

UNIT	LEVEL	FLOORS
03	+76050	20TH FLOOR
03	+79650	21ST FLOOR
03	+83250	22ND FLOOR
03	+86850	23RD FLOOR
03	+94250	25TH FLOOR
03	+97650	26TH FLOOR
03	+101250	27TH FLOOR
03	+104850	28TH FLOOR
03	+108450	29TH FLOOR
27		TOTAL

TYPICAL (20TH TO 23RD & 25TH TO 29TH) FLOOR PLAN
TOWER-A
NO OF UNIT = 03

PLUMBING VERTICAL PIPES SCHEDULES:-

1	100ø SOIL PIPE
2	100ø WASTE PIPE
2A	100ø KITCHEN WASTE PIPE
2B	100ø UTILITY WASTE PIPE
3	100ø VENT PIPE
4	DOMESTIC WATER SUPPLY MAIN PIPE
5	DOMESTIC WATER SUPPLY BRANCH PIPE
6	FLUSHING WATER SUPPLY MAIN PIPE
7	FLUSHING WATER SUPPLY BRANCH PIPE
8	DOMESTIC WATER RISER TO OHT
9	FLUSHING WATER RISER TO OHT
R	ROOF RAIN WATER PIPE
RWP	BALCONY RAIN WATER PIPE
WC	WC DROP CUTOUT SIZE 150x150mm
FT	FLOOR TRAP CUTOUT SIZE 150x150mm
FD	FLOOR DRAIN CUTOUT SIZE 100x100mm
WB	WASH BASIN CUTOUT SIZE 75x75MM
BD	BALCONY DRAIN
	RAIN WATER KHURRA SIZE 450X450 MM

