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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) JD. | PA. | AM.P.

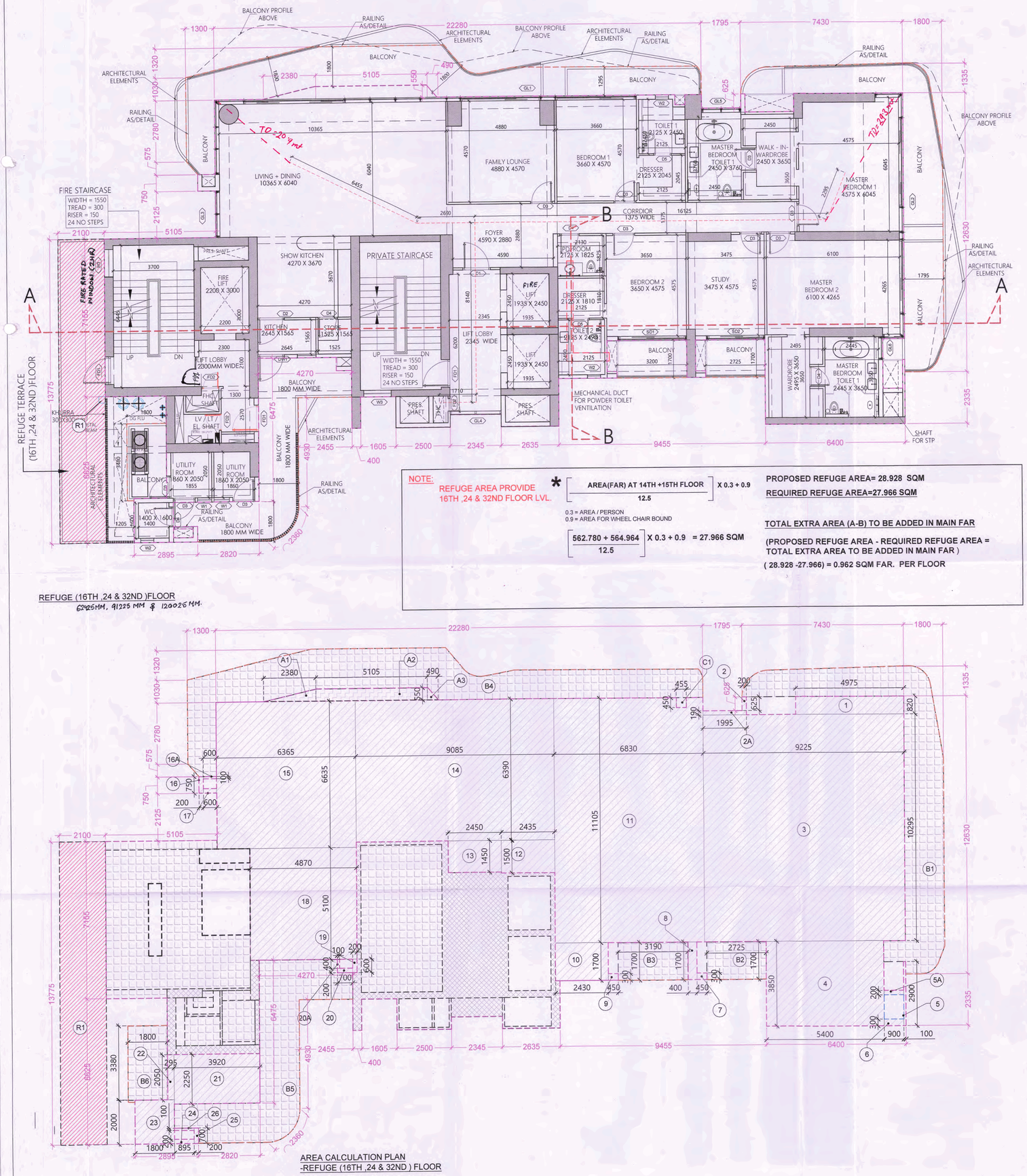
Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 17311 DV. 16/1/25

ATP(HQ)

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

Parveen Kumar SD(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 9122 DATED: 13.03.2025



REFUGE (16TH ,24 & 32ND)FLOOR

62425MM, 91225 MM & 120025 MM.

