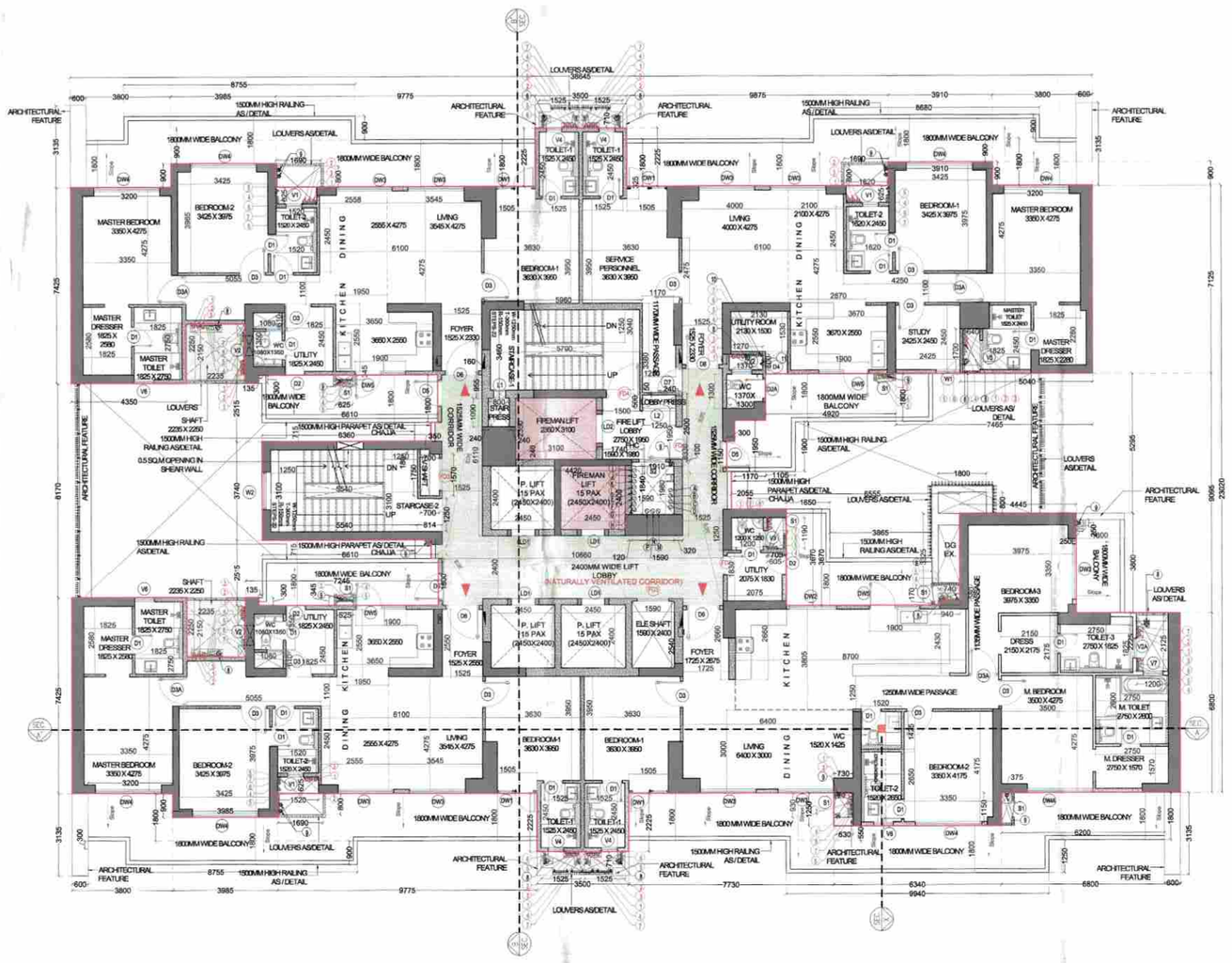


1 TOWER A- SERVICE PERSONNEL FLOOR PLAN
1:100 (1st to 17th, 19th to 26th, 28th to 35th, 37th to 40th Floors)

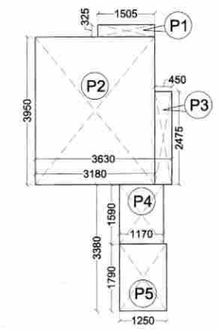
TOWER-A					
S.No.	DESCRIPTION	TOTAL AREA FAR (SQM)	TOTAL AREA NON FAR (SQM)	NO. OF UNITS	FLOOR LEVELS (M)
1	GROUND FLOOR	203.833	1518.938	-	0.75
2	1st FLOOR (SP)	649.063	373.002	4	7.05
3	2nd FLOOR (SP)	649.063	261.773	4	10.35
4	3rd FLOOR (SP)	649.063	261.773	4	13.65
5	4th FLOOR (SP)	649.063	261.773	4	16.95
6	5th FLOOR (SP)	649.063	261.773	4	20.25
7	6th FLOOR (SP)	649.063	261.773	4	23.55
8	7th FLOOR (SP)	649.063	261.773	4	26.85
9	8th FLOOR (SP)	649.063	261.773	4	30.15
10	9th FLOOR (SP)	649.063	261.773	4	33.45
11	10th FLOOR (SP)	649.063	261.773	4	36.75
12	11th FLOOR (SP)	649.063	261.773	4	40.05
13	12th FLOOR (SP)	649.063	261.773	4	43.35
14	13th FLOOR (SP)	649.063	261.773	4	46.65
15	14th FLOOR (SP)	649.063	261.773	4	49.95
16	15th FLOOR (SP)	649.063	261.773	4	53.25
17	16th FLOOR (SP)	649.063	261.773	4	56.55
18	17th FLOOR (SP)	649.063	261.773	4	59.85
19	18th FLOOR-REFUGE	605.597	298.073	4	63.15
20	19th FLOOR (SP)	649.063	261.773	4	66.45
21	20th FLOOR (SP)	649.063	261.773	4	69.75
22	21st FLOOR (SP)	649.063	261.773	4	73.05
