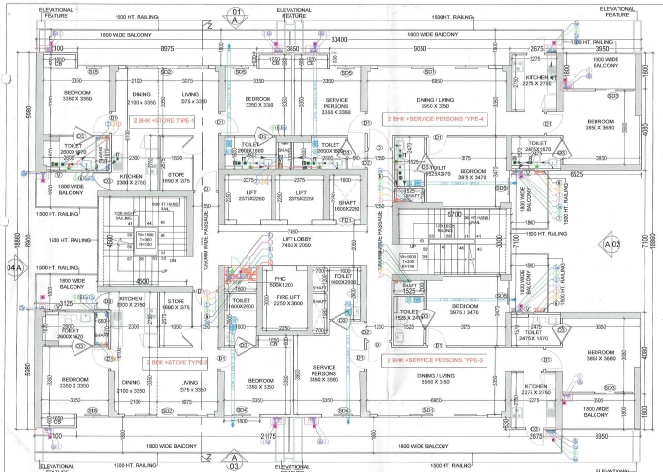
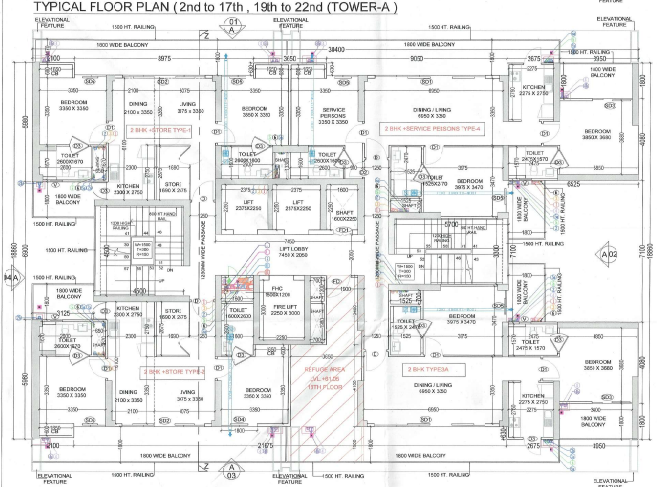
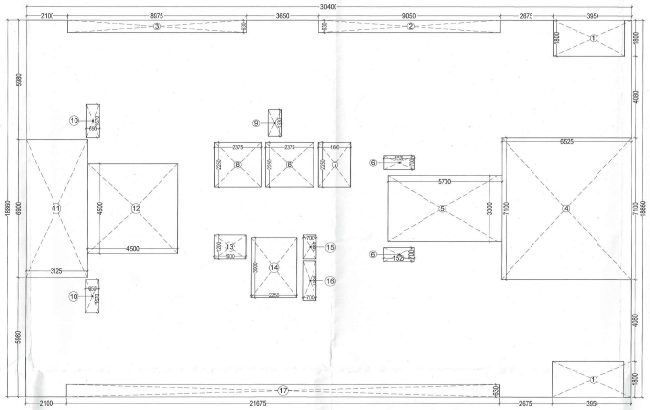


TYPICAL FLOOR PLAN (2nd to 17th , 19th to 22nd (TOWER-A)

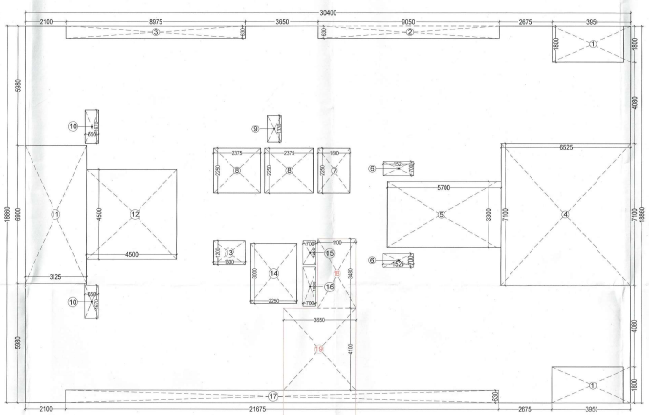


REFUGE FLOOR PLAN (18th FLOOR TCWER-A)



AREA DIAGRAM

TYPICAL FLOOR PLAN (2nd to 17th , 19th to 22nd (TCWER-A)



