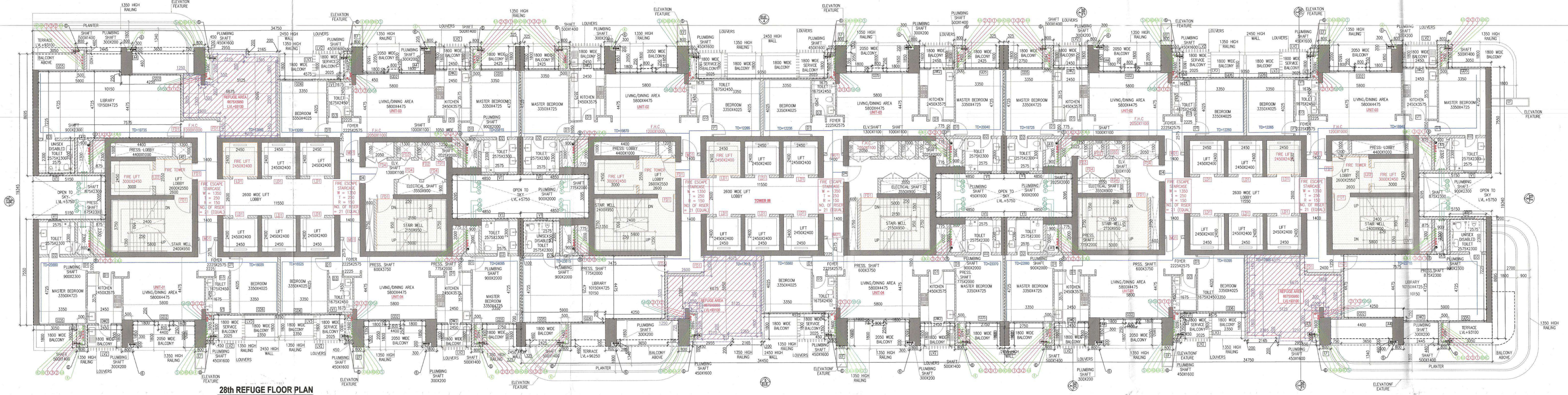


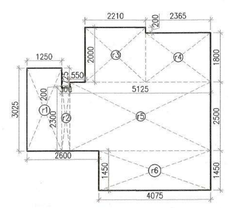
28th REFUGE FLOOR PLAN
LVL +93100
TOWER-03

28th REFUGE FLOOR PLAN
LVL +93100
TOWER-04

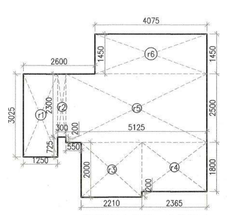
28th REFUGE FLOOR PLAN
LVL +93100
TOWER-05

LEGEND		
SL.NO	SYMBOL	DESCRIPTION
1.		SOIL AND VENT PIPE
2.		WASTE AND VENT PIPE
3.		WC OR WASTE PIPE (KITCHEN)
4.		WC CO ANTISYPHONAGE PIPE
5.		COLD PIPE (LOW ZONE)
6.		COLD PIPE (MID ZONE)
7.		COLD PIPE (HIGH ZONE)
8.		COLD PIPE(TOP FOUR FLOOR)
9.		FLUSHING PIPE (LOW ZONE)
10.		FLUSHING PIPE (MID ZONE)
11.		FLUSHING PIPE (HIGH ZONE)
12.		75 OD RAIN WATER PIPE (BALCONY)
13.		110 OD RAIN WATER PIPE(REFUGE/SMART)TERRACE
14.		160 OD TERRACE RAIN WATER PIPE
15.		DOMESTIC RISER
16.		FLUSHING RISER
17.		FLOOR DRAIN POINT (BALCONY)
18.		KHURRA 300X300
19.	FT	FLOOR TRAP
20.	FD	FLOOR DRAIN
21.	6000000	EDGE WALL
22.		CUTOUT 150X150