23	22nd FLOOR (SP)	649.063	261.773	4	76.35
24	23rd FLOOR (SP)	649.063	261.773	4	79.65
25	24th FLOOR (SP)	649.063	261.773	4	82.95
26	25th FLOOR (SP)	649.063	261.773	4	86.25
27	26th FLOOR (SP)	649.063	261.773	4	89.55
28	27th FLOOR-REFUGE	605.597	298.073	4	92.85
29	28th FLOOR (SP)	649.063	261.773	4	96.15
30	29th FLOOR (SP)	649.063	261.773	4	99.45
31	30th FLOOR (SP)	649.063	261.773	4	102.75
32	31st FLOOR (SP)	649.063	261.773	4	106.05
33	32nd FLOOR (SP)	649.063	261.773	4	109.35
34	33rd FLOOR (SP)	649.063	261.773	4	112.65
35	34th FLOOR (SP)	649.063	261.773	4	115.95
36	35th FLOOR (SP)	649.063	261.773	4	119.25
37	36th FLOOR-REFUGE	605.597	298.073	4	122.55
38	37th FLOOR (SP)	649.063	261.773	4	125.85
39	38th FLOOR (SP)	649.063	261.773	4	129.15
40	39th FLOOR (SP)	649.063	261.773	4	132.45
41	40th FLOOR (SP)	649.063	261.773	4	135.75
42	41st FLOOR	644.464	254.743	4	139.05
43	42nd FLOOR	644.464	254.743	4	142.35
44	43rd FLOOR	644.464	254.743	4	145.65
45	44th FLOOR	644.464	254.743	4	148.95
46	45th FLOOR-REFUGE	605.597	298.073	4	152.25
47	46th FLOOR	644.464	254.743	4	155.55
48	Terrace Floor	-	-	-	158.80
49	Mumty	-	181.357	-	162.70
49	Machine room/OHT	-	163.643	-	165.90
	TOTAL AREA	29863.882	14126.771	184	

