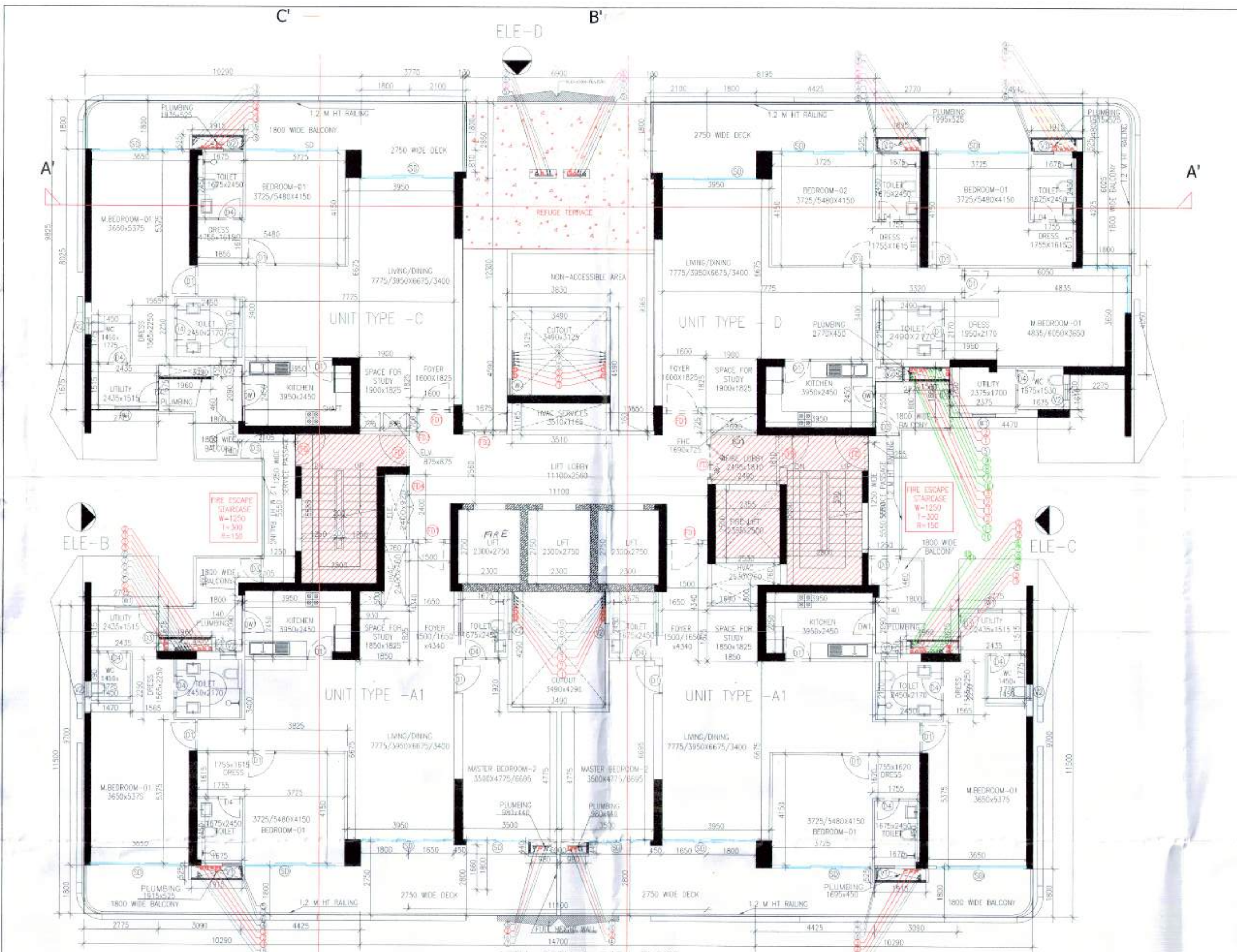
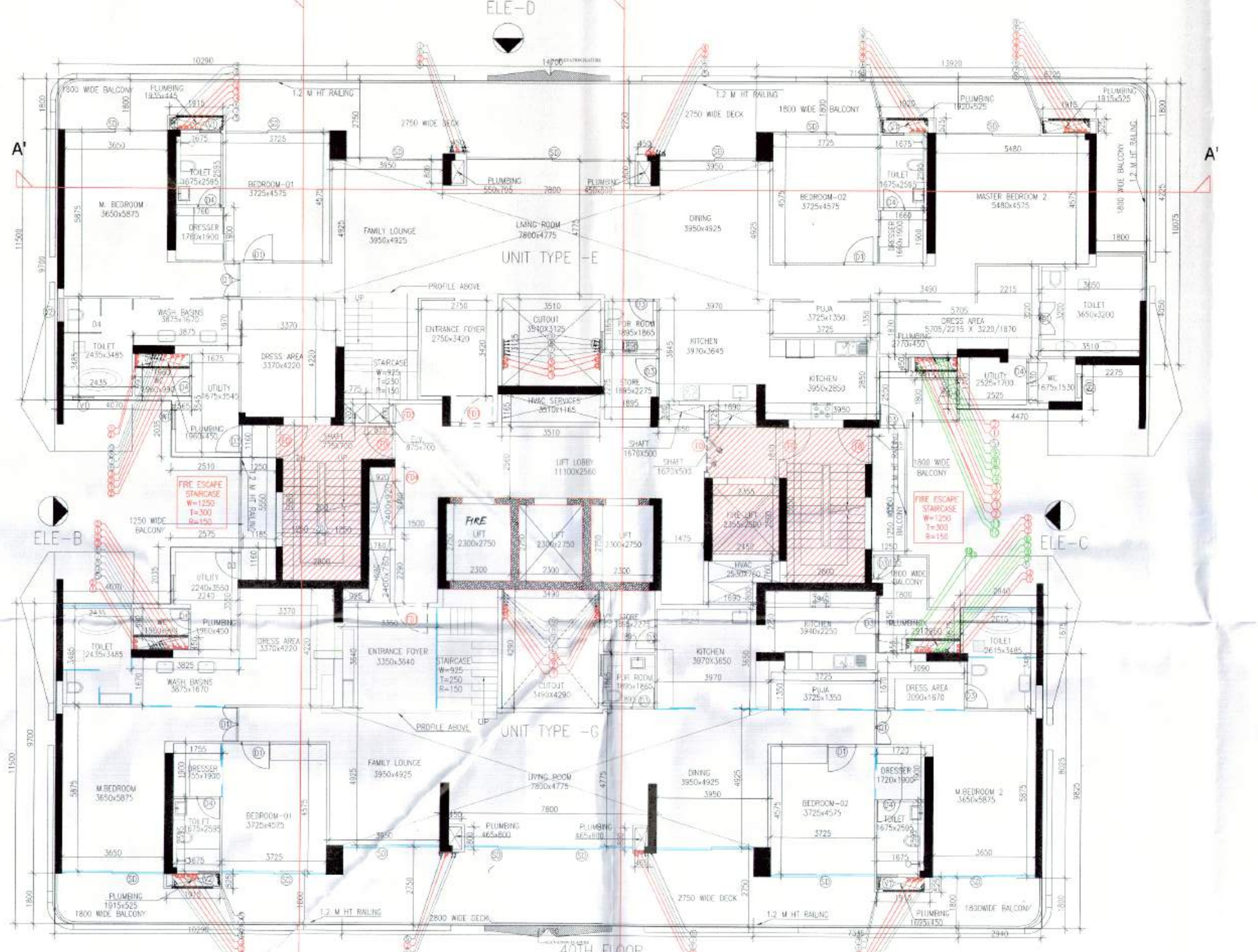
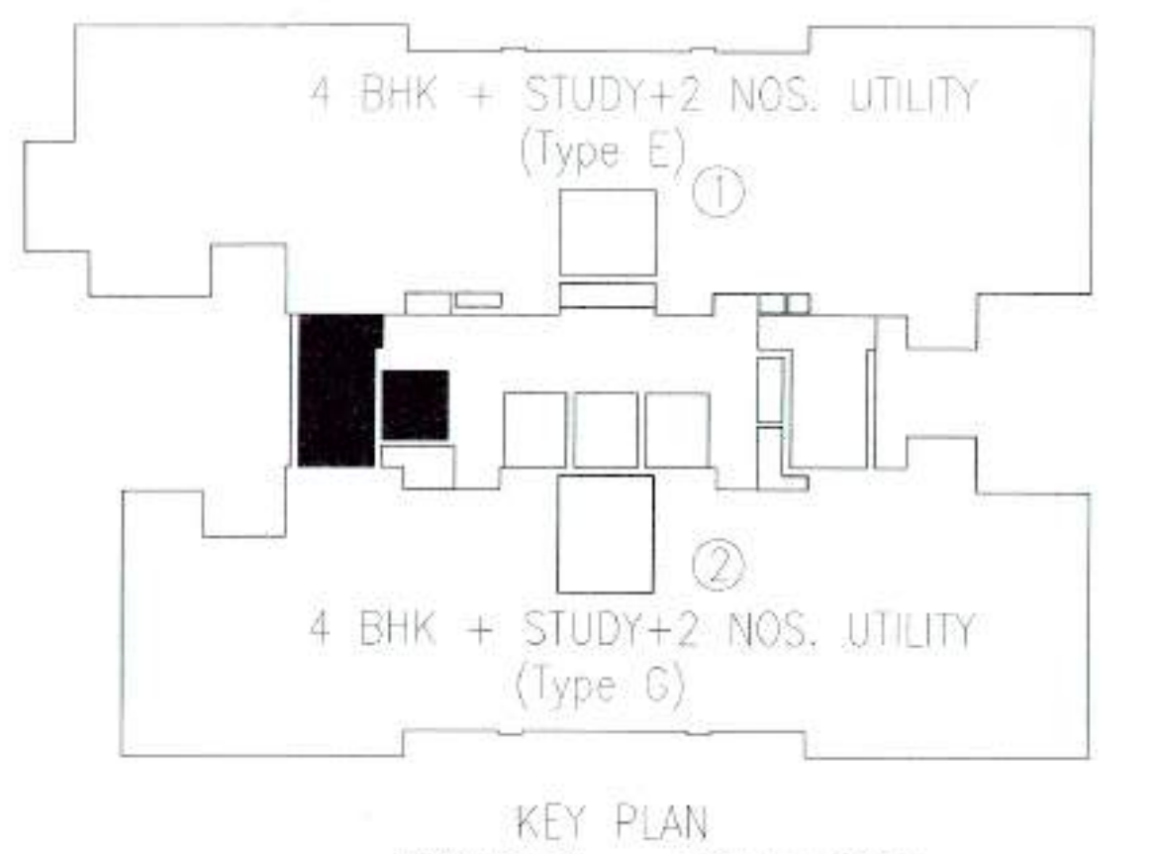