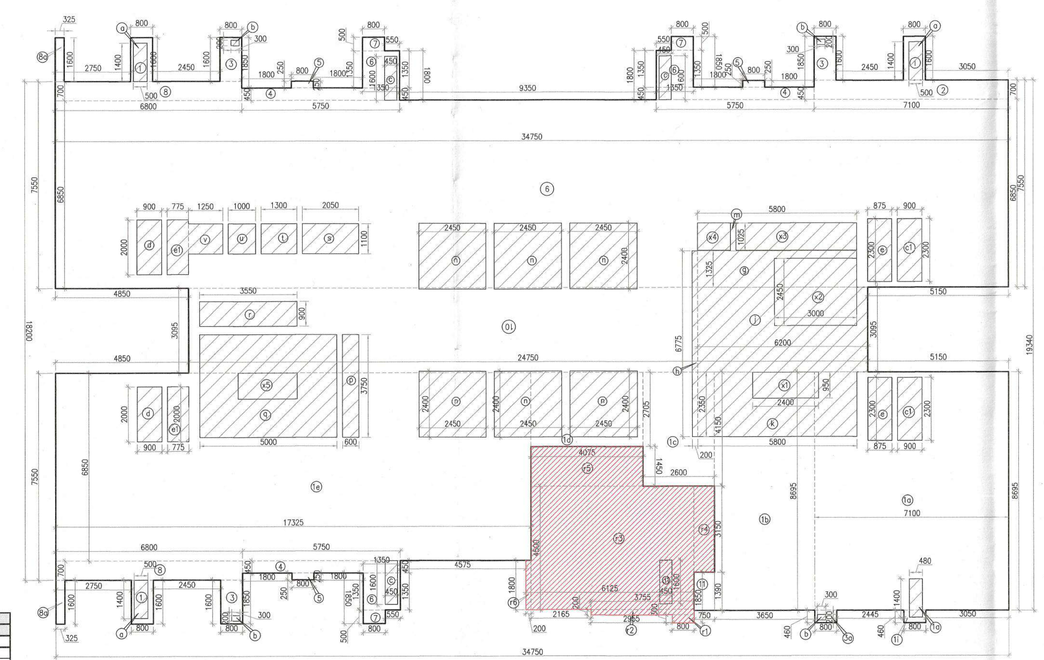
(TOWER-03,04 AND 05)		
UNITS	FLOOR LEVEL	TYPICAL FLOOR
4	93100	28th FLOOR
4	TOTAL UNITS =	