TOWER A - SERVICE PERSONNEL FLOOR FAR AREA						
GROSS ADDITIONS(A)						
DESCRIPTION		LENGTH (m)	BREADTH (m)	AREA (sqm)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	A1	3.910	0.900	3.519	1	3.52
Area of rectangle	A2	12.385	7.125	88.243	1	88.24
Area of rectangle	A3	3.500	2.225	7.788	1	7.79
Area of rectangle	A4	12.430	7.125	88.564	1	88.56
Area of rectangle	A5	9.480	5.175	49.059	2	98.12
Area of rectangle	A6	3.985	0.900	3.587	2	7.17
Area of rectangle	A7	4.350	7.425	32.299	2	64.60
Area of rectangle	A8	7.245	1.950	14.128	2	28.26
Area of rectangle	A9	0.500	0.300	0.150	2	0.30
Area of rectangle	A10	0.250	0.715	0.179	1	0.18
Area of rectangle	A11	6.610	3.740	24.721	1	24.72
Area of rectangle	A12	0.300	0.180	0.054	1	0.05
Area of rectangle	A13	0.250	0.535	0.134	1	0.13
Area of rectangle	A14	10.960	3.700	40.552	1	40.55
Area of rectangle	A15	1.470	1.750	2.573	1	2.57
Area of rectangle	A16	0.300	0.800	0.240	1	0.24
Area of rectangle	A17	11.130	1.420	15.805	1	15.80
Area of rectangle	A18	13.185	10.775	142.068	1	142.07
Area of rectangle	A19	3.500	2.225	7.788	1	7.79
Area of rectangle	A20	5.815	7.105	41.316	1	41.32
Area of rectangle	A21	6.340	1.250	7.925	1	7.93
Area of rectangle	A22	5.185	7.275	37.721	1	37.72
Area of rectangle	A23	4.445	3.325	14.780	1	14.78
Area of rectangle	A24	3.910	6.800	26.588	1	26.59
TOTAL OF ALL GROSS ADDITIONS 'A'						749.00
GROSS DEDUCTION(B)						
DESCRIPTION		LENGTH (m)	BREADTH (m)	AREA (sqm)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	S01	1.620	0.625	1.0125	1	1.01
Area of rectangle	S02	0.640	1.700	1.088	1	1.09
Area of rectangle	S03	1.520	0.625	0.95	2	1.90
Area of rectangle	S04	1.200	2.225	2.67	1	2.67
Area of rectangle	S05	0.705	1.190	0.83895	1	0.84
Area of rectangle	S06	1.270	0.600	0.762	1	0.76
Area of rectangle	S07	1.590	1.980	3.1482	1	3.15
Area of rectangle	S08	2.450	2.400	5.88	4	23.52
Area of rectangle	S09	1.590	2.540	4.0386	1	4.04
Area of rectangle	S10	0.700	1.570	1.099	1	1.10
Area of rectangle	S11	0.350	0.180	0.063	1	0.06
Area of rectangle	S12	0.800	1.090	0.872	1	0.87
Area of rectangle	S13	3.100	2.350	7.285	1	7.29
Area of rectangle	S14	0.730	1.250	0.9125	1	0.91
Area of rectangle	S15	1.250	0.500	0.625	1	0.63
Area of rectangle	S16	1.080	0.610	0.6588	2	1.32
Area of rectangle	N1	5.540	3.100	17.174	1	17.17
Area of rectangle	N2	0.900	1.130	1.017	1	1.02
Area of rectangle	N3	5.960	3.460	20.6216	1	20.62
Area of rectangle	N4	1.250	1.950	2.4375	1	2.44
Area of rectangle	N5	1.740	2.350	4.089	1	4.09
Area of rectangle	N6	2.500	0.240	0.6	3	0.60
Area of rectangle	N7	0.120	1.840	0.2208	1	0.22
Area of rectangle	N8	4.420	0.240	1.0608	1	1.06
Area of rectangle	N9	0.240	1.090	0.2616	2	0.52
Area of rectangle	N10	0.160	0.955	0.1528	1	0.15
Area of rectangle	N11	0.320	1.980	0.6336	1	0.63
Area of rectangle	N12	1.910	0.100	0.191	1	0.19
Area of rectangle	N13	1.250	0.050	0.0625	1	0.06
TOTAL OF ALL GROSS DEDUCTION 'B'						99.94
TOTAL FAR AREA OF TYPICAL FLOOR= A-B (C)						649.06
SERVICE PERSONNEL UNIT AREA						
Area of rectangle	P1	1.505	0.325	0.489125	1	0.49
Area of rectangle	P2	3.180	3.950	12.561	1	12.56
Area of rectangle	P3	0.450	2.475	1.11375	1	1.11
Area of rectangle	P4	1.170	1.590	1.8603	1	1.86
Area of rectangle	P5	1.250	1.790	2.2375	1	2.24
TOTAL						18.26

