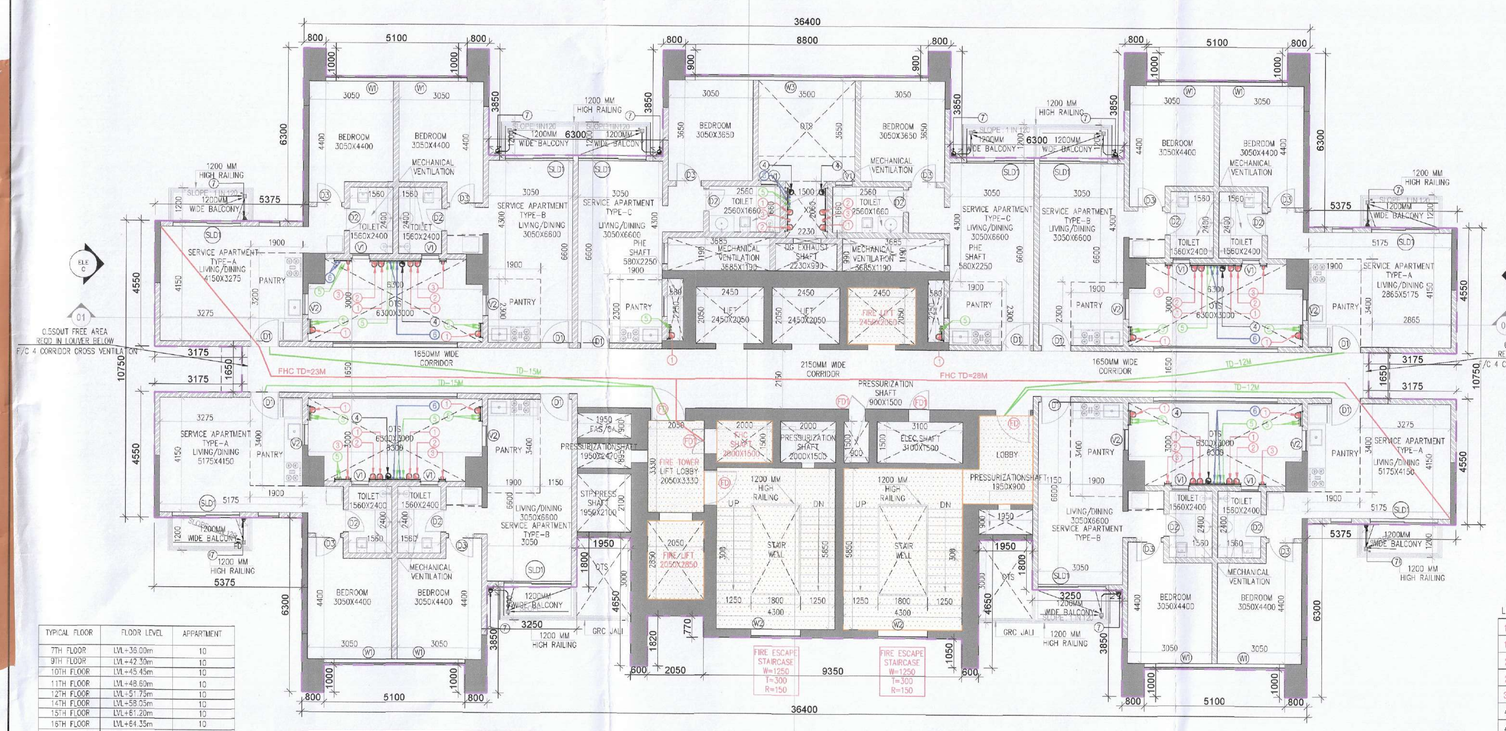


SERVICE APARTMENT AT TYPICAL FLOOR PLAN 7TH ,9TH TO 12TH , 14TH TO 17TH , 19TH TO 22ND, 24TH TO 26TH AND 28TH TO 30TH

TYPICAL FLOOR	FLOOR LEVEL	APPARTMENT
7TH FLOOR	LVL+30.00m	10
9TH FLOOR	LVL+33.75m	10
10TH FLOOR	LVL+35.63m	10
11TH FLOOR	LVL+37.50m	10
12TH FLOOR	LVL+39.38m	10
14TH FLOOR	LVL+43.13m	10
15TH FLOOR	LVL+45.00m	10
16TH FLOOR	LVL+46.88m	10
17TH FLOOR	LVL+48.75m	10
19TH FLOOR	LVL+52.50m	10
20TH FLOOR	LVL+54.38m	10
21ST FLOOR	LVL+56.25m	10
22ND FLOOR	LVL+58.13m	10
