490+540	±0	+2250
18	SD9	2700	±0	+2250
19	SD10	2400	±0	+2250
20	SD11	3240+540	±0	+2250
21	SD12	4800	±0	+2250
22	SD13	3600	±0	+2250
23	SD14	1690+1340	±0	+2250
SLIDING FOLDING DOOR				
24	SF1	3900	±0	+2400
FIRE DOOR				
25	FD1	1250	±0	+2400
26	FD2	900	±0	+2400
27	FD3	1000	±0	+2400
28	FD4	1100	±0	+2400
29	FD5	1100	+100	+2400
30	FD6	900	+100	+2400
31	FD7	900	+100	+2400
32	FD8	1200	±0	+2400
33	FD9	1500	±0	+2400
34	FD10	1800	±0	+2400
35	FD11	1500	±0	+2400
DOOR WINDOW				
36	DW1	900+500	±0	+2550
37	DW2	1050+400	±0	+2550
38	DW3	1050+250	±0	+2550
39	DW4	1075+1500+1075	±0	+2550
40	DW5	2700+1500+2750	±0	+2550
41	DW6	600+1500+600	±0	+2550
GLASS DOOR				
42	GD1	900	±0	+2600
43	GD2	1500	±0	+2600
44	GD3	1200	±0	+2600
VENTILATOR & SHAFT ACCESS DOOR				
45	V	600	+1200	+2600
WINDOW				
46	W1	1500	±0	+2550
47	W2	1150	±0	+2550
48	W3	550	±0	+2550
49	W4	1550	±0	+2550
50	W5	1300	±0	+2550
51	W6	2150	±0	+2550
52	W7	1250	±0	+2550
53	W8	1875	±0	+2550
54	W9	1200	±0	+2550
55	W10	900	±0	+2550
56	W11	1800	±0	+2550
57	W12	1050	±0	+2550
58	W13	1795	±0	+2550
59	W14	1425	±0	+2550
60	W15	1875	±0	+2550
STRUCTURAL GLAZING				
61	G1	6400	+300	+2550
62	G2	1875	+300	+2550
63	G3	3650	+300	+2550
64	G4	2700	+300	+2550
65	G5	3800	+300	+2550
66	G6	2600	+300	+2550
67	G7	1050	+300	+2550
68	G8	3315+540	+300	+2550
69	G9	6900	+300	+2550
70	G10	6200	+300	+2550
71	G11	1900	+300	+2550
72	G12	2400	+300	+2550
73	G13	1750	+300	+2550
74	G14	2490+540	+300	+2550
75	G15	1800	+300	+2550
76	G16	3190+540	+300	+2550
77	G17	3150	+300	+2550
78	G18	4000	+300	+2550

PROJECT	DEVELOPER	DESIGN CONSULTANTS	SERVICES CONSULTANTS	STRUCTURAL CONSULTANTS	ARCHITECT ON RECORD	TITLE	SHEET NO.	ARCHITECT SIGNATURE	OWNER SIGNATURE
PROPOSED GROUP HOUSING COLONY MIX LAND USE (93.95% RESIDENTIAL COMPONENT + 6.05% COMMERCIAL COMPONENT) FOR AN AREA MEASURING 18.2375 ACRES (LICENCE NO. 50 OF 2025, DATED 09/04/2025) IN SECTOR 36, GURUGRAM, HARYANA.	MAX ESTATES GURGAON TWO LIMITED LEVEL 20, MAX TOWERS, C-001/A-1, SECTOR - 16B, NOIDA, UP - 201301	RSP Design Consultants Pvt. Ltd. Unit 103, Bestech Business Tower, Sector 48, Sohna Road, Gurugram - 122018. Head Office No. 30, Museum Road, Bangalore - 560001. Tel: 25596868, Fax: 25596818, Email: rsp@rspindia.net, Web: www.rspindia.net	AEON INTEGRATED BUILDING DESIGN CONSULTANTS LLP A-122, 6th Floor, Sector 136, Noida, UP - 201305 Tel: 0120-6909526	NNC Design International G-70, Second Floor, Jaswant Plaza, Shaheen Bagh, Okhla, New Delhi - 110025. Tel: 011-26940734/5/6, Fax: 011-26940734, Email: nnc.mail7@gmail.com	CONTINENTAL DESIGN STUDIO #1006, 1st Floor, Sector - 4, Panchkula, Haryana - 134112 Tel: 0172-4014404 Email: continentaldesignstudio@gmail.com	TOWER - B4	23 (A0)	RATTAN PAL SINGH ARCHITECT CA/2011/51128	