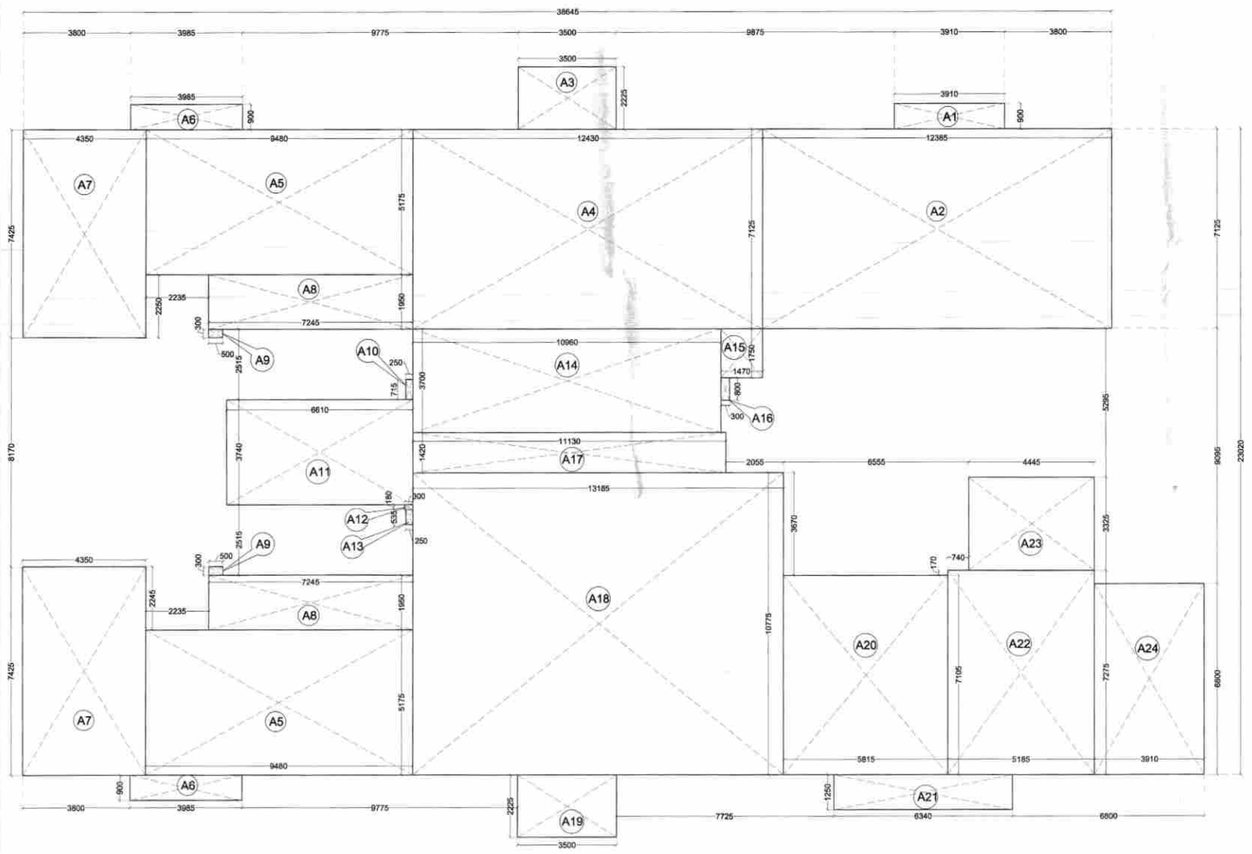
NON FAR:(D)						
DESCRIPTION		LENGTH (m)	BREADTH (m)	AREA (sqm)	NO. OF FIGURES	TOTAL AREA (sqm)
Area of rectangle	N1	5.540	3.100	17.174	1	17.17
Area of rectangle	N2	0.814	1.250	1.0175	1	1.02
Area of rectangle	N3	5.960	3.460	20.6216	1	20.62
Area of rectangle	N4	1.250	1.950	2.4375	1	2.44
Area of rectangle	N5	1.740	2.350	4.089	1	4.09
Area of rectangle	N6	2.500	0.240	0.6	1	0.60
Area of rectangle	N8	0.120	1.840	0.2208	1	0.22
Area of rectangle	N9	4.420	0.240	1.0608	1	1.06
Area of rectangle	N10	0.240	1.090	0.2616	2	0.52
Area of rectangle	N11	0.160	0.955	0.1528	1	0.15
Area of rectangle	N12	0.320	1.980	0.6336	1	0.63
Area of rectangle	N13	1.910	0.100	0.191	1	0.19
Area of rectangle	N14	1.250	0.050	0.0625	1	0.06
Area of rectangle	N17	0.600	3.135	1.881	4	7.52
TOTAL OF NON FAR 'D'						56.31
BALCONY ADDITION:(E)						
Area of rectangle	B1	0.135	0.300	0.0405	2	0.08
Area of rectangle	B2	8.755	0.900	7.8795	2	15.76
Area of rectangle	B3	3.200	1.800	5.76	3	17.28
Area of rectangle	B4	3.910	0.900	3.519	1	3.52
Area of rectangle	B5	9.875	1.800	17.775	1	17.78
Area of rectangle	B6	9.775	1.800	17.595	2	35.19
