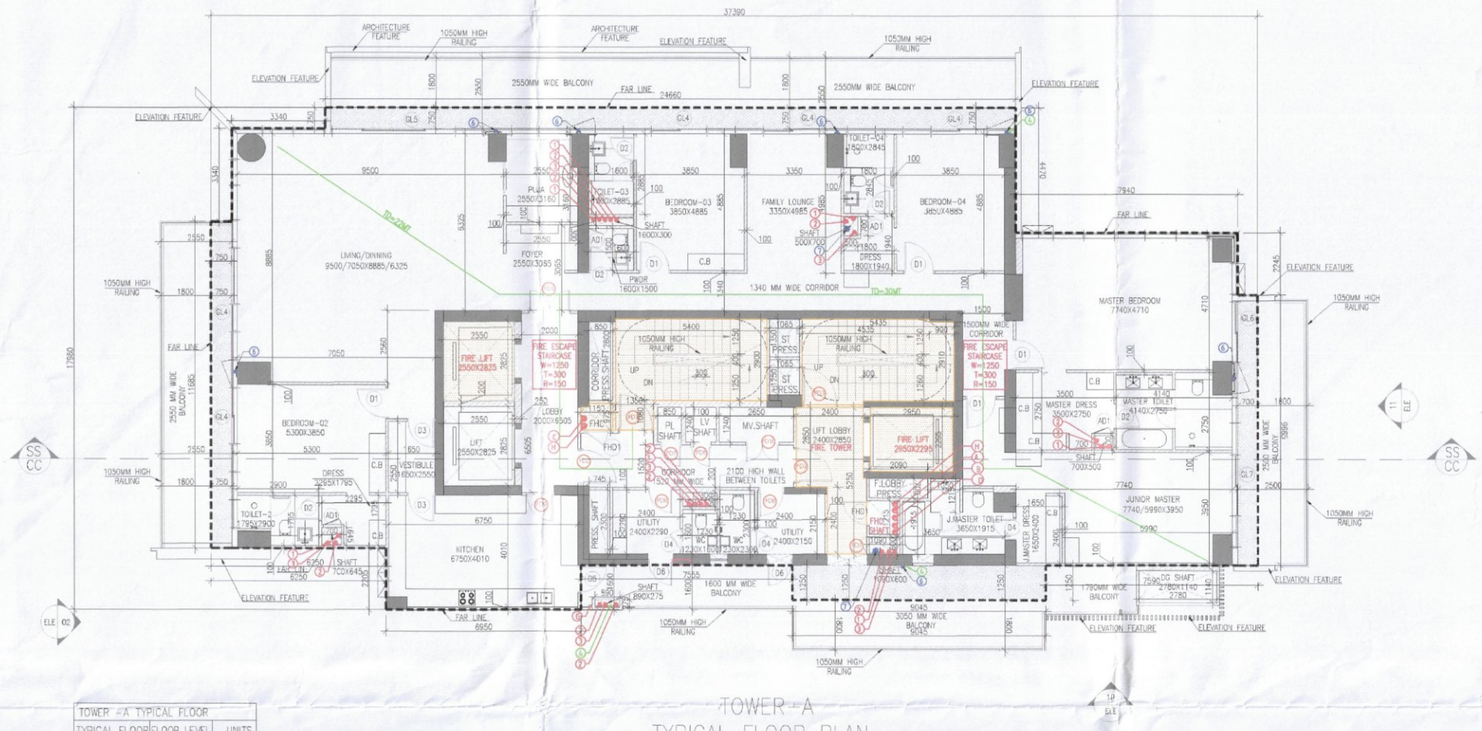
SANCTIONED VIDE MEMO No.3314 DATED 14.10.2025

