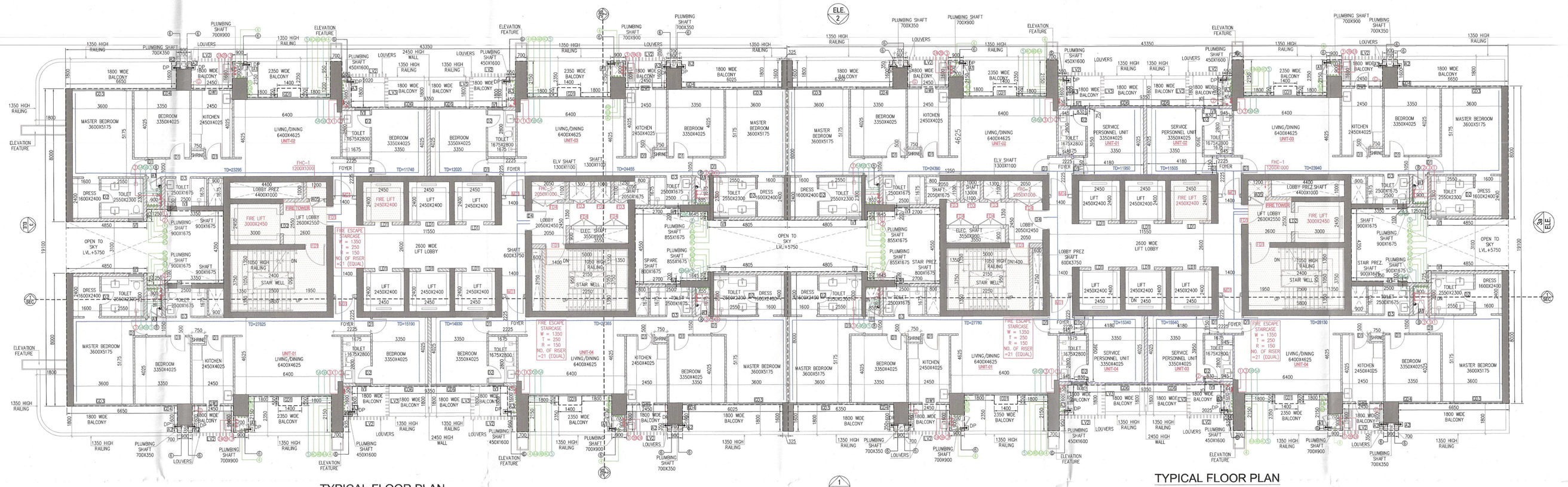
(TOWER-01 AND 02)			(TOWER-02)
TYPICAL FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONNEL UNITS
1st FLOOR	+8050	4	4
2nd FLOOR	+11200	4	4
3rd FLOOR	+14350	4	4
4th FLOOR	+17500	4	4
5th FLOOR	+20650	4	4
6th FLOOR	+23800	4	4
7th FLOOR	+26950	4	4
8th FLOOR	+32100	4	4
9th FLOOR	+35250	4	4
10th FLOOR	+38400	4	4
11th FLOOR	+39550	4	4
12th FLOOR	+42700	4	4
13th FLOOR	+45850	4	4
14th FLOOR	+49000	4	4
15th FLOOR	+52150	4	4
16th FLOOR	+55300	4	4
17th FLOOR	+58450	4	4
19th FLOOR	+64750	4	4
20th FLOOR	+67900	4	4
21st FLOOR	+71050	4	4
22nd FLOOR	+74200	4	4
23rd FLOOR	+77350	4	4
24th FLOOR	+80500	4	4
25th FLOOR	+83650	4	4
26th FLOOR	+86800	4	4
27th FLOOR	+89950	4	4
29th FLOOR	+96250	4	4
30th FLOOR	+99400	4	4
31st FLOOR	+102550	4	4
32nd FLOOR	+105700	4	4
33rd FLOOR	+108850	4	4
34th FLOOR	+112000	4	4
35th FLOOR	+115150	4	4
36th FLOOR	+118300	4	4
38th FLOOR	+124650	4	4
39th FLOOR	+127750	4	4
40th FLOOR	+130900	4	4
41st FLOOR	+134050	4	4
42nd FLOOR	+137200	4	4
43th FLOOR	+140350	4	4
44th FLOOR	+143500	4	4
45th FLOOR	+146650	4	4
TOTAL UNITS		168	168
TOTAL UNITS TOWER-1&2 = 168+2=336		TOTAL UNITS TOWER-2 =168	