Area of rectangle	B7	3.985	0.900	3.5865	2	7.17
Area of rectangle	B8	6.610	1.800	11.898	2	23.80
Area of rectangle	B9	4.920	1.800	8.856	1	8.86
Area of rectangle	B10	1.105	1.900	2.0995	1	2.10
Area of rectangle	B11	1.170	1.950	2.2815	1	2.28
Area of rectangle	B12	0.300	1.150	0.345	1	0.35
Area of rectangle	B13	1.800	3.800	6.84	1	6.84
Area of rectangle	B14	3.865	1.800	6.957	1	6.96
Area of rectangle	B15	1.650	3.670	6.0555	1	6.06
Area of rectangle	B16	6.200	1.800	11.16	1	11.16
Area of rectangle	B17	6.340	0.550	3.487	1	3.49
Area of rectangle	B18	9.940	1.250	12.425	1	12.43
Area of rectangle	B19	7.730	1.800	13.914	1	13.91
Area of rectangle	B20	8.680	0.900	7.812	2	15.62
TOTAL OF BALCONY ADDITION 'E'						210.62
BALCONY SUBTRACTION:(F)						
Area of rectangle	1	1.690	0.800	1.352	3	4.06
Area of rectangle	2	0.625	0.275	0.171875	1	0.17
Area of rectangle	3	0.250	0.250	0.0625	1	0.06
Area of rectangle	4	0.375	1.150	0.43125	1	0.43
Area of rectangle	5	0.625	0.345	0.215625	2	0.43
TOTAL OF BALCONY SUBTRACTION 'F'						5.15
TOTAL OF ALL NON FAR BALCONY 'G' = 'E' - 'F'						205.46
TOTAL OF ALL NON FAR 'H' = 'D' + 'G'						261.77
TOTAL BUILT UP AREA OF TYPICAL FLOOR= C + H						910.84

