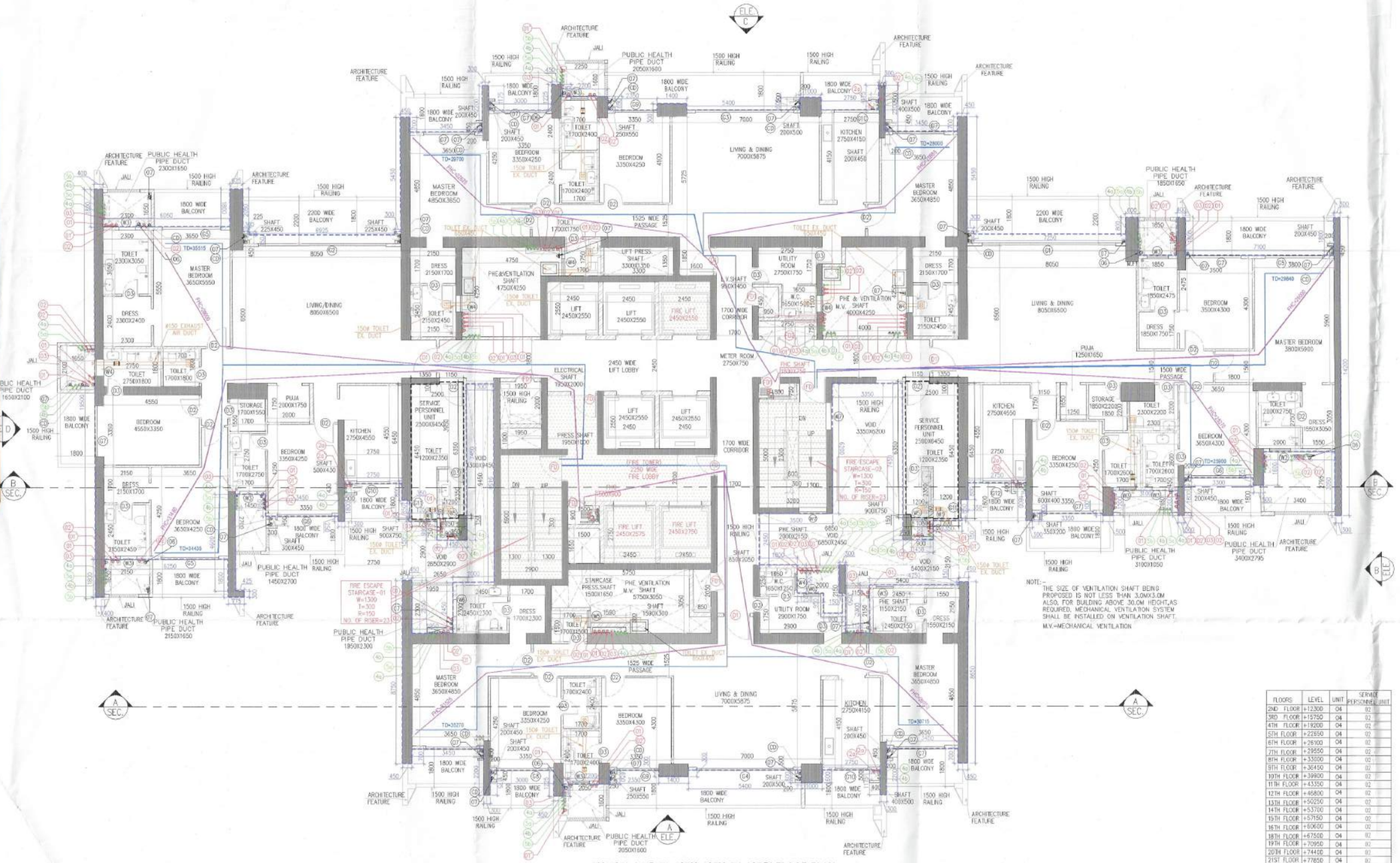
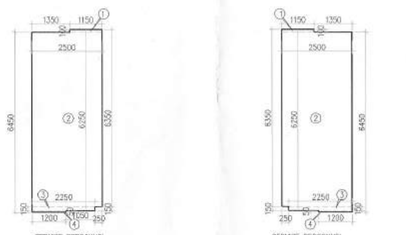