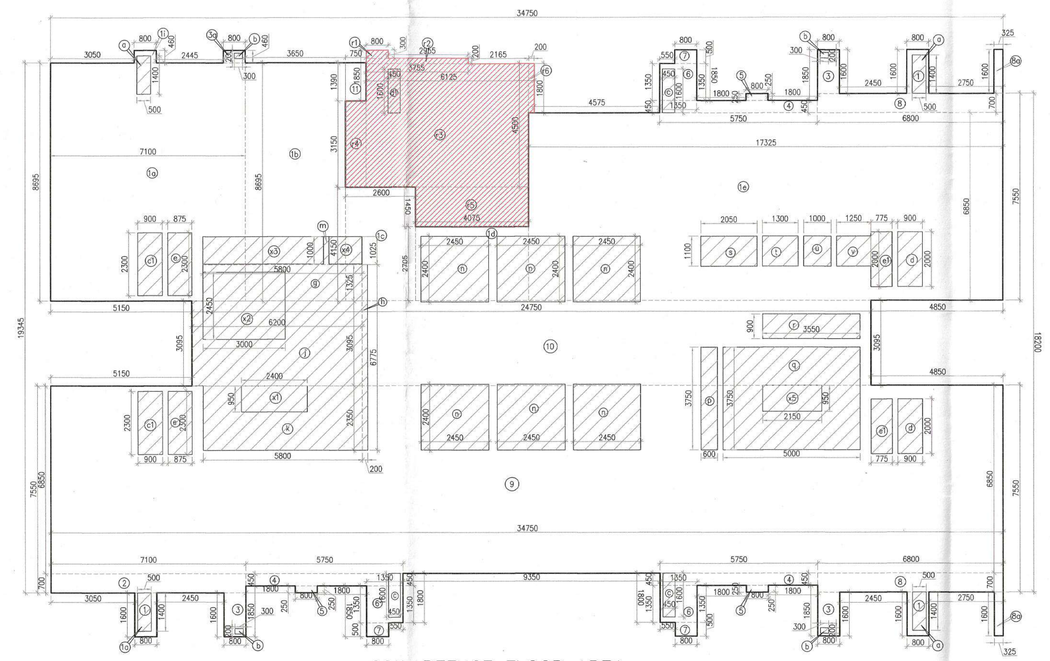
REFUGE AREA
TOWER-03



REFUGE AREA
TOWER-04



28th REFUGE FLOOR AREA
TOWER-05



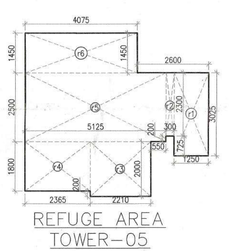
28th REFUGE FLOOR AREA
TOWER-03

REFUGE AREA CALCULATION - 28TH REFUGE FLOOR (TOWER-3)										
GROSS – A										
r1	=	1	X	1.250	X	3.025	=	3.781	SQM	
r2	=	1	X	0.300	X	2.300	=	0.690	SQM	
r3	=	1	X	2.210	X	2.000	=	4.420	SQM	
r4	=	1	X	2.365	X	1.800	=	4.257	SQM	
r5	=	1	X	5.125	X	2.500	=	12.813	SQM	
r6	=	1	X	4.075	X	1.450	=	5.909	SQM	
						TOTAL	=	31.870	SQM	
TOTAL REFUGE AREA	=	GROSS - A								
	=	31.870								
TOTAL	=	31.870	SQM							
GROSS AREA OF 28TH FLOOR (REFUGE) (TOWER-3)	=	560.830	SQM							
GROSS AREA OF 28TH FLOOR (TOWER-3)	=	560.830	SQM							
TOTAL	=	1121.660	SQM							
REFUGE AREA REQUIRED	=	(1383.3.700X0.3)/12.5	+	0.90(ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR SPACE @0.9 SQM PER 200 POPULATION)						
	=	26.922	+	0.9						
	=	27.822	SQM							
REFUGE AREA PROVIDED	=	31.870	SQM							

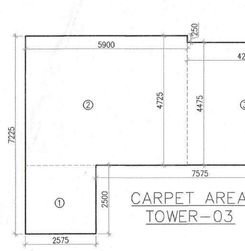
REFUGE AREA CALCULATION - 28TH REFUGE FLOOR (TOWER-4)										
GROSS – A										
r1	=	1	X	1.250	X	3.025	=	3.781	SQM	
r2	=	1	X	0.300	X	2.300	=	0.690	SQM	
r3	=	1	X	2.210	X	2.000	=	4.420	SQM	
r4	=	1	X	2.365	X	1.800	=	4.257	SQM	
r5	=	1	X	5.125	X	2.500	=	12.813	SQM	
r6	=	1	X	4.075	X	1.450	=	5.909	SQM	
						TOTAL	=	31.870	SQM	
TOTAL REFUGE AREA	=	GROSS - A								
	=	31.870								
TOTAL	=	31.870	SQM							
GROSS AREA OF 28TH FLOOR (REFUGE) (TOWER-4)	=	561.290	SQM							
GROSS AREA OF 28TH FLOOR (TOWER-4)	=	561.290	SQM							
TOTAL	=	1122.580	SQM							
REFUGE AREA REQUIRED	=	(1383.3.700X0.3)/12.5	+	0.90(ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR SPACE @0.9 SQM PER 200 POPULATION)						
	=	26.942	+	0.9						
	=	27.842	SQM							
REFUGE AREA PROVIDED	=	31.870	SQM							

