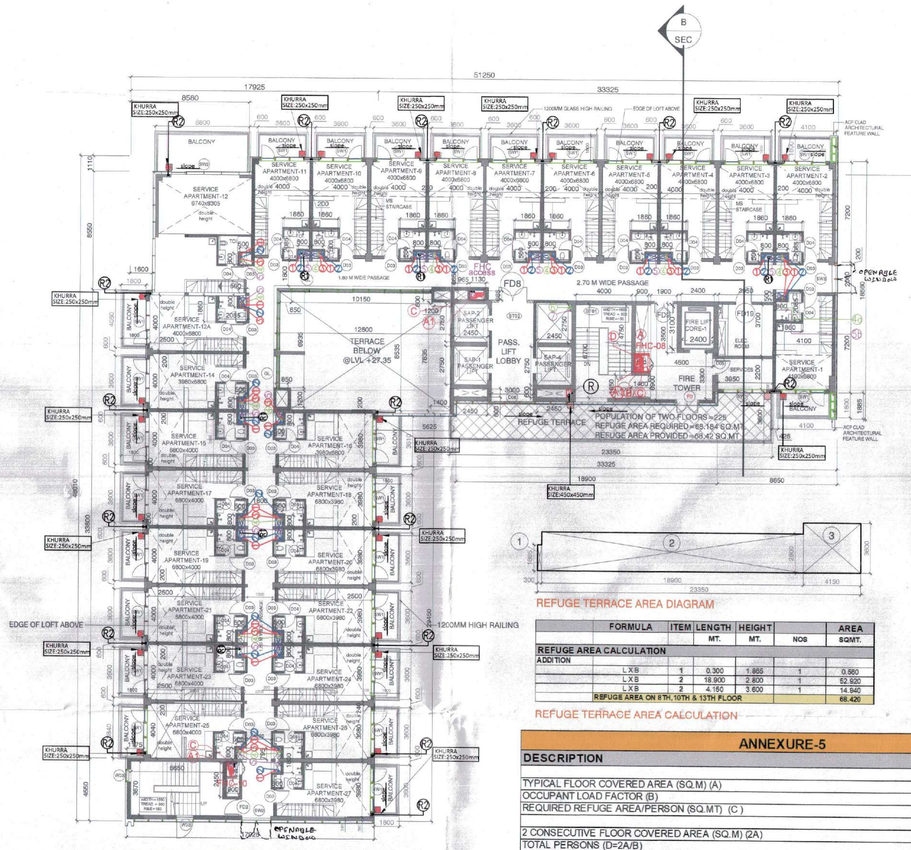


TYPICAL REFUGE SERVICE APARTMENT FLOORS (4 FLOORS)
6TH SERVICE APARTMENT FLOOR LEVEL - +26.00 M (REFER SEPARATE DRAWING)
8TH SERVICE APARTMENT FLOOR LEVEL - +44.60 M
10TH SERVICE APARTMENT FLOOR LEVEL - +55.40 M
13TH SERVICE APARTMENT FLOOR LEVEL - +72.80 M

SERVICE APARTMENT TYPICAL FLOOR
(8,10&13TH FLOOR)

