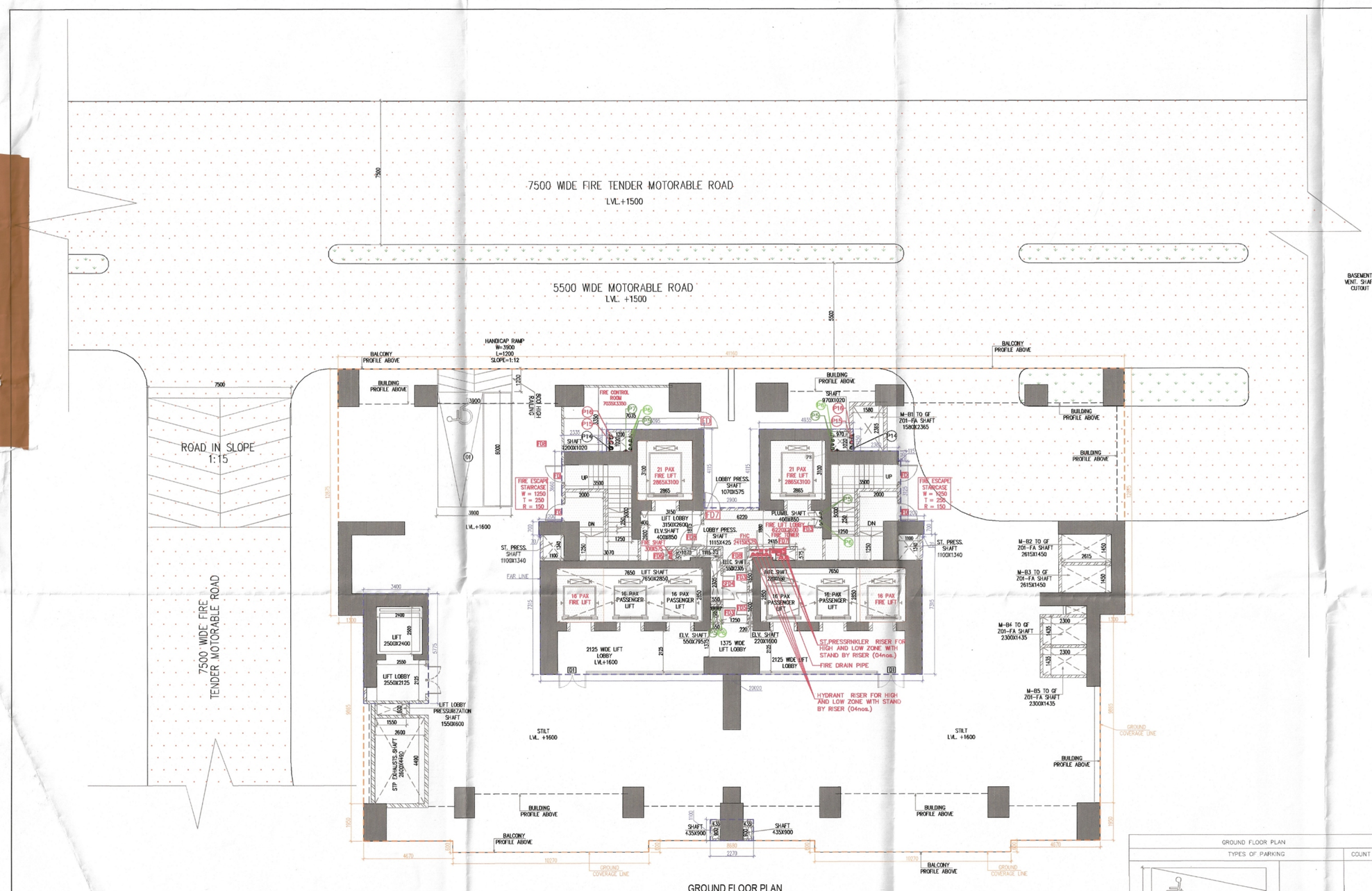