NOTE:

REFUGE AREA PROVIDE 16TH ,24 & 32ND FLOOR LVL.

$$* \left[\frac{\text{AREA(FAR) AT 14TH +15TH FLOOR}}{12.5}\right] \times 0.3 + 0.9$$

0.3 = AREA / PERSON

0.9 = AREA FOR WHEEL CHAIR BOUND

$$\left[\frac{562.780 + 564.964}{12.5}\right] \times 0.3 + 0.9 = 27.966 \text{ SQM}$$

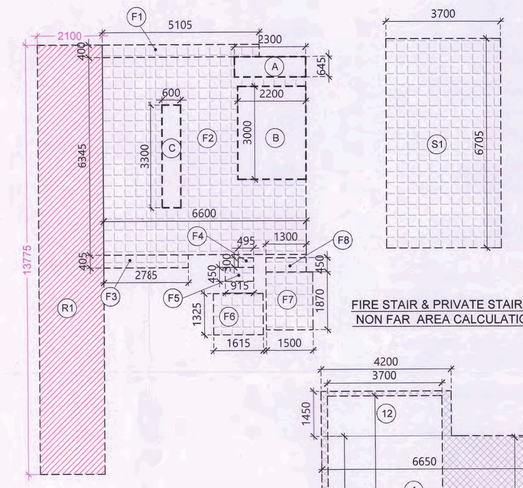
PROPOSED REFUGE AREA= 28.928 SQM

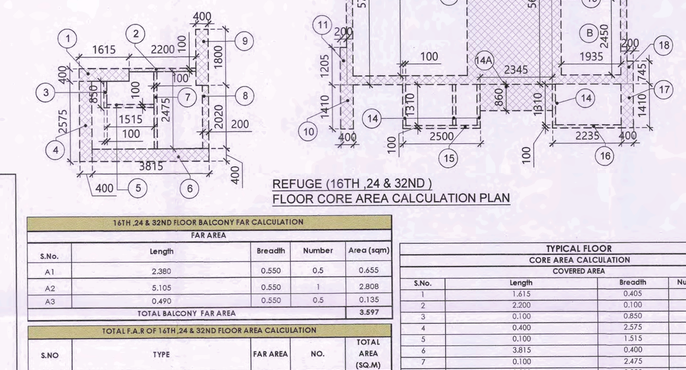
REQUIRED REFUGE AREA=27.966 SQM

TOTAL EXTRA AREA (A-B) TO BE ADDED IN MAIN FAR

(PROPOSED REFUGE AREA - REQUIRED REFUGE AREA = TOTAL EXTRA AREA TO BE ADDED IN MAIN FAR)

(28.928 -27.966) = 0.962 SQM FAR. PER FLOOR





SCHEDULE FOR DOOR WINDOW OPENINGS (REFUGE)						
TAG	WIDTH	HEIGHT	CILL	LINTEL	LOCATION	REMARKS
GLASS DOORS/ DOORS						
DW1	1200	2400	+0	+2400	KITCHEN	AL.DOOR CUM WINOW
	845	1500	+900	+2400		
SD1	3150	2400	0	+2400	BEDROOM	FLUSH DOOR
SD2	2670	2400	0	+2400	STUDY	
D1	1250	2400	0	+2400	UNIT MAIN DOOR	
D2	1200	2400	0	+2400	UNIT BEDROOM	
D3	1000	2400	0	+2400	ENSUITES	
D4	900	2400	0	+2400	ENSUITES/PD	
D5	800	2400	0	+2400	TOILETS	
WINDOWS						
W1	650	1200	+1185	+2400	UTILITY ROOM	AL. GLAZED WINDOWS
W3	600	1200	+1185	+2400	TOILETS	
W4	1250	1550	+1135	+2400	STAIRCASES	
GLAZING						
GL1	22650	2800	0	2800	FAMILY LOUNGE	
GL2	13380	2800	0	2800	MASTER BEDROOM	
GL3	2130	2800	0	2800	LIVING	
GL4	2345	2800	0	2800	LIFT LOBBY	
GL5	1790	2800	0	2800	TOILETS	
GL6	1050	2800	0	2800	TOILETS	
SERVICE/ FIRE DOORS						
FD1	1250	2400	0	2400	STAIRCASE	2HOUR FIRE RATED DOOR
FD2	750	2400	0	2400	FHC / EL. SHAFT/LV	