TYPICAL (2ND TO 16TH, 18TH TO 23RD) FLOOR PLAN
TOWER-3

FLOORS	LEVEL	UNIT	SERVICE PERSONNEL UNIT
2ND FLOOR	+12300	04	01
3RD FLOOR	+15700	04	01
4TH FLOOR	+19200	04	01
5TH FLOOR	+22850	04	01
6TH FLOOR	+26100	04	01
7TH FLOOR	+29550	04	01
8TH FLOOR	+33000	04	01
9TH FLOOR	+36450	04	01
10TH FLOOR	+39900	04	01
11TH FLOOR	+43700	04	01
12TH FLOOR	+46800	04	01
13TH FLOOR	+50250	04	01
14TH FLOOR	+53700	04	01
15TH FLOOR	+57150	04	01
16TH FLOOR	+60600	04	01
18TH FLOOR	+67500	04	01
19TH FLOOR	+70950	04	01
20TH FLOOR	+74400	04	01
21ST FLOOR	+77850	04	01
22ND FLOOR	+81300	04	01
23RD FLOOR	+84750	04	01
TOTAL		84	41

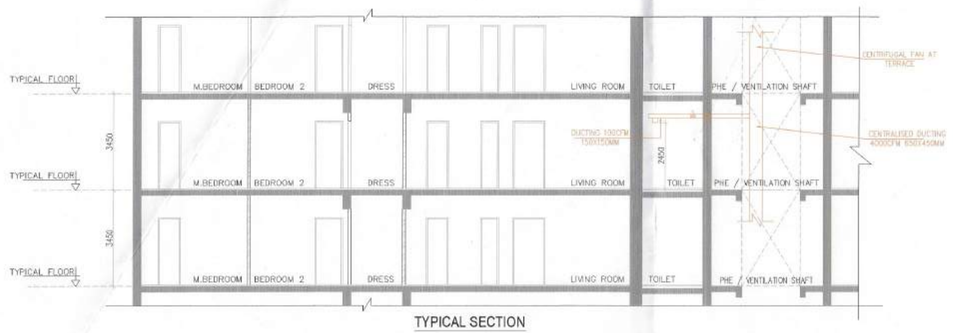


SERVICE PERSONNEL CARPET AREA CALCULATION

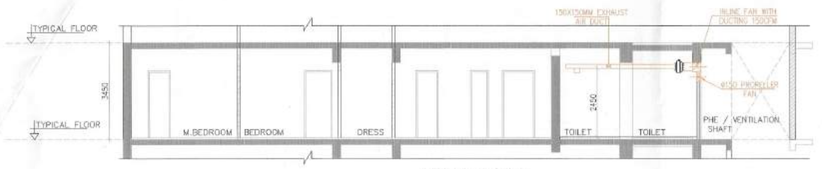
GROSS - A									
1	=	1	X	1.155	X	0.100	=	0.115	SQM
2	=	1	X	2.100	X	0.250	=	11.625	SQM
3	=	1	X	2.200	X	0.150	=	0.330	SQM
4	=	1	X	1.200			=	0.960	SQM
						TOTAL	=	16.138	SQM

VENTILATION - TOWER 3 - TOILET/PLUMBING SHAFT

Sl. No.	TOWER	FLOOR	BUILDING NO. & PLUMBING SHAFT	FLAT NO	AIRFLOW (CFM) PER FLOOR	NO. OF FLOORS	AIRFLOW (CFM) MAXIMUM	AIRFLOW (CFM) DESIGN	AIR FLOW (CFM) SELECTED	Type of Ventilation System
1	TOWER 5	TYP.	DRESSING ROOM TOILET	UNIT 1	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
2	TOWER 5	TYP.	BEDROOM 03 TOILET	UNIT 1	100	1	100	100	150	INLINE FAN AT TOILET CEILING
3	TOWER 5	TYP.	POWDER TOILET	UNIT 1	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
4	TOWER 5	TYP.	UTILITY ROOM TOILET	UNIT 1	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
5	TOWER 5	TYP.	MASTER BEDROOM 02 TOILET	UNIT 1	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
6	TOWER 5	TYP.	POWDER TOILET	UNIT 2	100	1	100	100	150	INLINE FAN AT TOILET CEILING
7	TOWER 5	TYP.	SERVANT TOILET	UNIT 2	100	1	100	100	150	INLINE FAN AT TOILET CEILING
8	TOWER 5	TYP.	POWDER TOILET	UNIT 3	100	1	100	100	150	INLINE FAN AT TOILET CEILING
9	TOWER 5	TYP.	SERVANT TOILET	UNIT 3	100	1	100	100	150	INLINE FAN AT TOILET CEILING
10	TOWER 5	TYP.	POWDER TOILET	UNIT 4	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
11	TOWER 5	TYP.	BEDROOM 03 TOILET	UNIT 4	100	1	100	100	150	INLINE FAN AT TOILET CEILING