Tag		Width (MM)	Height (MM)	Sill (MM)	Lintel (MM)	DOOR TYPE	OPENING TYPE	LOCATION
SCHEDULE OF NON FIRE RATED DOORS								
D2		1050	2450	0	2450	WOODEN FLUSH DOOR	SINGLE LEAF DOOR	BEDROOMS
D2A		1050	2450	0	2450	WOODEN FLUSH DOOR (SUBFRAME)	SINGLE LEAF DOOR	BEDROOMS
D3		850	2450	0	2450	WOODEN FLUSH DOOR	SINGLE LEAF DOOR	TOILETS ENTRANCE
SCHEDULE OF WINDOWS								
W1A		1000	2150	600	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	TOILET
W1		1000	2150	600	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	MAIN / CLEAR FAÇADE
W2		1000	1850	900	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	BACK FAÇADE
W3A		1000	1850	900	2750	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	STAIRCASE 2
W4		1050	1850	900	2750	OPENABLE	OPENABLE + GLASS	STUDY
SCHEDULE OF SLIDING DOORS								
SD1		2985	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	LIVING AREA
SD2		2000	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	DINING AREA
SD3		1800	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	MASTER BEDROOM
SD4		2700	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	BEDROOM 2
SD5		2850	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	LIVING AREA
SD6		2265	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	DINING AREA
SD7		2050	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	MASTER BEDROOM
SD8		1800	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	BEDROOM 2
SD9		2450	2750	0	2750	SLIDING DOOR, ALUMINIUM + GLASS	SLIDING PANEL	BEDROOM 4
SCHEDULE OF EXTERNAL DOOR/ WINDOWS & VENTILATORS								
DW1	DOOR	1050	2750	0	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
	WINDOW	600	2150	600	2750			
DW2	WINDOW	650	1850	900	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
	DOOR	1050	2750	0	2750			
	WINDOW	1000	1850	900	2750			
DW3	DOOR	1050	2750	0	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
	WINDOW	850	2150	600	2750			
SCHEDULE OFSHAFTS								
SH1		600	2600	150	2750		SINGLE SHUTTER DOOR	TOILET
SH2		1000	2600	150	2750		SINGLE SHUTTER DOOR	CORRIDOR
SCHEDULE OF VENTILATORS								
V1		1000	1850	600	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
V1A		1000	1550	900	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
V2		600	1550	900	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
SCHEDULE OF FIRE RATED DOOR								
D1		1250	2750	0	2750	WOODEN FLUSH DOOR (MIN. 2HR. FIRE RATING)	SINGLE LEAF DOOR	UNIT ENTRANCE
D4		1050	2750	0	2750	WOODEN FLUSH DOOR (MIN. 2HR. FIRE RATING)	SINGLE LEAF DOOR	UTILITY ROOM
FD2		900	2300	150	2450	METAL DOOR WITH VISION PANEL (MIN. 2HR. FIRE RATING)	SINGLE SHUTTER, OPENABLE OUTSIDE	ELECTRICAL SHAFT
FD3		900	2300	150	2450	METAL FIRE DOOR (MIN. 2HR. FIRE RATING)	SINGLE SHUTTER, OPENABLE OUTSIDE	LV SHAFT
FD4		1500	2300	150	2450	METAL FIRE DOOR (MIN. 2HR. FIRE RATING)	SINGLE SHUTTER, OPENABLE OUTSIDE	IDF ROOM
FD5		2500	2300	150	2450	METAL FIRE DOOR (MIN. 2HR. FIRE RATING)	SINGLE SHUTTER, OPENABLE OUTSIDE	IDF ROOM
SCHEDULE OF GLASS DOOR								
GD1		900	2300	150	2450	SINGLE SHUTTER, OPENABLE INSIDE	GLASS DOOR AS.SPEC	FHC
SCHEDULE OF LOUVERED DOOR								
LV1		1800	2450	0	2450	LOUVERED DOOR	DOUBLE SHUTTER, OPENABLE INSIDE	FIRE STAIRCASE LOBBY
LV2		1250	2450	0	2450	LOUVERED DOOR	SINGLE SHUTTER, OPENABLE INSIDE	STAIRCASE 02
LV3		775	2300	150	2450	LOUVERED DOOR	SINGLE SHUTTER, OPENABLE INSIDE	LOBBY PRESSURISATION
SCHEDULE OF LOUVERED DOOR-WINDOW								
LW1	LOUVERS	1275	2450	0	2450	HINGED GLASS + LOUVER / WINDOW	DOUBLE SHUTTER, OPENABLE OUTSIDE	FIRE STAIRCASE LOBBY
	WINDOW	1175	1550	900	2450			
SCHEDULE OF LIFT OPENINGS								
LD1		900	2450	0	2450	AS PER VENDOR/ VT		LIFTS
LD2		1000	2450	0	2450	AS PER VENDOR/ VT		LIFTS