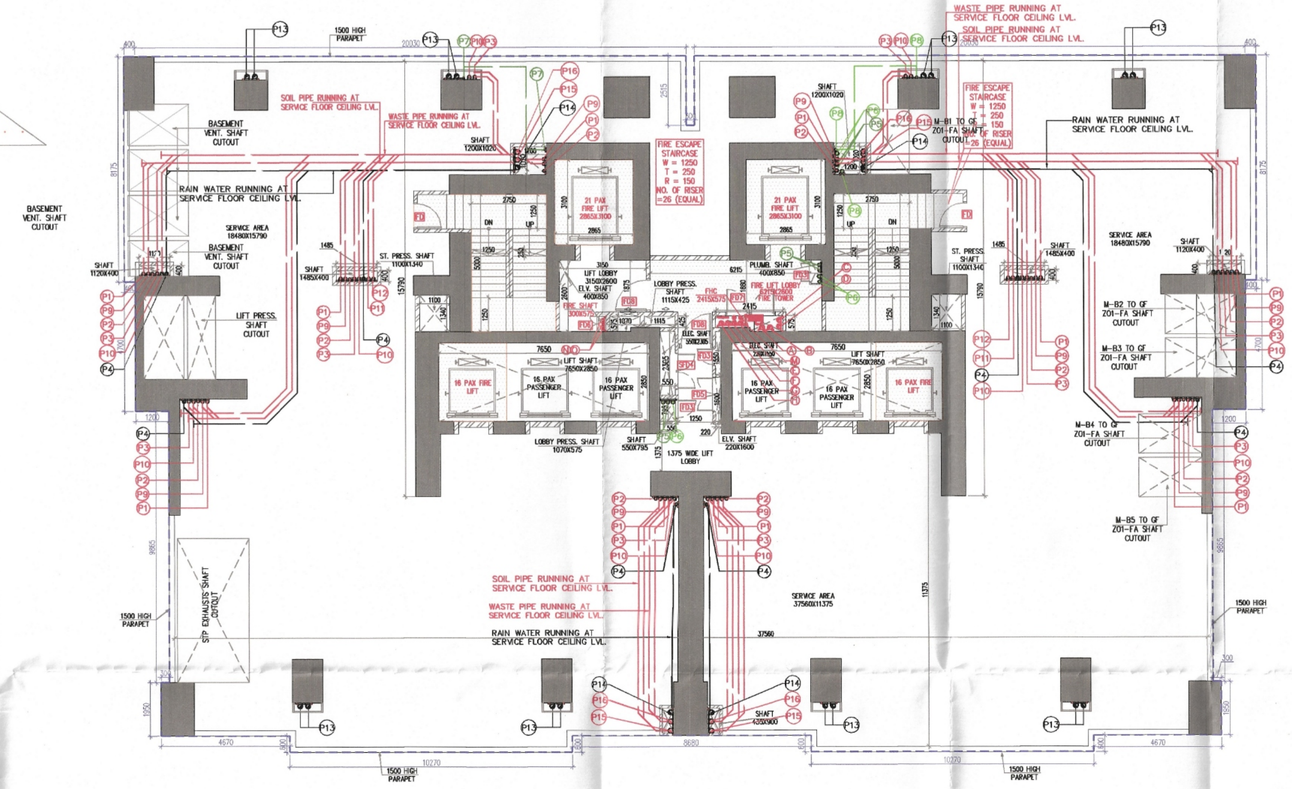