TYPICAL SECTION



TYPICAL SECTION

PLUMBING LEGEND:-

SP	100ø Soil Pipe (SP)
WP	100ø Waste Pipe (WP)
VP	75ø Vent Pipe (WP)
RG	Domestic Water Supply Drop From Tank To Toilet / Kitchen For Top Five Floor (33th To 37th)
RG	Domestic Water Supply Drop From Tank To Toilet / Kitchen For First To 32nd Floor.
RG	Recycled Water Supply Drop From Tank To Toilet For Top Five Floor (33th To 37th)
RG	Recycled Water Supply Drop From Tank To Toilet For First To 32nd Floor.
(R)	Recycled Water Supply Riser Pipe Fill To O.H.T.
(R)	Recycled Water Supply From Pipe Fill To O.H.T.
RG	100ø Waste Pipe (For Use Kitchen Waste)
RP	150ø Terrace Rain Water Pipe
G1	100ø Soil Pipe upto Third Floor (SP)
G2	100ø Waste Pipe upto Third Floor (WP)
G7	100ø Balcony Rain Water Pipe
S.S	Service Slab
M.F.T	Multi Floor Trap
FD	Floor Drain
COP	Clean Out Plug
	Soil Pipe
	Waste Pipe
C1	Cutout Size: 200x200 mm (For Use Soil/Waste & Rain Water Drainage)
M.F.T	Cutout Size: 150x150 mm (For Use WC & Floor P Trap)
FD	Cutout Size: 100x100 mm (For Use Floor Drain)

GLAZING/WINDOW SCHEDULE

TYPE	OPENING SIZE	QU.	UNIT(F.F.L)	UNIT(T.O.S)
G1	6350X2400	±0 0	+2400	+2450
G2	6075X2400	±0 0	+2830	+2450
G3	4700X2400	±0 0	+2430	+2450
G4	4600X2400	±0 0	+2400	+2450
G5	2750X2400	±0 0	+2400	+2450
G6	2620X2400	±0 0	+2400	+2450
G7	2450X2400	±0 0	+2400	+2450
G8	2425X2400	±0 0	+2400	+2450
G9	2000X2400	±0 0	+2400	+2450
G10	1550X2400	±0 0	+2400	+2450
G11	1500X2400	±0 0	+2400	+2450
G12	3680X2400	±0 0	+2430	+2450
W1	1200X1500	+900	+1500	+1550
W2	1000X2100	+300	+2100	+2150
W3	800X2100	+300	+2100	+2150
W4	800X1400	+1000	+1400	+1450
W5	650X1400	+1000	+1400	+1450
W6	800X2150	+250	+2150	+2200
W7	1300X1050	+1350	+2430	+2450
W8	1300X1850	+1350	+2400	+2450
G9	5400X5200	±0 0	+5230	+5250
DW1	1500X5200	±0 0	+5280	+5250
DW2	2700X5200	±0 0	+5220	+5250
DW3	2350X5200	±0 0	+5200	+5250

DOOR SCHEDULE

TYPE	OPENING SIZE	QU.	UNIT(F.F.L)	UNIT(T.O.S)	REMARKS	FIRE RATING
D1	1250X2400	±0 0	+2400	+2450	ENTRANCE HALL	1 HOURS
D2	1000X2400	±0 0	+2400	+2450	BED ROOM	
D3	800X2400	±0 0	+2400	+2450	TOILET/UTILITY DOOR	
FD	1250X2400	±0 0	+2400	+2450	STAIRCASE	2 HOURS
FD1	900X2150	±0 0	+2350	+2200	PHE/ELECT. SHAFT	2 HOURS
FD2	2400X2150	±0 0	+2350	+2200	METER ROOM	2 HOURS

AREA CALCULATION OF TYPICAL FLOOR (TOWER-03)

