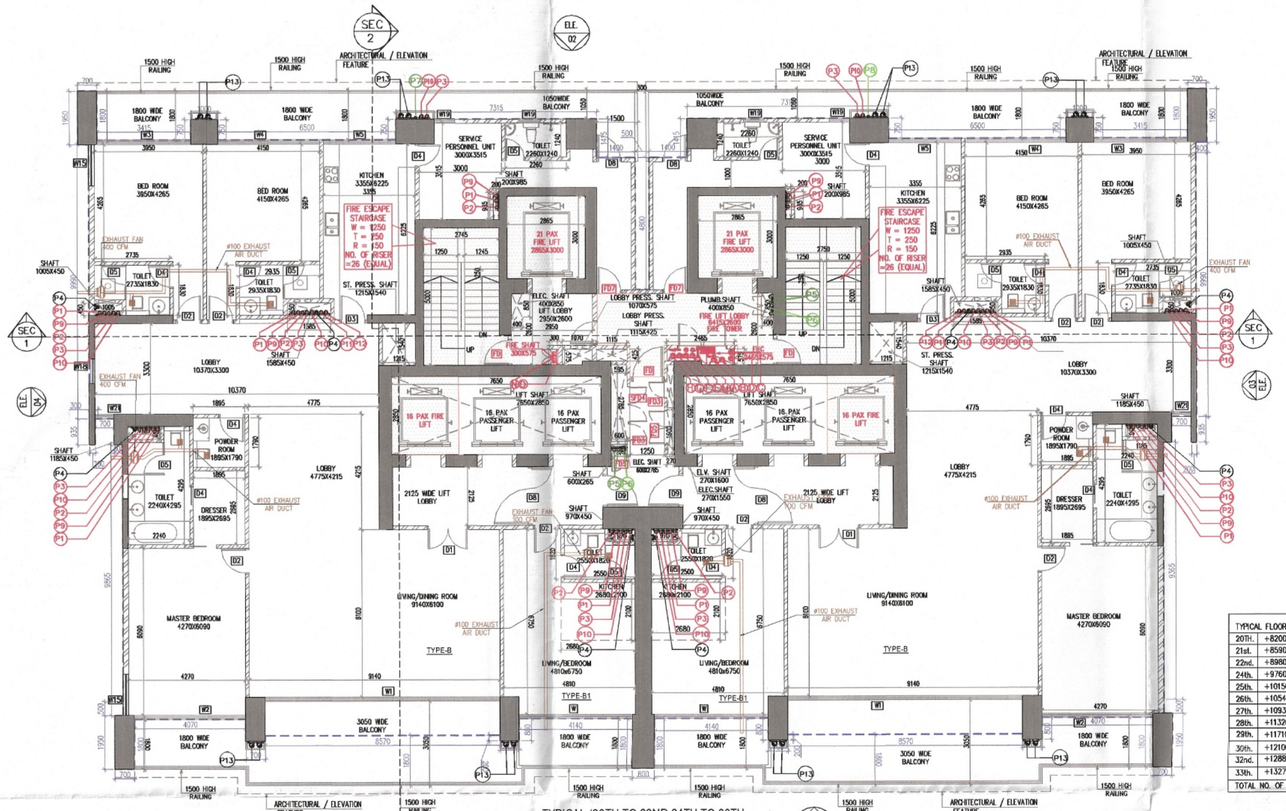
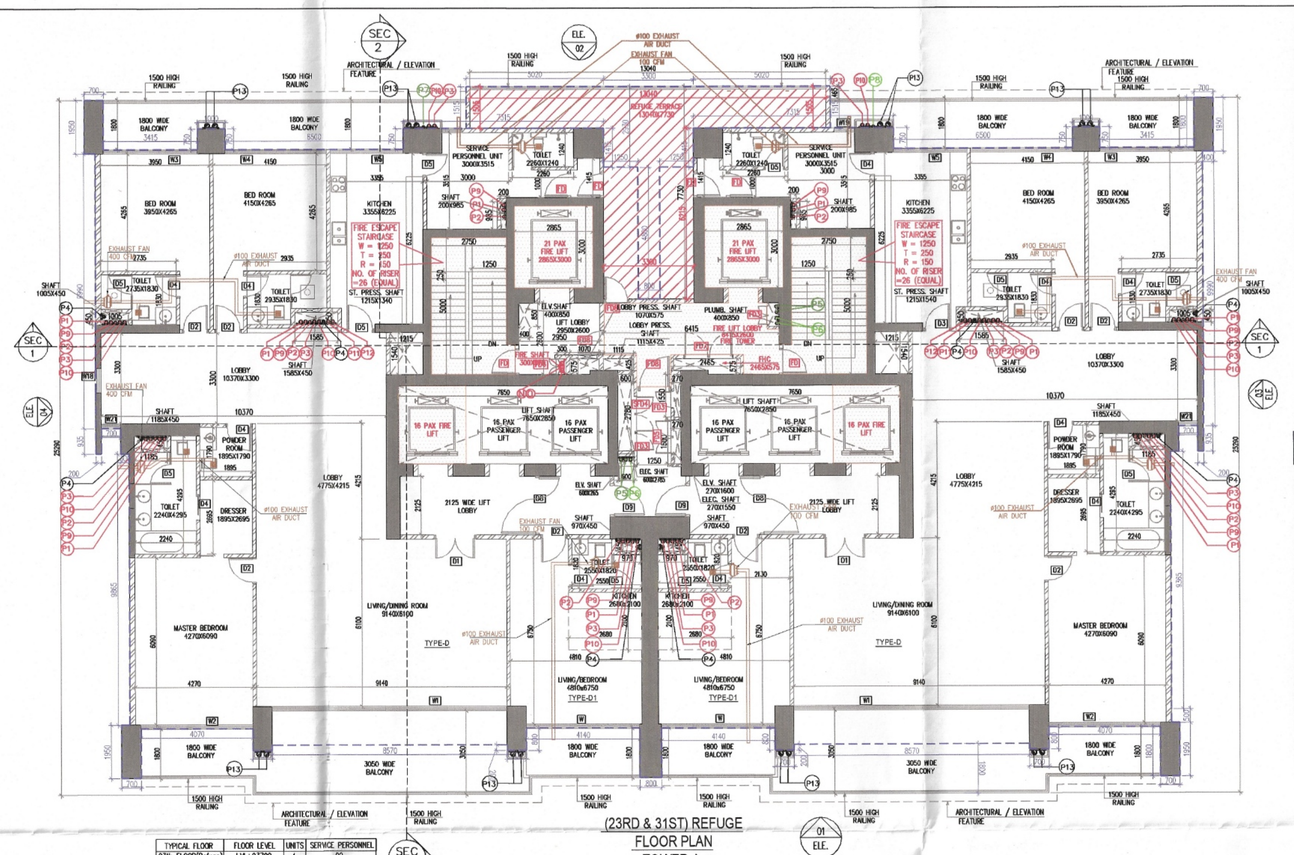