EXIT REQUIREMENT CALCULATION - Tower								
S.No	Floor	Gross Areas SQM	Factor As/NBC 2016)	Occupancy (As/NBC)	Width Factor per person (mm)	Required Width of Staircase(mm)	Provided Width of Staircase/ ext (mm)
1	Ground floor	1274.3	1.4	910.18	10	9101.8	20450
2	Typical floor	644	12.5	51.52	10	515.2	2500
3	Refuge floor	605	12.5	48.40	10	484	2500

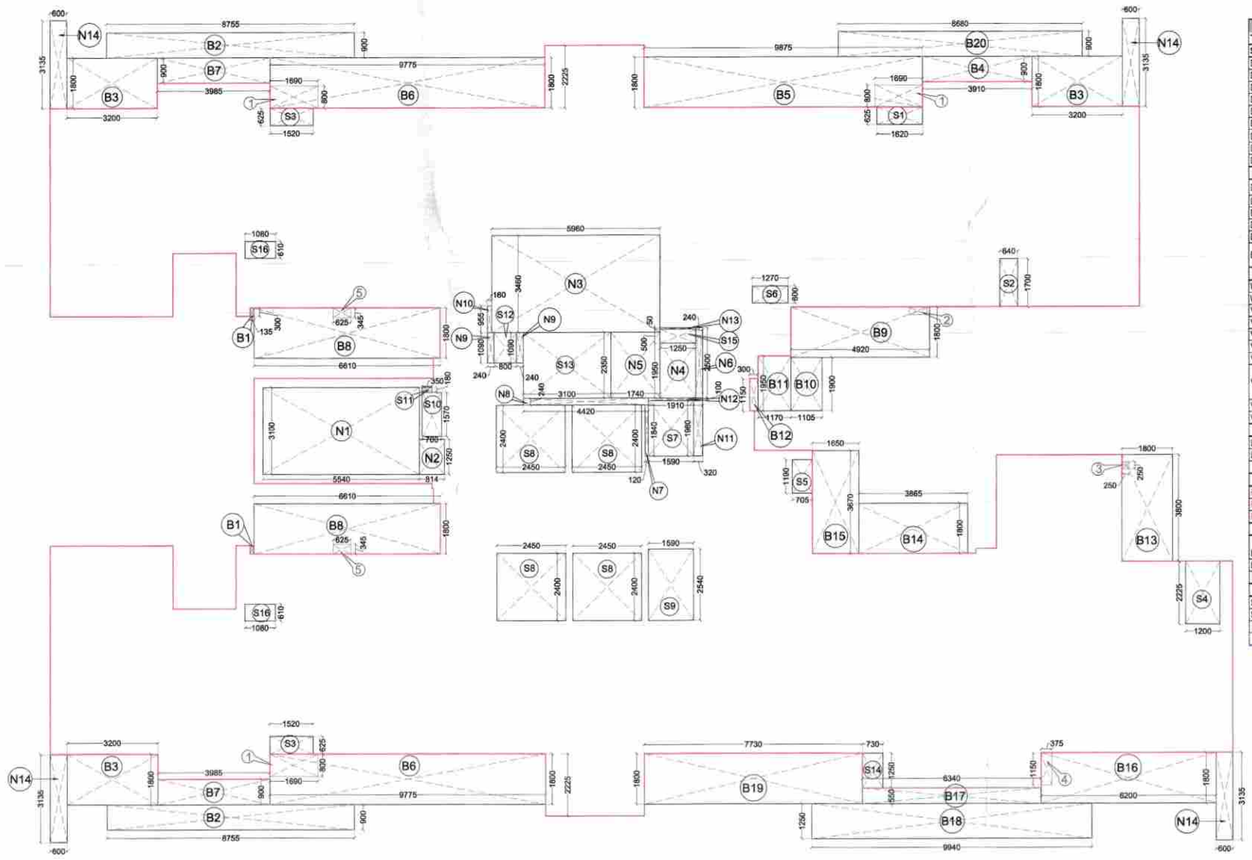
AREA SUMMARY				
S.No.	DESCRIPTION	F.A.R. (SQ.M)	NON FA.R. (SQ.M)	
			STAIRCASE+LIFT LOBBY (SQM)	BALCONY (SQM)
1	TYPICAL FLOOR	644.46	57.090	197.653
2	FIRST FLOOR (TA)	649.06	56.308	316.694
3	FIRST FLOOR (TB)	644.46	57.090	310.632
4	SERVICE PERSONNEL	649.06	56.31	205.46
5	REFUGE FLOOR	605.60	88.40	209.67



5 BLOWUP- SERVICE PERSONNEL
1:75



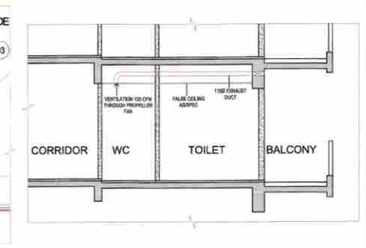
2 TOWER A- SERVICE PERSONNEL FLOOR - ADDITION AREA DIAGRAM
1:100 (1st to 17th, 19th to 26th, 28th to 35th, 37th to 40th Floors)



3 TOWER A- SERVICE PERSONNEL FLOOR - SUBTRACTION AREA DIAGRAM
1:100 (1st to 17th, 19th to 26th, 28th to 35th, 37th to 40th Floors)