GROSS - A									
1	2	X	0.400	X	1.800	=	1.440	SQM
1a	1	X	0.300	X	1.800	=	0.540	SQM
1y	1	X	0.425	X	0.300	=	0.128	SQM
1	1	X	0.550	X	1.800	=	0.990	SQM
2	1	X	0.625	X	1.800	=	1.125	SQM
3	1	X	7.210	X	12.750	=	91.928	SQM
4	1	X	8.680	X	3.100	=	20.815	SQM
5	1	X	3.750	X	1.080	=	3.938	SQM
6	1	X	0.300	X	0.280	=	0.078	SQM
7	1	X	4.775	X	12.300	=	58.691	SQM
8	1	X	2.750	X	0.850	=	2.338	SQM
8a	1	X	3.150	X	0.850	=	2.480	SQM
9	1	X	1.350	X	0.150	=	0.203	SQM
10	1	X	1.450	X	1.050	=	1.523	SQM
11	1	X	0.490	X	3.380	=	1.908	SQM
12	1	X	0.450	X	8.750	=	3.938	SQM
13	1	X	1.690	X	6.500	=	10.725	SQM
14	1	X	1.900	X	7.850	=	15.105	SQM
15	1	X	0.300	X	1.175	=	0.353	SQM
16	1	X	0.440	X	0.875	=	0.290	SQM
17	1	X	2.690	X	0.650	=	1.723	SQM
18	1	X	18.100	X	1.025	=	19.529	SQM
19	1	X	1.400	X	0.300	=	0.420	SQM
20	1	X	1.000	X	0.800	=	0.800	SQM
21	1	X	0.300	X	1.175	=	0.353	SQM
22	1	X	14.400	X	8.750	=	126.000	SQM
23	1	X	1.230	X	7.400	=	9.290	SQM
24	1	X	1.060	X	6.400	=	6.775	SQM
25	1	X	1.690	X	6.500	=	10.725	SQM
26	1	X	3.450	X	5.500	=	18.975	SQM
27	1	X	0.430	X	9.400	=	3.983	SQM
28	1	X	4.280	X	2.300	=	9.775	SQM
30	1	X	0.150	X	0.960	=	0.143	SQM
31	1	X	0.300	X	1.350	=	0.405	SQM
32	1	X	12.800	X	2.450	=	30.870	SQM
33	1	X	18.100	X	8.200	=	99.820	SQM
34	1	X	5.850	X	4.750	=	27.788	SQM
35	1	X	28.800	X	7.100	=	188.880	SQM
36	1	X	26.500	X	4.800	=	126.898	SQM
37	1	X	0.490	X	0.700	=	0.318	SQM
38	1	X	0.300	X	2.200	=	0.660	SQM
39	1	X	18.850	X	1.025	=	19.321	SQM
40	1	X	0.430	X	1.225	=	0.551	SQM
41	1	X	2.200	X	0.690	=	1.430	SQM
42	1	X	1.400	X	0.300	=	0.420	SQM
43	1	X	1.000	X	0.600	=	0.600	SQM
44	1	X	0.300	X	1.175	=	0.353	SQM
45	1	X	0.450	X	5.800	=	2.610	SQM
45a	3	X	0.300	X	0.150	=	0.135	SQM
46	1	X	5.850	X	11.800	=	69.030	SQM
47	1	X	3.150	X	0.900	=	2.480	SQM
47a	1	X	2.750	X	0.850	=	2.338	SQM
48	1	X	1.450	X	0.600	=	1.305	SQM
49	1	X	1.350	X	0.150	=	0.203	SQM
50	1	X	0.300	X	0.300	=	0.090	SQM
51	1	X	3.850	X	1.100	=	4.235	SQM
52	1	X	0.600	X	1.200	=	0.800	SQM
53	1	X	5.400	X	12.200	=	65.880	SQM
54	1	X	0.600	X	0.800	=	0.480	SQM
55	1	X	0.400	X	1.800	=	0.720	SQM
56	1	X	2.150	X	11.220	=	24.080	SQM
57	1	X	0.300	X	1.200	=	0.360	SQM
58	1	X	0.550	X	0.355	=	0.176	SQM
59	1	X	3.800	X	10.550	=	40.242	SQM
60	1	X	3.700	X	9.350	=	34.595	SQM
61	1	X	0.300	X	3.050	=	0.915	SQM
					TOTAL	=	1175.760	SQM