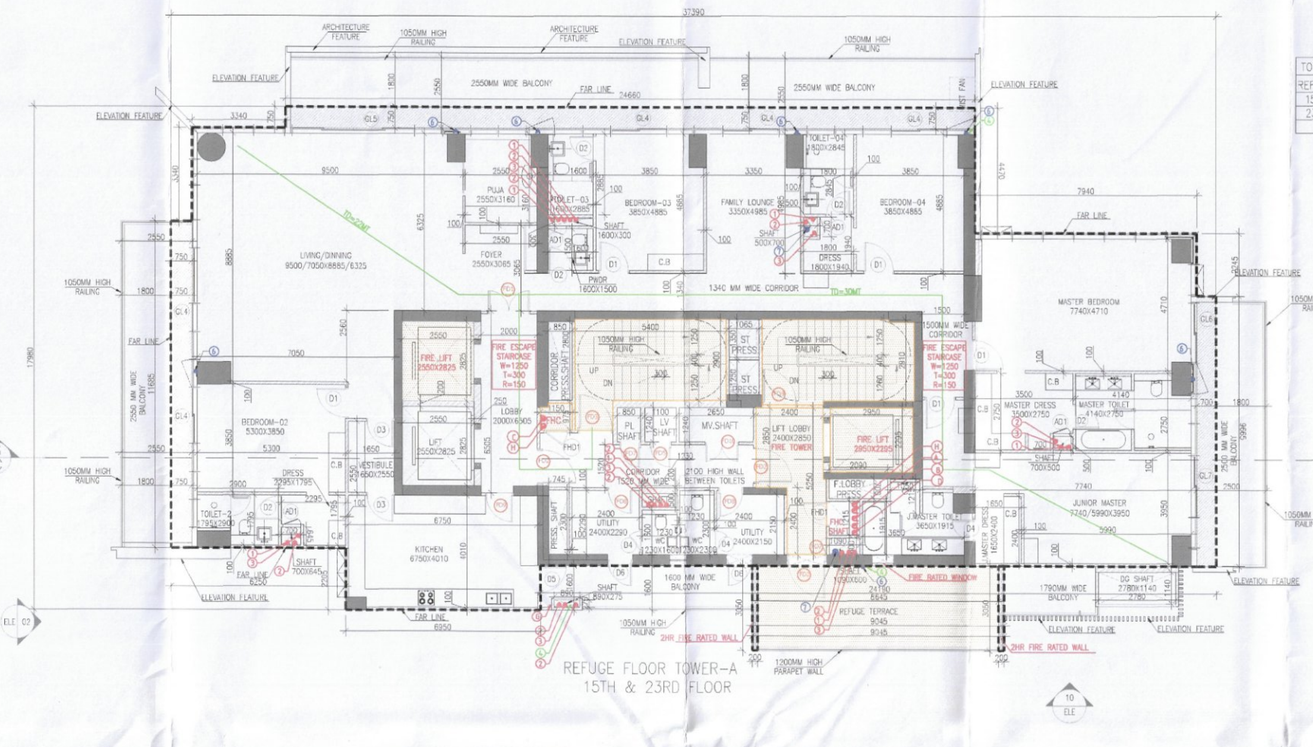
DTP (HQ) Member Secretary BPAC | SE (HQ) Superintending Engineer | CTP Chairman BPAC

JD (H) | DTP (H) | STP (H) (MEMBER B.P.A.C.)