1127: ADANI-M2K: SCHEDULE OF DOOR AND WINDOWS						
Tag		Width (MM)	Height (MM)	Sill (MM)	Lintel (MM	OPENING DIRECTION & LOCATION
SCHEDULE OF NON FIRE RATED DOORS						
D1		800	2400	0	2400	OENABLE INSIDE/TOILET
D2		750	2400	0	2400	HINGED GLASS DOOR/OPENABLE INSIDE/UTILITY ,WC
D2A		750	2400	0	2400	HINGED GLASS (FROSTED)/OPENABLE INSIDE/UTILITY ,WC
D3		1000	2400	0	2400	OPENABLE INSIDE/BEDROOM
D3A		1000	2400	0	2400	WITH SUB FRAME /OPENABLE INSIDE/BEDROOM/
D4		830	2400	0	2400	HINGED GLASS/OPENABLE INSIDE/UTILITY ROOM
D5		1000	2400	0	2400	HINGED GLASS /OPENABLE OUTSIDE/ COMMON LOBBY
D6		1250	2400	0	2400	OPENABLE INSIDE/UNIT ENTRANCE (1 HR. FIRE RATED)
D7		900	2400	0	2400	OPENABLE INSIDE/S.P.ENTRANCE (1 HR. FIRE RATED)
SCHEDULE OF SLIDING DOORS						
DW1		1505	2400	0	2400	HINGED DOOR (900MM) +FIXED GLASS/ BEDROOM 1
DW2		1800	2400	0	2400	SLIDING DOOR/BEDROOM
DW3		2100	2400	0	2400	SLIDING DOOR/LIVING + DINING
DW4		2500	2400	0	2400	SLIDING DOOR/BEDROOM
DW4A		2520	2400	0	2400	SLIDING DOOR/BEDROOM
DW5	DOOR	1000	2400	0	2400	OPENABLE OUTSIDE/KITCHEN
	WINDOW	900	1350	1050	2400	FIXED/KITCHEN
SCHEDULE OF WINDOWS						
W1		900	1200	1200	2400	CASEMENT/ OPENABLE OUTSIDE/STUDY ROOM
W2		1420	2300	AS/ ST. DETAIL		FIXED WINDOW + LOUVERS/ STAIRCASE 2
V1		600	900	1500	2400	FIXED+TOP HUNG OPENABLE OUTSIDE /BEDROOM 2
V2		750	1950	450	2400	FIXED+SIDE HUNG/UTILITY (INSIDE OPENING)
V2A		750	1950	450	2400	FIXED+SIDE HUNG/M.BEDROOM (OUTSIDE OPENING)
V3		600	900	1200	2100	FIXED+TOP HUNG/UTILITY WC (OUTSIDE OPENING)
V4		600	1950	450	2400	FIXED+SIDE HUNG/BEDROOM 1 (OUTSIDE OPENING)
V5	VENTILATOR	750	1450	950	2400	FIXED+SIDE HUNG/M. BEDROOM-3/HK+STUDY+SQ.(INSIDE OPENING)
	EXHAUST	350	400	2000	2400	
V6		750	1500	900	2400	FIXED+SIDE HUNG/M.BEDROOM (OUTSIDE OPENING)
V7		750	1500	900	2400	FIXED /M.BEDROOM
SCHEDULE OF LIFT OPENINGS						
LD1		900	2400	0	2400	AS PER VENDOR/LIFT
LD2		1100	2400	0	2400	AS PER VENDOR/ FIRE LIFT
FIRE RATED DOORS						
FD2		750	2400	0	2400	OPENABLE OUTSIDE/COMMON LOBBY (1HR. FIRE RATED)
FD3		1200	2100	300	2400	OPENABLE OUTSIDE/LIV SHAFT (2HR. FIRE RATED)
FD4		1250	2400	0	2400	FIRE LOBBY AND STAIRCASE (2HR. FIRE RATED)
SCHEDULE OF LOUVERS FOR PRESSURISATION SHAFT						
			AS/ ST. DETAIL	AS/ ST. DETAIL		
L1		450	350			LOUVERS/STAIRCASE PRESS.
L2		1250	1200	1200	2400	LOUVERS/FIRE LIFT LOBBY PRESS.
SCHEDULE OF SHAFT DOORS						
S1		625	2100	300	2400	OPENABLE OUTSIDE/BALCONY SHAFT
S2		1000	2100	300	2400	OPENABLE OUTSIDE/FHC DOOR SPECS AS/ VENDOR

4 WC BLOWUP PLAN (4BHK)
1:75



5 SECTION X
1:75

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SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 2462 DATED: 20-01-2026