DEDUCTION AREA

GROSS - B									
a	1	X	3.750	X	4.250	=	15.938	SQM
b	1	X	1.020	X	1.350	=	1.380	SQM
c	1	X	3.300	X	1.350	=	4.455	SQM
d	1	X	2.450	X	1.350	=	3.308	SQM
e	1	X	0.850	X	1.450	=	1.378	SQM
f	1	X	2.900	X	0.950	=	2.755	SQM
g	1	X	4.000	X	3.300	=	13.200	SQM
n	1	X	1.280	X	1.350	=	1.800	SQM
r	1	X	3.200	X	5.000	=	16.000	SQM
k	1	X	1.800	X	0.750	=	1.350	SQM
p	1	X	1.950	X	2.000	=	3.900	SQM
q	1	X	1.950	X	1.000	=	1.950	SQM
r	2	X	0.900	X	0.750	=	1.350	SQM
s	1	X	10.450	X	5.600	=	58.520	SQM
s1	1	X	2.700	X	0.450	=	1.215	SQM
t	1	X	0.800	X	0.750	=	0.600	SQM
u	1	X	10.450	X	0.150	=	1.568	SQM
v	1	X	2.950	X	2.650	=	7.818	SQM
w	1	X	0.800	X	1.080	=	0.840	SQM
x	1	X	8.800	X	1.650	=	12.240	SQM
y	1	X	5.750	X	1.250	=	7.188	SQM
					TOTAL	=	186.398	SQM

TOTAL FAR AREA OF TYPICAL FLOOR (TOWER-03)	=	GROSS-A	-	GROSS-B	
	=	1175.760	-	186.398	
	=	989.409	SQM		

NON FAR AREA

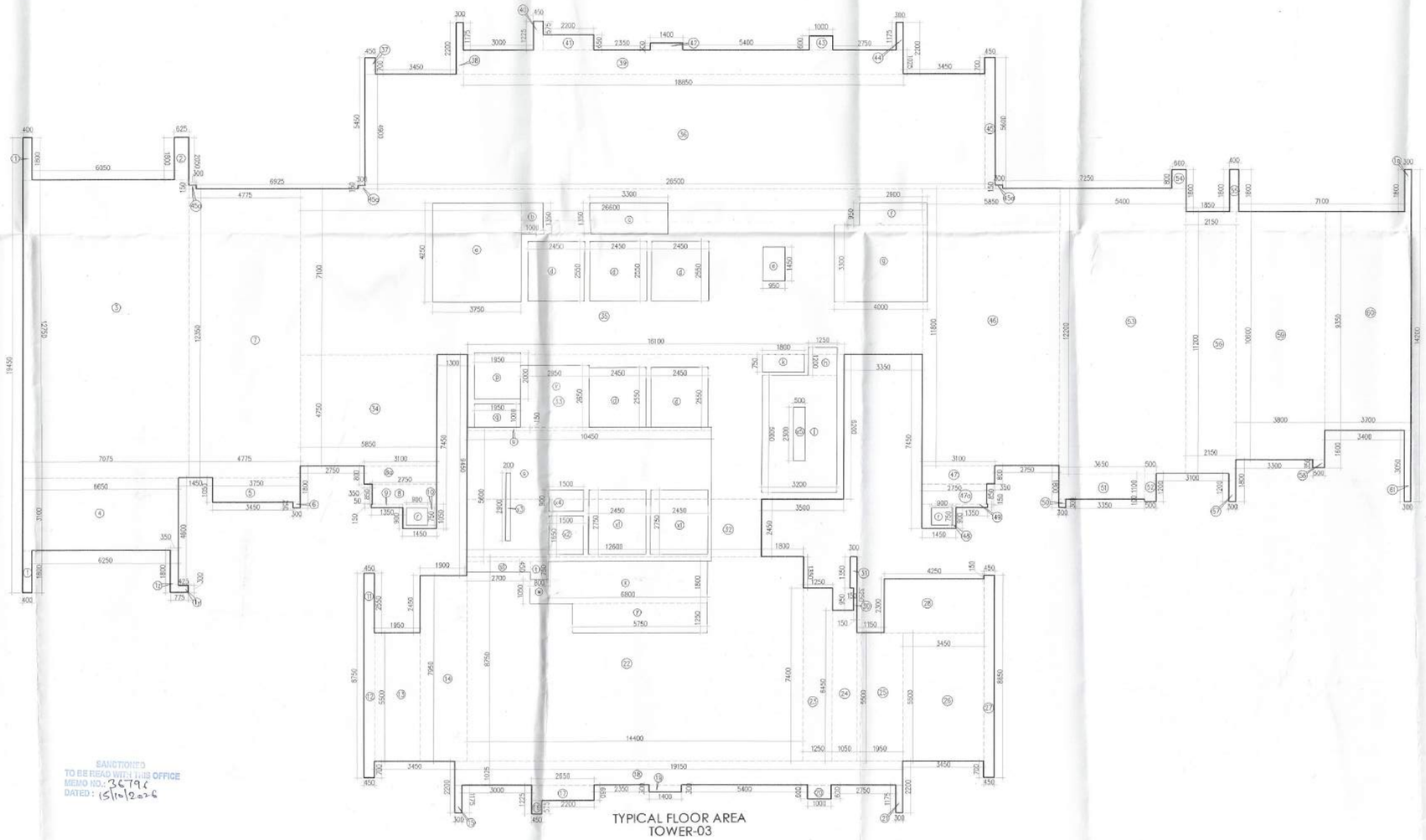
GROSS - C									
h	1	X	1.250	X	1.200	=	1.500	SQM
j	1	X	3.200	X	5.000	=	16.000	SQM
p	1	X	1.950	X	2.000	=	3.900	SQM
s	1	X	10.450	X	5.600	=	58.520	SQM
s1	1	X	2.700	X	0.450	=	1.215	SQM
t	1	X	0.800	X	0.750	=	0.600	SQM
u	1	X	10.450	X	0.150	=	1.568	SQM
v	1	X	2.950	X	2.650	=	7.818	SQM
					TOTAL	=	91.120	SQM

