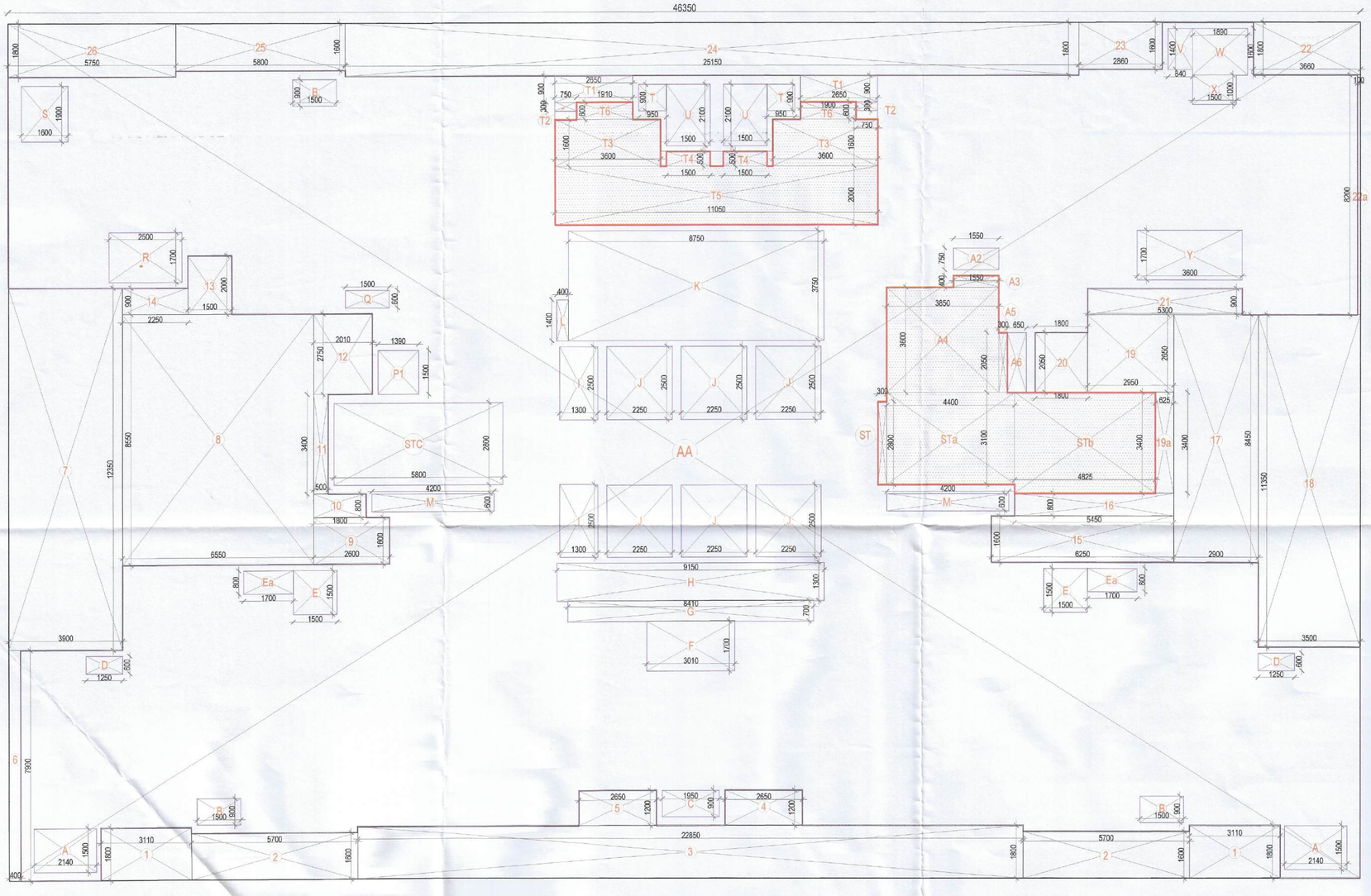
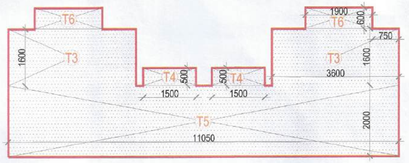
SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 603
DATED : 18/02/2026



REFUGE FLOOR AREA DIAGRAM
(TOWER-3)



REQUIRED REFUGE AREA = 756.069 X2 /12.5 X 0.3 +.09
= (1512.138 /12.5)X0.3 +.09 = 37.19 SQMT

PROVIDED REFUGE AREA CALCULATION					
S. No.	WIDTH	X	LENGHT	NOS.	AREA (IN SQM T)
T3	3.600	X	1.600	2	11.520
T4	1.500	X	0.500	2	1.500
T5	11.050	X	2.000	1	22.100
T6	1.910	X	0.600	2	2.292
TOTAL REFUGE AREA PROVIDED					37.412