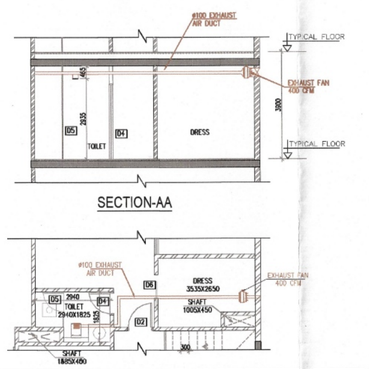
TYPICAL (20TH TO 22ND 24TH TO 30TH, 32ND & 33RD) FLOOR PLAN
TOWER-A

TYPICAL FLOOR LVL	UNIT	SERVICE PERSONEL
20th L=82000	04	02
21st L=85000	04	02
22nd L=88000	04	02
24th L=97500	04	02
25th L=101500	04	02
26th L=105400	04	02
27th L=109300	04	02
28th L=113200	04	02
29th L=117100	04	02
30th L=121000	04	02
32nd L=128800	04	02
33th L=132700	04	02
TOTAL NO. OF UNIT	48	24



(23RD & 31ST) REFUGE
FLOOR PLAN
TOWER-A

TYPICAL FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONNEL
23th FLOOR(Refuge)	LVL=93700	4	02
31th FLOOR(Refuge)	LVL=121400	4	02
	TOTAL UNITS	8	04



SECTION-AA

S. No	Description	Area Sqm	Area ft	Height	ACPH	CFM	Equipment Selection
	Typical Floor						
1	Toilet- Typical floor	4.470	48	10	9	72	1 No-400 CFM Inline fan

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.