REFUGE FLOOR (18th FLOOR AREA DIAGRAM (TOWER-A)

2nd To 17th, 19th to 22nd FAR AREA CHART (TOWER-A)							
A	1	X	30.400	X	18.860	=	573.34
GROSS PLATE AREA							573.34
DEDUCTIONS							
1	2	X	3.600	X	1.800	=	12.96
2	1	X	9.050	X	0.630	=	5.70
3	1	X	8.975	X	0.630	=	5.65
4	1	X	6.525	X	7.100	=	46.33
5	1	X	5.700	X	3.300	=	18.81
6	2	X	1.525	X	0.700	=	2.14
7	1	X	1.600	X	2.250	=	3.60
8	2	X	2.375	X	2.250	=	10.69
9	1	X	0.675	X	1.330	=	0.90
10	2	X	0.650	X	1.670	=	2.17
11	1	X	3.125	X	6.900	=	21.56
12	1	X	4.500	X	4.500	=	20.25
13	1	X	1.600	X	1.200	=	1.92
14	1	X	2.250	X	3.000	=	6.75
15	1	X	0.700	X	1.200	=	0.84
16	1	X	0.700	X	1.980	=	1.39
17	1	X	21.675	X	0.630	=	13.66
TOTAL						=	175.31
NET FAR AREA			573.34	-	175.31	=	398.03
TOTAL FAR			398.03	X	20	=	7960.06

2nd To 17th,19th to 22nd BUILTUP AREA CHART (TOWER -A)							
A	1	X	30.400	X	18.860	=	573.34
GROSS PLATE AREA							573.34
DEDUCTIONS							
1	2	X	3.600	X	1.800	=	12.96
2	1	X	9.050	X	0.630	=	5.70
3	1	X	8.975	X	0.630	=	5.65
4	1	X	6.525	X	7.100	=	46.33
6	2	X	1.525	X	0.700	=	2.14
7	1	X	1.600	X	2.250	=	3.60
9	1	X	0.675	X	1.330	=	0.90
10	2	X	0.650	X	1.670	=	2.17
11	1	X	3.125	X	6.900	=	21.56
13	1	X	1.600	X	1.200	=	1.92
15	1	X	0.700	X	1.200	=	0.84
16	1	X	0.700	X	1.980	=	1.39
17	1	X	21.675	X	0.630	=	13.66
TOTAL						=	18.81
NET BUILTUP AREA			573.34	-	118.81	=	454.53
TOTAL BUILT UP			454.53	X	20	=	9190.64

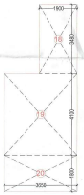
NON FAR AREA CHART (TOWER-A)							
5	1	X	5.700	X	3.300	=	18.81
8	2	X	2.375	X	2.250	=	10.69
12	1	X	4.500	X	4.500	=	20.25
14	1	X	2.250	X	3.000	=	6.75
TOTAL NON FAR						=	56.50
TOTAL NON FAR			56.50	X	22	=	1243.00

18TH NON FAR AREA TOWER -A							
5	:	X	5.700	X	3.300	=	18.81
8	:	X	2.375	X	2.250	=	10.69
12	:	X	4.500	X	4.500	=	20.25
14	:	X	2.250	X	3.000	=	6.75
18	:	X	1.900	X	3.480	=	6.61
19	:	X	3.650	X	4.100	=	14.97
TOTAL NON FAR AREA						=	78.07

18TH REFUGE FLOOR FAR AREA TOWER -A							
A	1	X	30.400	X	18.860	=	573.34
GROSS PLATE AREA							573.34
DEDUCTIONS							
1	2	X	3.600	X	1.800	=	12.96
2	1	X	9.050	X	0.630	=	5.70
3	1	X	8.975	X	0.630	=	5.65
4	1	X	6.525	X	7.100	=	46.33
5	1	X	5.700	X	3.300	=	18.81
6	2	X	1.525	X	0.700	=	2.14
7	1	X	1.600	X	2.250	=	3.60
8	2	X	2.375	X	2.250	=	10.69
9	1	X	0.675	X	1.330	=	0.90
10	2	X	0.650	X	1.670	=	2.17
11	1	X	3.125	X	6.900	=	21.56
12	1	X	4.500	X	4.500	=	20.25
13	1	X	1.600	X	1.200	=	1.92
14	1	X	2.250	X	3.000	=	6.75
15	1	X	0.700	X	1.200	=	0.84
16	1	X	0.700	X	1.980	=	1.39
17	1	X	21.675	X	0.630	=	3.66
18	1	X	1.900	X	3.480	=	6.61
19	1	X	3.650	X	4.100	=	4.97
TOTAL						=	96.89
NET FAR AREA			573.34	-	196.89	=	376.45