16TH ,24 & 32ND FLOOR BALCONY FAR CALCULATION				
FAR AREA				
S.No.	Length	Breadth	Number	Area (sqm)
A1	2.380	0.550	0.5	0.655
A2	5.105	0.550	1	2.808
A3	0.490	0.550	0.5	0.135
TOTAL BALCONY FAR AREA				3.597

TOTAL F.A.R OF 16TH ,24 & 32ND FLOOR AREA CALCULATION				
S.NO	TYPE	FAR AREA	NO.	TOTAL AREA (SQ.M)
A	CORE FAR AREA	33.078	1	33.078
B	UNIT FAR AREA	348.073	1	348.073
C	BALCONY FAR AREA	3.597	1	3.597
D	REFUGE EXTRA AREA	0.962	1	0.962
TOTAL F.A.R OF 16TH ,24 & 32ND FLOOR AREA CALCULATION				385.710

16TH ,24 & 32ND FLOOR BALCONY NON FAR CALCULATION			
NON FAR			
S.No.		Number	Area (sqm)
B1	area as per polyline	33.175	1	33.175
B2	2.725	1.700	1	4.633
B3	3.190	1.700	1	5.423
B4	area as per polyline	40.030	1	40.030
B5	area as per polyline	24.785	1	24.785
B6	1.800	3.380	1	6.084
TOTAL BALCONY NON FAR. AREA				114.130

NON F.A.R PRIVATE STAIRCASE AREA CALCULATION				
S.No.	Length	Breadth	Number	Area
S1	3.700	6.705	1.000	24.809
TOTAL AREA (A)				24.809
DEDUCTION				
A	0.600	3.300	1.000	1.980
DEDUCTION (B)				1.980
NON F.A.R = COVERED AREA (A)-DEDUCTION(B)				22.829

NON F.A.R FIRE STAIRCASE AREA CALCULATION				
S.No.	Length	Breadth	Number	Area
F1	5.105	0.400	1.000	2.042
F2	6.600	6.345	1.000	41.877
F3	2.785	0.405	1.000	1.128
F4	0.495	0.300	1.000	0.149
F5	0.915	0.450	1.000	0.412
F6	1.615	1.325	1.000	2.140
F7	1.500	1.870	1.000	2.805
F8	1.300	0.450	1.000	0.585
TOTAL AREA (A)				51.137
DEDUCTION				
A	2.300	0.645	1.000	1.484
B	2.200	3.000	1.000	6.600
C	0.600	3.300	1.000	1.980
DEDUCTION (B)				10.064
NON F.A.R = COVERED AREA (A)-DEDUCTION(B)				41.074

NON FAR AREA 16TH ,24 & 32ND FLOOR				
S.NO	TYPE	NON FAR AREA	NO.	TOTAL AREA (SQ.M)
A	TOTAL PRIVATE STAIRCASE NON FAR AREA	22.829	1	22.829
B	TOTAL FIRE STAIRCASE NON FAR AREA	41.074	1	41.074
C	16TH FLOOR BALCONY NON FAR AREA	114.130	1	114.130
D	REFUGE FLOOR 16TH FLOOR BALCONY NON FAR AREA (PROPOSED REFUGE-EXTRA FAR AREA)	27.966	1	27.966
TOTAL NON F.A.R AREA				205.997

TOTAL BUILT-UP OF REFUGE FLOOR (16TH ,24 & 32ND FLOOR)				
S.NO	TYPE	AREA	NO.	TOTAL AREA (SQ.M)
A	TOTAL CORE FAR AREA	33.078	1	33.078
B	TOTAL UNIT FAR AREA	348.073	1	348.073
C	TOTAL BALCONY FAR AREA	3.597	1	3.597
D	TOTAL BALCONY NON FAR AREA	114.130	1	114.130
E	TOTAL PRIVATE STAIRCASE NON AREA	22.829	1	22.829
F	TOTAL FIRE STAIRCASE NON AREA	41.074	1	41.074
G	REFUGE COVERED AREA PER FLOOR	28.928	1	28.928
TOTAL BUILT-UP OF REFUGE FLOOR (16TH ,24 & 32ND FLOOR)				591.708