REFUGE AREA CALCULATION - 28TH REFUGE FLOOR (TOWER-5)										
GROSS – A										
r1	=	1	X	1.250	X	3.025	=	3.781	SQM	
r2	=	1	X	0.300	X	2.300	=	0.690	SQM	
r3	=	1	X	2.210	X	2.000	=	4.420	SQM	
r4	=	1	X	2.365	X	1.800	=	4.257	SQM	
r5	=	1	X	5.125	X	2.500	=	12.813	SQM	
r6	=	1	X	4.075	X	1.450	=	5.909	SQM	
						TOTAL	=	31.870	SQM	
TOTAL REFUGE AREA	=	GROSS - A								
	=	31.870								
TOTAL	=	31.870	SQM							
GROSS AREA OF 28TH FLOOR (REFUGE) (TOWER-5)	=	561.290	SQM							
GROSS AREA OF 28TH FLOOR (TOWER-5)	=	561.290	SQM							
TOTAL	=	1122.580	SQM							
REFUGE AREA REQUIRED	=	(1383.3.700X0.3)/12.5	+	0.90(ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR SPACE @0.9 SQM PER 200 POPULATION)						
	=	26.942	+	0.9						
	=	27.842	SQM							
REFUGE AREA PROVIDED	=	31.870	SQM							

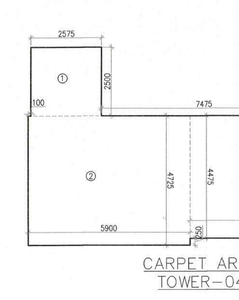
SCHEDULE OF OPENINGS (ROUGH OPENING SIZE)					
TYPE	SIZE	SILL	LINTEL	DESCRIPTION	
FIRE RATED DOOR SERIES					
D10	1100X2450	FFL	2450	OBRT/REFUGE (2 HOUR FIRE RATED DOOR)	
D12	900X1850	600	2450	SHAFT DOOR	
D14	800X1850	600	2450	SHAFT DOOR	
D15	1500X1850	600	2450	SHAFT DOOR	
D5	3500X2450	FFL	2450	BASEMENT DOOR	
M1	1400X2450	FFL	2450	BASEMENT SERVICES	
W23	1100X2450	FFL	2450	1 HOUR FIRE RATED MUVB DOOR (WHG/ZWHG)	
UNIT TIMBER/NON TIMBER DOOR SERIES					
D1	750X2450	FFL	2450	BEDROOM DOOR & CLUB ROOM DOOR	
D2	800X2450	FFL	2450	TOILET DOOR	
D3	900X2450	FFL	2450	TOILET DOOR	
D3A	700X2100	FFL	2100	TOILET STALL DOOR	
D4	1200X2450	FFL	2450	LOUVERED DOOR	
D5	1200X2450	FFL	2450	CLASSROOM DOORS(SINGLE LEAF)	
D6	1500X2450	FFL	2450	CLUBHOUSE DOOR (DOUBLE LEAF)	
D7	1500X2450	FFL	2450	LOBBY DOOR (DOUBLE LEAF)	
DW1	1600X2450	1200	2450	UTILITY DOOR WINDOW (1BHK)	
DW2	1700X2450	1200	2450	UTILITY DOOR WINDOW (2BHK)	
LD1	1100X2450	FFL	2450	PASSENGER LIFT DOOR	
LD2	1100X2450	FFL	2450	SERVICE LIFT DOOR	
A1	750X1350	900	2450	MEP SHAFT DOOR	
A2	950X1550	900	2450	MEP SHAFT DOOR	
A3	1800X1350	900	2450	MEP SHAFT DOOR	
A4	1050X1550	900	2450	MEP SHAFT DOOR	
A5	900X1850	600	2450	FHC DOOR	
GLASS DOOR SERIES					
GD1	1500X2450	FFL	2450	GLASS DOOR	
GD2	4400X2450	FFL	2450	GLASS DOOR	
GD3	3150X2450	FFL	2450	GLASS DOOR	
GD4	9000X2450	FFL	2450	GLASS DOOR	
GD5	3600X2450	FFL	2450	GLASS DOOR	
GD6	2350X2450	FFL	2450	GLASS DOOR	
GD7	1200X2450	FFL	2450	GLASS DOOR (MAIN)(EET)	
GD8	9600X2450	FFL	2450	GLASS DOOR (REFUGE)	
GD9	1500X2450	FFL	2450	GLASS DOOR (CLUB & SCHOOL)	
GD10	1200X2450	FFL	2450	GLASS DOOR (CLUB)	
GD11	9000X2450	FFL	2450	GLASS DOOR (CLUB)	
GD12	2400X2450	FFL	2450	SLIDING GLASS ADD DOOR (ELIB)	
VENTIRATOR					
V1	1500X1100	1350	2450	VENTILATOR	
MISC					
LV3	PRESSURIZATION LOUVERS				
LV2	FULL HEIGHT LOUVER ON FACADE				
LV1	FULL HEIGHT LOUVER ON BALCONY SLAB				
EF	ELEVATION FEATURE				
RG	CURTAIN GLAZING				