17TH, 26TH & 4TH FLOOR
(TOWER-2)
(TOWER-3 IS SIMILAR BUT MIRROR)
ELE-A

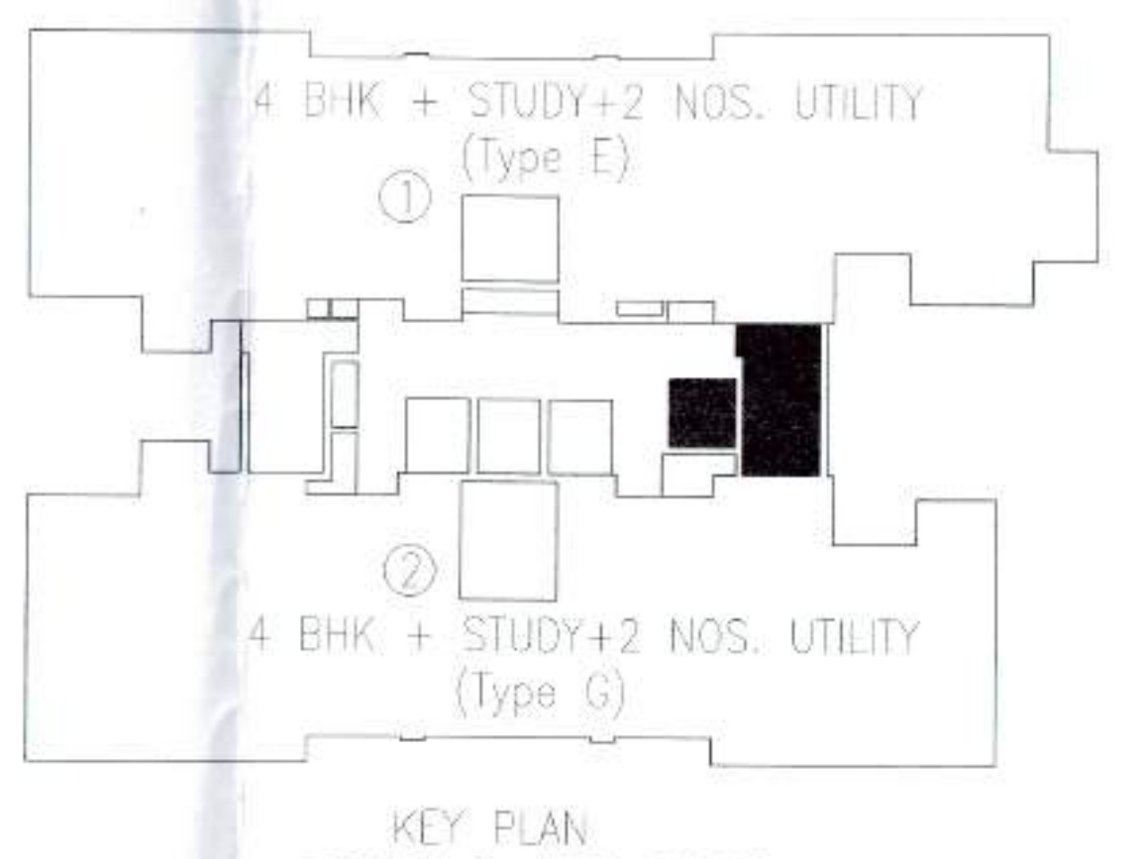
TOWER 2 & 3		
TYPICAL FLOOR	FLOOR LEVEL	UNITS
17TH FLOOR	LVL+61850	4
26TH FLOOR	LVL+92900	4
35TH FLOOR	LVL+123950	4
	TOTAL UNITS	12