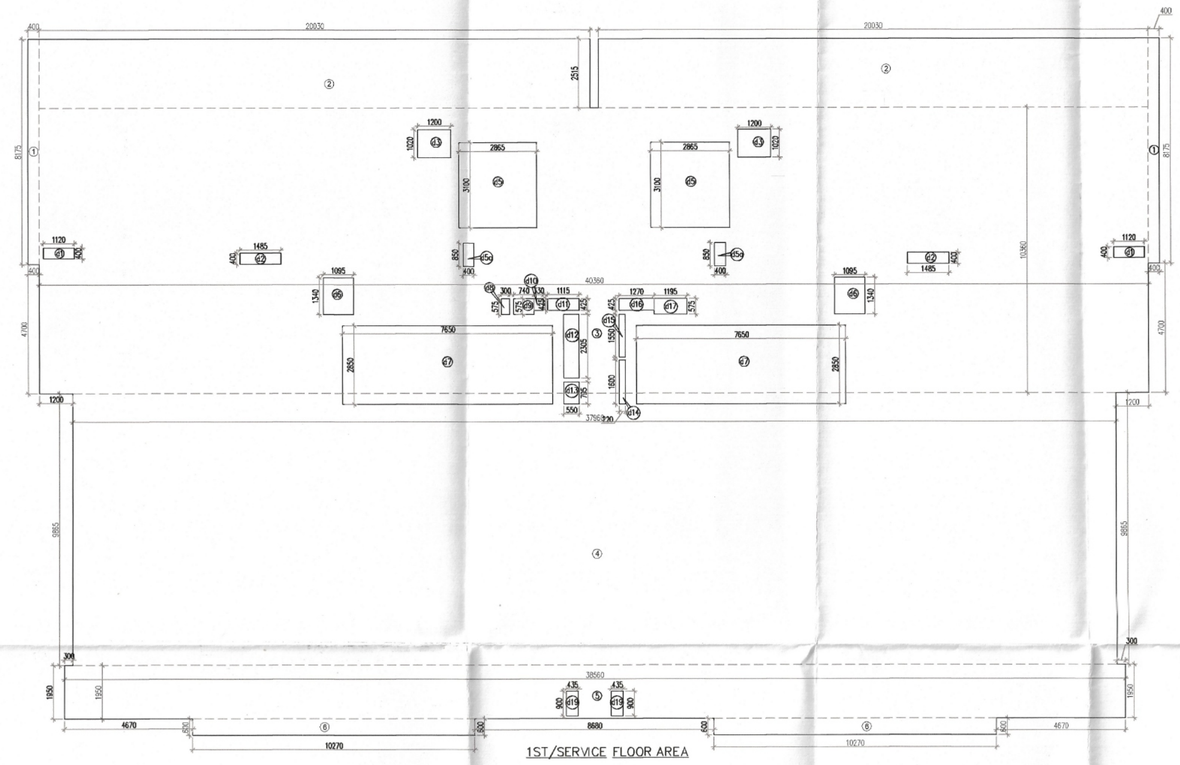