FIRE FIGHTING LEGEND-			
S.NO.	SYMBOL		DESCRIPTION
1			150# FIRE HYDRANT RISER–LOW ZONE–1 FOR PUMP ROOM TO 6TH FLOOR
2			150# FIRE HYDRANT RISER–HIGH ZONE–1 FOR 7TH FLOOR TO 18TH FLOOR
3			150# FIRE HYDRANT RISER–LOW ZONE–2 8PT TO 28TH FLOOR
4			150# FIRE HYDRANT RISER–HIGH ZONE–2 FOR 27TH FLOOR TO 19TH FLOOR
5			150# FIRE SPRINKLER RISER–LOW ZONE–1 FOR PUMP ROOM TO 6TH FLOOR
6			150# FIRE SPRINKLER RISER–LOW ZONE–1–STANDBY FOR PUMP ROOM TO 6TH FLOOR
7			150# FIRE SPRINKLER RISER–HIGH ZONE–1 FOR 7TH FLOOR TO 18TH FLOOR
8			150# FIRE SPRINKLER RISER–HIGH ZONE–1–STANDBY FOR 7TH FLOOR TO 18TH FLOOR
9			150# FIRE SPRINKLER RISER–LOW ZONE–2 8PT TO 28TH FLOOR
10			150# FIRE SPRINKLER RISER–LOW ZONE–2–STANDBY 8PT TO 28TH FLOOR
11			150# FIRE SPRINKLER RISER–HIGH ZONE–2 FOR 27TH FLOOR TO 19TH FLOOR
12			150# FIRE SPRINKLER RISER–HIGH ZONE–2–STANDBY FOR 27TH FLOOR TO 19TH FLOOR
13			#80 FIRE DRAIN PIPE
14			150# FIRE TRANSFER WATER RISER
15			150# FIRE TRANSFER WATER RISER–STANDBY

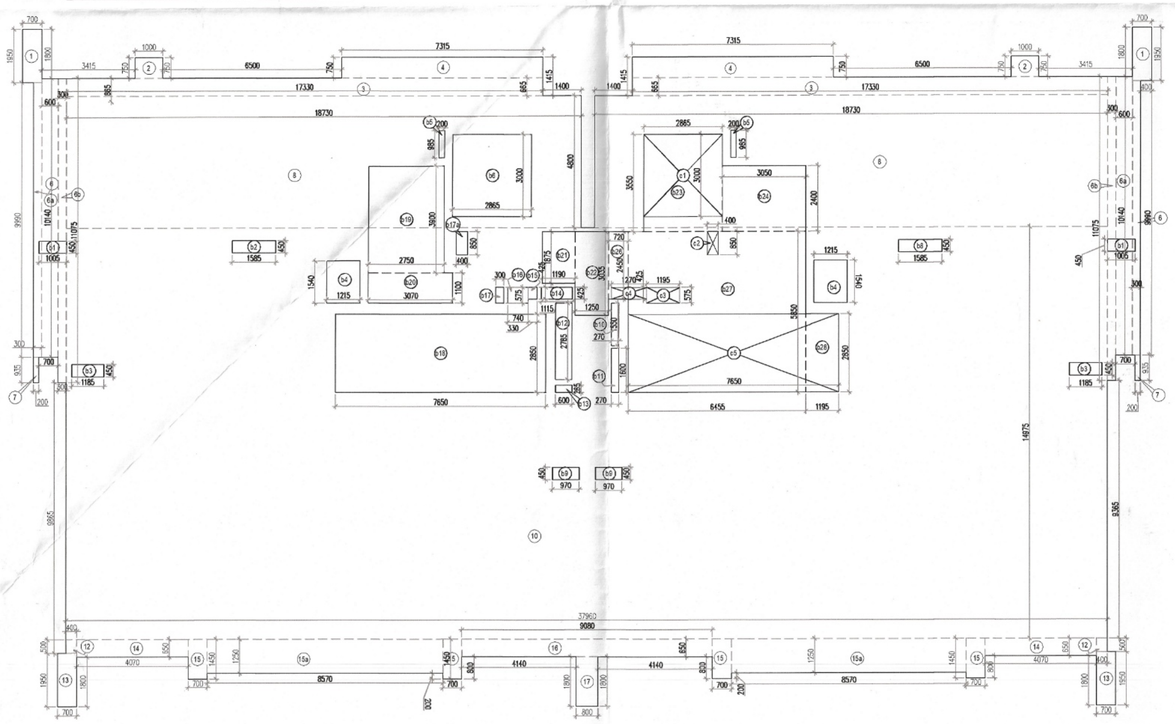
PLUMBING LEGEND–			
S.NO.	SYMBOL		DESCRIPTION
1		P1	#110 SOIL PIPE
2		P2	#110 VENT PIPE
3		P3	#110 WASTE PIPE
4		P4	#160 RAIN WATER PIPE
5		P5	DOMESTIC WATER SUPPLY PIPE
6		P6	FLUSHING WATER SUPPLY PIPE
7		P7	#80 DOMESTIC TRANSFER PIPE
8		P8	#65 FLUSHING TRANSFER PIPE
9		P9	#110 SOIL PIPE FOR LAST 5 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			FIRE PIPE
19		P14	#160 RAIN WATER PIPE
20		P15	#160 SOIL PIPE
21		P16	#160 WASTE PIPE
22			ISOLATION VALVE