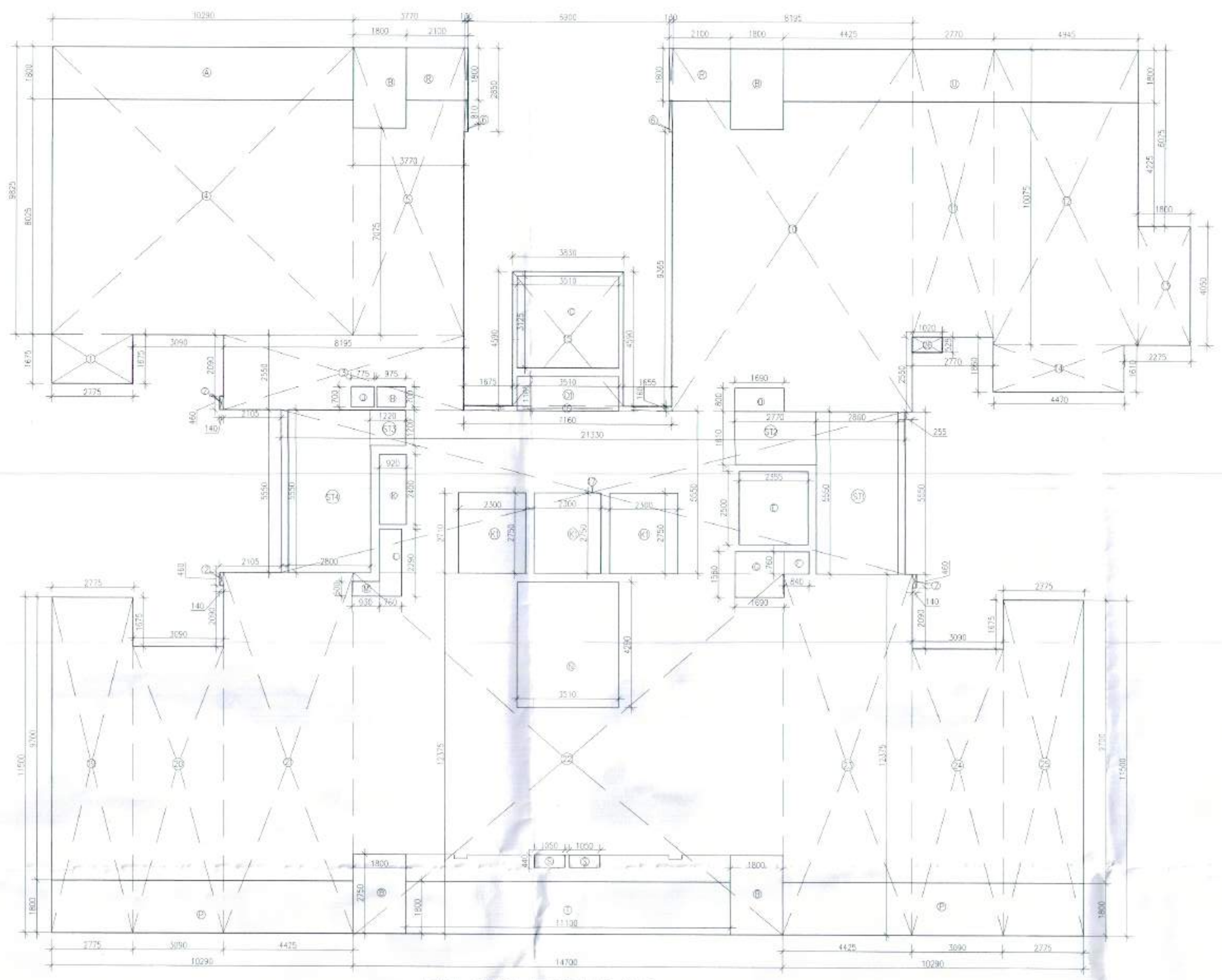
40TH FLOOR
LVL+141200
TOWER-2
(TOWER-3 IS SIMILAR BUT MIRROR)
ELE-A


4 BHK + STUDY+2 NOS. UTILITY
(Type E)
4 BHK + STUDY+2 NOS. UTILITY
(Type G)

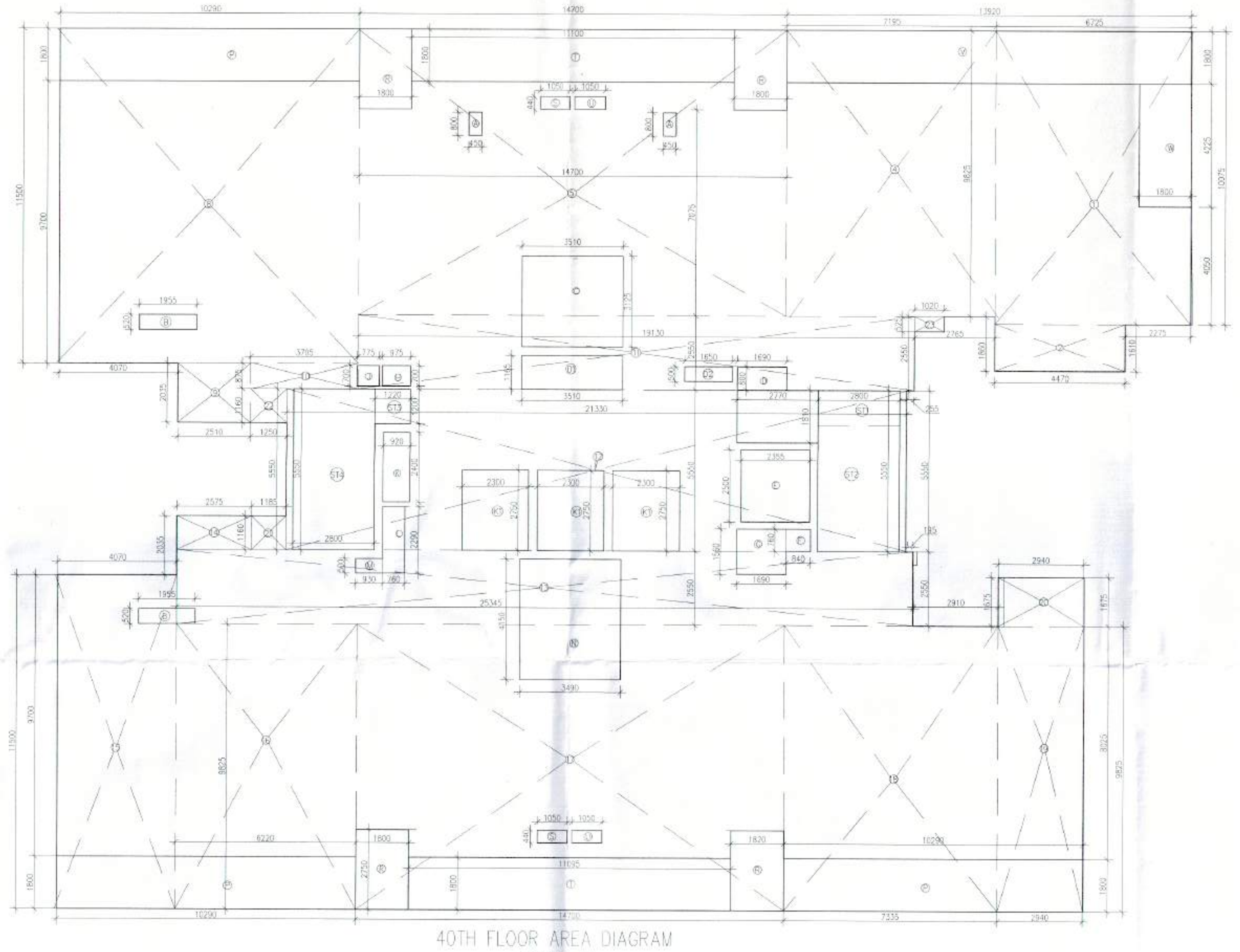
KEY PLAN
TOWER 3 - 40TH FLOOR


4 BHK + STUDY+2 NOS. UTILITY
(Type E)
4 BHK + STUDY+2 NOS. UTILITY
(Type G)

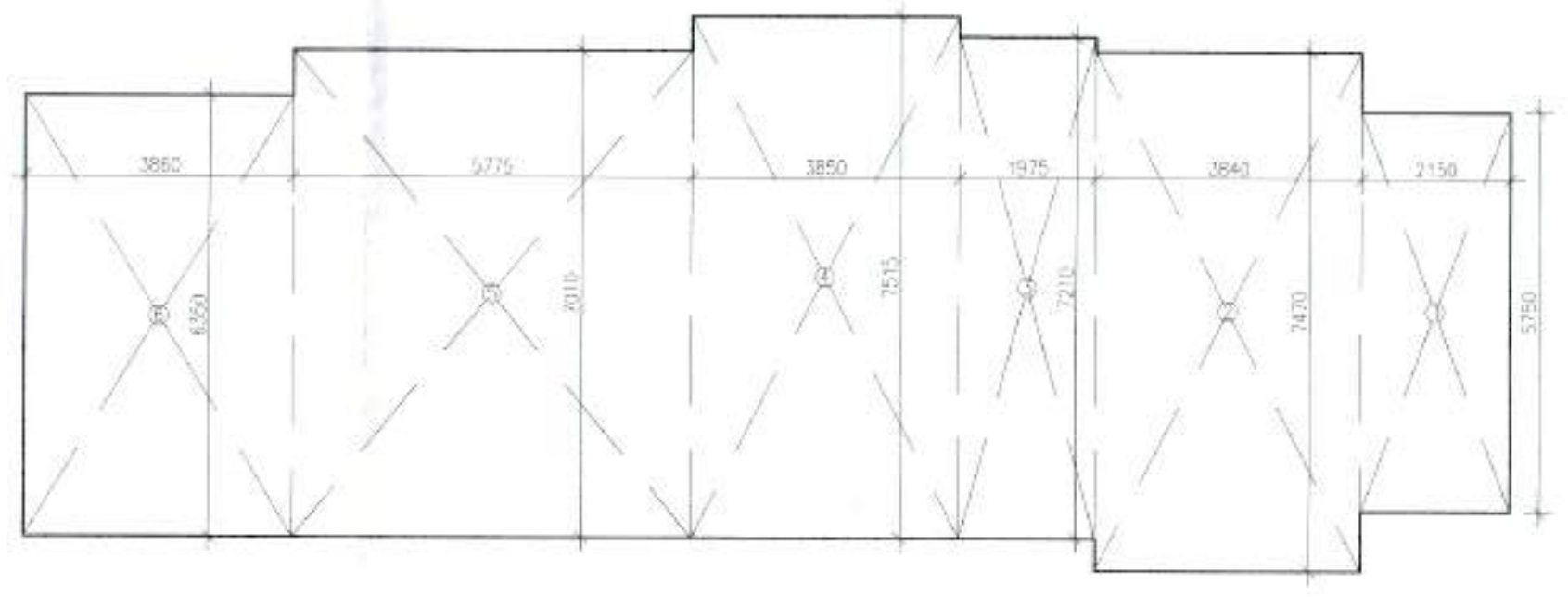
KEY PLAN
TOWER 2-40TH FLOOR



17TH, 26TH & 35TH FLOOR
(TOWER-2)
TOWER 3 IS SIMILAR BUT MIRROR



40TH FLOOR AREA DIAGRAM
TOWER-2
TOWER 3 IS SIMILAR BUT MIRROR



MUMTY AREA DIAGRAM
TOWER-2 & 3

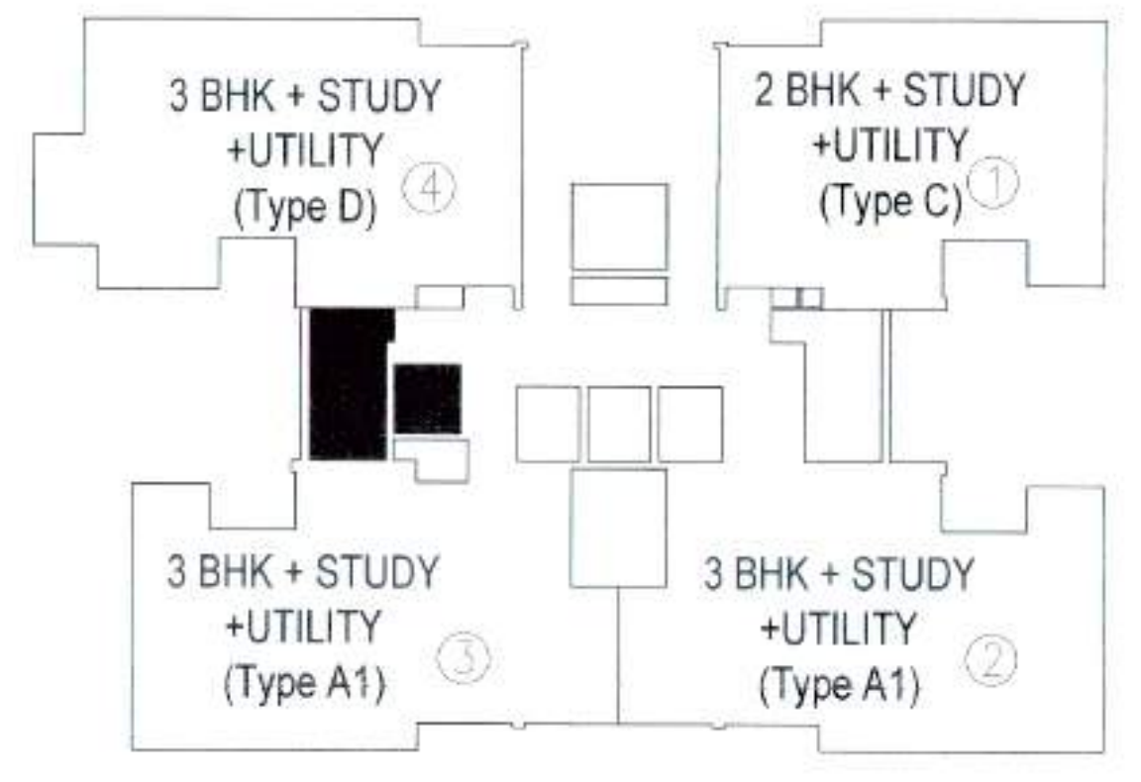
AREA CALCULATIONOF MUMTY TOWER -2 & 3									
AREA									
1	=	1	X	2.150	X	5.750	=	12.363	SQM
2	=	1	X	3.840	X	7.470	=	28.685	SQM
3	=	1	X	1.975	X	7.210	=	14.240	SQM
4	=	1	X	3.850	X	7.515	=	28.932	SQM
5	=	1	X	5.775	X	7.010	=	40.483	SQM
6	=	1	X	3.890	X	6.300	=	[illegible]	SQM

(DOOR WINDOW SCHEDULE)				
SNO.	SYMBOL	SIZE	LINTEL LVL	SILL LVL
01	FD	1200 X 2700	2700	0000
02	FD1 1 hr fire rated	1200 X 2700	2700	0000
03	FD2	1500 X 2700	2700	0000
04	FD3	700 X 2600	2700	100
05	FD4	1200 X 2600	2700	100
06	SD	3650 X 2700	2700	0000
07	SD1	2300 X 2700	2700	0000
08	D1	1200 X 2700	2700	0000
09	D2	1000 X 2700	2700	0000
10	D3	900 X 2700	2700	0000