TYPICAL FLOOR PLAN
TOWER-01
1st to 17th,19th to 27th, 29th to 36th , 38th to 45th

TYPICAL FLOOR PLAN
TOWER-02
1st to 17th,19th to 27th, 29th to 36th , 38th to 45th

LEGEND FOR FIRE FIGHTING:

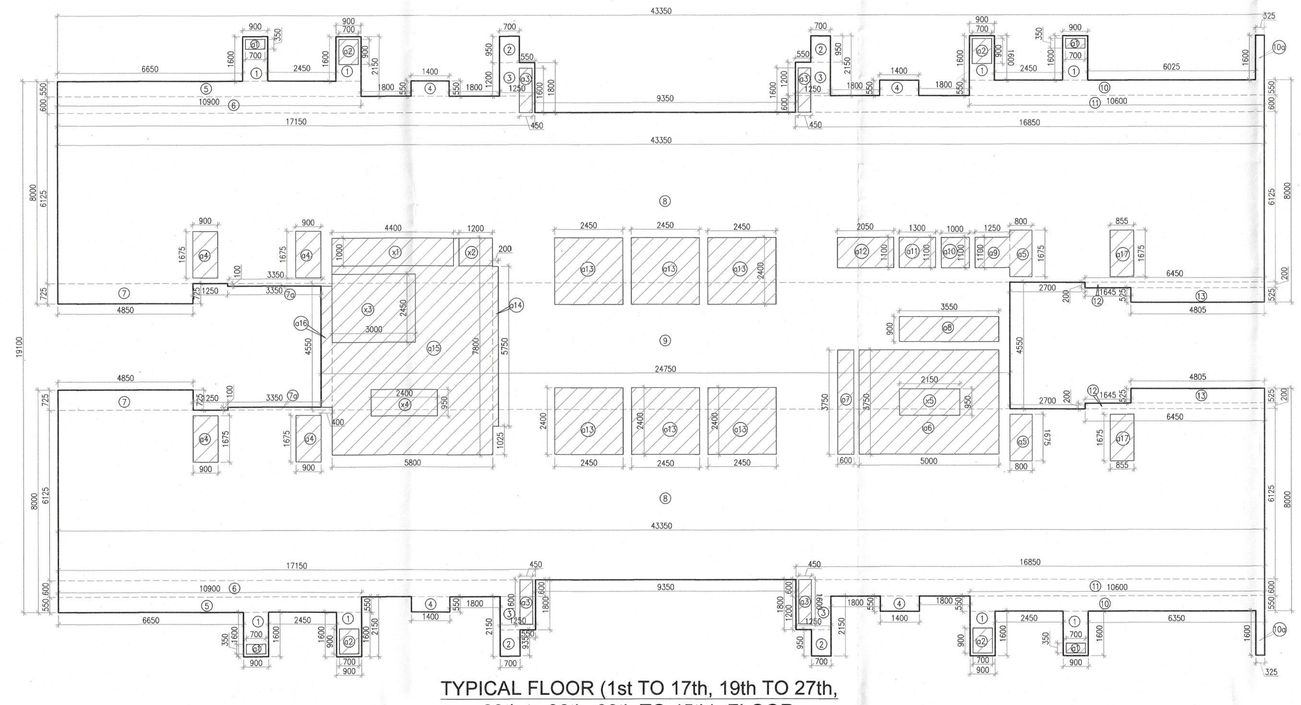
S.NO.	SYMBOL	DESCRIPTION
1.		100Ø MS CLASS 'C' FIRE WET RISER (LOW PRESSURE ZONE)
2.		100Ø MS CLASS 'C' FIRE WET RISER (MID PRESSURE ZONE)
3.		100Ø MS CLASS 'C' FIRE WET RISER (INTERMEDIATE PRESSURE ZONE)
4.		100Ø MS CLASS 'C' FIRE WET RISER (HIGH PRESSURE ZONE)
5.		80Ø MS CLASS 'C' SPRINKLER DRAIN PIPE
6.		150Ø MS CLASS 'C' SPRINKLER PIPE (LOW PRESSURE ZONE)
7.		150Ø MS CLASS 'C' SPRINKLER STANDBY PIPE (LOW PRESSURE ZONE)
8.		150Ø MS CLASS 'C' SPRINKLER PIPE (MID PRESSURE ZONE)
9.		150Ø MS CLASS 'C' SPRINKLER STANDBY PIPE (MID PRESSURE ZONE)
10.		150Ø MS CLASS 'C' SPRINKLER PIPE (INTERMEDIATE PRESSURE ZONE)
11.		150Ø MS CLASS 'C' SPRINKLER STANDBY PIPE (INTERMEDIATE PRESSURE ZONE)
12.		150Ø MS CLASS 'C' SPRINKLER PIPE (HIGH PRESSURE ZONE)
13.		150Ø MS CLASS 'C' SPRINKLER STANDBY PIPE (HIGH PRESSURE ZONE)
14.		150Ø MS CLASS 'C' FIRE DOWNCOMER PIPE
15.		150Ø MS CLASS 'C' OVERHEAD FIRE TANK FILLING PIPE
16.	FHC	FIRE HOSE CABINET
17.		FIRST AID FIRE HOSE REEL
18.		SINGLE LANDING VALVE
19.		PENDENT SPRINKLER(QUICK RESPONSE,TEMPERATURE 68°C)
20.		UPRIGHT SPRINKLER(QUICK RESPONSE,TEMPERATURE 68°C)
21.		SIDEWALL SPRINKLER (QUICK RESPONSE,TEMPERATURE 68°C)
22.	DWC	FLOW SWITCH
23.		BUTTERFLY VALVE WITH PADLOCK ARRANGEMENT
24.		CO2 TYPE 4.5KG FIRE EXTINGUISHERS
25.		ABC TYPE 6KG FIRE EXTINGUISHERS