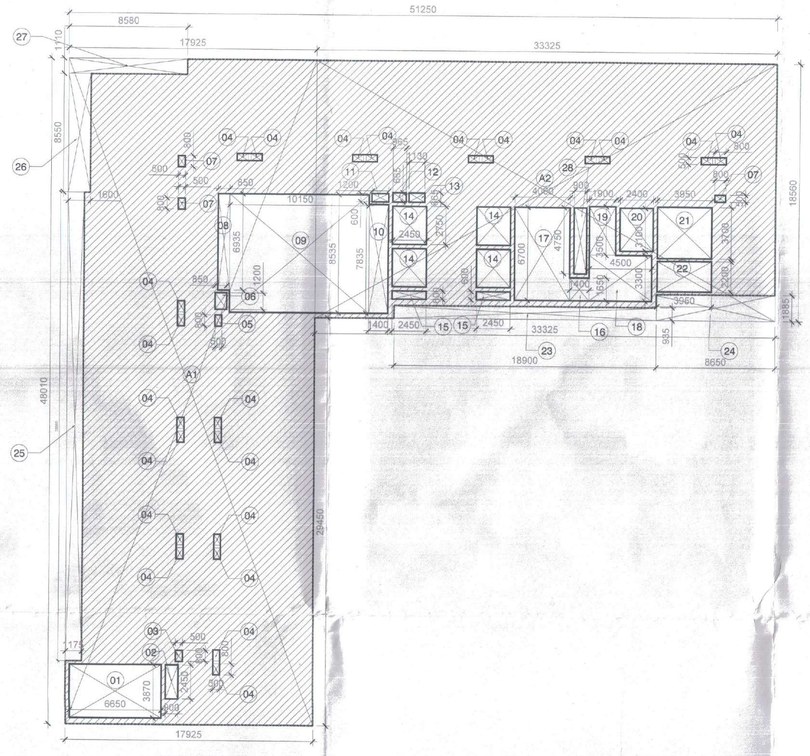
REFUGE TERRACE AREA DIAGRAM

	FORMULA	ITEM	LENGTH MT.	HEIGHT MT.	NOS	AREA SQMT.
REFUGE AREA CALCULATION						
ADDITION						
	L X B	1	0.300	0.865	1	0.260
	L X B	2	18.900	2.800	1	52.920
	L X B	3	4.150	3.600	1	14.940
REFUGE AREA ON 8TH, 10TH & 13TH FLOOR						68.420

REFUGE TERRACE AREA CALCULATION

ANNEXURE-5

DESCRIPTION	SERVICE APARTMENT
TYPICAL FLOOR COVERED AREA (SQ.M) (A)	1921.394
OCCUPANT LOAD FACTOR (B)	10.000
REQUIRED REFUGE AREA/PERSON (SQ.M1) (C)	0.300
2 CONSECUTIVE FLOOR COVERED AREA (SQ.M) (2A)	3842.788
TOTAL PERSONS (D=2A/B)	224.279
REQUIRED REFUGE AREA W/o WHEEL CHAIR (SQ.M) (E = D x C)	67.284
ADDITION 0.9 SQ.M FOR WHEEL CHAIR FOR EVERY 200 OCCUPANTS (F)	0.900
TOTAL REQUIRED REFUGE AREA WITH WHEEL CHAIR (SQ.M) (E + F)	68.184
PROVIDED REFUGE AREA	68.420



FAR AREA CALCULATION
(TYPICAL SERVICE APARTMENT FLOOR)

SERVICE APARTMENT TYPICAL FLOOR
(8,10&13TH FLOOR) AREA DIAGRAM

	FORMULA	ITEM	LENGTH MT.	BASE-1 MT.	BASE-2 MT.	HEIGHT MT.	NO. NO.	AREA SQMT.
SERVICE APARTMENT TYPICAL FLOOR (8,10&13TH FLOOR)								
ADDITION								
	L X B	A1	17.925	48.010				860.579
	L X B	A2	33.325	18.560				618.512
				SUB TOTAL				1479.091
DEDUCTION								
	L X B	1	6.650	3.870				25.736
	L X B	2	0.900	2.450				2.205
	L X B	3	0.500	0.800				0.400
	L X B	4	0.500	0.800			22	8.800
	L X B	5	0.500	0.800				0.400
	L X B	6	0.850	1.200				1.020
	L X B	7	0.500	0.800			3	1.200
	L X B	8	0.850	6.935				5.895
	L X B	9	10.150	8.535				86.630
	L X B	10	1.400	7.835				10.969
	L X B	11	1.200	0.600				0.720
	L X B	12	0.965	0.665				0.642
	L X B	13	1.130	0.665				0.751
	L X B	14	2.450	2.750			4	26.950
	L X B	15	2.450	0.600			2	2.940
	L X B	16	1.400	1.650				2.310
	L X B	17	6.700	4.000				26.800
	L X B	18	4.500	3.300				14.850
	L X B	19	1.900	3.500				6.650
	L X B	20	2.400	3.100				7.440
	L X B	21	3.950	3.700				14.615
	L X B	22	3.950	2.200				8.690
	L X B	23	18.900	0.935				17.672
	L X B	24	8.650	1.885				16.305
	L X B	25	1.175	33.800				39.715
	L X B	26	1.600	8.550				13.680
	L X B	27	8.580	1.100				9.438
	L X B	28	0.900	4.750				4.275
				SUB TOTAL				357.697
TOTAL FAR AREA OF SERVICE APARTMENT TYPICAL FLOOR (8,10&13TH FLOOR) =								1121.394

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public.