DOOR SCHEDULE

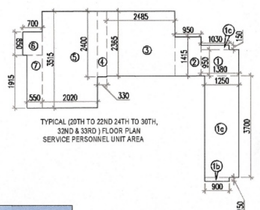
NO.	OPENING	HEIGHT	LOCATION	FIRE RATING
D1	1525	3000	LIVING/DINING ROOM	—
D2	950	3000	M.BED ROOM, BED ROOM-2 &3, KITCHEN	—
D3	950	3000	POO ROOM	—
D4	850	3000	TOILET	—
D5	750	3000	UTILITY, SERV. TOILET	—
D6	850	3000	SERV. ROOM 1&2, WALK-IN	—
D7	1000	3000	SHARED LOBBY	—
D8	2125	3000	LOBBY	—
D9	1200	3000	LOBBY	—
FD	1100	2700	STAIRCASE	2HR.
FD2	1000	2700	SHARED LOBBY	2HR.
FD3	695	2250	ELV	2HR.
FD4	1875	2250	ELECTRICAL SHAFT	2HR.
FD5	1250	2250	ELV.ELEC.SHAFT	2HR.
FD6	575	2250	FIRE SHAFT	2HR.
FD7	1800	2250	THC	—
FD7	900	2700	FIRE LOBBY-2	2HR.
FD8	1200	2700	FIRE LOBBY-1	2HR.

WINDOW SCHEDULE

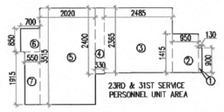
NO.	OPENING	HEIGHT	LOCATION	FIRE RATING
W	4385	3000	BED ROOM-1	—
W1	7925	3000	LIVING/DINING ROOM	—
W2	3770	3000	M.BED ROOM	—
W3	3055	3000	BED ROOM-2	—
W4	3375	3000	BED ROOM-3	—
W5	3000	3000	KITCHEN	—
W6	2460	3000	SERV. ROOM-1	—
W7	2775	3000	KITCHEN / SERV.ROOM-1	—
W8	1660	3000	SRV. ROOM-1	—
W9	4435	3000	BED ROOM-1	—
W10	8325	3000	LIVING/DINING ROOM	—
W11	4070	3000	M.BED ROOM	—
W12	3295	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	—



TYPICAL (20TH TO 22ND 24TH TO 30TH, 32ND & 33RD) FLOOR AREA
(TOWER-A)



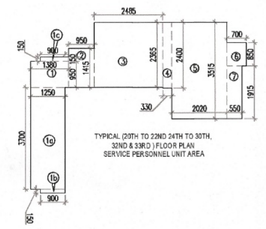
TYPICAL (20TH TO 22ND 24TH TO 30TH, 32ND & 33RD) FLOOR PLAN
SERVICE PERSONNEL UNIT AREA



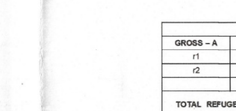
23RD & 31ST SERVICE
PERSONNEL UNIT AREA

SERVICE PERSONNEL UNIT CARPET AREA

GROSS – A										
1	=	1	X	1.380	X	0.950	=	1.311	SQM
1a	=	1	X	1.250	X	3.700	=	4.625	SQM
1b	=	1	X	0.900	X	0.150	=	0.135	SQM
1c	=	1	X	1.030	X	0.150	=	0.155	SQM
2	=	1	X	0.950	X	1.415	=	1.344	SQM
3	=	1	X	2.485	X	2.365	=	5.877	SQM
4	=	1	X	0.330	X	2.400	=	0.792	SQM
5	=	1	X	2.020	X	3.515	=	7.100	SQM
6	=	1	X	0.700	X	0.850	=	0.595	SQM
7	=	1	X	0.550	X	1.915	=	1.053	SQM
						TOTAL	=	22.987	SQM
TOTAL SERVICE PERSONNEL UNIT CARPET AREA				=	GROSS – A				
				=	22.987	SQM			