11	D4	750 X 2750	2700	0000
12	D5	950 X 2150	2150	0000
13	DW1	1550 X 2700	2700	0000

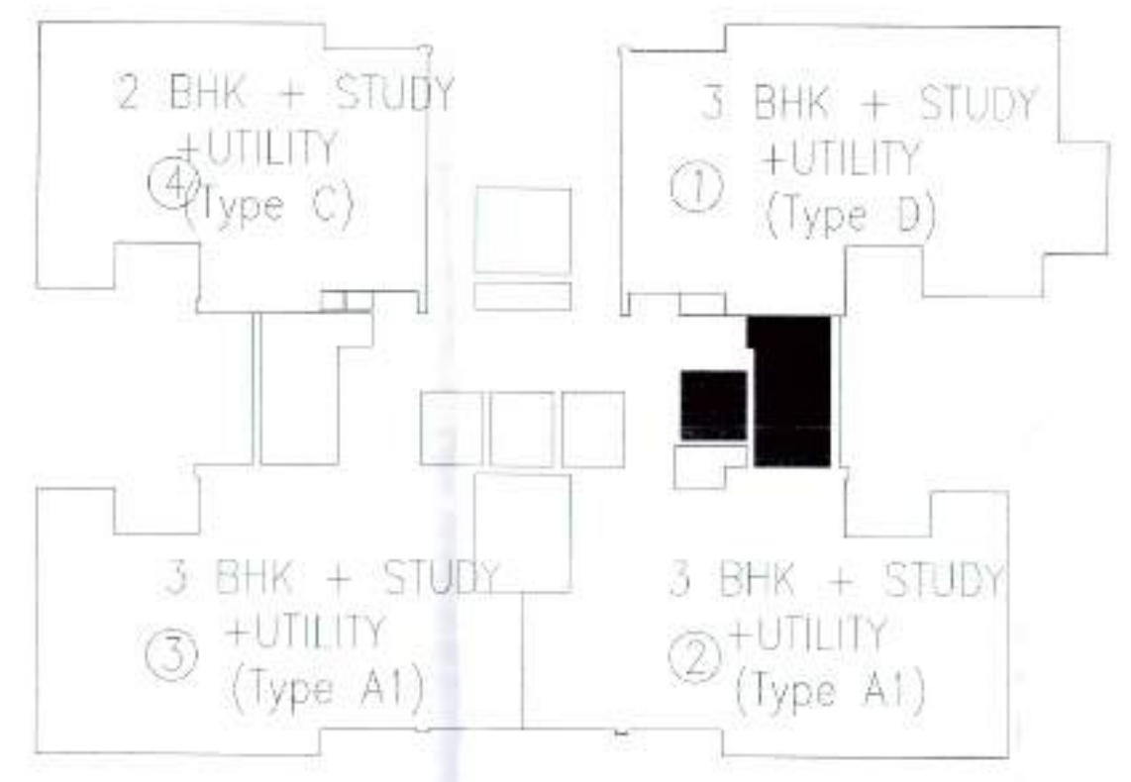
AREA CALCULATION OF 17TH, 26TH & 35TH FLOOR (REFUGE) (TOWER-2 & 3)												
GROSS A=ADDITIONS												
1	=	1	X	2.775	X	1.675	=	4.648	SQM			
2	=	2	X	0.140	X	0.460	=	0.129	SQM			
3	=	1	X	8.195	X	2.550	=	20.897	SQM			
4	=	1	X	10.290	X	9.825	=	101.099	SQM			
5	=	1	X	3.770	X	9.825	=	37.040	SQM			
6	=	2	X	0.130	X	2.850	=	0.741	SQM			
10	=	1	X	8.195	X	12.375	=	101.413	SQM			
11	=	1	X	2.770	X	9.825	=	27.215	SQM			
12	=	1	X	4.945	X	10.075	=	49.821	SQM			
13	=	1	X	1.800	X	4.050	=	7.290	SQM			
14	=	1	X	4.470	X	1.610	=	7.197	SQM			
15	=	1	X	3.830	X	4.590	=	17.580	SQM			
16	=	1	X	7.160	X	0.160	=	1.146	SQM			
17	=	1	X	21.330	X	5.550	=	118.382	SQM			
19	=	1	X	2.775	X	11.500	=	31.913	SQM			
20	=	1	X	3.090	X	9.825	=	30.359	SQM			
21	=	1	X	4.425	X	12.375	=	54.759	SQM			
22	=	1	X	14.700	X	12.375	=	181.913	SQM			
23	=	1	X	4.425	X	12.375	=	54.759	SQM			
24	=	1	X	3.090	X	9.825	=	30.359	SQM			
25	=	1	X	2.775	X	11.500	=	31.913	SQM			
26	=	1	X	1.020	X	0.525	=	0.536	SQM			
				TOTAL			=	911.108	SQM			
GROSS B=DEDUCTION AREA												
A	=	1	X	10.290	X	1.800	=	18.522	SQM			
B	=	4	X	1.800	X	2.750	=	19.800	SQM			