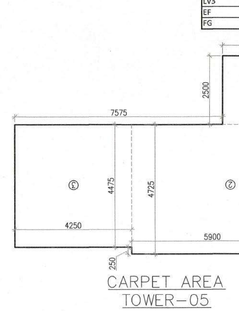
REFUGE AREA
TOWER-05



CARPET AREA
TOWER-03



CARPET AREA
TOWER-04



CARPET AREA
TOWER-05

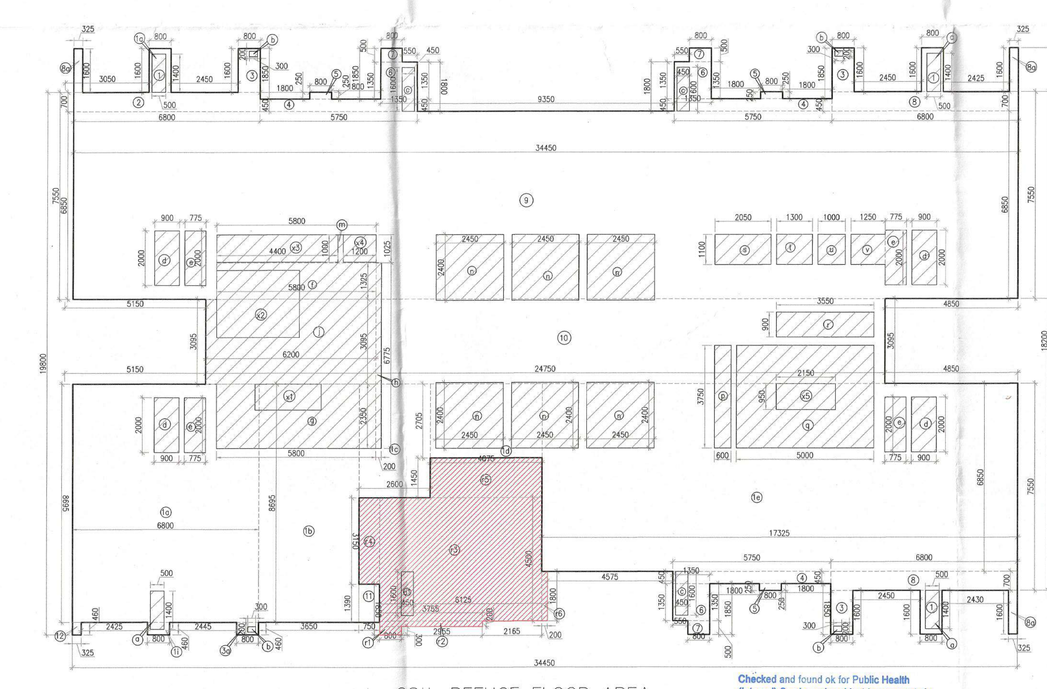
LIBRARY CARPET AREA (TOWER-3)									
GROSS – A									
1	=	1	X	2.575	X	2.800	=	6.438	SQM
2	=	1	X	5.500	X	4.725	=	27.878	SQM
3	=	1	X	4.200	X	4.475	=	18.619	SQM
					TOTAL	=		53.334	SQM

LIBRARY CARPET AREA (TOWER-4)									
GROSS – A									
1	=	1	X	2.575	X	2.800	=	6.438	SQM
2	=	1	X	5.500	X	4.725	=	27.878	SQM
3	=	1	X	4.200	X	4.475	=	18.619	SQM
					TOTAL	=		53.334	SQM

LIBRARY CARPET AREA (TOWER-5)									
GROSS – A									
1	=	1	X	2.575	X	2.800	=	6.438	SQM
2	=	1	X	5.500	X	4.725	=	27.878	SQM
3	=	1	X	4.200	X	4.475	=	18.619	SQM
					TOTAL	=		53.334	SQM