NON FAR AREA (DEDUCTION)

GROSS - D									
x1	2	X	2.450	X	2.750	=	13.475	SQM
x2	1	X	1.830	X	1.850	=	2.479	SQM
x3	1	X	0.200	X	2.900	=	0.580	SQM
x4	1	X	1.800	X	0.900	=	1.350	SQM
x5	1	X	0.500	X	2.300	=	1.150	SQM
					TOTAL	=	19.630	SQM

TOTAL NON FAR AREA OF TYPICAL FLOOR (TOWER-03)	=	GROSS-C	-	GROSS-D	
	=	91.120	-	19.630	
	=	72.090	SQM		

TOTAL BUILTUP AREA OF TYPICAL FLOOR (TOWER-03)	=	FAR AREA	+	NON FAR	
	=	989.409	+	72.090	
	=	1061.500	SQM		



TYPICAL FLOOR AREA
TOWER-03

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

REVISED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 19.9743 ACRES (LICENSE NO-47 OF 2009 DATED 21.08.2009 GRANTED FOR 11.35 ACRES AND LICENSE NO-104 OF 2012 DATED 06.10.2012 GRANTED FOR 8.475 ACRES & LICENSE NO-24 OF 2026 DATED 09.02.2026 GRANTED FOR 2.15 ACRES) IN SECTOR-81 & 86, GURUGRAM BEING DEVELOPED BY INTERNATIONAL GREEN SCAPES LTD.

DESIGN CONSULTANT :

Architect
Hafeez
Contractor
29 bank street, Fort, Mumbai
400 023 Tel : 2266 1920

Client

M/s International Green Scapes Ltd.
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Associate Architects:

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Architecture·Codes·Interiors
(Formerly known as RSMS)
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New Delhi-110070.
Mob.: 9810791652,9811077209

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(P) Member B.P.A.C. | O.S.D.(HPR) Chairman B.P.A.C.
DTP(HQ) | ATP(HQ)
JD. | ATP for | DINESH KUMAR PA(HQ) | Addl. STP(HQ) Member B.P.A.C. | FSO, (HQ) Member B.P.A.C.

Checked and found ok for Public Health (Internal) Service only subject to compliance as in forwarding letter to 291935 Dt. 17/4/2026

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

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

AUG.-2026	Scale : 1:100	
Drawing Title:- TYPICAL (2ND TO 16TH, 18TH TO 23RD) FLOOR PLAN & AREA CALCULATION (TOWER-3)		Drawing No:- T3-03
		03-24.08.26