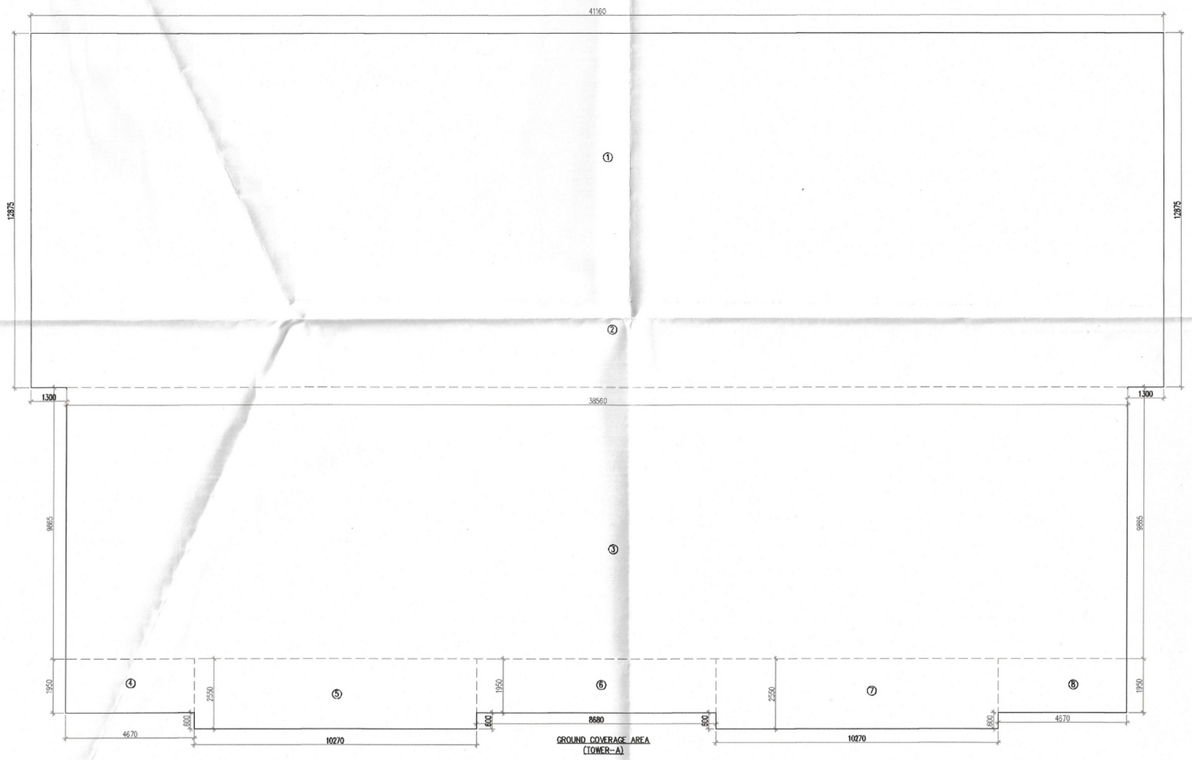
GROUND FLOOR PLAN
LVL. +1600
TOWER-A



1ST / SERVICE FLOOR PLAN
LVL. +9400
TOWER-A



1ST/SERVICE FLOOR AREA



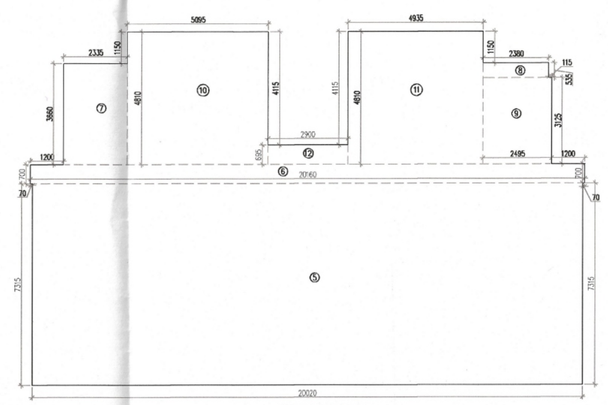
GROUND COVERAGE AREA
(TOWER-A)

GROUND FLOOR PLAN		
TYPES OF PARKING		COUNT
HANDICAPPED PARKING		1
TOTAL PARKING		1

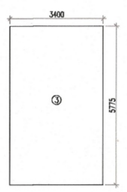
DOOR SCHEDULE				
NO.	OPENING	HEIGHT	LOCATION	FIRE RATING
D1	1525	3000	LIVING/DINING ROOM	——
D2	950	3000	M.BED ROOM, BED ROOM-2 & 3, KITCHEN	——
D3	950	3000	POD. ROOM	——
D4	850	3000	TOILET	——
D5	750	3000	UTILITY, SERV. TOILET	——
D6	850	3000	SERV. ROOM 1&2, WALK-IN	——
D7	1000	3000	SHARED LOBBY	——
D8	2125	3000	LOBBY	——
D9	1200	3000	LOBBY	——
FD	1100	2700	STAIRCASE	2HR.
FD2	1000	2700	SHARED LOBBY	2HR.
FD3	895	2250	ELV	2HR.
FD4	1975	2250	ELECTRICAL SHAFT	2HR.
FD5	1250	2250	ELV.ELEC. SHAFT	2HR.
FD6	575	2250	FIRE SHAFT	2HR.
FD7	1800	2250	FHC	——
FD7	900	2700	FIRE LOBBY-2	2HR.
FD8	1200	2700	FIRE LOBBY-1	2HR.