FIRE FIGHTING LEGEND FOR TOWER-1 & 2	
A	150Ø FIRE HYDRANT PIPE FOR LOW ZONE-1
B	150Ø FIRE HYDRANT PIPE FOR LOW ZONE-2
C	150Ø FIRE HYDRANT PIPE FOR HIGH ZONE-1
D	HIGH ZONE-2
E	150Ø SPRINKLER PIPE FOR LOW ZONE-1
F	150Ø SPRINKLER PIPE FOR LOW ZONE-2
G	150Ø SPRINKLER PIPE FOR HIGH ZONE-1
H	HIGH ZONE-2
I	150Ø SPRINKLER PIPE FOR LOW ZONE-1 (STAND BY)
J	150Ø SPRINKLER PIPE FOR LOW ZONE-2 (STAND BY)
K	150Ø SPRINKLER PIPE FOR HIGH ZONE-1 (STAND BY)
L	HIGH ZONE-2 (STAND BY)
M	80Ø DRAIN PIPE
N	150Ø FIRE RISER PIPE FOR OHT-1 (STAND BY)
O	150Ø FIRE RISER PIPE FOR OHT-1 (WORKING)
P	150Ø FIRE DOWN COMER PIPE

NOTE :-
ALL FHC SHAFT ACCESS DOOR 900MM WIDTH REQ.

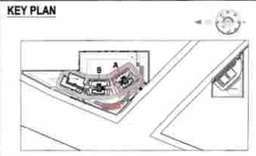
PLUMBING LEGEND:-		
S.NO.	DESCRIPTION	SYMBOL
1	110 OD uPVC SOIL & VENT PIPE	1
2	110 OD uPVC WASTE & VENT PIPE	2
3	75 OD uPVC ANTISYPHONAGE PIPE	3
4	DOMESTIC WATER SUPPLY D/N PIPE (MAIN)	4
5	DOMESTIC WATER SUPPLY D/N PIPE (BRANCH)	5
6	FLUSHING WATER SUPPLY D/N PIPE (MAIN)	6
7	FLUSHING WATER SUPPLY D/N PIPE (BRANCH)	7
8	160 OD uPVC RAIN WATER PIPE FOR TERRACE	8
9	110 OD uPVC RAIN WATER PIPE FOR BALCONY	9
10	Ø DOMESTIC WATER RISER PIPE	10
11	Ø FLUSHING WATER RISER PIPE	11
13	FLOOR TRAP (100x100) mm	FT
14	FLOOR DRAIN (100x75) mm	FD
15	FLOOR CLEAN OUT PLUG	FCO
16	CUT OUT IN SLAB FOR WC-150x150 mm	
17	CUT OUT IN SLAB FOR FT-150x150 mm	
18	CUT OUT IN SLAB FOR FD-125x125 mm	
19	ACCESS DOOR	AD
	75 (OD) RAIN WATER PIPE FOR BALCONY DRAIN	

	RCC WALL
	SHEAR WALL/ COLUMN
	LEDGE WALL IN BLOCKWORK
	MS PLATFORM

OWNER SIGN

ARCHITECT SIGN
REENA SHARMA
B.ARCH
CA/2016/77247

KEY PLAN



SUBMISSION DRAWING

OWNER
M/S RADHEY BUILDHOME PVT. LTD. IN COLLABORATION WITH M/S ADANI M2K REALTORS LLP.

PROJECT
PROPOSED RESIDENTIAL GROUP HOUSING COLONY OVER AN ADDITIONAL AREA MEASURING 0.03125 ACRE (LICENSE NO 131 OF 2025 DATED 29-07-2025) ADJOINING TO ALREADY LICENCED AREA MEASURING 5.13125 ACRES (AFTER MIGRATION OF 12.85625 ACRES INTO RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 LICENSE NO-44OF 2021 DATED 12.08.2021 OUT OF TOTAL 17.9875 ACRES UNDER LICENCE NO. 24 OF 2012) TOTAL AREA MEASURING 5.1625 ACRES IN SECTOR 102 & 102-A, GURUGRAM

SCALE AS MARKED | DATE 17.11.2025

DRAWING TITLE
TOWER A
SERVICE PERSONNEL FLOOR PLAN & AREA DIAGRAM

329420 | 10-12-2025
Superintending Engineer (HQ)
Executive Engineer-I
District Town Planner

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