JDA (HQ) Member BPAC



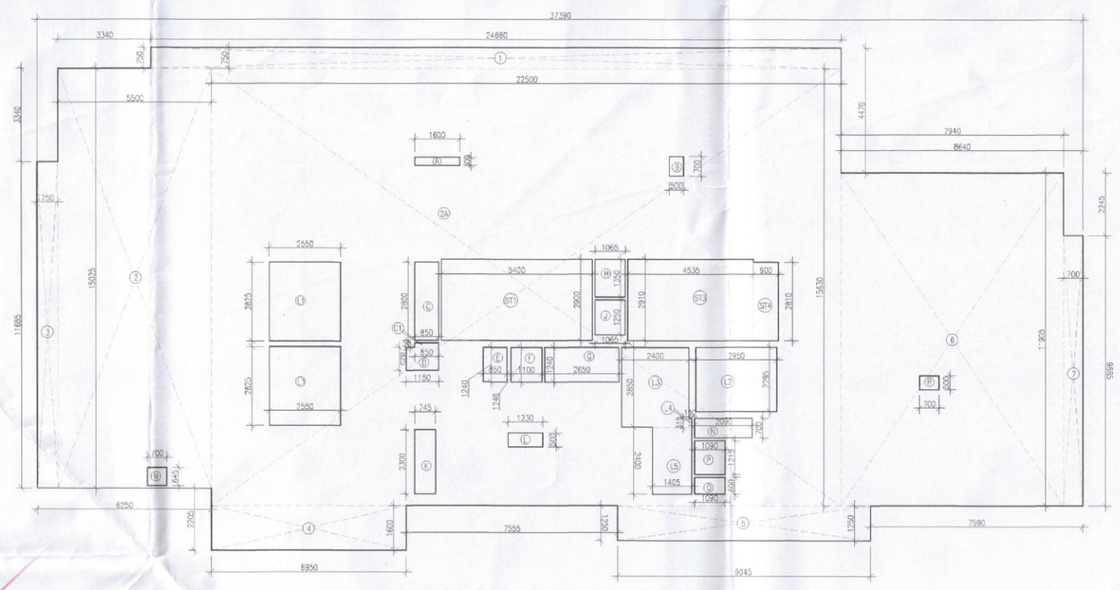
TOWER-A
TYPICAL FLOOR PLAN
3RD TO 14TH,16TH TO 22TH &24TH