24TH FLOOR	LVL+61.88m	10
25TH FLOOR	LVL+63.75m	10
26TH FLOOR	LVL+65.63m	10
28TH FLOOR	LVL+69.38m	10
29TH FLOOR	LVL+71.25m	10
30TH FLOOR	LVL+73.13m	10
	TOTAL APARTMENT =	190

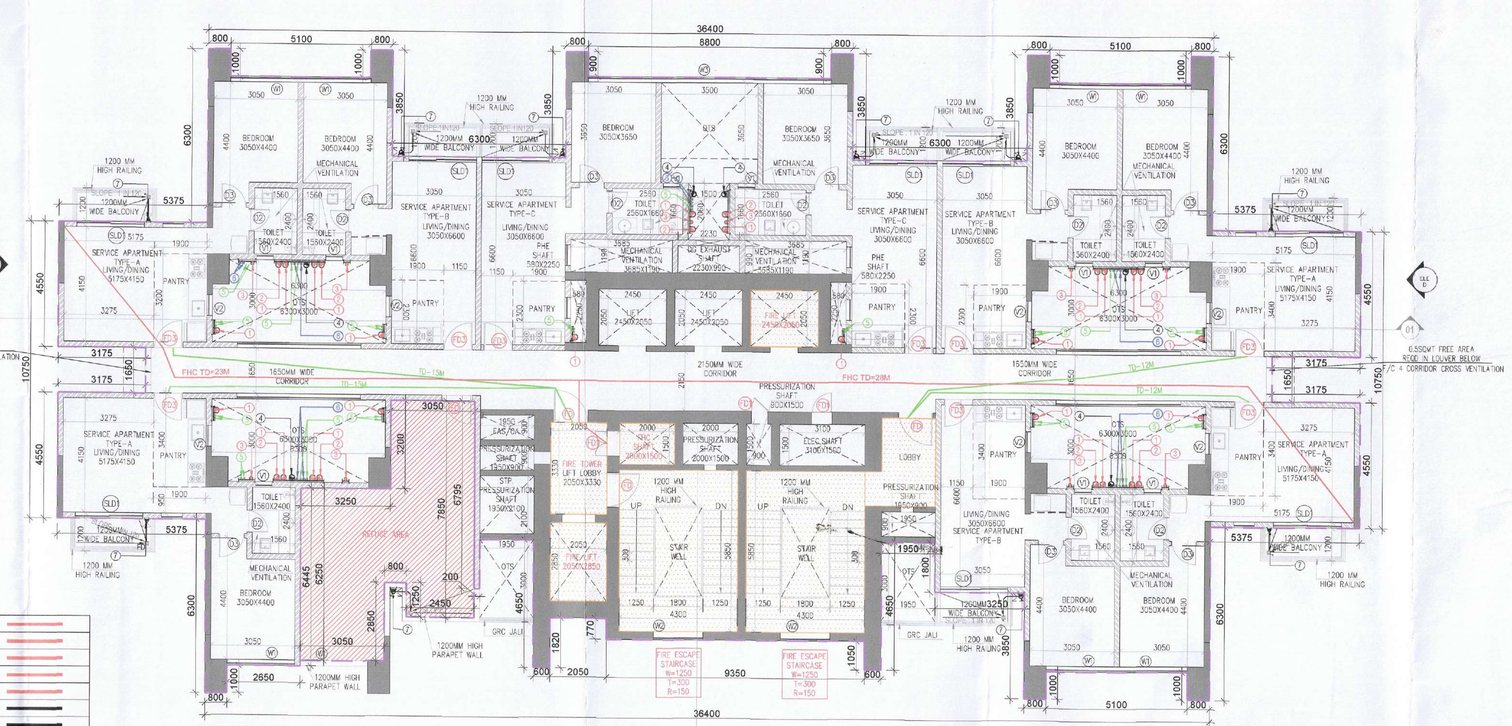
EXIT CALCULATION AT TYPICAL FLOOR

TYPICAL FLOOR

REQUIRED STAIRCASE WIDTH TYPICAL FLOOR LEVEL CALCULATION:-
SERVICE FLOOR APARTMENTS (665.08sqm @ 1 person /12.5 sqm) = 53.20 persons

Total = 53 Persons

Required staircase width for service floor apartment @ 10mm/person for 53 persons = 530 mm i.e. MINIMUM 550 MM.