LEGEND

S.NO	SYMBOL	DECRIPTION
1.		110 OD SOIL AND VENT PIPE
2.		110 OD WASTE AND VENT PIPE
3.		110 OD WASTE PIPE (KITCHEN)
4.		110 OD ANTISYPHONAGE PIPE
5.		COLD WATER SUPPLY PIPE(LOW ZONE)
6.		COLD WATER SUPPLY PIPE (MID ZONE)
7.		COLD WATER SUPPLY PIPE (HIGH ZONE)
8.		COLD WATER SUPPLY PIPE(TOP FOUR FLOOR)
9.		FLUSHING WATER SUPPLY PIPE (LOW ZONE)
10.		FLUSHING WATER SUPPLY PIPE (MID ZONE)
11.		FLUSHING WATER SUPPLY PIPE (HIGH ZONE)
12.		75 OD RAIN WATER PIPE (BALCONY)
13.		110 OD RAIN WATER PIPE(REFUGE,NUMTY)TERRACE
14.		160 OD TERRACE RAIN WATER PIPE
15.		DOMESTIC WATER SUPPLY RISER
16.		FLUSHING WATER SUPPLY RISER
17.		FLOOR DRAIN PONT (BALCONY)
18.		KHURRA 300X300
19.	FT	FLOOR TRAP
20.	FD	FLOOR DRAIN
21.		LEDGE WALL
22.		CUTOUT 150X150