TYPICAL (20TH TO 22ND 24TH TO 30TH, 32ND & 33RD) FLOOR PLAN
SERVICE PERSONNEL UNIT AREA



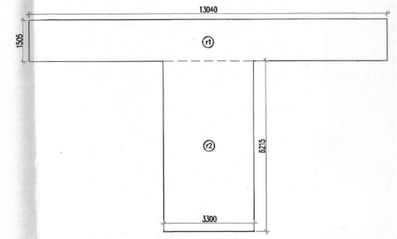
23RD & 31ST SERVICE
PERSONNEL UNIT AREA

SERVICE PERSONNEL UNIT CARPET AREA

GROSS – A									
1	=	1	X	0.130	X	0.900	=	0.117	SQM
2	=	1	X	0.950	X	1.415	=	1.344	SQM
3	=	1	X	2.485	X	2.365	=	5.877	SQM
4	=	1	X	0.330	X	2.400	=	0.792	SQM
5	=	1	X	2.020	X	3.515	=	7.100	SQM
6	=	1	X	0.700	X	0.850	=	0.595	SQM
7	=	1	X	0.550	X	1.915	=	1.053	SQM
						TOTAL	=	16.879	SQM
TOTAL SERVICE PERSONNEL UNIT CARPET AREA				=	GROSS – A				
				=	16.879	SQM			

REFUGE (23RD & 31ST) FLOOR AREA CALCULATION (TOWER-A)

GROSS – A									
r1	=	1	X	13.040	X	1.505	=	19.625	SQM
r2	=	1	X	3.300	X	6.215	=	20.510	SQM
						TOTAL	=	40.135	SQM
TOTAL REFUGE AREA	=	GROSS – A							
	=	40.135	SQM						
GROSS AREA OF REFUGE (23RD & 31ST) FLOOR	=	776.841	SQM						
GROSS AREA OF TYPICAL (24TH & 32ND) FLOOR	=	792.167	SQM						
TOTAL	=	1569.008	SQM						
REFUGE AREA REQUIRED	=	1569.008X3.3/12.5	+	ADDITIONAL SPACE TO ACCOMMODATE ONE WHEEL CHAIR SPACE					
				0.9					
	=	37.656	+						
	=	38.556	SQM						
REFUGE AREA PROVIDED	=	40.135	SQM						