28TH REFUGE FLOOR AREA TOWER-05									
GROSS – A									
1	3	X	0.800	X	1.600	=	3.840	SQM	
1i	1	X	0.800	X	0.460	=	0.368	SQM	
1a	1	X	3.850	X	8.695	=	61.735	SQM	
1b	1	X	3.850	X	8.695	=	61.735	SQM	
1c	1	X	3.850	X	2.700	=	10.290	SQM	
1d	1	X	4.075	X	2.705	=	11.023	SQM	
1e	1	X	17.325	X	6.850	=	118.676	SQM	
2	3	X	7.100	X	0.700	=	4.970	SQM	
3	3	X	0.800	X	1.600	=	3.840	SQM	
3a	1	X	0.800	X	0.460	=	0.368	SQM	
4	3	X	5.750	X	0.450	=	7.763	SQM	
5	3	X	0.800	X	0.250	=	0.600	SQM	
6	3	X	1.350	X	1.350	=	5.468	SQM	
7	1	X	0.800	X	0.500	=	1.200	SQM	
8	2	X	6.800	X	0.700	=	9.520	SQM	
8a	2	X	0.325	X	1.600	=	1.040	SQM	
9	1	X	34.730	X	6.850	=	238.038	SQM	
10	1	X	24.750	X	3.095	=	76.601	SQM	
11	1	X	0.750	X	1.390	=	1.043	SQM	
					TOTAL	=	668.618	SQM	
DEDUCTION AREA									
GROSS – B									
a	3	X	0.500	X	1.400	=	2.100	SQM	
1a	1	X	0.480	X	1.400	=	0.672	SQM	
b	1	X	0.300	X	0.200	=	0.240	SQM	
c	3	X	0.450	X	1.600	=	2.160	SQM	
c1	1	X	0.900	X	1.600	=	1.440	SQM	
d	2	X	0.900	X	2.000	=	3.600	SQM	
e	2	X	0.875	X	2.300	=	4.025	SQM	
e1	2	X	0.775	X	2.000	=	3.100	SQM	
f	1	X	5.800	X	1.325	=	7.685	SQM	
h	1	X	0.200	X	6.775	=	1.355	SQM	
j	1	X	6.200	X	3.095	=	19.189	SQM	
k	1	X	5.800	X	2.250	=	13.630	SQM	
m	3	X	1.800	X	1.025	=	5.945	SQM	
n	6	X	2.450	X	2.400	=	35.280	SQM	
q	1	X	5.000	X	3.750	=	18.750	SQM	
r	1	X	3.550	X	0.900	=	3.195	SQM	
s	1	X	2.050	X	1.100	=	2.255	SQM	
t	1	X	1.300	X	1.100	=	1.430	SQM	
u	1	X	1.000	X	1.100	=	1.100	SQM	
v	1	X	1.250	X	1.100	=	1.375	SQM	
					TOTAL	=	133.478	SQM	
TOTAL FAR AREA OF 28TH REFUGE FLOOR AREA (TOWER-5)					GROSS – A	-	GROSS – B		
					=	668.618	-	133.478	
					=	448.142	SQM		
NON FAR AREA (ADDITION)									
GROSS – C									
f	1	X	5.800	X	1.025	=	5.945	SQM	
g	1	X	5.800	X	1.325	=	7.685	SQM	
h	1	X	0.200	X	6.775	=	1.355	SQM	
j	1	X	6.200	X	3.095	=	19.189	SQM	
k	1	X	5.800	X	1.350	=	7.830	SQM	
m	1	X	5.800	X	1.000	=	5.800	SQM	
q	1	X	5.000	X	3.750	=	18.750	SQM	
r1	1	X	1.000	X	0.300	=	0.300	SQM	
r2	1	X	3.755	X	0.200	=	0.751	SQM	
r3	1	X	3.925	X	0.200	=	0.785	SQM	
r4	1	X	3.925	X	4.500	=	26.663	SQM	
r5	1	X	4.075	X	1.450	=	5.909	SQM	
r6	1	X	0.200	X	1.800	=	0.360	SQM	
					TOTAL	=	102.839	SQM	
NON FAR AREA(DEDUCTION)									
GROSS – D									
x1	1	X	2.400	X	0.950	=	2.280	SQM	
x2	1	X	3.000	X	2.450	=	7.350	SQM	
x3	1	X	4.400	X	1.000	=	4.400	SQM	
x4	1	X	1.200	X	1.000	=	1.200	SQM	
x5	1	X	2.150	X	0.950	=	2.043	SQM	
d1	1	X	0.450	X	1.600	=	0.720	SQM	
					TOTAL	=	17.993	SQM	
					= GROSS – C	-	GROSS – D		
TOTAL NON FAR AREA OF 28TH REFUGE FLOOR (TOWER-5)					= 102.839	-	17.993		
					= 84.846	SQM			
TOTAL BUILTUP AREA OF 28TH REFUGE FLOOR (TOWER-5)					= FAR AREA	+	NON FAR AREA		
					= 448.142	+	84.846		
					= 539.988	SQM			