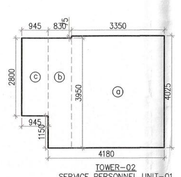
SCHEDULE OF OPENINGS (ROUGH OPENING SIZE)				
TYPE	SIZE	SILL	LINTEL	DESCRIPTION
FIRE RATED DOOR SERIES				
FD1	1200X2450	FFL	2450	LOBBY/REFUGE (2 HOUR FIRE RATED DOOR)
FD2	900X1850	600	2450	SHAFT DOOR
FD3	800X1850	600	2450	SHAFT DOOR
FD4	1500x1850	600	2450	SHAFT DOOR
FD5	2050X2450	FFL	2450	BASEMENT DOOR
FD1	2400X2450	FFL	2450	BASEMENT SERVICES
MD1	1100X2450	FFL	2450	1 HOUR FIRE RATED MAIN DOOR (1BHK/2BHK)
UNIT TIMBER/NON TIMBER DOOR SERIES				
D1	900X2450	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 DOOR(SINGLE LEAF)
D6	1200X2450	FFL	2450	CLUB/BOH DOOR (DOUBLE LEAF)
D7	1500X2450	FFL	2450	LOBBY DOOR (DOUBLE LEAF)
DW1	1600X2450	1200	2450	UTILITY DOOR WINDOW (3BHK)
DW2	1700X2450	1200	2450	UTILITY DOOR WINDOW (2BHK)
LD1	1050X2450	FFL	2450	PASSENGER LIFT DOOR
LD2	1150X2450	FFL	2450	SERVICE LIFT DOOR
A1	750X1550	900	2450	MEP SHAFT DOOR
A2	350X1550	900	2450	MEP SHAFT DOOR
A3	1600X1550	900	2450	MEP SHAFT DOOR
A4	1650X1550	900	2450	MEP SHAFT DOOR
A5	900X1850	600	2450	FHC DOOR
GLASS DOOR SERIES				
GD1	5000X2450	FFL	2450	GLASS DOOR
GD2	6400X2450	FFL	2450	GLASS DOOR
GD3	3150X2450	FFL	2450	GLASS DOOR
GD4	3000X2450	FFL	2450	GLASS DOOR
GD5	2650X2450	FFL	2450	GLASS DOOR
GD6	2350X2450	FFL	2450	GLASS DOOR
GD7	1500X2450	FFL	2450	GLASS DOOR (BANQUET)
GD8	9600X2450	FFL	2450	GLASS DOOR (REFUGE)
GD9	1500X2450	FFL	2450	GLASS DOOR (CLUB & SCHOOL)
GD10	1200X2450	FFL	2450	GLASS DOOR (CLUB)
GD11	900X2450	FFL	2450	GLASS DOOR (CLUB)
SD1	2400X2450	FFL	2450	SLIDING GLASS DOOR (CLUB)
VENTILATOR				
V1	900X1100	1350	2450	VENTILATOR
MISC				
LV1	PRESSURIZATION LOUVERS			
LV2	FULL HEIGHT LOUVER ON FAÇADE			
LV3	FULL HEIGHT LOUVER ON BALCONY SLAB			
EF	ELEVATION FEATURE			
FG	CURTAIN GLAZING			