REFUGE AREA CALCULATION							
18	1	X	1.900	X	3.480	=	6.61
19	1	X	3.650	X	4.100	=	14.97
20	1	X	3.650	X	1.800	=	6.57
TOTAL REFUGE AREA						=	28.15

REFUGE AREA CALCULATION TOWER-A		
S.NO	DESCRIPTION	AREA (IN SQMT)
1	TYPICAL FLOOR FAR AREA(17TH FLOOR)	398.03
2	UPPER FLOOR FAR AREA (19TH FLOOR)	398.03
3	TOTAL AREA OF 17th & 19th FLOOR	796.06
4	OCCUPANT LOAD(12.5M²) FOR GROSS AREA	12.5
5	OCCUPANT LOAD	63.6848
6	OCCUPANT LOADPER PERSON (0.3M²)	1.3
7	OCCUPANT LOAD	15.1105
8	WHEEL CHAIR REQUIREMENS (0.9M²)	1.9
9	TOTAL OCCUPANT LOAD	20.01
10	REFUGE AREA PROVIDED	21.15



REFUGE AREA DIAGRAM TOWER-A

DOOR WINDOW SCHEDULE							
Sr. No.	TYPE	WIDTH	HEIGHT	SIZE	CILL	LINTEL
1	SD1	5585	2400	5585 X 2400	-	2400
2	SD2	4145	2400	4145 X 2400	-	2400
3	SD3	2000	2400	2000 X 2400	-	2400
4	SD4	1800	2400	1800 X 2400	-	2400
5	SD4	1600	2400	1600 X 2400	-	2400
6	D	1250	2400	1250 X 2400		2400
7	D1	1000	2400	1000 X 2400		2400
8	D2	900	2400	900 X 2400		2400
9	D3/SWING	1000	2400	1000 X 2400		2400
10	V	600	900	600 X 900	1500	2400
11	FD1	900	2400	900 X 2400		2400