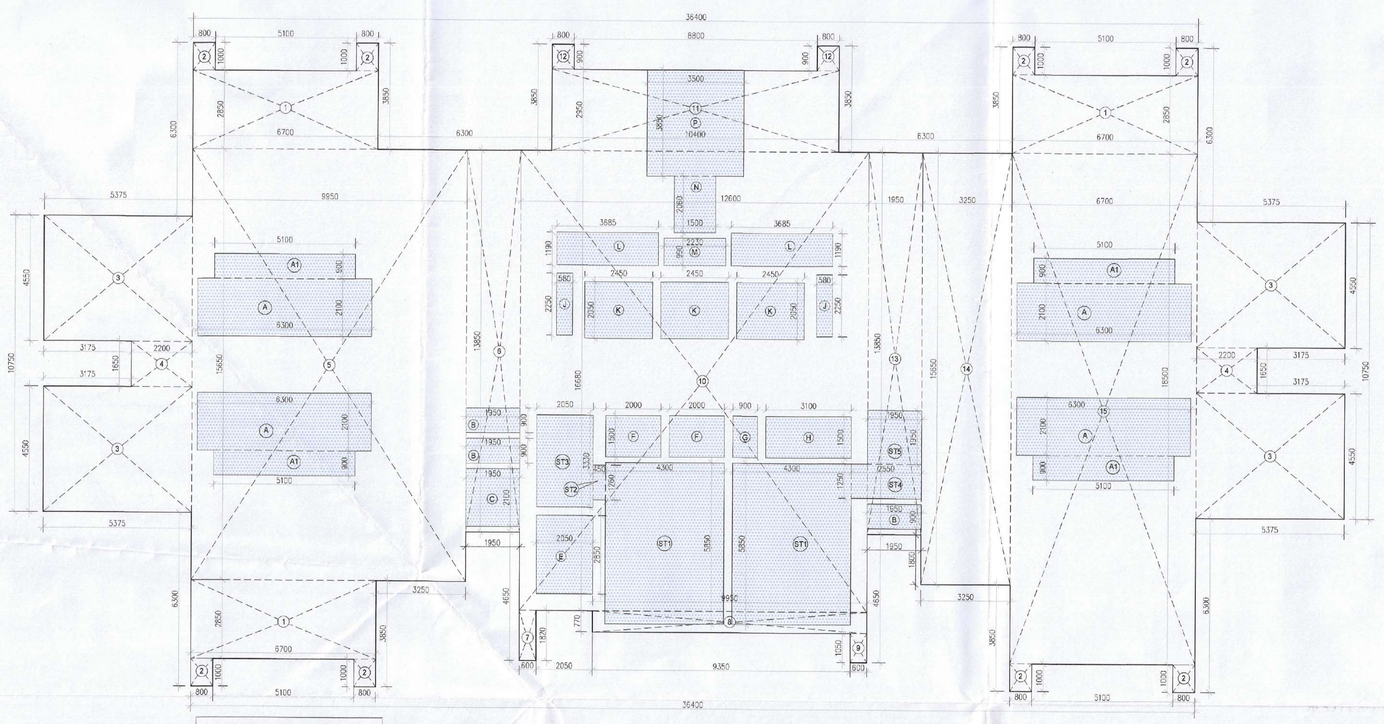


SERVICE APARTMENT AT REFUGE FLOOR PLAN 8TH,13TH,18TH, & 23RD,27TH

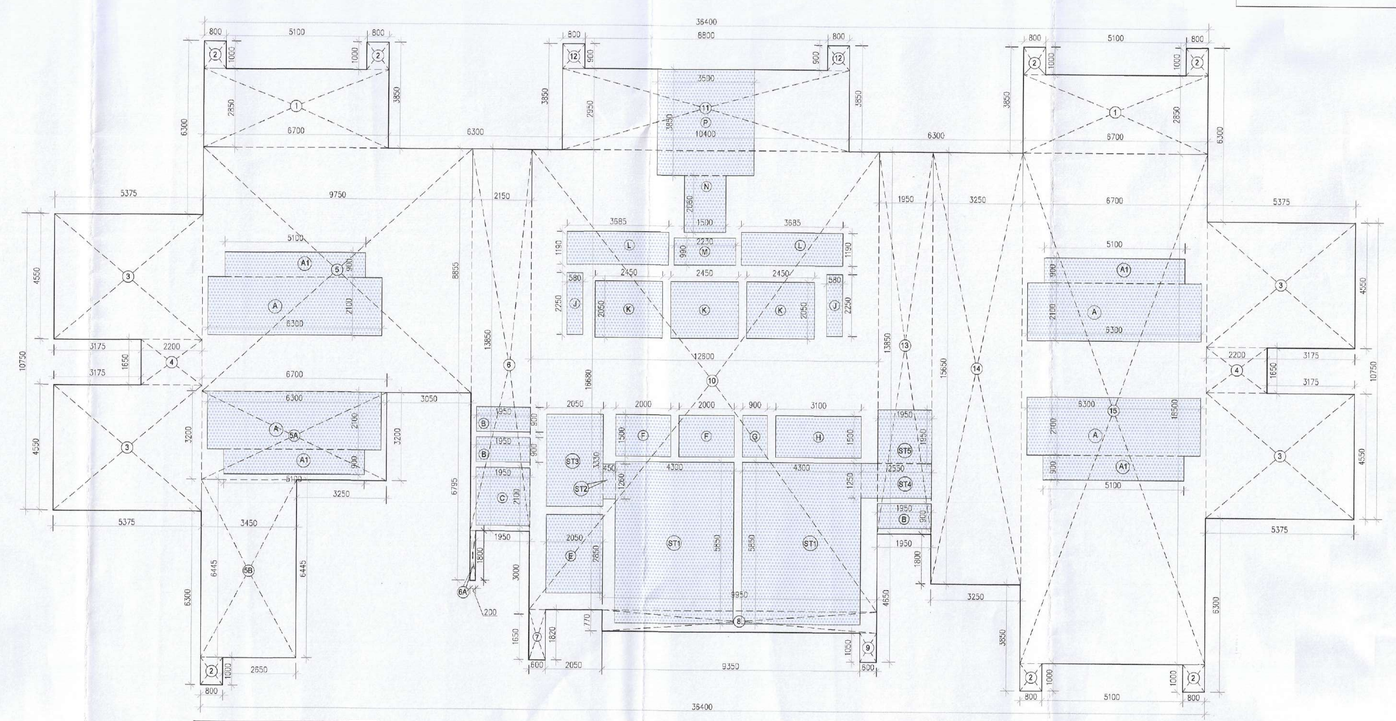
REFUGE FLOOR	FLOOR LEVEL	APPARTMENT
8TH FLOOR	LVL+39.15m	09
13TH FLOOR	LVL+54.90m	09
18TH FLOOR	LVL+70.65m	09
23RD FLOOR	LVL+86.40m	09
27TH FLOOR	LVL+99.00m	09
	TOTAL APARTMENT =	54

LEGEND - PLUMBING

1	1100 WASTE PIPE	
2	1600 WASTE PIPE	
3	1100 SOIL PIPE	
4	1600 SOIL PIPE	
5	100 VENT PIPE	
6	1500 RAIN WATER PIPE FROM TERRACE	
6	1000 TERRACE RAIN WATER TANK TO U.G SUMP	
5	DOMESTIC WATER PIPE	
6	FLUSHING WATER PIPE	
7	1100 BALCONY RAIN WATER PIPE	
8	1600 KITCHEN WASTE PIPE	
9	1600 LANDSCAPE DRAIN PIPE/ TERRACE	
9	1600 TERRACE RAIN WATER TANK OVERFLOW PIPE	