TYPICAL FLOOR AREA (1st TO 17th, 19th TO 27th, 29th to 36th, 38th TO 45th) TOWER-01								
GROSS – A								
1	8	X	0.900	X	1.600	=	11.520	SQM
2	4	X	0.700	X	0.950	=	2.660	SQM
3	4	X	1.250	X	1.200	=	6.000	SQM
4	4	X	1.400	X	0.550	=	3.080	SQM
5	2	X	10.900	X	0.550	=	11.990	SQM
6	2	X	17.150	X	0.600	=	20.580	SQM
7	2	X	4.850	X	0.725	=	7.033	SQM
7a	2	X	3.350	X	0.100	=	0.670	SQM
8	2	X	43.350	X	6.125	=	531.038	SQM
9	1	X	24.750	X	4.550	=	112.613	SQM
10	2	X	10.600	X	0.550	=	11.660	SQM
10a	2	X	0.325	X	1.600	=	1.040	SQM
11	2	X	16.850	X	0.600	=	20.220	SQM
12	2	X	6.450	X	0.200	=	2.580	SQM
13	2	X	4.850	X	0.525	=	5.043	SQM
					TOTAL	=	747.728	SQM
DEDUCTION AREA								
GROSS – B								
a1	4	X	0.700	X	0.350	=	0.980	SQM
a2	4	X	0.700	X	0.900	=	2.520	SQM
a3	4	X	0.450	X	1.600	=	2.880	SQM
a4	4	X	0.900	X	1.675	=	6.030	SQM
a5	2	X	0.800	X	1.675	=	2.680	SQM
a6	1	X	5.000	X	3.750	=	18.750	SQM
a7	1	X	0.600	X	3.750	=	2.250	SQM
a8	1	X	3.550	X	0.900	=	3.195	SQM
a9	1	X	1.250	X	1.100	=	1.375	SQM
a10	1	X	1.000	X	1.100	=	1.100	SQM
a11	1	X	1.300	X	1.100	=	1.430	SQM
a12	1	X	2.050	X	1.100	=	2.255	SQM
a13	6	X	2.450	X	2.450	=	35.280	SQM
a14	1	X	0.200	X	5.750	=	1.150	SQM
a15	1	X	5.800	X	7.800	=	45.240	SQM
a16	1	X	0.400	X	4.550	=	1.820	SQM
a17	1	X	0.855	X	1.675	=	2.864	SQM
					TOTAL	=	131.799	SQM
TOTAL FAR AREA OF TYPICAL FLOOR AREA (TOWER-1)					= GROSS – A	-	GROSS – B	
					= 747.728	-	131.799	
					= 615.929	SQM		
NON FAR AREA (ADDITION)								
GROSS – C								
a6	1	X	5.000	X	3.750	=	18.750	SQM
a14	1	X	0.200	X	5.750	=	1.150	SQM
a15	1	X	5.800	X	7.800	=	45.240	SQM
a16	1	X	0.400	X	4.550	=	1.820	SQM
a17	1	X	0.855	X	1.675	=	2.864	SQM
					TOTAL	=	68.960	SQM
NON FAR AREA(DEDUCTION)								
GROSS – D								
x1	1	X	4.400	X	1.000	=	4.400	SQM
x2	1	X	1.200	X	1.000	=	1.200	SQM
x3	1	X	3.000	X	2.450	=	7.350	SQM
x4	1	X	2.400	X	0.950	=	2.280	SQM
x5	1	X	2.150	X	0.950	=	2.043	SQM
					TOTAL	=	17.273	SQM
TOTAL NON FAR AREA OF TYPICAL FLOOR (TOWER-1)					= GROSS – C	-	GROSS – D	
					= 68.960	-	17.273	
					= 49.688	SQM		
TOTAL BUILTUP AREA OF TYPICAL FLOOR (TOWER-1)					= FAR AREA	+	NON FAR AREA	
					= 615.929	+	49.688	
					= 666.616	SQM		

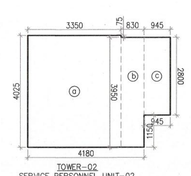


TYPICAL FLOOR (1st TO 17th, 19th TO 27th, 29th to 36th, 38th TO 45th) FLOOR
TOWER-01

AREA OF SERVICE PERSONNEL (TOWER-2) UNIT-01								
GROSS - 01								
a	=	1	X	3.350	X	4.025	=	13.484 SQM
b	=	1	X	0.830	X	3.950	=	3.279 SQM
c	=	1	X	0.945	X	2.800	=	2.646 SQM
						TOTAL	=	19.408 SQM



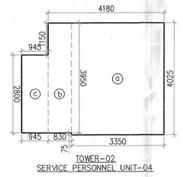
TOWER–02
SERVICE PERSONNEL UNIT–01



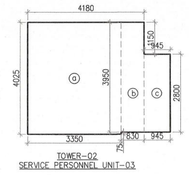
TOWER–02
SERVICE PERSONNEL UNIT–02

AREA OF SERVICE PERSONNEL (TOWER-2) UNIT-02								
GROSS - 01								
a	=	1	X	3.350	X	4.025	=	13.484 SQM
b	=	1	X	0.830	X	3.950	=	3.279 SQM
c	=	1	X	0.945	X	2.800	=	2.646 SQM
						TOTAL	=	19.408 SQM

AREA OF SERVICE PERSONNEL (TOWER-2) UNIT-04								
GROSS - 01								
a	=	1	X	3.350	X	4.025	=	13.484 SQM
b	=	1	X	0.830	X	3.950	=	3.279 SQM
c	=	1	X	0.945	X	2.800	=	2.646 SQM
						TOTAL	=	19.408 SQM