C	=	1	X	3.510	X	3.125	=	10.969	SQM			
D	=	1	X	1.690	X	0.800	=	1.352	SQM			
D1	=	1	X	3.510	X	1.165	=	4.089	SQM			
E	=	1	X	2.355	X	2.500	=	5.888	SQM			
F	=	1	X	0.840	X	0.760	=	0.638	SQM			
G	=	1	X	1.690	X	1.560	=	2.636	SQM			
H	=	1	X	0.975	X	0.700	=	0.683	SQM			
J	=	1	X	0.775	X	0.700	=	0.543	SQM			
K	=	1	X	0.920	X	2.400	=	2.208	SQM			
L	=	1	X	0.760	X	2.290	=	1.740	SQM			
M	=	1	X	0.930	X	0.500	=	0.465	SQM			
N	=	1	X	3.510	X	4.290	=	15.058	SQM			
K1	=	3	X	2.300	X	2.750	=	18.975	SQM			
P	=	2	X	10.290	X	1.800	=	37.044	SQM			
R	=	2	X	2.100	X	1.800	=	7.560	SQM			
S	=	2	X	1.050	X	0.440	=	0.924	SQM			
T	=	1	X	11.100	X	1.800	=	19.980	SQM			
U	=	1	X	12.140	X	1.800	=	21.852	SQM			
				TOTAL			=	190.926	SQM			
GROSS -C=NON FAR												
ST1	=	1	X	2.800	X	5.550	=	15.540	SQM			
ST2	=	1	X	2.770	X	1.810	=	5.014	SQM			
ST3	=	1	X	1.220	X	1.200	=	1.464	SQM			
ST4	=	1	X	2.800	X	5.550	=	15.540	SQM			
				TOTAL			=	37.558	SQM			
FAR AREA OF 17TH, 26TH & 35TH FLOOR TOWER 2 & 3					=	GROSS-A	-	GROSS-B	-	GROSS-C		
					=	911.108	-	190.926	-	37.558		
				TOTAL	=	682.624	SQM	GROSS-D				
BUILT-UP AREAOF 17TH, 26TH & 35TH FLOOR TOWER 2 & 3					=	GROSS-D	+	GROSS-C	+	BUILT UP REFUGE		
					=	682.624	+	37.558	+	69.130		
				TOTAL	=	789.312	SQM					