AREA CALCULATION OF TYPICAL FLOOR



AREA CALCULATION OF REFUGE FLOOR

DOOR WINDOW SCHEDULE

NO.	SIZE (mm)	SILL LEVEL (mm)	LINTEL LEVEL (mm)	LOCATION	
FD	1100 X 2400	00	2400	STAIRCASE/ FIRE TOWER	2HR
FD1	750 X 2300	100	2400	FHC SHAFT/FAS CA SHAFT/ELEC.SHAFT	2HR
FD2	1500 X 2400	00	2400	CORRIDOR/TERRACE	2HR
FD3	1050 X 2400	00	2400	CORRIDOR	2HR
D1	1050 X 2400	00	2400	LIVING/DINING/PANTRY STUDIO	
D2	800 X 2400	00	2400	TOILETS	
D3	900 X 2400	00	2400	BEDROOMS	
WINDOW SCHEDULE					
SLD1	2450 X 2400	00	2400	LIVING/DINING/PANTRY STUDIO	
W1	2800 X 1450	950	2400	BEDROOMS	
W2	1825 X1950	450	2400	STAIRCASE	
W3	7800 X1450	950	2400	BEDROOMS AC LEDGE/PHE	
W4	1650 X 1450	950	2400	CORRIDOR	
VENTILATOR SCHEDULE					
V1	600X1950	450	2400	TOILETS & POWDER ROOM	
V2	750X1950	450	2400	OTS	

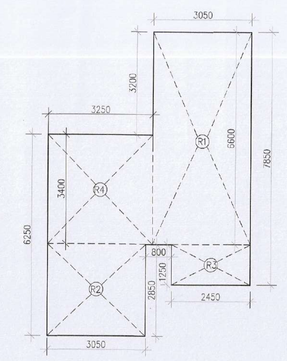
FAR AREA CALCULATION OF TYPICAL FLOOR PLAN

GROSS – A								
1	=	3	X	6.700	X	2.850	=	57.285 SQM
2	=	8	X	0.800	X	1.000	=	6.400 SQM
3	=	4	X	5.375	X	4.550	=	97.825 SQM
4	=	2	X	2.200	X	1.650	=	7.260 SQM
5	=	1	X	9.950	X	15.650	=	155.718 SQM
6	=	1	X	1.950	X	13.850	=	27.008 SQM
7	=	1	X	0.600	X	1.820	=	1.092 SQM
8	=	1	X	0.770	X	9.950	=	7.662 SQM
9	=	1	X	0.600	X	1.050	=	0.630 SQM
10	=	1	X	12.600	X	16.680	=	210.168 SQM
11	=	1	X	10.400	X	2.950	=	30.680 SQM
12	=	2	X	0.800	X	0.900	=	1.440 SQM
13	=	1	X	1.950	X	13.850	=	27.008 SQM
14	=	1	X	3.250	X	15.650	=	50.863 SQM
15	=	1	X	6.700	X	18.500	=	123.950 SQM
TOTAL AREA							=	804.987 SQM
GROSS -B				DEDUCTION AREA				
A	=	4	X	6.300	X	2.100	=	52.920 SQM
A1	=	4	X	5.100	X	0.900	=	18.360 SQM
B	=	3	X	1.950	X	0.900	=	5.265 SQM
C	=	1	X	1.950	X	2.100	=	4.095 SQM
E	=	1	X	2.050	X	2.850	=	5.843 SQM
F	=	2	X	2.000	X	1.500	=	6.000 SQM
G	=	1	X	0.900	X	1.500	=	1.350 SQM
H	=	1	X	3.100	X	1.500	=	4.650 SQM
J	=	2	X	0.580	X	2.250	=	2.610 SQM
K	=	3	X	2.450	X	2.050	=	15.088 SQM
L	=	2	X	3.685	X	1.190	=	8.770 SQM
M	=	1	X	2.230	X	0.990	=	2.208 SQM
N	=	1	X	1.500	X	2.050	=	3.080 SQM
P	=	1	X	3.500	X	3.850	=	13.475 SQM
TOTAL AREA							=	143.703 SQM
GROSS -C (STAIRCASE DEDUCTION AREA)								
ST1	=	2	X	4.300	X	5.850	=	50.310 SQM
ST2	=	1	X	0.450	X	1.260	=	0.567 SQM
ST3	=	1	X	2.050	X	3.330	=	6.827 SQM
ST4	=	1	X	2.550	X	1.250	=	3.188 SQM
ST5	=	1	X	1.950	X	1.950	=	3.803 SQM
TOTAL AREA							=	64.694 SQM