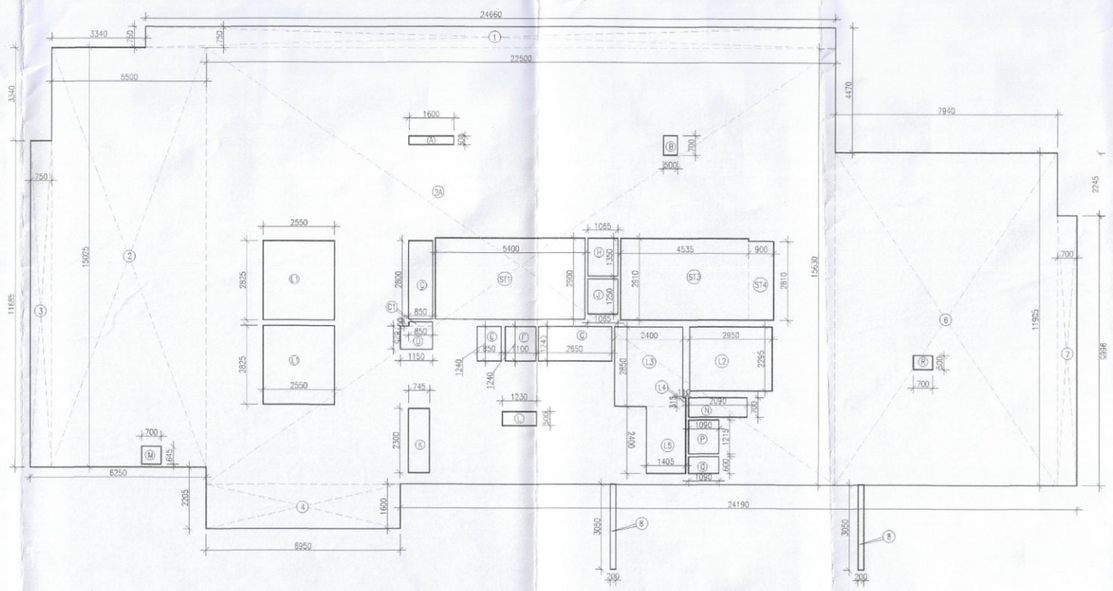
REFUGE FLOOR TOWER-A
15TH & 23RD FLOOR

TOWER -A REFUGE FLOOR		
REFUGE FLOOR	FLOOR LEVEL	UNITS
15TH FLOOR	LVL.+61950	1
23RD FLOOR	LVL.+99750	1
TOTAL UNITS =		2

TOWER -A TYPICAL FLOOR		
TYPICAL FLOOR	FLOOR LEVEL	UNITS
3RD FLOOR	LVL.+18750	1
4TH FLOOR	LVL.+22350	1
5TH FLOOR	LVL.+25950	1
6TH FLOOR	LVL.+29550	1
7TH FLOOR	LVL.+33150	1
8th FLOOR	LVL.+36750	1
9th FLOOR	LVL.+40350	1
10th FLOOR	LVL.+43950	1
11th FLOOR	LVL.+47550	1
12th FLOOR	LVL.+51150	1
13th FLOOR	LVL.+54750	1
14th FLOOR	LVL.+58350	1
16th FLOOR	LVL.+65550	1
17th FLOOR	LVL.+69150	1
18th FLOOR	LVL.+72750	1
19th FLOOR	LVL.+76350	1
20TH FLOOR	LVL.+79950	1
21st FLOOR	LVL.+83550	1
22nd FLOOR	LVL.+87150	1
24TH FLOOR	LVL.+94350	1
TOTAL UNITS =		20



TOWER-A
3RD TO 14TH,16TH TO 22TH &24TH
FLOOR AREA CALCULATION



TOWER-A
15TH & 23RD FLOOR
AREA CALCULATION

NOTES:-
AIR CONDITIONING SYSTEM IS BEING PROVIDED.
DG POWER BACKUP IS BEING PROVIDED.
TOLET 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 SHELL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
BUILDINGS 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 SHELL BE PROVIDED AS PER HARE DA/ZONING NORMS.
ALL HANDICAP RAMPS WITH RAILING.
ALL FIRE FIGHTING INSTALLATIONS SHELL BE AS PER PROVISION OF RELEVANT CODE.
THE RAINWATER HARVESTING SYSTEM SHELL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.

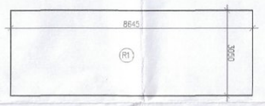
FAR CALCULATION - TOWER A TYPICAL FLOOR- 3RD TO 14TH,16TH TO 22TH & 24TH							
GROSS – A							
Sr. No	Nos		Length		Width		Area (SQM)
1	1	X	24.660	X	0.750	=	18.495
2	1	X	5.500	X	15.025	=	82.638
2A	1	X	22.500	X	15.630	=	351.675
3	1	X	0.750	X	11.685	=	8.764
4	1	X	6.950	X	1.600	=	11.120
5	1	X	9.045	X	1.250	=	11.306
6	1	X	7.940	X	11.905	=	94.526
7	1	X	0.700	X	9.665	=	6.766
			TOTAL				**585.289**
GROSS – C			**DEDUCTIONS**				
Sr. No	Nos		Length		Width		Area (SQM)
A	1	X	1.600	X	0.300	=	0.480
B	1	X	0.500	X	0.700	=	0.350
C	1	X	0.850	X	2.800	=	2.380
C1	1	X	0.850	X	0.150	=	0.128
D	1	X	1.150	X	0.825	=	0.949
E	1	X	0.850	X	1.240	=	1.054
F	1	X	1.100	X	1.240	=	1.364
G	1	X	2.650	X	1.240	=	3.286
H	1	X	1.065	X	1.350	=	1.438
J	1	X	1.065	X	1.250	=	1.331
K	1	X	0.745	X	2.300	=	1.714
L	1	X	1.230	X	0.500	=	0.615
M	1	X	0.700	X	0.645	=	0.452
N	1	X	2.090	X	0.700	=	1.463
P	1	X	1.090	X	1.215	=	1.324
Q	1	X	1.090	X	0.600	=	0.654
R	1	X	0.700	X	0.500	=	0.350
L1	2	X	2.550	X	2.825	=	14.408
L2	1	X	2.950	X	2.295	=	6.770
L3	1	X	2.400	X	2.850	=	6.840
L4	1	X	0.110	X	0.315	=	0.035
L5	1	X	1.405	X	2.400	=	3.372
					TOTAL	=	**50.755**