WINDOW SCHEDULE				
NO.	OPENING	HEIGHT	LOCATION	FIRE RATING
W	4385	3000	BED ROOM-1	——
W1	7925	3000	LIVING/DINING ROOM	——
W2	3770	3000	M.BED ROOM	——
W3	3055	3000	BED ROOM-2	——
W4	3575	3000	BED ROOM-3	——
W5	3000	3000	KITCHEN	——
W6	2460	3000	SERV. ROOM-1	——
W7	2775	3000	KITCHEN / SERV.ROOM-1	——
W8	1660	3000	SRV. ROOM-1	——
W9	4435	3000	BED ROOM-1	——
W10	8525	3000	LIVING/DINING ROOM	——
W11	4075	3000	M.BED ROOM	——
W12	3255	3000	BED ROOM-2	——
W13	3575	3000	BED ROOM-3	——
W14	3100	3000	KITCHEN	——
W15	900	3000	BED ROOM	——
W16	1500	3000	TOILET	——
W17	1500	3000	MASTER BED ROOM	——
W18	900	3000	MASTER BED ROOM	——
W19	750	3000	SERVICE PERSONNEL	——
W20	600	3000	LOBBY	——
W21	700	3000	LOBBY	——

PLUMBING LEGEND:-			
S.NO.	SYMBOL		DESCRIPTION
1	P1		#110 SOIL PIPE
2	P2		#110 VENT PIPE
3	P3		#110 WASTE PIPE
4	P4		#160 RAIN WATER PIPE
5	P5		DOMESTIC WATER SUPPLY PIPE
6	P6		FLUSHING WATER SUPPLY PIPE
7	P7		#80 DOMESTIC TRANSFER PIPE
8	P8		#65 FLUSHING TRANSFER PIPE
9	P9		#110 SOIL PIPE FOR LAST 5 FLOORS
10	P10		#110 WASTE PIPE FOR LAST 5 FLOORS
11	P11		#110 KITCHEN WASTE PIPE
12	P12		#110 KITCHEN WASTE PIPE FOR LAST 5 FLOORS
13	P13		#160 BALCONY DRAIN PIPE (BDP)
14			DOMESTIC GRAVITY PIPE
15			DOMESTIC BOOSTER PIPE
16			FLUSHING GRAVITY PIPE
17			FLUSHING BOOSTER PIPE
18			FUEL PIPE
19	P14		#160 RAIN WATER PIPE
20	P15		#160 SOIL PIPE
21	P16		#160 WASTE PIPE
22			ISOLATION VALVE



GROUND FLOOR FAR AREA
(TOWER-A)



GROUND COVERAGE AREA CALCULATION								
GROSS – A								
1	1	X	41.160	X	12.875	=	529.935	SQM
2	1	X	38.560	X	9.865	=	380.394	SQM
4	1	X	4.670	X	1.950	=	9.107	SQM
5	1	X	10.270	X	2.550	=	26.189	SQM
6	1	X	6.680	X	1.950	=	16.326	SQM
7	1	X	10.270	X	2.550	=	26.189	SQM
8	1	X	4.670	X	1.950	=	9.107	SQM
					TOTAL	=	997.845	SQM
TOTAL GROUND COVERAGE AREA	GROSS – A							
	997.845	SQM						