28TH REFUGE FLOOR AREA TOWER-04									
GROSS – A									
1	3	X	0.800	X	1.600	=	3.840	SQM	
1i	1	X	0.800	X	0.460	=	0.368	SQM	
1a	1	X	3.850	X	8.695	=	33.470	SQM	
1b	1	X	3.850	X	8.695	=	33.470	SQM	
1c	1	X	3.850	X	2.700	=	10.395	SQM	
1d	1	X	4.075	X	2.705	=	11.023	SQM	
1e	1	X	17.325	X	6.850	=	118.676	SQM	
2	1	X	8.800	X	0.700	=	4.760	SQM	
3	3	X	0.800	X	1.600	=	3.840	SQM	
3a	1	X	0.800	X	0.460	=	0.368	SQM	
4	3	X	5.750	X	0.450	=	7.763	SQM	
5	3	X	0.800	X	0.250	=	0.600	SQM	
6	3	X	1.350	X	1.350	=	5.468	SQM	
7	1	X	0.800	X	0.500	=	1.200	SQM	
8	2	X	6.800	X	0.700	=	9.520	SQM	
8a	2	X	0.325	X	1.600	=	1.040	SQM	
9	1	X	34.450	X	6.850	=	235.983	SQM	
10	1	X	24.750	X	3.095	=	76.601	SQM	
11	1	X	0.750	X	1.390	=	1.043	SQM	
11a	1	X	0.325	X	1.600	=	0.520	SQM	
					TOTAL	=	504.414	SQM	
DEDUCTION AREA									
GROSS – B									
a	4	X	0.500	X	1.400	=	2.800	SQM	
b	4	X	0.300	X	0.200	=	0.240	SQM	
c	3	X	0.450	X	1.600	=	2.160	SQM	
c1	2	X	0.900	X	2.300	=	4.140	SQM	
d	2	X	0.900	X	2.000	=	3.600	SQM	
e	2	X	0.875	X	2.300	=	4.025	SQM	
e1	2	X	0.775	X	2.000	=	3.100	SQM	
f	1	X	5.800	X	1.325	=	7.685	SQM	
h	1	X	0.200	X	6.775	=	1.355	SQM	
j	1	X	6.200	X	3.095	=	19.189	SQM	
k	1	X	5.800	X	2.350	=	13.630	SQM	
m	3	X	1.800	X	1.025	=	5.945	SQM	
n	6	X	2.450	X	2.400	=	35.280	SQM	
q	1	X	5.000	X	3.750	=	18.750	SQM	
r	1	X	3.550	X	0.900	=	3.195	SQM	
s	1	X	2.050	X	1.100	=	2.255	SQM	
t	1	X	1.300	X	1.100	=	1.430	SQM	
u	1	X	1.000	X	1.100	=	1.100	SQM	
v	1	X	1.250	X	1.100	=	1.375	SQM	
					TOTAL	=	132.839	SQM	
TOTAL FAR AREA OF 28TH REFUGE FLOOR AREA (TOWER-4)					= GROSS – A	-	GROSS – B		
					= 504.414	-	132.839		
					= 371.575	SQM			
NON FAR AREA (ADDITION)									
GROSS – C									
f	1	X	5.800	X	1.025	=	5.945	SQM	
g	1	X	5.800	X	1.325	=	7.685	SQM	
h	1	X	0.200	X	6.775	=	1.355	SQM	
j	1	X	6.200	X	3.095	=	19.189	SQM	
k	1	X	5.800	X	1.350	=	7.830	SQM	
m	1	X	5.800	X	1.000	=	5.800	SQM	
q	1	X	5.000	X	3.750	=	18.750	SQM	
r1	1	X	1.000	X	0.300	=	0.300	SQM	
r2	1	X	3.755	X	0.200	=	0.751	SQM	
r3	1	X	3.925	X	0.200	=	0.785	SQM	
r4	1	X	3.925	X	2.350	=	9.224	SQM	
r5	1	X	4.075	X	1.450	=	5.909	SQM	
r6	1	X	0.200	X	1.800	=	0.360	SQM	
					TOTAL	=	102.839	SQM	
NON FAR AREA(DEDUCTION)									
GROSS – D									
x1	1	X	2.400	X	0.950	=	2.280	SQM	
x2	1	X	3.000	X	2.450	=	7.350	SQM	
x3	1	X	4.400	X	1.000	=	4.400	SQM	
x4	1	X	1.200	X	1.000	=	1.200	SQM	
x5	1	X	2.150	X	0.950	=	2.043	SQM	
d1	1	X	0.450	X	1.600	=	0.720	SQM	
					TOTAL	=	17.993	SQM	
					= GROSS – C	-	GROSS – D		
TOTAL NON FAR AREA OF 28TH REFUGE FLOOR (TOWER-4)					= 102.839	-	17.993		
					= 84.846	SQM			
TOTAL BUILTUP AREA OF 28TH REFUGE FLOOR (TOWER-4)					= FAR AREA	+	NON FAR AREA		
					= 463.575	+	84.846		
					= 557.421	SQM			



