

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED:

S.T.P. (H) S.T.P. (G) C.T.P. (H.R.)
Member Secretary Member Chairman
B.P.A.C. B.P.A.C. B.P.A.C.
DTP (HQ) ATP (HQ)
Singh AD PA ATP

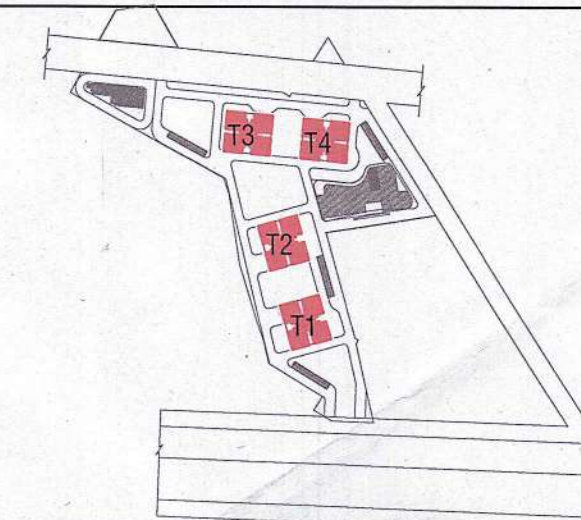
Checked and found ok for Public Health
(Internal) Service only subject to comments in
in forwarding letter No. 165391... D/20/06/2024

Superintending Engineer (H.Q.)
Chief Engineer-I
HSVP, Panchkula

DDV (T)
MEMBER
BPAC

SUBMISSION DRAWING

KEY PLAN



PRINCIPAL ARCHITECT

ACPL ISO 9001:2015
Architecture
Management
Planning
ACPL Design Ltd C-24 South Extension - II, 1st Floor, New Delhi 110048, India
E: south@acplindia.com, acpl@acplindia.com

CLIENT

NORTH STAR TOWERS PRIVATE LIMITED
77, SS House, Bhagwan Mahaveer Marg, Sector 44, Gurugram, Haryana 122003

PROJECT

PROPOSED BUILDING PLAN OF MIXED LAND USE COLONY UNDER
TOD POLICY (96% RESIDENTIAL AND 4% COMMERCIAL) FOR AN
AREA MEASURING 6.4166 ACRES (LICENCE NO. 265 OF 2023
DATED 19/12/2023) IN THE REVENUE ESTATE OF VILLAGE BADHA
& NAWADA FATEHPUR, SECTOR-90, GURUGRAM, BEING
DEVELOPED BY NORTH STAR TOWERS PRIVATE LIMITED.

For North Star Towers Pvt. Ltd.

Authorised Signatory
OWNER/AUTH. SIGNATURE

DRAWING TITLE

DRAWING NO.

A-09

ARCHITECT'S SIGNATURE

TOWER (T1, T2, T3, & T4)
(19TH & 28TH REFUGE PLAN AND AREA DIAGRAM & DETAILS)

SCALE: 1:100

TYPICAL 19TH & 28TH FLOOR PLAN

PLUMBING LEGEND:-

1	110 (OD) UPVC SOIL & VENT PIPE
2	110 (OD) UPVC WASTE VENT PIPE
3	110 (OD) UPVC ASP
4	110 (OD) UPVC RAIN WATER DN TAKE PIPE
5	75 (OD) UPVC RAIN WATER DN TAKE PIPE
6	HYDRO. SUPPLY LINE FOR TOP 3 FLOORS (R/L, L2, L3) FLOOR
7	DOM. WATER SUPPLY 25TH TO 19TH FLOOR DN TAKE PIPE
8	DOM. WATER SUPPLY 18TH TO 19TH FLOOR DN TAKE PIPE
9	DOM. WATER SUPPLY 20TH TO 19TH FLOOR DN TAKE PIPE
10	FLU. WATER SUPPLY 32TH TO 21TH FLOOR DN TAKE PIPE
11	FLU. WATER SUPPLY 20TH TO 19TH FLOOR DN TAKE PIPE
12	FLU. WATER SUPPLY 8TH TO GROUND FLOOR DN TAKE PIPE
13	500 FLU. WATER SUPPLY RISER TO OHT.
14	650 DOM. WATER SUPPLY RISER TO OHT.