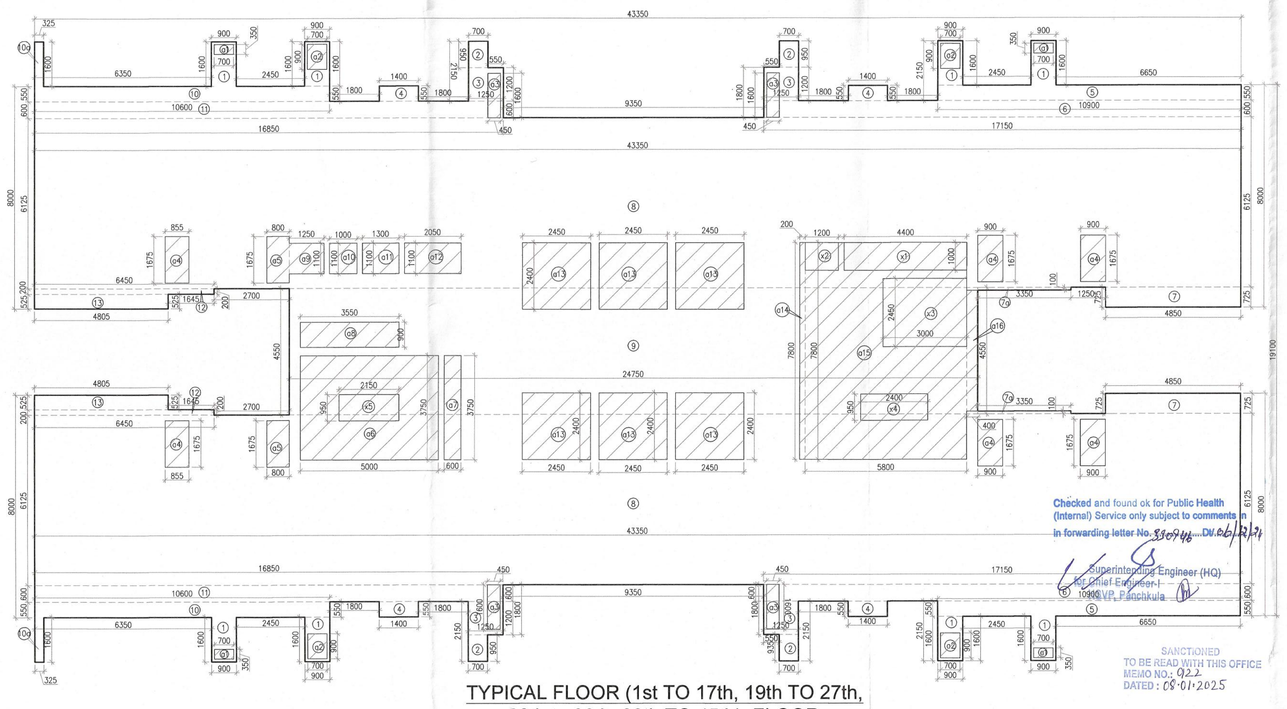
TOWER–02
SERVICE PERSONNEL UNIT–04



TOWER–02
SERVICE PERSONNEL UNIT–03

AREA OF SERVICE PERSONNEL (TOWER-2) UNIT-03								
GROSS - 01								
a	=	1	X	3.350	X	4.025	=	13.484 SQM
b	=	1	X	0.830	X	3.950	=	3.279 SQM
c	=	1	X	0.945	X	2.800	=	2.646 SQM
						TOTAL	=	19.408 SQM