FAR AREA OF TYPICAL FLOOR	GROSS – A	-	GROSS –B	-	GROSS –C
	804.987		143.703		64.694
	596.590	SQM	GROSS –1		
BUILT-UP AREA OF TYPICAL FLOOR	FAR AREA	+	GROSS –C		
	596.590	+	64.694		
	661.284	SQM			
NON FAR AREA OF TYPICAL FLOOR	BUILT-UP AREA	-	GROSS –1		
	661.284	-	596.590		
	64.694	SQM			

LEGEND

SYMBOL	DESCRIPTION
	SOIL PIPE
	WASTE PIPE
	KITCHEN WASTE PIPE
	SUILAGE DRAIN PIPE
	COLD WATER SUPPLY
	HOT WATER SUPPLY
	FLUSH WATER SUPPLY
	DRINKING WATER SUPPLY
	GEYSER
	WASH BASIN
	EUROPEAN WATER CLOSET WITH CONCEALED CISTERN
	SHOWER CHANNEL
	HEALTH FAUCET
	ANGLE COCK
	SINK COCK
	SINK MIXER
	SHOWER
	BALL VALVE
	SMART WATER METER
	FLOOR DRAIN
	GAS PIPE
	GAS METER
W/M	WASHING MACHINE
D/W	DISHWASHER
	FLOW DIRECTION
	HAND SHOWER
	B/B TAP



AREA CALULATION OF REFUGE TERRACE

8TH,8TH,13TH,18TH& 23RD FLOOR REFUGE AREA

GROSS – A									
R1	=	1	X	3.050	X	6.600	=	20.130	SQM
R2	=	1	X	3.050	X	2.550	=	8.033	SQM
R3	=	1	X	2.450	X	1.250	=	3.063	SQM
R4	=	1	X	3.250	X	3.400	=	11.050	SQM
						TOTAL	=	42.935	SQM
GROSS AREA OF TYPICAL FLOOR		=	804.987	SQM					
GROSS AREA OF TYPICAL FLOOR		=	804.987						
		=	1609.974	SQM					
REFUGE AREA REQUIRED		=	(1609.974X0.2)/12.5		=	ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR SPACE @0.5 SQM PER 200 POPULATION			
		=	38.639		=	0.5			
		=	39.639	SQM					
REFUGE AREA PROVIDED		=	GROSS – A						
		=	42.935	SQM					

FAR AREA CALCULATION OF REFUGE FLOOR PLAN 8TH,13TH,18TH,23RD & 27TH

GROSS – A								
1	=	2	X	6.700	X	2.850	=	38.190 SQM
2	=	7	X	0.800	X	1.000	=	5.600 SQM
3	=	4	X	5.375	X	4.550	=	97.825 SQM
4	=	2	X	2.200	X	1.650	=	7.260 SQM
5	=	1	X	9.750	X	8.855	=	86.336 SQM
5A	=	1	X	6.700	X	3.200	=	21.440 SQM
5B	=	1	X	3.450	X	6.445	=	22.235 SQM
6	=	1	X	2.150	X	13.850	=	29.778 SQM
6A	=	1	X	0.200	X	1.800	=	0.360 SQM
7	=	1	X	0.600	X	1.820	=	1.092 SQM
8	=	1	X	0.770	X	9.950	=	7.662 SQM
9	=	1	X	0.600	X	1.050	=	0.630 SQM
10	=	1	X	12.600	X	16.680	=	210.168 SQM
11	=	1	X	10.400	X	2.950	=	30.680 SQM
12	=	2	X	0.800	X	0.900	=	1.440 SQM
13	=	1	X	1.950	X	13.850	=	27.008 SQM
14	=	1	X	3.250	X	15.650	=	50.863 SQM
15	=	1	X	6.700	X	18.500	=	123.950 SQM
TOTAL AREA							=	762.516 SQM
GROSS -B				DEDUCTION AREA				
A	=	4	X	6.300	X	2.100	=	52.920 SQM
A1	=	4	X	5.100	X	0.900	=	18.360 SQM
B	=	3	X	1.950	X	0.900	=	5.265 SQM
C	=	1	X	1.950	X	2.100	=	4.095 SQM
E	=	1	X	2.050	X	2.850	=	5.843 SQM
F	=	2	X	2.000	X	1.500	=	6.000 SQM
G	=	1	X	0.900	X	1.500	=	1.350 SQM
H	=	1	X	3.100	X	1.500	=	4.650 SQM
J	=	2	X	0.580	X	2.250	=	2.610 SQM
K	=	3	X	2.450	X	2.050	=	15.088 SQM
L	=	2	X	3.685	X	1.190	=	8.770 SQM
M	=	1	X	2.230	X	0.990	=	2.208 SQM
N	=	1	X	1.500	X	2.050	=	3.080 SQM
P	=	1	X	3.500	X	3.850	=	13.475 SQM
TOTAL AREA							=	143.703 SQM
GROSS -C (STAIRCASE DEDUCTION AREA)								
ST1	=	2	X	4.300	X	5.850	=	50.310 SQM
ST2	=	1	X	0.450	X	1.260	=	0.567 SQM
ST3	=	1	X	2.050	X	3.330	=	6.827 SQM
ST4	=	1	X	2.550	X	1.250	=	3.188 SQM
ST5	=	1	X	1.950	X	1.950	=	3.803 SQM
TOTAL AREA							=	64.694 SQM