(23RD & 31ST) REFUGE FLOOR

TYPICAL (20TH TO 22ND, 24TH TO 30TH,32ND & 33RD) FLOOR AREA CALCULATION

GROSS – A									
1	2	X	0.700	X	1.950	=	2.730	SQ.MT.
2	2	X	1.000	X	0.750	=	1.500	SQ.MT.
3	2	X	17.330	X	0.665	=	23.049	SQ.MT.
4	2	X	7.315	X	0.750	=	10.973	SQ.MT.
6	2	X	0.300	X	9.990	=	5.994	SQ.MT.
6a	2	X	0.600	X	10.140	=	12.168	SQ.MT.
6b	2	X	0.300	X	11.075	=	6.645	SQ.MT.
7	1	X	0.200	X	0.935	=	0.187	SQ.MT.
8	2	X	18.730	X	4.800	=	179.808	SQ.MT.
10	1	X	37.960	X	14.975	=	568.451	SQ.MT.
12	2	X	0.400	X	0.500	=	0.400	SQ.MT.
13	2	X	0.700	X	1.950	=	2.730	SQ.MT.
14	2	X	4.070	X	0.650	=	5.291	SQ.MT.
15	4	X	0.700	X	1.450	=	4.060	SQ.MT.
15a	2	X	8.570	X	1.250	=	21.425	SQ.MT.
16	1	X	9.080	X	0.650	=	5.902	SQ.MT.
17	1	X	0.800	X	1.800	=	1.440	SQ.MT.
					TOTAL	=	852.752	SQ.MT.
DEDUCTION AREA								
GROSS - B								
b1	2	X	1.005	X	0.450	=	0.905	SQ.MT.
b2	1	X	1.585	X	0.450	=	0.713	SQ.MT.
b3	2	X	1.185	X	0.450	=	1.067	SQ.MT.
b4	2	X	1.215	X	1.540	=	3.742	SQ.MT.
b5	2	X	0.365	X	0.900	=	0.657	SQ.MT.
b6	1	X	2.865	X	3.000	=	8.595	SQ.MT.
b8	1	X	1.585	X	0.450	=	0.713	SQ.MT.
b9	2	X	0.970	X	0.450	=	0.873	SQ.MT.
b10	1	X	0.270	X	1.550	=	0.419	SQ.MT.
b11	1	X	0.270	X	1.600	=	0.432	SQ.MT.
b12	1	X	0.600	X	2.785	=	1.671	SQ.MT.
b13	1	X	0.600	X	0.265	=	0.159	SQ.MT.
b14	1	X	1.115	X	0.425	=	0.474	SQ.MT.
b15	1	X	0.330	X	0.425	=	0.140	SQ.MT.
b16	1	X	0.740	X	0.575	=	0.426	SQ.MT.
b17	1	X	0.300	X	0.575	=	0.173	SQ.MT.
b17a	1	X	0.400	X	0.850	=	0.340	SQ.MT.
b18	1	X	7.650	X	2.850	=	21.803	SQ.MT.
b19	1	X	2.730	X	3.900	=	10.725	SQ.MT.
b20	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b21	1	X	1.190	X	1.875	=	2.231	SQ.MT.
b22	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b23	1	X	2.865	X	3.550	=	10.171	SQ.MT.
b24	1	X	3.050	X	2.400	=	7.320	SQ.MT.
b26	1	X	0.720	X	2.450	=	1.764	SQ.MT.
b27	1	X	6.455	X	5.850	=	37.762	SQ.MT.
b28	1	X	1.195	X	2.850	=	3.406	SQ.MT.
					TOTAL	=	123.586	SQ.MT.

TOTAL FAR AREA OF TYPICAL (20TH TO 22ND, 24TH TO 30TH,32ND & 33RD) FLOOR	=	GROSS – A	-	GROSS – B
	=	852.752		123.586
	=	729.166	SQ.MT.	

NON FAR AREA (ADDITION)

GROSS - C								
b19	1	X	2.730	X	3.900	=	10.725	SQ.MT.
b20	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b21	1	X	1.190	X	1.875	=	2.231	SQ.MT.
b22	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b23	1	X	2.865	X	3.550	=	10.171	SQ.MT.
b24	1	X	3.050	X	2.400	=	7.320	SQ.MT.
b26	1	X	0.720	X	2.450	=	1.764	SQ.MT.
b27	1	X	6.455	X	5.850	=	37.762	SQ.MT.
b28	1	X	1.195	X	2.850	=	3.406	SQ.MT.
					TOTAL	=	80.549	SQ.MT.

NON FAR AREA (DEDUCTION)

GROSS - D								
c1	1	X	2.865	X	3.000	=	8.595	SQ.MT.
c2	1	X	0.400	X	0.850	=	0.340	SQ.MT.
c3	1	X	1.195	X	0.575	=	0.687	SQ.MT.
c4	1	X	1.270	X	0.425	=	0.540	SQ.MT.
c5	1	X	7.650	X	2.850	=	21.803	SQ.MT.
					TOTAL	=	31.964	SQ.MT.

TOTAL NON FAR AREA OF TYPICAL (20TH TO 22ND, 24TH TO 30TH,32ND & 33RD) FLOOR	=	GROSS – C	-	GROSS – D
	=	80.549	-	31.964
	=	48.585	SQ.MT.	

TOTAL BUILTUP AREA OF TYPICAL (20TH TO 22ND, 24TH TO 30TH,32ND & 33RD) FLOOR	=	FAR AREA	+	NON FAR AREA
	=	729.166	+	48.585
	=	777.751	SQ.MT.	