AREA CALCULATION OF 40TH FLOOR AREA DIAGRAM TOWER-2 & 3												
GROSS A=ADDITION												
1	=	1	X	6.725	X	10.075	=	67.754	SQM			
2	=	1	X	4.470	X	1.610	=	7.197	SQM			
4	=	1	X	7.195	X	9.825	=	70.691	SQM			
5	=	1	X	14.700	X	9.830	=	144.501	SQM			
8	=	1	X	10.290	X	11.500	=	118.335	SQM			
9	=	1	X	2.510	X	2.035	=	5.108	SQM			
10	=	1	X	3.705	X	0.875	=	3.242	SQM			
11	=	1	X	19.130	X	2.550	=	48.782	SQM			
12	=	1	X	21.330	X	5.550	=	118.382	SQM			
13	=	1	X	25.345	X	2.550	=	64.630	SQM			
14	=	1	X	2.575	X	1.160	=	2.987	SQM			
15	=	1	X	4.050	X	11.500	=	46.575	SQM			
16	=	1	X	6.220	X	9.825	=	61.112	SQM			
17	=	1	X	14.700	X	9.825	=	144.428	SQM			
18	=	1	X	7.335	X	9.825	=	72.066	SQM			
19	=	1	X	2.940	X	9.825	=	28.886	SQM			
20	=	1	X	2.940	X	1.675	=	4.925	SQM			
21	=	1	X	1.185	X	1.160	=	1.375	SQM			
22	=	1	X	1.250	X	1.160	=	1.450	SQM			
23	=	1	X	1.020	X	0.525	=	0.536	SQM			
				TOTAL			=	1012.958	SQM			
GROSS B =DEDUCTION AREA												
A	=	2	X	0.450	X	0.800	=	0.720	SQM			
B	=	2	X	1.955	X	0.520	=	2.033	SQM			
C	=	1	X	3.510	X	3.125	=	10.969	SQM			
D	=	1	X	1.690	X	0.800	=	1.352	SQM			
D1	=	1	X	3.510	X	1.165	=	4.089	SQM			
D2	=	1	X	1.650	X	0.500	=	0.825	SQM			
E	=	1	X	2.355	X	2.500	=	5.888	SQM			
F	=	1	X	0.840	X	0.760	=	0.638	SQM			
G	=	1	X	1.690	X	1.560	=	2.636	SQM			
H	=	1	X	0.975	X	0.700	=	0.683	SQM			
J	=	1	X	0.775	X	0.700	=	0.543	SQM			
K	=	1	X	0.920	X	2.400	=	2.208	SQM			
L	=	1	X	0.760	X	2.290	=	1.740	SQM			
M	=	1	X	0.930	X	0.500	=	0.465	SQM			
N	=	1	X	3.490	X	4.150	=	14.484	SQM			
K1	=	3	X	2.300	X	2.750	=	18.975	SQM			
P	=	3	X	10.290	X	1.800	=	55.566	SQM			
R	=	4	X	1.800	X	2.750	=	19.800	SQM			
S	=	2	X	1.050	X	0.440	=	0.924	SQM			
T	=	2	X	11.100	X	1.800	=	39.960	SQM			
U	=	2	X	1.050	X	0.440	=	0.924	SQM			
V	=	1	X	13.920	X	1.800	=	25.056	SQM			
W	=	1	X	1.800	X	4.225	=	7.605	SQM			
				TOTAL			=	218.082	SQM			
GROSS -C= NON FAR												
ST1	=	1	X	2.800	X	5.550	=	15.540	SQM			
ST2	=	1	X	2.770	X	1.800	=	4.986	SQM			
ST3	=	1	X	1.220	X	1.200	=	1.464	SQM			
ST4	=	1	X	2.800	X	5.550	=	15.540	SQM			
				TOTAL			=	37.530	SQM			
FAR AREA OF 40TH FLOOR					=	GROSS-A	-	GROSS-B	-	GROSS-C		
					=	1012.958	-	218.082	-	37.530		
				TOTAL	=	757.346	SQM	GROSS-D				