TYPICAL FLOOR CORE AREA CALCULATION COVERED AREA				
S.No.	Length	Breadth	Number	Area (sqm)
1	1.615	0.405	1	0.654
2	2.200	0.100	1	0.220
3	0.100	0.850	1	0.085
4	0.400	2.575	1	1.030
5	0.100	1.515	1	0.152
6	3.815	0.400	1	1.526
7	0.100	2.475	1	0.248
8	0.200	2.020	1	0.404
9	0.400	1.800	1	0.720
10	0.400	1.410	1	0.564
11	0.200	1.205	1	0.241
12	4.200	1.450	1	6.090
13	6.650	5.705	1	37.938
14	0.100	1.310	4	0.524
14A	2.345	0.860	1	2.017
15	2.500	0.100	1	0.250
16	2.235	0.100	1	0.224
17	0.400	1.410	1	0.564
18	0.200	0.745	1	0.149
19	2.435	5.655	1	13.770
TOTAL ADDITIONS (A)				67.368
DEDUCTION				
A	3.700	6.705	1	24.809
B	1.935	2.450	2	9.482
DEDUCTION (B)				34.290
F.A.R = COVERED AREA (A)-DEDUCTION(B)				33.078

UNIT AREA CALCULATION COVERED AREA				
S.No.	Length	Breadth	Number	Area (sqm)
1	4.975	0.820	1	4.080
2	0.200	0.625	1	0.125
2A	1.995	0.190	1	0.379
3	9.225	10.250	1	94.556
4	5.400	3.850	1	20.790
5	0.200	2.900	1	0.580
5A	0.900	0.200	1	0.180
6	0.900	0.300	1	0.270
7	0.450	0.300	1	0.135
8	0.400	1.700	1	0.680
9	0.450	0.300	1	0.135
10	2.430	1.700	1	4.131
11	6.830	11.105	1	75.847
12	2.435	1.500	1	3.653
13	2.450	1.450	1	3.553
14	9.085	6.390	1	58.053
15	6.365	6.635	1	42.232
16	0.200	0.750	1	0.150
16A	0.100	0.600	1	0.060
17	0.200	0.600	1	0.120
18	4.870	5.100	1	24.837
19	0.200	0.600	1	0.120
20	0.700	0.200	1	0.140
20A	0.100	0.400	1	0.040
21	3.920	2.250	1	8.820
22	0.295	2.050	1	0.605
23	1.800	2.000	1	3.600
24	0.895	0.200	1	0.179
25	0.200	0.700	1	0.140
26	0.100	0.895	1	0.090
TOTAL ADDITIONS (A)				348.278
DEDUCTION				
C1	0.455	0.450	1	0.205
DEDUCTION (B)				0.205
F.A.R = COVERED AREA (A)-DEDUCTION(B)				348.073

16TH ,24 & 32ND FLOOR REFUGE FLOOR AREA CALCUALTION				
COVERED AREA				
S.No.	Length	Breadth	Number	Area
R1	2.100	13.775	1	28.928
TOTAL AREA				28.928
REFUGE AREA AREA STATEMENT				
S.NO	TYPE	AREA	Number	FAR AREA (SQ.M)
A	REQUIRED AREA (A)			27.966
B	PROPOSED AREA (B)	28.928	1	28.928
TOTAL EXTRA AREA (B-A) TO BE ADDED IN MAIN FAR				0.962

FAR AREA

BALCONY FAR AREA

COMMON AREA FAR

NON FAR AREA

REFUGE FAR AREA

NOTE :

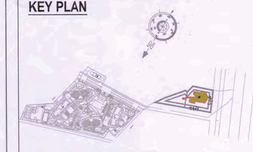
WHEREVER REQUIRED MECHANICAL VENTILATION, SHELL BE PROVIDED.

OWNER SIGN

ARCHITECT SIGN

VISHAL SHARMA ARCHITECT CA/2022/91010 NEW DELHI

KEY PLAN



SUBMISSION DRAWING

OWNER

M/S ADANI INFRASTRUCTURE AND DEVELOPERS PRIVATE LIMITED.

PROJECT

APPROVAL OF REVISED BUILDING PLAN OF PHASE-2 OF GROUP HOUSING COLONY AREA MEASURING 12.356 ACRES (LICENSE NO. 98 of 2011 DATED 11.11.2011) SECTOR-2, GWAL PAHARI, GURUGRAM BEING DEVELOPED BY ADANI INFRASTRUCTURE AND DEVELOPERS PRIVATE LIMITED.

SCALE	DATE	
1:100	06.01.2025	

DRAWING TITLE

16TH ,24 & 32ND FLOOR (REFUGE AREA)

ARCHITECTS

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DRAWING NO. S-11

REVISION R0