STAIRCASE AREA CALCULATATION
TOWER A - TYPICAL FLOOR - 3RD TO 14TH,16TH TO 22TH & 24TH

GROSS - B							
Sr. No	Nos		Length		Width		Area (SQM)
ST1	1	X	5.400	X	2.900	=	15.660
ST3	1	X	4.535	X	2.910	=	13.197
ST4	1	X	0.900	X	2.810	=	2.529
					TOTAL	=	**31.386**

NET FAR - TOWER A
TYPICAL FLOOR - 3RD TO 14TH,16TH TO 22TH & 24TH

NET FAR (EACH FLOOR)	=	GROSS – A	-	GROSS – B	-	GROSS – C	
	=	585.289	-	31.386	-	50.755	
GROSS –1	=	**503.148**		**SQM**			
BUILT-UP AREA - TOWER A TYPICAL FLOOR - 3RD TO 14TH,16TH TO 22TH & 24TH							
BUILT AREA (EACH FLOOR)	=	GROSS – 1	+	GROSS – B			
	=	503.148	+	31.386			
GROSS –2	=	**534.534**		**SQM**			
NON FAR AREA - TOWER A TYPICAL FLOOR - 3RD TO 14TH,16TH TO 22TH & 24TH							
NON FAR AREA (EACH FLOOR)	=	GROSS – 2	-	GROSS – 1			
	=	534.534	-	503.148			
GROSS –3	=	**31.386**		**SQM**			



15TH&23RD FLOOR REFUGE AREA
TOWER-A

15TH & 23RD FLOOR REFUGE AREA TOWER-A							
GROSS – A							
R1	=	1	X	8.645	X	3.050	= 26.367 SQM
					TOTAL		= 26.367 SQM
GROSS AREA OF 14TH & 16TH	=	530.255	SQM				
GROSS AREA OF 22TH & 24TH	=	530.255					
	=	1060.510	SQM				
REFUGE AREA REQUIRED	=	(1060.510X0.3)/12.5	=	ADDITIONAL SPACE TO ACCOMMODATE			
	=	25.452	=	0.9			
	=	26.4	SQM				
REFUGE AREA	=	GROSS – A					
	=	26.4	SQM				

EXPERION SECTOR 42 DOOR WINDOW SCHEDULE (Apartment)						
NOTE: This drawing is to be read in conjunction with Hardware schedule. Refer Finishes & Material specifications for type of door/window						
S.NO	Door Tag	Rough Opening (W)	Sill	Lintel	Fire Rating	Location
CORE FIRE DOORS						
1	FD1	1500	0	2400	1hr	Apartment Entrance
2	FD2	1250	0	2400	2hrs	Lift Lobby
3	FD3	1250	0	2400	2hrs	Staircase
4	FD4	1500	0	2400	2hrs	Fire Lobby
5	FD5	750	100	2400	2hrs	LV shaft
6	FD6	1050	100	2400	2hrs	EL shaft
7	FD7	800	100	2400	1hr	PL shaft
8	FD8	900	0	2400	1hr	Servant Room Entrance
9	FD9	1000	0	2400	1hr	Kitchen Entrance
10	FD10	1050	100	2400	2hrs	MV shaft
11	FHDH	900	100	2400	-	FHC door
INTERNAL DOORS						
1	D1	1100	0	2400	-	Bedroom
2	D2	900	0	2400	-	Toilet
3	D3	1000	0	2400	-	Kitchen
4	D4	800	0	2400	-	Utility Toilet
EXTERNAL DOORS						
1	D5	1000	0	2400	-	Kitchen Balcony Door
2	D6	900	0	2400	-	Utility Balcony Door
INTERNAL SHAFT DOORS						
1	AD1	600	600	2400	-	PL Shaft door
2	AD2	800	800	2400	-	PL Shaft door