28th REFUGE FLOOR AREA
TOWER-04

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. JE(C)/SE(C)/DA(C)/2.71

Superintending Engineer (HQ)
Chief Engineer-I
RSVP, Panchkula

SANCTIONED
TO BE READ WITH OUR OFFICE
MEMO NO.: 22-2
DATED: 08-01-2025

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.
3. ALL TOILET & KITCHEN HAVE PERMANENT VENTILATION /EXHAUST
4. ALL BUILDINGS ARE NATURALLY VENTILATED AND WHERE EVER REQUIRED MECHANICAL VENTILATION IS PROPOSED WITH 100% POWER BACKUP.

Project

Proposed building plan of Group Housing Colony an area measuring 12.05 acres (Licence no.123 of 2014 dated 22.08.2014)Under TOD policy dated 09.02.2016 in Sector-102, Gurugram Manesar urban complex being developed by "Countrywide Promoters Private Limited (Amalgamated with M/S BPTP Limited Vide NCLT Chandigarh Order Dated 20th September 2024.)"

Design Architect

DPA CONSULTANTS PVT LTD
3rd FLOOR, L&T BUILDING, #38, CUBBON ROAD,TASKER TOWN, SHIVAJI NAGAR
BENGALURU - 560001
TEL: 23535099 FAX: 23435312

Client

"Countrywide Promoters Private Limited (Amalgamated with M/S BPTP Limited Vide NCLT Chandigarh Order Dated 20th September 2024.)"

OT-14,3rd floor, Next Door, Parkland,Sector-76, Faridabad-121004

Associate Architect

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.: 011-26898616,26898617
www.rsms-arch.com

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

DTP(HQ) | ATP(HQ) | AD | PA | ATP | Rajesh Dutt SD(HQ)

ARCHITECT'S SEAL & SIGNATURE | JOINT MEMBER B.P.A.C | OWNER'S SEAL & SIGNATURE

OCTOBER-2024 | Scale : 1:100

Drawing Title:- 28th REFUGE FLOOR PLAN & AREA CALCULATION TOWER- 3,4 & 5

Drawing No:- T3-03

1-04122024