REFUGE (23RD & 31ST) FLOOR AREA CALCULATION

GROSS – A									
1	2	X	0.700	X	1.950	=	2.730	SQ.MT.
2	2	X	1.000	X	0.750	=	1.500	SQ.MT.
3	2	X	17.330	X	0.665	=	23.049	SQ.MT.
4	2	X	7.315	X	0.750	=	10.973	SQ.MT.
6	2	X	0.300	X	9.990	=	5.994	SQ.MT.
6a	2	X	0.600	X	10.140	=	12.168	SQ.MT.
6b	2	X	0.300	X	11.075	=	6.645	SQ.MT.
7	1	X	0.200	X	0.935	=	0.187	SQ.MT.
8	2	X	18.730	X	4.800	=	179.808	SQ.MT.
10	1	X	37.960	X	14.975	=	568.451	SQ.MT.
12	2	X	0.400	X	0.500	=	0.400	SQ.MT.
13	2	X	0.700	X	1.950	=	2.730	SQ.MT.
14	2	X	4.070	X	0.650	=	5.291	SQ.MT.
15	4	X	0.700	X	1.450	=	4.060	SQ.MT.
15a	2	X	8.570	X	1.250	=	21.425	SQ.MT.
16	1	X	9.080	X	0.650	=	5.902	SQ.MT.
17	1	X	0.800	X	1.800	=	1.440	SQ.MT.
					TOTAL	=	851.312	SQ.MT.
DEDUCTION AREA								
GROSS - B								
b1	2	X	1.005	X	0.450	=	0.905	SQ.MT.
b2	1	X	1.585	X	0.450	=	0.713	SQ.MT.
b3	2	X	1.185	X	0.450	=	1.067	SQ.MT.
b4	2	X	1.215	X	1.540	=	3.742	SQ.MT.
b5	2	X	0.365	X	0.900	=	0.657	SQ.MT.
b6	1	X	2.865	X	3.000	=	8.595	SQ.MT.
b8	1	X	1.585	X	0.450	=	0.713	SQ.MT.
b9	2	X	0.970	X	0.450	=	0.873	SQ.MT.
b10	1	X	0.270	X	1.550	=	0.419	SQ.MT.
b11	1	X	0.270	X	1.600	=	0.432	SQ.MT.
b12	1	X	0.600	X	2.785	=	1.671	SQ.MT.
b13	1	X	0.600	X	0.265	=	0.159	SQ.MT.
b14	1	X	1.115	X	0.425	=	0.474	SQ.MT.
b15	1	X	0.330	X	0.425	=	0.140	SQ.MT.
b16	1	X	0.740	X	0.575	=	0.426	SQ.MT.
b17	1	X	0.300	X	0.575	=	0.173	SQ.MT.
b17a	1	X	0.400	X	0.850	=	0.340	SQ.MT.
b18	1	X	7.650	X	2.850	=	21.803	SQ.MT.
b19	1	X	2.730	X	3.900	=	10.725	SQ.MT.
b20	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b21	1	X	1.190	X	1.875	=	2.231	SQ.MT.
b22	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b23	1	X	2.865	X	3.550	=	10.171	SQ.MT.
b24	1	X	3.050	X	2.400	=	7.320	SQ.MT.
b26	1	X	0.720	X	2.450	=	1.764	SQ.MT.
b27	1	X	6.455	X	5.850	=	37.762	SQ.MT.
b28	1	X	1.195	X	2.850	=	3.406	SQ.MT.
					TOTAL	=	123.586	SQ.MT.

TOTAL FAR AREA OF REFUGE (23RD & 31ST) FLOOR	=	GROSS – A	-	GROSS – B
	=	851.312		123.586
	=	726.306	SQ.MT.	

NON FAR AREA (ADDITION)