PLUMBING LEGEND:-		
S.NO	DESCRIPTION	SYMBOL
1.	110 OD uPVC VERTICAL SOIL & VENT PIPE	1
2.	160 OD uPVC VERTICAL SOIL & VENT PIPE	2
3.	110 OD uPVC VERTICAL WASTE & VENT PIPE	3
4.	160 OD uPVC VERTICAL WASTE & VENT PIPE	4
5.	110 OD uPVC ANTISYPHONIC PIPE	5
6.	DOMESTIC WATER SUPPLY PIPE (HYDRO)	6
7.	FLUSHING WATER SUPPLY PIPE (HYDRO)	7
8.	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	8
9.	90 OD uPVC RAIN WATER PIPE	9
10.	160 OD uPVC RAIN WATER PIPE FOR TERRACE	10
11.	DOMESTIC WATER SUPPLY INSIDE PIPE	11
12.	DOMESTIC WATER SUPPLY	
13.	FLUSHING WATER SUPPLY	
14.	HOT WATER SUPPLY	
15.	GARDEN HYDRANT SUPPLY	
16.	EXTERNAL STORM WATER LINE	
17.	EXTERNAL SEWAGE LINE	
18.	SEWAGE MANHOLE	18
19.	STORM WATER MANHOLE	19
20.	GARDEN HYDRANT	20

NET FAR - TOWER A REFUGE FLOOR- 15TH & 23RD FLOOR						
NET FAR (EACH FLOOR)	=	GROSS – A	-	GROSS – B	-	GROSS – C
	=	575.202		31.386	-	50.755
GROSS –1	=	**493.062**		**SQM**		
BUILT-UP AREA - TOWER A REFUGE FLOOR- 15TH & 23RD FLOOR						
BUILT AREA (EACH FLOOR)	=	GROSS –1	+	GROSS – B		
	=	493.062	+	31.386		
GROSS –2	=	**524.447**		**SQM**		
NON FAR AREA - TOWER A REFUGE FLOOR- 15TH & 23RD FLOOR						
NON FAR AREA (EACH FLOOR)	=	GROSS – 2	-	GROSS – 1		
	=	524.447	-	493.062		
GROSS –3	=	**31.386**		**SQM**		

FAR CALCULATION - TOWER A REFUGE FLOOR- 15TH & 23RD FLOOR							
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Sr. No	Nos		Length		Width		Area (SQM)
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6	1	X	7.940	X	11.905	=	94.526
7	1	X	0.700	X	9.665	=	6.766
8	2	X	0.200	X	3.050	=	1.220
			TOTAL				**575.202**
GROSS – C			**DEDUCTIONS**				
Sr. No	Nos		Length		Width		Area (SQM)
A	1	X	1.600	X	0.300	=	0.480
B	1	X	0.500	X	0.700	=	0.350
C	1	X	0.850	X	2.800	=	2.380
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					TOTAL	=	**50.755**

STAIRCASE AREA CALCULATATION
TOWER A - REFUGE FLOOR- 15TH & 23RD FLOOR

GROSS - B							
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ST4	1	X	0.900	X	2.810	=	2.529
					TOTAL	=	**31.386**

PROJECT
REVISED BUILDING PLAN OF G.H. SITE NO.1 IN SECTOR-42 GURUGRAM

OWNER
M/s Experior Developers Pvt. Ltd.
(Formerly M/s Gold Developers Pvt. Ltd)
5th Floor, Milestone Experion Centre, Sector 15(Part-2), Gurgaon, Haryana-122001

ARCHITECTS
Arrop Associates Pvt. Ltd.
Plot 36B, Sector-32, Gurgaon 122001
Ph 2624/2050,2624/2169

ASSOCIATE ARCHITECTS-Submission Drawings
CosMAN, 11th Floor, Tower-2, DLF Corporate Greens Sector-74A, Gurgaon 122004

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE
PREM SAGAR B.ARCH C.A. No. 2000/20940

SANCTIONED VIDE MEMO No. DATED

Checked and found ok for Public Health Engineering Service only subject to comments in forwarding letter No. JULY-
Date
Scale : 1:100

Drawing Title:-
Superintending Engineer(HQ)
O/o Chief Engineer-cum-Member, Haryana, Panchkula
REVISED BUILDING PLAN OF REFUGE FLOOR PLAN& AREA CALCULATION TOWER-A

Drawing No:- T-07