STP(HQ) Member Secretary BPAC — Member BPAC — Member BPAC

DC (IT) MEMBER BPAC

TO BE READ WITH THIS OFFICE MEMO NO.: 298545 DATED: 19/11/2020

J.D. — P.A. — C.T.P.

Ram Avtar Bassi
AD(HQ)

NOTES & REFERENCES

GENERAL NOTES

1. ALL DRAWINGS ARE TO BE READ NOT TO BE MEASURED
2. ALL DIMENSIONS ARE IN MM UNLESS MENTIONED.
3. 230MM / 115MM BRICK AND 200MM BLOCK WORK ARE USED FOR WALLS.
4. 100% STANDBY GENERATOR ARE PROVIDED FOR COMMON SERVICES (FIRE FIGHTING, LIFTS, LIGHTING AND VENTILATION)
5. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
6. FIRE FIGHTING/ SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
7. BASEMENT AREA SHALL BE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
8. ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
9. ENTIRE BUILDING HAS AUTOMATIC SPRINKLER SYSTEM AS PER NBC.
10. BUILDING WILL BE DESIGNED(STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
11. SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA / ZONING NORMS.
12. ALL HANDICAP RAMPS SHALL BE PROVIDED WITH RAILINGS.
13. TRAVEL DISTANCE COMPLIANCE TO NBC 2016 FOR FULLY SPRINKLED COMMERCIAL BUILDING.
14. WATER HARVESTING SYSTEM/ SOLAR WATER SYSTEM AND LED LIGHTING WILL BE PROVIDED AS REQUIRED.

NOTE :±0.00 (FINISHED GROUND FLOOR LEVEL) IN CORRESPONDENCE TO +100.10M

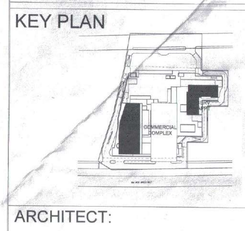
PLUMBING LEGEND

1	110 OD SOIL PIPE
2	110 OD WASTE PIPE
2b	110 OD WASTE PIPE (KIOSK)
1a	160 OD SOIL PIPE
2a	160 OD WASTE PIPE
3	75 OD ANTISYPHONAGE VENT PIPE
4A	DOMESTIC WATER SUPPLY DN TAKE PIPE (OFFICE BLOCK)
5B	FLUSHING WATER SUPPLY DN TAKE PIPE (OFFICE BLOCK)
4	DOMESTIC WATER SUPPLY PIPE (HYDROPNEUMATIC)
5	FLUSHING WATER SUPPLY PIPE
6	DOMESTIC WATER RISER PIPE
7	FLUSHING WATER RISER PIPE
8	SOFT WATER RISER PIPE
R	110 OD RAIN WATER PIPE
R1	160 OD RAIN WATER PIPE
R2	75 OD RAIN WATER PIPE (BALCONY)
R3	210 OD RAIN WATER PIPE

DOOR WINDOW SCHEDULE

S.NO.	LEGEND	SIZE (MM)	SILL (MM)	LINTEL (MM)	REMARKS
1	D01	3000 X 2250	0	+2250	
2	D02	2650 X 2250	0	+2250	
3	D03	1000 X 2450	0	+2450	
4	D04	800 X 2250	0	+2250	
5	D05	1050 X 2250	0	+2250	
6	D06	1650 X 2250	0	+2250	
7	D07	2000 X 2250	0	+2250	
8	D08	750 X 2250	0	+2250	
9	D09	2100 X 2250	0	+2250	
10	D10	1500 X 2450	0	+2450	
11	D10'	1500 X 2250	0	+2250	
12	D11	1200 X 2250	0	+2250	
13	D12	2250 X 2250	0	+2250	
14	D13	900 X 2250	0	+2250	
15	D14	1500 X 2250	0	+2250	
16	D15	2400 X 2250	0	+2250	
17	D16	2250 X 2250	0	+2250	
18	D17	1800 X 2250	0	+2250	
19	D18	3600 X 2250	0	+2250	
20	SW1	3600 X 2250	0	+2250	
21	SW2	5900 X 2250	0	+2250	
22	SW3	3900 X 2250	0	+2250	
23	SW4	3350 X 2250	0	+2250	
24	W1	2650X 2250	0	+2250	
25	W2	2050X 2250	0	+2250	
26	W3	900X 900	0	+2250	SERVICE APT. STAIRCASE
27	GL	GLAZING AS PER ELEVATION			OFFICE
28	FD2	1150 X 2250	0	+2250	STAIRCASE
29	FD8	2150 X 2400	0	+2400	LIFT LOBBY
30	FD9	1650 X 2400	0	+2400	SERVICE LIFT LOBBY
31	FD19	1250 X 2250	0	+2250	ELECTRICAL ROOM