REFUGE FLOOR FLOOR AREA					
S. No.	WIDTH	X	LENGHT	NOS.	AREA (IN SQM T)
ADDITIONS					
AA	46.350	X	29.250	1	1355.738
TOTAL ADDITIONS (X1)					1355.738
DEDUCTIONS					
1	3.110	X	1.800	2	11.196
2	5.700	X	1.600	2	18.240
3	22.850	X	1.800	1	41.130
4	2.650	X	1.200	1	3.180
5	2.650	X	1.200	1	3.180
6	0.400	X	7.900	1	3.160
7	3.900	X	12.350	1	48.165
8	6.550	X	8.550	1	56.003
9	2.600	X	1.600	1	4.160
10	1.800	X	0.800	1	1.440
11	0.500	X	3.400	1	1.700
12	2.010	X	2.750	1	5.528
13	1.500	X	2.000	1	3.000
14	2.250	X	0.900	1	2.025
15	6.250	X	1.600	1	10.000
16	5.450	X	0.800	1	4.360
17	2.900	X	8.450	1	24.505
18	3.500	X	11.350	1	39.725
19	2.950	X	2.650	1	7.818
19A	0.625	X	3.400	1	2.125
20	1.800	X	2.050	1	3.690
21	5.300	X	0.900	1	4.770
22	3.660	X	1.800	1	6.588
22a	0.100	X	8.200	1	0.820
23	2.860	X	1.600	1	4.576
24	25.150	X	1.800	1	45.270
25	5.800	X	1.600	1	9.280
26	5.750	X	1.800	1	10.350
A	2.140	X	1.500	2	6.420
B	1.500	X	0.900	3	4.050
C	1.950	X	0.900	1	1.755
D	1.250	X	0.600	2	1.500
E	1.500	X	1.500	2	4.500
Ea	1.700	X	0.800	2	2.720
F	3.010	X	1.700	1	5.117
G	0.700	X	8.410	1	5.887
H	9.150	X	1.300	1	11.895
I	1.300	X	2.500	2	6.500
J	2.250	X	2.500	6	33.750
K	8.750	X	3.750	1	32.813
L	0.400	X	1.400	1	0.560
M	4.200	X	0.600	2	5.040
ST	0.300	X	2.800	1	0.840
STA	4.400	X	3.100	1	13.640
STB	4.825	X	3.400	1	16.405
STC	5.800	X	2.800	1	16.240
P1	1.390	X	1.500	1	2.085
Q	1.500	X	0.600	1	0.900
R	2.500	X	1.700	1	4.250
S	1.600	X	1.900	1	3.040
T	0.950	X	0.900	2	1.710
T1	1.200	X	2.650	2	6.360
T2	0.750	X	0.300	2	0.450
T3	3.600	X	1.600	2	11.520
T4	1.500	X	0.500	2	1.500
T5	11.050	X	2.000	1	22.100
T6	1.910	X	0.600	2	2.292
U	1.500	X	2.100	2	6.300
V	0.840	X	1.400	1	1.176
W	1.890	X	1.600	1	3.024
X	1.500	X	1.000	1	1.500
Y	3.600	X	1.700	1	6.120
A2	1.550	X	0.750	1	1.163
A3	1.550	X	0.400	1	0.620
A4	3.850	X	3.600	1	13.860
A5	0.300	X	2.050	1	0.615
A6	0.650	X	2.050	1	1.333
TOTAL DEDUCTIONS (Y1)					637.531
NET FAR AREA (X1-Y1)					718.207

REFUGE FLOOR NON FAR					
S. No.	WIDTH	X	LENGHT	NOS.	AREA (IN SQM T)
ST	0.300	X	2.800	1	0.840
STA	4.400	X	3.100	1	13.640
STB	4.825	X	3.400	1	16.405
STC	5.800	X	2.800	1	16.240
T1	2.650	X	0.900	2	4.770
T2	0.750	X	0.300	1	0.225
SUB TOTAL NON FAR					52.120
REFUGE AREA					37.412
TOTAL NON FAR					89.532

FOR OFFICE USE:

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)

JD. P.A. A.T.P

DINESH KUMAR PA(HQ)

FSO, (HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments.

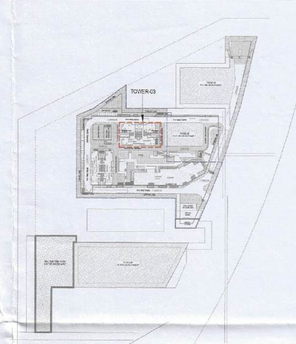
In forwarding letter No. 25366 Dt. 22/01/2026

Superintending Engineer (HQ)

GENERAL NOTES

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

KEY PLAN



SCALE : 1 : 100 @ A0

DATE :

DEALT :

CHECKED :

ARCHITECT'S SIGNATURE

Ar. Lokmani Sharma
Regd. No. CA/2016/72271
Sobha Limited, Plot No. 138, (P) 5th Floor Rider House, Sector-44, Gurugram 122003

ARCHITECTS & PLANNERS

SOBHA

REGD & CORPORATE OFFICE
SARJAPUR-MARATHAHALLI OUTER RING RD (ORR)
DEVARABISANAHALLI, BELLANDUR POST
BANGALORE-560103 TEL:+91-80-49320000
E-mail: architects@sobha.com

LICENSEE'S SIGNATURE

SOBHA LIMITED

Licence Holders

SOBHA LIMITED

PROJECT

PROPOSED BUILDING PLANS OF RESIDENTIAL COLONY (UNDER NILP POLICY) AREA MEASURING 11.9968 ACRES (LICENCE NO. 57 OF 2025 DATED 17/04/2025) SECTOR- 63A, GURUGRAM BEING DEVELOPED BY SOBHA LIMITED.

DRAWING NO.

T3-04(Sheet-2)

SHEET TITLE

TOWER-03
REFUGE FLOOR FAR
(19TH, 29TH & 38TH FLOOR)
AREA DIAGRAM & STATEMENT