GROUND FLOOR FAR AREA CALCULATION TOWER-A								
GROSS – A								
3	1	X	3.400	X	5.775	=	19.635	SQM
4	1	X	2.270	X	1.100	=	2.497	SQM
5	1	X	20.020	X	7.315	=	146.446	SQM
6	1	X	20.160	X	0.700	=	14.112	SQM
7	1	X	2.335	X	3.660	=	8.546	SQM
8	1	X	2.380	X	0.535	=	1.273	SQM
9	1	X	2.435	X	3.125	=	7.609	SQM
10	1	X	5.085	X	4.810	=	24.507	SQM
11	1	X	4.935	X	4.810	=	23.737	SQM
12	1	X	2.900	X	0.695	=	2.016	SQM
					TOTAL	=	250.379	SQM
TOTAL FAR AREA OF GROUND FLOOR		=	GROSS –A					
		=	250.379	SQM				
TOTAL NON FAR AREA OF GROUND FLOOR		=	GROUND COVERAGE		- FAR AREA	=	NON FAR AREA	
		=	997.845		- 250.379	=	747.466	SQM

1ST / SERVICE FLOOR BUILTUP AREA CALCULATION								
GROSS – A								
1	2	X	0.400	X	8.175	=	6.540	SQM
2	2	X	20.030	X	2.515	=	100.751	SQM
3	1	X	40.360	X	10.360	=	418.130	SQM
4	1	X	37.960	X	9.865	=	374.475	SQM
5	1	X	38.560	X	1.950	=	75.192	SQM
6	2		10.270	X	0.600	=	12.324	SQM
		X			TOTAL	=	987.412	SQM
DEDUCTION AREA								
GROSS –B								
d1	2	X	1.120	X	0.400	=	0.896	SQM
d2	2	X	1.485	X	0.400	=	1.188	SQM
d3	2	X	1.200	X	1.020	=	2.448	SQM
d5	2	X	2.865	X	3.100	=	17.763	SQM
d5a	2	X	0.400	X	0.850	=	0.680	SQM
d6	2	X	1.095	X	1.340	=	2.935	SQM
d7	2	X	7.650	X	2.850	=	43.605	SQM
d8	1	X	0.300	X	0.575	=	0.173	SQM
d9	1	X	0.740	X	0.575	=	0.426	SQM
d10	1	X	0.330	X	0.425	=	0.140	SQM
d11	1	X	1.115	X	0.425	=	0.474	SQM
d12	1	X	0.550	X	2.305	=	1.268	SQM
d13	1	X	0.550	X	0.795	=	0.437	SQM
d14	1	X	0.220	X	1.600	=	0.352	SQM
d15	1	X	0.220	X	1.550	=	0.341	SQM
d16	1	X	1.270	X	0.425	=	0.540	SQM
d17	1	X	1.195	X	0.575	=	0.687	SQM
d19	2	X	0.435	X	0.900	=	0.783	SQM
					TOTAL	=	75.135	SQM
TOTAL 1ST / SERVICE FLOOR BUILTUP AREA	GROSS – A		-	GROSS – B				
	987.412		-	75.135				
GROSS – 1	912.277	SQM						

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 17520
DATED : 19/05/2025

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

PROPOSED BUILDING PLAN OF MIXED LAND USE COLONY (95% RESIDENTIAL & 5% COMMERCIAL)UNDER TOD POLICY AREA MEASURING 14.81875 ACRES (LICENCE NO. 69 OF 2025 DATED 12.05.2025) IN SECTOR-58,GURUGRAM BEING DEVELOPED BY OBEROI REALTY LIMITED.

Client

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Architecture·Codes·Interiors

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Mob.: 9810791652,9811077209

S.T.P.(HQ) Master Society B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(H) Chairman B.P.A.C.

ATP(HQ)

P.A. | A.T.P

A.B.P.O. (HQ) Member BPAC | P.S.O. (HQ) Member BPAC | DIN KUMAR PA(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in inwarding sheet no. 77205 dt. 13/03/2026

ARCHITECT'S SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE

JAN.–2026 | Scale : 1:100 | 17

Drawing Title:- GROUND FLOOR PLAN & 1ST / SERVICE FLOOR & AREA TOWER-A

Drawing No:- TA-01

OBEROI 03–06.05.26