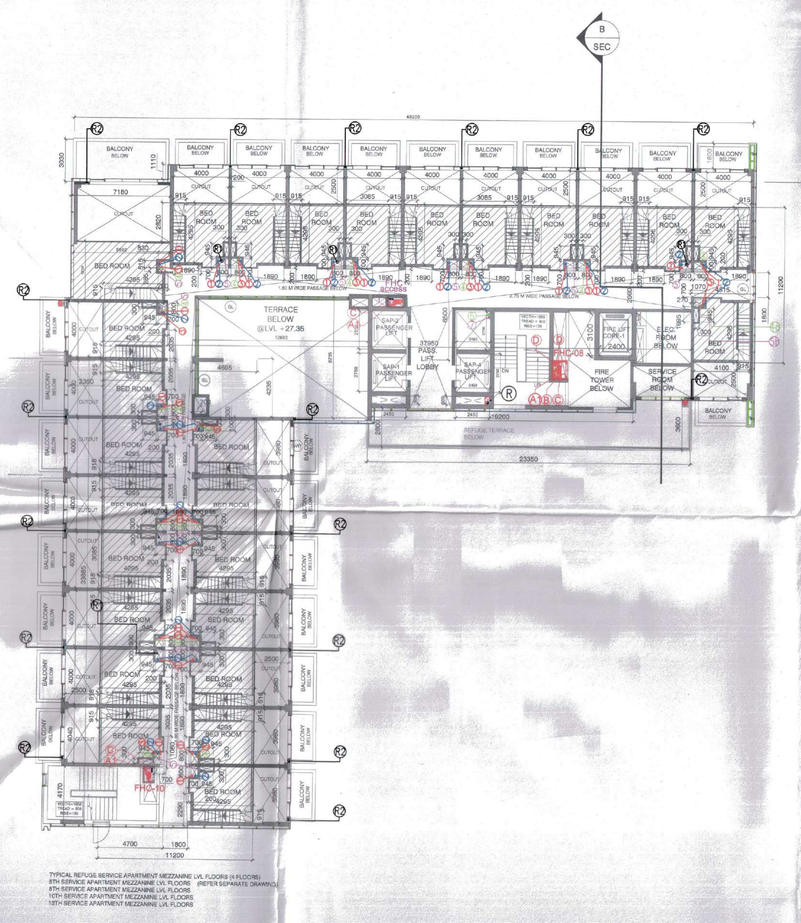
KEY PLAN



ARCHITECT:

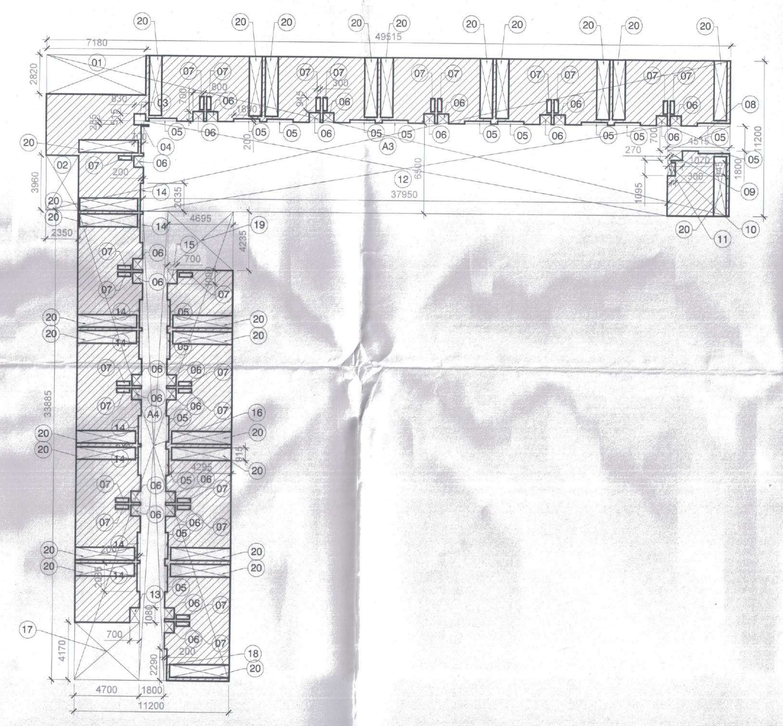
RAJINDER KUMAR ASSOCIATES

ARCHITECTS B-6 /17 Shopping Centre Safdarjung Enclave
DESIGNERS New Delhi 110029 India
ENGINEERS T 91 11 26162930 261629 31
F 91 11 26166874



TYPICAL REFUGE SERVICE APARTMENT MEZZANINE LVL FLOORS (4 FLOORS)
6TH SERVICE APARTMENT MEZZANINE LVL FLOORS (REFER SEPARATE DRAWING)
8TH SERVICE APARTMENT MEZZANINE LVL FLOORS
10TH SERVICE APARTMENT MEZZANINE LVL FLOORS
13TH SERVICE APARTMENT MEZZANINE LVL FLOORS

SERVICE APARTMENT TYPICAL FLOOR MEZZANINE LVL PLAN
(8,10&13TH FLOOR)



SERVICE APARTMENT TYPICAL FLOOR MEZZANINE LVL PLAN
AREA DIAGRAM

	FORMULA	ITEM	LENGTH MT.	BASE-1 MT.	BASE-2 MT.	HEIGHT MT.	NO. NO.	AREA SQMT.
SERVICE APARTMENT TYPICAL FLOOR(MEZZANINE FLOOR)(8,10&13TH FLOOR)								
ADDITION								
	L X B	A3	49.515	11.200				554.568
	L X B	A4	11.200	33.885				379.512
				SUB TOTAL				934.080
DEDUCTION								
	L X B	1	7.180	2.820				20.248
	L X B	2	2.350	3.960				9.306
	L X B	3	0.830	0.515				0.427
	L X B	4	0.285	0.700				0.200
	L X B	5	1.890	0.200			17	6.426
	L X B	6	0.700	0.800			23	12.880
	L X B	7	0.945	0.300			24	6.804
	L X B	8	4.515	1.800				8.127
	L X B	9	1.070	0.700				0.749
	L X B	10	0.945	0.300				0.284
	L X B	11	0.270	1.095				0.296
	L X B	12	37.950	6.500				246.675
	L X B	13	0.700	1.080				0.756
	L X B	14	2.035	0.200			8	3.256
	L X B	15	0.700	1.000				0.700
	L X B	16	1.800	33.885				60.993
	L X B	17	4.700	4.170				19.599
	L X B	18	0.200	2.290				0.458
	L X B	19	4.695	4.235				19.883
	L X B	20	4.295	0.915			27	106.108
				SUB TOTAL				524.174
TOTAL FAR AREA OF SERVICE APARTMENT TYPICAL FLOOR (8,10&13TH FLOOR) =								409.906

Checked and found ok for Public Health (Internal) Service only subject to comments in its forwarding letter No. SE/HQ/ ... Dt. ... 8.30.25

Superintending Engineer (HQ) for Chief Engineer-I

SDO(PS)

PROJECT NAME :

PROPOSED BUILDING PLAN UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY DATED 09.02.2016 FOR COMMERCIAL COLONY AREA MEASURING 7.84875 ACRES (LICENCE NO.71 OF 2018 DATED 25/10/2018) IN SECTOR-71, GURUGRAM MANESAR URBAN COMPLEX, BEING DEVELOPED BY ROSHNI BUILDERS PVT.LTD. AND OTHERS IN COLLABORATION WITH ROSHNI BUILDERS PVT.LTD.

ARCHITECTURE DRAWING:

REVISED SUBMISSION

DRAWING TITLE :

SERVICE APARTMENT TYPICAL FLOOR & MEZZANINE FLOOR PLAN (8,10 &13TH FLOOR) FLOOR) WITH FAR AREA CALCULATION

SCALE :- 1:200 DATED : 30-11-2021

DEALT BY : STAGE-

DWG NO. A1-119.4 Rev No. R0

SIGNATURE AND SEAL OF ARCHITECT — SIGNATURE OF OWNER

RAJINDER KUMAR
CA/2490/75