FAR AREA OF REFUGE FLOOR	GROSS – A	-	GROSS –B	-	GROSS –C
	762.516	-	143.703	-	64.694
	554.119	SQM	GROSS –1		
BUILT-UP AREA OF REFUGE FLOOR	FAR AREA	+	GROSS –C		
	554.119	+	64.694		
	618.813	SQM			
NON FAR AREA OF REFUGE FLOOR	BUILT-UP AREA	-	GROSS –1		
	618.813	-	554.119		
	64.694	SQM			

NOTES:-ALL BUILDING MECHANICAL VENTILATED & 100% POWER BACKUP.
AIR CONDITIONING SYSTEM IS BEING PROVIDED. DG POWER BACKUP IS BEING PROVIDED. TOILET ARE MECHANICAL VENTILATED. ALL LIFTS SHALL HAVE POWER BACK-UP. ALL ELECTRICAL INSTALLATION SHELL BE AS PER PROVISION OF RELEVANT CODE. FIRE FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE PROVISIONS. BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE. ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017. BUILDING(S) HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY RELEVANT CODE. BUILDING WILL BE DESIGNED/STRUCTURES AS PER RELEVANT I.S.CODES FOR EARTHQUAKE RESISTANCE. SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED AS PER HARE DA/ZONING NORMS. ALL HANDICAP RAMPS WITH RAILING. ALL FIRE FIGHTING INSTALLATIONS SHALL BE AS PER PROVISION OF RELEVANT CODE. THE RAINWATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.

PROJECT:

PROPOSED BUILDING PLAN OF COMMERCIAL COLONY AN AREA MEASURING 2.03 ACRES (LICENCE NO.162.OF 2022 DATED 6/10/2022) IN SECTOR-106,GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SOBHA COMMERCIAL PRIVATE LTD (FORMARLY KNOWN AS BNB BUILDERS PVT. LTD.) IN COLLABORATION WITH SH. AMIT YADAV & OTHERS

S.T.P.(HQ) Member Secretary BPAC — S.T.P.(G) Member BPAC — C.T.P. Chairman B.P.A.C. — DTP(HQ) — ATP(HQ) — AD — PA — ATP — Rajesh Dutt SD(HQ) — JDT (T) MEMBER BPAC

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 21-0144 DATED : 20/09/2023

ASSOCIATE ARCHITECTS

ASSOCIATES

PLOT NO-408 SEC-37C

Checked and found ok for Public Health Quarter. Anyone overlooked is responsible in forwarding letter No. 2453-55 dt. 19/9/25

OWNER'S SEAL & SIGNATURE

Superintending Engineer(HQ) Cum Chief Engineer-I, RGVP, Panchkula

ARCHITECT'S SEAL & SIGNATURE

Ar. AJAY KUMAR BAWA
COA REGD. NO: CA/2009/30961
SOBHA LIMITED
5th Floor Rider House, Plot No. 136 P, Sector-44, Gurugram-122 ..., Haryana
Phone :- 0124-4600555

MARCH.-2025 | Scale : 1:100

Drawing Title:- SERVICE APARTMENTS AT TYPICAL FLOOR PLAN, REFUGE FLOOR PLAN & AREA CALCULATION

Drawing No:- T1-08