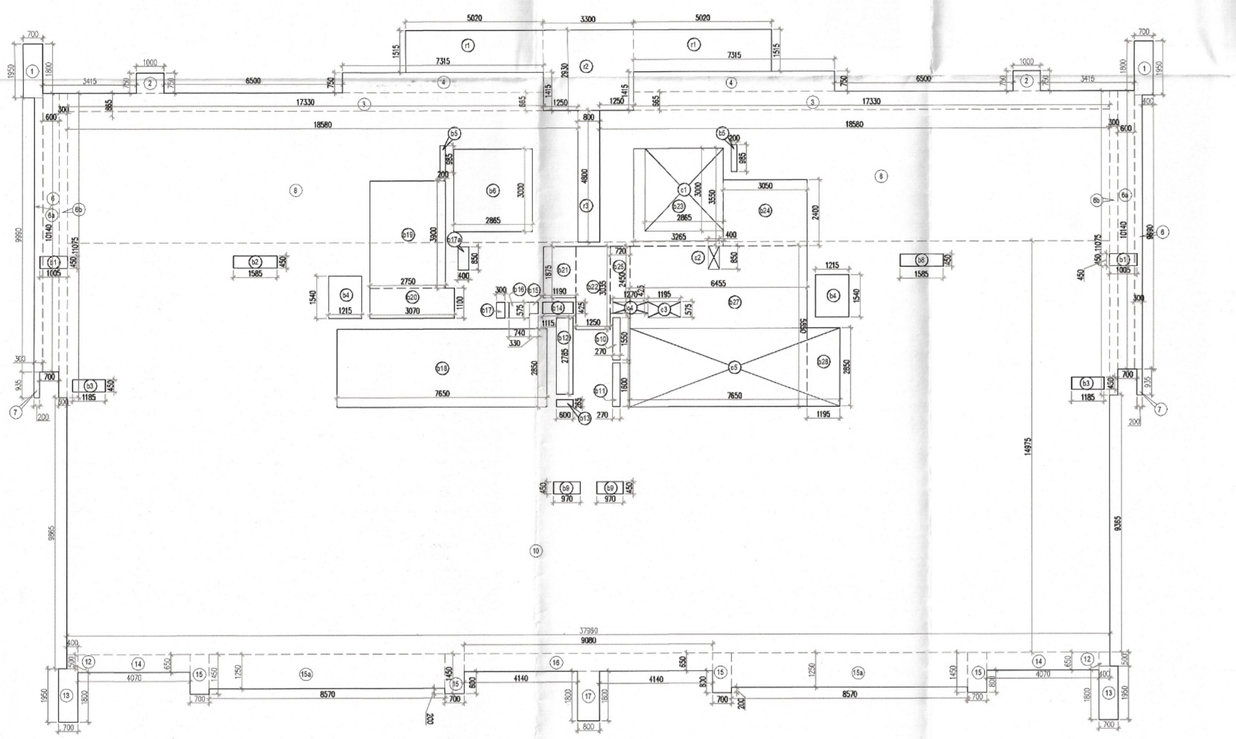
GROSS - C								
b19	1	X	2.730	X	3.900	=	10.725	SQ.MT.
b20	1	X	3.070	X	1.100	=	3.377	SQ.MT.
b21	1	X	1.190	X	1.875	=	2.231	SQ.MT.
b22	1	X	1.250	X	3.035	=	3.794	SQ.MT.
b23	1	X	2.865	X	3.550	=	10.171	SQ.MT.
b24	1	X	3.050	X	2.400	=	7.320	SQ.MT.
b26	1	X	0.720	X	2.450	=	1.764	SQ.MT.
b27	1	X	6.455	X	5.850	=	37.762	SQ.MT.
b28	1	X	1.195	X	2.850	=	3.406	SQ.MT.
					TOTAL	=	80.549	SQ.MT.

NON FAR AREA (DEDUCTION)

GROSS - D								
c1	1	X	2.865	X	3.000	=	8.595	SQ.MT.
c2	1	X	0.400	X	0.850	=	0.340	SQ.MT.
c3	1	X	1.195	X	0.575	=	0.687	SQ.MT.
c4	1	X	1.270	X	0.425	=	0.540	SQ.MT.
c5	1	X	7.650	X	2.850	=	21.803	SQ.MT.
					TOTAL	=	31.964	SQ.MT.

TOTAL FAR AREA OF REFUGE (23RD & 31ST) FLOOR	=	GROSS – C	-	GROSS – D
	=	110.889	-	31.964
	=	78.724	SQ.MT.	

TOTAL BUILTUP AREA OF REFUGE (23RD & 31ST) FLOOR	=	FAR AREA	+	NON FAR AREA
	=	726.306	+	78.724
	=	805.031	SQ.MT.	



TYPICAL REFUGE (23RD & 31ST) FLOOR
(TOWER-A)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 1752
DATED: 19/05/2026

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

OBEROI REALTY LIMITED
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ATP(HQ)

J.D. | P.A. | A.T.P.

DINESH KUMAR PA(HQ)

A.C.F.O. (HQ) Member BPAC | F.C.O. (HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to commenting in forwarding letter No. 77205 Dt. 19/05/2026

Executive Engineer (HQ) Building Department Hqrs.

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

JAN.–2026	Scale : 1:100	19

Drawing Title:– TYPICAL 20TH TO 22ND & 24TH TO 30TH ,32ND & 33RD FLOOR & 23RD & 31ST REFUGE FLOOR & AREA TOWER-A

Drawing No:– TA-03

OBEROI
03–06.05.26