TYPICAL FLOOR AREA 1st TO 17th, 19th TO 27th, 29th to 36th, 38thTO 45th) TOWER-02								
GROSS – A								
1	8	X	0.900	X	1.600	=	11.520	SQM
2	4	X	0.700	X	0.950	=	2.660	SQM
3	4	X	1.250	X	1.200	=	6.000	SQM
4	4	X	1.400	X	0.550	=	3.080	SQM
5	2	X	10.900	X	0.550	=	11.990	SQM
6	2	X	17.150	X	0.600	=	20.580	SQM
7	2	X	4.850	X	0.725	=	7.033	SQM
7a	2	X	3.350	X	0.100	=	0.670	SQM
8	2	X	43.350	X	6.125	=	531.038	SQM
9	1	X	24.750	X	4.550	=	112.613	SQM
10	2	X	10.600	X	0.550	=	11.660	SQM
10a	2	X	0.325	X	1.600	=	1.040	SQM
11	2	X	16.850	X	0.600	=	20.220	SQM
12	2	X	6.450	X	0.200	=	2.580	SQM
13	2	X	4.850	X	0.525	=	5.093	SQM
					TOTAL	=	747.775	SQM
DEDUCTION AREA								
GROSS – B								
a1	4	X	0.700	X	0.350	=	0.980	SQM
a2	4	X	0.700	X	0.900	=	2.520	SQM
a3	4	X	0.450	X	1.600	=	2.880	SQM
a4	4	X	0.900	X	1.675	=	6.030	SQM
a5	2	X	0.800	X	1.675	=	2.680	SQM
a6	1	X	5.000	X	3.750	=	18.750	SQM
a7	1	X	0.600	X	3.750	=	2.250	SQM
a8	1	X	3.550	X	0.900	=	3.195	SQM
a9	1	X	1.250	X	1.100	=	1.375	SQM
a10	1	X	1.000	X	1.100	=	1.100	SQM
a11	1	X	1.300	X	1.100	=	1.430	SQM
a12	1	X	2.050	X	1.100	=	2.255	SQM
a13	6	X	2.450	X	2.450	=	35.280	SQM
a14	1	X	0.200	X	5.750	=	1.150	SQM
a15	1	X	5.800	X	7.800	=	45.240	SQM
a16	1	X	0.400	X	4.550	=	1.820	SQM
a17	1	X	0.855	X	1.675	=	1.432	SQM
					TOTAL	=	130.777	SQM
TOTAL FAR AREA OF TYPICAL FLOOR AREA (TOWER-2)					= GROSS – A	-	GROSS – B	
					= 747.775	-	130.777	
					= 616.998	SQM		
NON FAR AREA (ADDITION)								
GROSS – C								
a6	1	X	5.000	X	3.750	=	18.750	SQM
a14	1	X	0.200	X	5.750	=	1.150	SQM
a15	1	X	5.800	X	7.800	=	45.240	SQM
a16	1	X	0.400	X	4.550	=	1.820	SQM
					TOTAL	=	66.960	SQM
NON FAR AREA(DEDUCTION)								
GROSS – D								
x1	1	X	4.400	X	1.000	=	4.400	SQM
x2	1	X	1.200	X	1.000	=	1.200	SQM
x3	1	X	3.000	X	2.450	=	7.350	SQM
x4	1	X	2.400	X	0.950	=	2.280	SQM
x5	1	X	2.150	X	0.950	=	2.043	SQM
					TOTAL	=	17.273	SQM
TOTAL NON FAR AREA OF TYPICAL FLOOR (TOWER-2)					= GROSS – C	-	GROSS – D	
					= 66.960	-	17.273	
					= 49.688	SQM		
TOTAL BUILTUP AREA OF TYPICAL FLOOR (TOWER-2)					= FAR AREA	+	NON FAR AREA	
					= 616.998	+	49.688	
					= 666.685	SQM		



TYPICAL FLOOR (1st TO 17th, 19th TO 27th, 29th to 36th, 38th TO 45th) FLOOR
TOWER-02

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 3607/PH dt. 06/10/25
Superintending Engineer (HQ)
for Chief Engineer-I
PHE(W), Panchkula

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.: 022
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.(HR) Chairman B.P.A.C.
DTP(HQ) | ATP(HQ)
AD | PA | ATP
Rajesh Dutt SD(HQ)

ARCHITECT'S SEAL & SIGNATURE | MEMBER BPAC | OWNER'S SEAL & SIGNATURE

OCTOBER-2024 | Scale : 1:100

Drawing Title:- TYPICAL FLOOR PLAN & AREA CALCULATION TOWER- 1 & 2

Drawing No:- T1-03

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