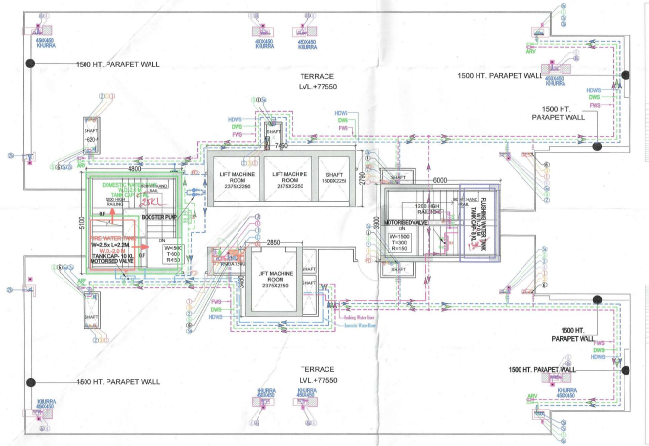
NOTE:-D & D2 WITH 1HR. FIRE RATING

NOTE:-ALL S/A&FFD1 WITH 2HR. FIRE RATING

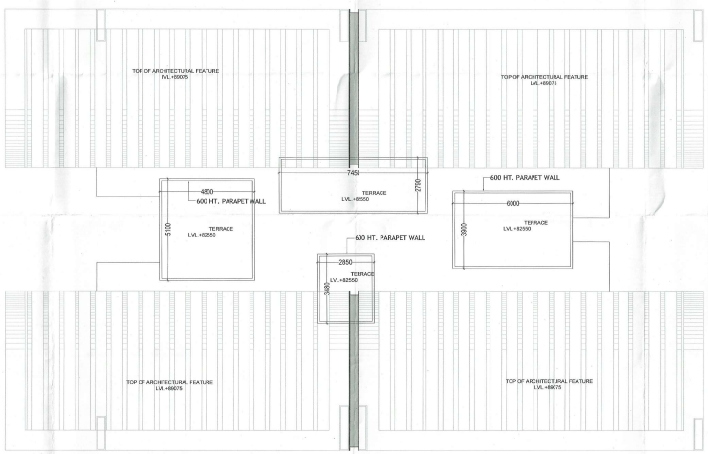
LEGEND FOR PLUMBING:-		
S.No.	SERVICE	
1.	100Ø SOIL PIPE	
2.	100Ø WASTE PIPE	
2a.	100Ø KITCHEN WASTE PIPE	
2b.	100Ø WASHING MACHINE & UTILITY BALCONY DRAIN PIPE	
3.	110Ø VENT PIPE	
4.	110Ø uPVC BALCONY PIPE	
4a.	110Ø uPVC BALCONY PIPE	
4b.	110Ø uPVC RAIN WATER PIPE	
4c.	110Ø uPVC RAIN WATER PIPE	
5.	DOMESTIC WATER SUPPLY (VL TANK FROM TERRACE (DRY))	
5a.	DOMESTIC BOOSTER PUMP WATER SUPPLY (UPPER 3 FLOORS)	
5b.	DOMESTIC WATER SUPPLY (VL TANK FROM TERRACE (LS & CLUB DWFS))	*
6.	FLUSHING WATER SUPPLY (FWS)	*
6a.	FLUSHING WATER SUPPLY (VL TANK FROM TERRACE (LS & CLUB DWFS))	*
7.	40Ø DOMESTIC WATER SUPPLY RISER TO TERRACE UNIT	*
8.	25Ø FLUSHING WATER SUPPLY RISER TO TERRACE UNIT	*
9.	110Ø uPVC RAIN WATER PIPE UNDER BUILDER LOOP	*
*	S.PIPE WATER SUPPLY DISTRIBUTION DIAGRAM	*

LEGEND FOR FIGHTING PIPE :-	
S.No.	DESCRIPTION
A	100Ø DIAMETER PIPE FOR LOW ZONE
A1	100Ø HYDRANT PIPE FOR HIGH ZONE
B	100Ø FIRE HYDRANT PIPE
C	50Ø SPRINKLER PIPE FOR LOW ZONE
C1	50Ø SPRINKLER PIPE FOR HIGH ZONE
D	50Ø FIRE BARREDP LINE

TYPE 2 & TYP. DOT FOR VALVE LAYOUT :-	
	100Ø HIGH PRESSURE PIPE
	100Ø SOIL PIPE

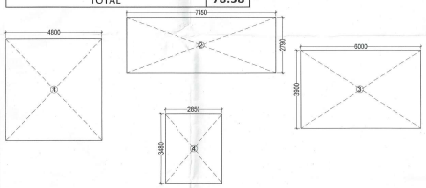


TERRACE PLAN (TOWER-A)

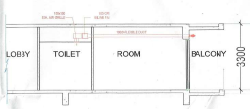


ROOF PLAN (TOWER-A)

MUMTY / MACHINE ROOM NON FAR AREA CHART (TOWER-A)							
1	1	X	4.300	X	5.100	=	24.48
2	1	X	7.450	X	2.790	=	20.79
3	1	X	6.300	X	3.900	=	23.40
4	1	X	2.350	X	3.480	=	9.92
TOTAL							78.58



MUMTY & MACHINE ROOM TERRACE AREA DIAGRAM (TOWER-A)



TYPICAL DETAIL FOR TOILET EXHAUST

150x100 EXH GRILLE

100 CFM INLINE EACH

CLIENT:- BOXACRES DEVELOPERS PVT. LTD

PROJECT : -

PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FORSYTHIA PROPBUILD PVT. LTD IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.

SCALE : A1 1:125

NORTH

DRAWING NAME

TOWER -A

TYPICAL FLOOR PLAN ,REFUGE FLOOR PLAN & TERRACE PLAN WITH AREA DIAGRAM

DRAWING NO. SUB-09

Boxacres Developers Private Limited
Authorised Signatory

APPLICANT'S SIGN.

VIMAL BAJAJ
Architect CA/95/19391
208, Sector-14, Gurgaon

ARCHITECT'S SIGN