DOMESTIC WATER SUPPLY PIPE
FLUSHING WATER SUPPLY PIPE
DOMESTIC WATER SUPPLY PIPE (HYDRO)
MOTORIZED VALVE
BALL VALVE
FLOOR TRAP (100x100)MM
FLOOR DRAIN (100x50)MM
CUTOUT IN SLAB WALL
R.W KHURRA 300X300mm
R.W KHURRA 450X450mm

DOOR WINDOW SCHEDULE

NAME	WIDTH	CILL	UNTEL	LOCATION
D1	1200	00	2400	UNIT ENTRY
D2	1000	00	2400	ROOM
D3	1000	00	2400	ROOM
D4	800	00	2400	TOILET
D5	1200	00	2400	LOBBY/TERACE
D6	1500	00	2400	LOBBY
D7	1800	00	2400	BALCONY
D8	2700	00	2700	BALCONY
D9	3200	00	2700	BALCONY
D10	3200	00	2700	BALCONY
D11	3200	00	2700	BALCONY
D12	3200	00	2700	BALCONY
D13	3200	00	2700	BALCONY
D14	3200	00	2700	BALCONY
D15	3200	00	2700	BALCONY
D16	3200	00	2700	BALCONY
D17	3200	00	2700	BALCONY
D18	3200	00	2700	BALCONY
D19	3200	00	2700	BALCONY
D20	3200	00	2700	BALCONY
D21	3200	00	2700	BALCONY
D22	3200	00	2700	BALCONY
D23	3200	00	2700	BALCONY
D24	3200	00	2700	BALCONY
D25	3200	00	2700	BALCONY
D26	3200	00	2700	BALCONY
D27	3200	00	2700	BALCONY
D28	3200	00	2700	BALCONY
D29	3200	00	2700	BALCONY
D30	3200	00	2700	BALCONY
D31	3200	00	2700	BALCONY
D32	3200	00	2700	BALCONY
D33	3200	00	2700	BALCONY
D34	3200	00	2700	BALCONY
D35	3200	00	2700	BALCONY
D36	3200	00	2700	BALCONY
D37	3200	00	2700	BALCONY
D38	3200	00	2700	BALCONY
D39	3200	00	2700	BALCONY
D40	3200	00	2700	BALCONY
D41	3200	00	2700	BALCONY
D42	3200	00	2700	BALCONY
D43	3200	00	2700	BALCONY
D44	3200	00	2700	BALCONY
D45	3200	00	2700	BALCONY
D46	3200	00	2700	BALCONY
D47	3200	00	2700	BALCONY
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D49	3200	00	2700	BALCONY
D50	3200	00	2700	BALCONY
D51	3200	00	2700	BALCONY
D52	3200	00	2700	BALCONY
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D55	3200	00	2700	BALCONY
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D61	3200	00	2700	BALCONY
D62	3200	00	2700	BALCONY
D63	3200	00	2700	BALCONY
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D71	3200	00	2700	BALCONY
D72	3200	00	2700	BALCONY
D73	3200	00	2700	BALCONY
D74	3200	00	2700	BALCONY
D75	3200	00	2700	BALCONY
D76	3200	00	2700	BALCONY
D77	3200	00	2700	BALCONY
D78	3200	00	2700	BALCONY
D79	3200	00	2700	BALCONY
D80	3200	00	2700	BALCONY
D81	3200	00	2700	BALCONY
D82	3200	00	2700	BALCONY
D83	3200	00	2700	BALCONY
D84	3200	00	2700	BALCONY
D85	3200	00	2700	BALCONY
D86	3200	00	2700	BALCONY
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D88	3200	00	2700	BALCONY
D89	3200	00	2700	BALCONY
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D92	3200	00	2700	BALCONY
D93	3200	00	2700	BALCONY
D94	3200	00	2700	BALCONY
D95	3200	00	2700	BALCONY
D96	3200	00	2700	BALCONY
D97	3200	00	2700	BALCONY
D98	3200	00	2700	BALCONY
D99	3200	00	2700	BALCONY
D100	3200	00	2700	BALCONY