LEGEND:- PLUMBING			
①	a	100Ø SOIL PIPE	🟥
②	a	100Ø WASTE PIPE	🟥
③	a	75Ø VENT PIPE	🟥
④	a	150Ø RAIN WATER PIPE FROM TERRACE	■
⑤	a	100Ø RAIN WATER PIPE FROM BALCONY	■
⑥	a	DOMESTIC WATER DOWN TAKE TOP 3-FLOOR HYDRO SUPPLY	🟩
⑦	a	DOMESTIC WATER DOWN TAKE (LEFT) 37TH FLOOR TO GROUND / STILT FLOOR	🟩
⑧	a	FLUSHING WATER DOWN TAKE (TOP 40TH FLOOR TO 20TH FLOOR	🟩
⑨	a	FLUSHING WATER DOWN TAKE (LEFT) 19TH FLOOR TO GROUND/STILT FLOOR	🟩
⑩	a	DOMESTIC WATER RISER PIPE	🟩
⑪	a	FLUSHING WATER RISER PIPE	🟩

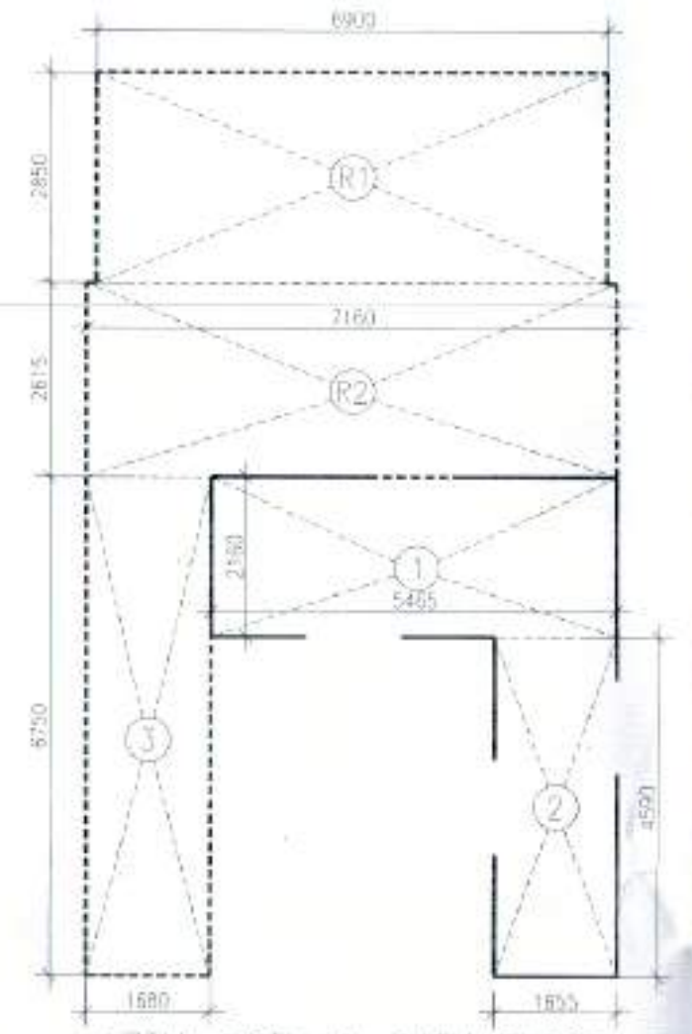

3 BHK + STUDY +UTILITY (Type D)
2 BHK + STUDY +UTILITY (Type C)
3 BHK + STUDY +UTILITY (Type A1)
3 BHK + STUDY +UTILITY (Type A1)

KEY PLAN
TOWER 3
REFUGE LEVEL

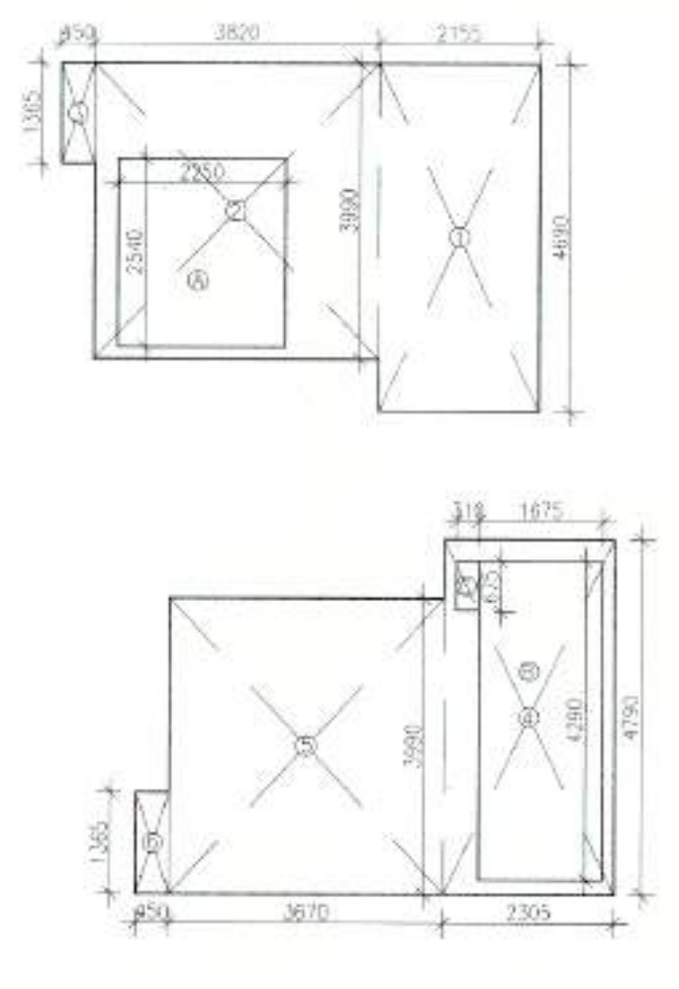

2 BHK + STUDY +UTILITY (Type C)
3 BHK + STUDY +UTILITY (Type D)
3 BHK + STUDY +UTILITY (Type A1)
3 BHK + STUDY +UTILITY (Type A1)

KEY PLAN
TOWER 2
REFUGE LEVEL

17TH, 26TH & 35TH FLOOR REFUGE AREA CALCULATION									
GROSS - A	REFUGE TERRACE								
R1	=	1	X	6.900	X	2.850	=	19.665	SQM
R2	=	1	X	7.160	X	2.615	=	18.723	SQM
GROSS - B	FIRE PASSAGE				TOTAL		=	38.39	SQM
3	=	1	X	1.680	X	6.750	=	11.340	SQM
GROSS - C	INACESSIBLE TERRACE								
2	=	1	X	1.655	X	4.590	=	7.596	SQM
1	=	1	X	5.465	X	2.160	=	11.804	SQM
					TOTAL		=	19.40	SQM
BUILT UP		GROSS A+GROSS B+GROSS C						69.13	SQM
GROSS AREA OF 16TH & 36TH FLOOR		=		781.018	SQM				
GROSS AREA OF TYPI. FLOOR		=		781.018					
		=		1562.036	SQM				
REFUGE AREA REQUIRED		=	(1562.036X0.3)/12.5	+	ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR SPACE @0.9 SQM PER 200 POPULATION				
		=	37.490	+	0.9				
		=	38.390	SQM					
REFUGE AREA PROVIDED		=	GROSS - A						
		=	38.39	SQM					