REFUGE AREA DIAGRAM

REFUGE AREA CALCULATION

GROSS AREA OF TWO CONSECUTIVE FLOORS = 747.160 + 747.160 = 1494.320 SQM

NO OF OCCUPANTS ON 19TH & 20TH FLOOR = 1494.320 / 12.5 = 119.54 SAY 120 PERSONS

REFUGE AREA REQUIRED = 120 X 3 = 35.76 SQM

ADDITIONALLY FOR WHEELCHAIR SPACE = + 0.9 SQM

TOTAL REFUGE AREA REQUIRED = 35.76 + 0.9 = 36.66 SQM

REFUGE AREA PROVIDED = (6.360 X 4.725) + (2.550 X 3.600)

= 30.051 + 9.180 = 39.231 SQM

TYPICAL UNIT CARPET AREA DIAGRAM

REFUGE AREA CALCULATIONS

S. No.	DESCRIPTION	WIDTH	LENGHT	NOS.	AREA IN SQMT
1	R1	6.360	4.725	1	30.051
2	R2	3.600	2.550	1	9.180
TOTAL ADDITION (A)					39.231
TOTAL REFUGE AREA (A) =					39.231

SERVICE PERSONNEL CARPET AREA DIAGRAM

SERVICE PERSONNEL CARPET AREA CALCULATIONS

S. No.	DESCRIPTION	WIDTH	LENGHT	NOS.	AREA IN SQMT
1	SP1	3.155	3.410	1	10.759
2	SP2	1.575	1.500	1	2.363
TOTAL ADDITION (A)					13.121
TOTAL SERVICE PERSONNEL CARPET AREA (A) =					13.121

TYPICAL FLOOR AREA DIAGRAM

TYPICAL FLOOR FAR AREA CALCULATIONS

S. No.	DESCRIPTION	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS (A)					
1	A1	13.545	10.385	4	562.659
2	A2	1.380	2.550	2	7.038
3	A3	6.360	3.110	1	19.780
4	A4	2.835	1.480	4	16.763
5	A5	3.330	0.850	4	11.865
6	A6	1.815	2.790	4	20.255
7	A7	10.400	7.830	1	81.432
8	A8	6.360	3.280	1	20.734
9	A9	1.380	2.400	2	6.624
TOTAL ADDITION (A)					747.160
DEDUCTIONS (D)					
1	D1	1.075	0.900	4	3.870
2	D2	0.300	0.825	4	0.990
3	D3	0.640	0.450	4	1.152
4	D4	0.300	0.750	4	0.900
5	D5	6.600	2.950	1	19.470
6	D6	1.360	0.300	4	1.632
7	D7	2.000	2.745	1	5.490
8	D8	3.200	4.750	1	15.200
9	D9	0.550	4.450	1	2.445
10	D10	1.250	0.700	1	0.875
11	D11	1.350	0.700	1	0.945
12	D12	2.000	2.200	3	13.200
TOTAL DEDUCTIONS (D)					66.172
TOTAL TYPICAL FLOOR FAR AREA (A-D) =					680.988

TYPICAL UNIT CARPET AREA CALCULATIONS

S. No.	DESCRIPTION	WIDTH	LENGHT	NOS.	AREA IN SQMT
ADDITIONS (A)					
1	C1	7.840	4.800	1	38.064
2	C2	0.300	0.750	1	0.225
3	C3	7.655	1.925	1	14.736
4	C4	1.415	5.625	1	7.959
5	C5	3.650	6.625	1	23.816
6	C6	1.460	1.800	1	2.628
7	C7	13.025	1.950	1	25.399
8	C8	11.285	1.390	1	15.686
9	C9	1.775	1.600	1	2.840
10	C10	5.845	1.010	1	5.903
11	C11	1.575	1.050	1	1.654
12	C12	1.175	0.850	1	0.9975
TOTAL ADDITION (A)					137.909
TOTAL TYPICAL UNIT CARPET AREA					137.909