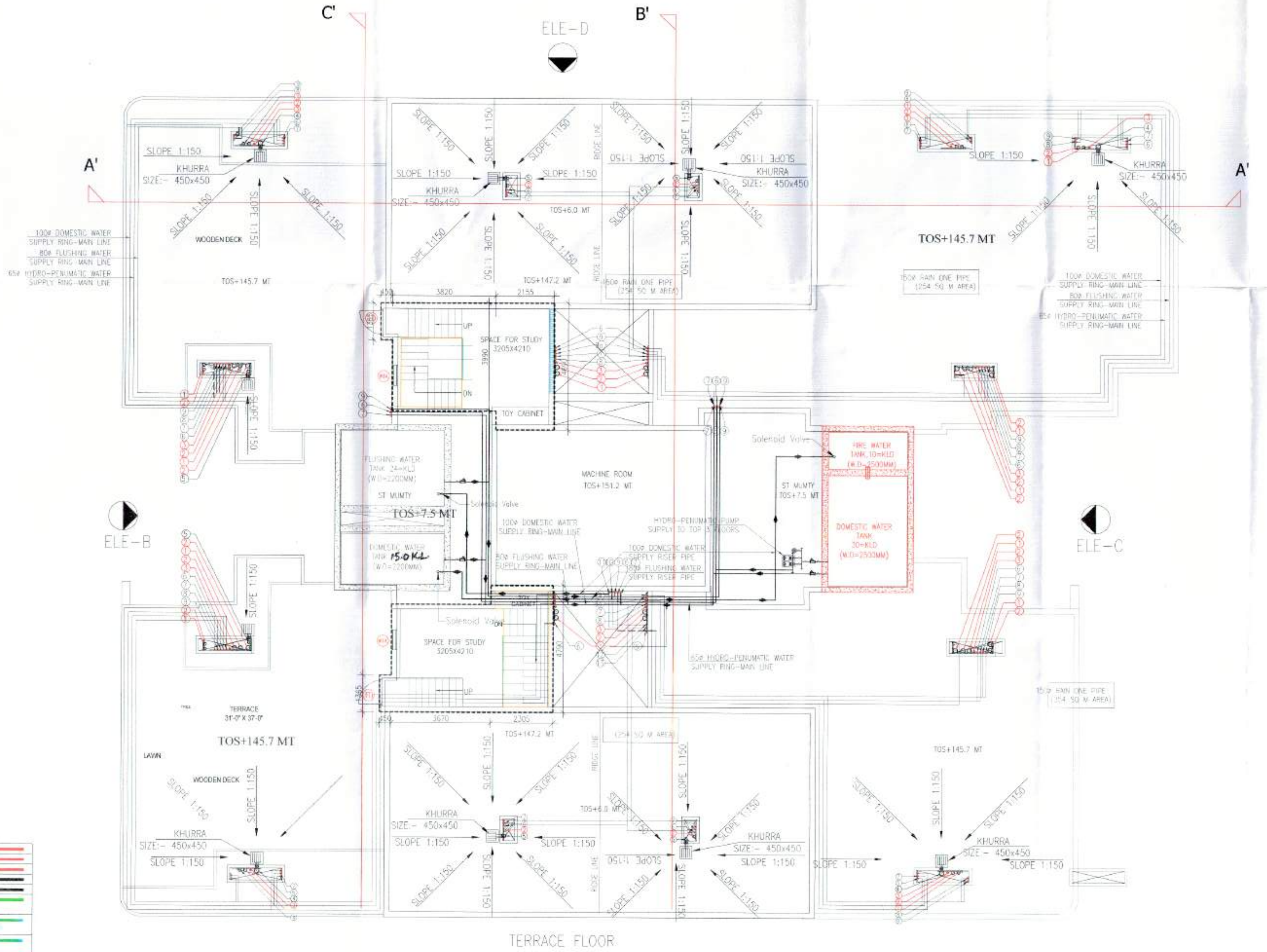


17TH, 26TH & 34TH FLOOR
REFUGE LEVEL AREA DIAGRAM



TERRACE AREA DIAGRAM
TOWER-2 & 3

AREA CALCULATION OF TERRACE FLOOR AREA DIAGRAM TOWER-2 & 3									
GROSS A = ADDITIONS									
1	=	1	X	2.155	X	4.690	=	10.107	SQM
2	=	1	X	3.820	X	3.990	=	15.242	SQM
3	=	1	X	0.450	X	1.365	=	0.614	SQM
4	=	1	X	2.305	X	4.790	=	11.041	SQM
5	=	1	X	3.670	X	3.990	=	14.643	SQM
6	=	1	X	0.450	X	1.365	=	0.614	SQM
				TOTAL			=	52.262	SQM
GROSS B = DEDUCTIONS									
A	=	1	X	2.250	X	2.540	=	5.715	SQM
B	=	1	X	1.675	X	4.290	=	7.186	SQM
C	=	1	X	0.310	X	0.675	=	0.209	SQM
				TOTAL			=	13.110	SQM
FAR OF 40TH FLOOR				=	GROSS A		-	GROSS B	
				=	52.262		-	13.110	SQM
				TOTAL			=	39.152	SQM



TERRACE FLOOR
LVL+145700
TOWER-2
(TOWER-3 IS SIMILAR BUT MIRROR)
ELE-A

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

PROJECT:

Proposed building plan of Mixed Land use colony (99.5% Residential component and 0.5% Commercial component) under TOD zone over an area measuring 10.7 acres (Licence no. 83 of 2023 dated 18/4/2023) in the revenue estate of village Maidawas, Sector- 66 Gurugram, Haryana being developed by Etsy Realcon Pvt. Ltd.

OWNER:

ETSY Realcon Private Limited.

ARCHITECTS

STUDIO SYMBIOSIS

OWNER'S SEAL
& SIGNATURE

D.T.P.(HQ) Member B.P.A.C.
S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C
C.T.P. Chairman B.P.A.C

JD
PA
ATP
Consultant Architect
ATP(HQ)
Ram Avtar Bassi
JD(HQ)

ARCHITECT'S SEAL
& SIGNATURE

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 35057
DATED : 18/10/23

Checked and found ok for Public H... (Internal) Service only subject to cor... in forwarding letter No 2226D ...D. 1/6/23

AMIT GUPTA
Architect
CA / 2004/33147

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

DD (HQ)
Member
BPAC

Scale : 1:100

Drawing Title:-
17TH, 26TH,34TH, 40TH &
TERRACE & AREA CALCULATION
TOWER -2
TOWER 3 IS SIMILAR BUT MIRROR

Drawing No:-
T2-02