FAR AREA OF TYPICAL FLOOR (20TH TO 23RD , 25TH TO 29TH)
AREA CALCULATION

GROSS – A											
1	1	X		0.500		X	0.500	=	0.250	SQM
2	1	X		7.530		X	9.650	=	72.665	SQM
3	0.5	X		2.190		X	1.265	=	1.385	SQM
4	0.5	X	8.300	+	7.325	X	1.695	=	13.242	SQM
5	0.5	X		3.660		X	6.340	=	11.602	SQM
6	0.5	X	5.615	+	1.785	X	2.215	=	8.196	SQM
7	0.5	X	0.475	+	0.375	X	0.055	=	0.023	SQM
8	1	X		0.375		X	0.425	=	0.159	SQM
9	1	X		8.000		X	9.820	=	78.560	SQM
10	0.5	X		4.000		X	6.635	=	13.270	SQM
10a	0.5	X	1.590	+	1.735	X	7.785	=	12.943	SQM
10b	1	X		8.545		X	10.260	=	87.672	SQM
10c	1	X		0.500		X	0.500	=	0.250	SQM
11	0.5	X	4.000	+	4.855	X	1.485	=	6.575	SQM
12	0.5	X	4.855	+	2.380	X	1.430	=	5.173	SQM
13	0.5	X	2.380	+	2.555	X	0.310	=	0.765	SQM
14	1	X		7.065		X	0.405	=	2.861	SQM
15	1	X		7.125		X	2.600	=	18.525	SQM
16	0.5	X	3.470	+	5.340	X	3.240	=	14.272	SQM
17	1	X		0.550		X	0.700	=	0.385	SQM
18	0.5	X		5.340		X	3.055	=	8.157	SQM
19	1	X		0.375		X	1.025	=	0.384	SQM
20	1	X		8.750		X	6.570	=	57.488	SQM
21	0.5	X	0.265	+	0.055	X	0.355	=	0.057	SQM
22	0.5	X	5.860	+	4.025	X	1.125	=	5.560	SQM
23	2	X		0.700		X	0.550	=	0.770	SQM
24	0.5	X		3.300		X	1.905	=	3.143	SQM
25	0.5	X		1.100		X	1.905	=	1.048	SQM
26	1	X		15.825		X	7.350	=	116.314	SQM
27	0.5	X		4.400		X	7.350	=	16.170	SQM
28	0.5	X	3.160	+	3.010	X	9.425	=	29.076	SQM
29	2	X		8.400		X	8.900	=	149.520	SQM
30	2	X		0.450		X	0.500	=	0.450	SQM
32	0.5	X	13.080	+	12.495	X	0.630	=	8.056	SQM
33	0.5	X	12.495	+	12.580	X	1.295	=	16.236	SQM
34	0.5	X	10.465	+	7.610	X	4.945	=	44.690	SQM
35	2	X		2.115		X	2.050	=	8.672	SQM
36	2	X		2.115		X	1.070	=	4.526	SQM
37	2	X		9.725		X	5.225	=	101.626	SQM
38	2	X		0.500		X	0.500	=	0.500	SQM
40	0.5	X	11.135	+	7.610	X	6.110	=	57.266	SQM
41	0.5	X	1.360	+	2.115	X	1.310	=	2.276	SQM
42	0.5	X	2.380	+	1.360	X	0.590	=	1.103	SQM
43	1	X		6.295		X	8.085	=	50.895	SQM
44	0.5	X		4.840		X	8.085	=	19.566	SQM
45	0.5	X	3.010	+	3.160	X	9.425	=	29.076	SQM
46	0.5	X		1.100		X	1.905	=	1.048	SQM
47	0.5	X		3.300		X	1.905	=	3.143	SQM
48	0.5	X	5.975	+	4.025	X	1.125	=	5.625	SQM
							TOTAL	=	1091.214	SQM

DEDUCTION

GROSS – B										
a1	1	X		0.250		X	0.400	=	0.100	SQM
a2	1	X		0.900		X	0.600	=	0.540	SQM
a3	1	X		1.150		X	0.600	=	0.690	SQM
a4	1	X		0.400		X	0.250	=	0.100	SQM
a5	0.5	X	0.570	+	0.875	X	0.525	=	0.379	SQM
a6	0.5	X		0.780		X	1.560	=	0.608	SQM
a7	6	X		2.300		X	2.300	=	31.740	SQM
a8	1	X		5.575		X	6.375	=	35.541	SQM
a9	1	X		0.900		X	3.925	=	3.533	SQM
a10	1	X		1.800		X	0.100	=	0.180	SQM
a11	1	X		0.550		X	1.725	=	0.949	SQM
a12	1	X		0.550		X	1.500	=	0.825	SQM
a13	1	X		1.450		X	2.300	=	3.335	SQM
a14	2	X		0.450		X	0.475	=	0.428	SQM
a15	0.5	X	0.240	+	0.280	X	0.135	=	0.035	SQM
a16	0.5	X	1.155	+	0.675	X	0.650	=	0.595	SQM
a17	0.5	X	0.130	+	1.190	X	1.795	=	1.185	SQM
a18	0.5	X	1.645	+	1.195	X	0.775	=	1.101	SQM
a19	0.5	X		1.065		X	0.535	=	0.285	SQM
a20	2	X		0.350		X	1.075	=	0.753	SQM
a21	2	X		0.450		X	0.900	=	0.810	SQM
a22	2	X		0.250		X	0.400	=	0.200	SQM
a23	0.5	X	1.645	+	1.195	X	0.775	=	1.101	SQM
a24	0.5	X		1.065		X	0.535	=	0.285	SQM
a25	0.5	X	1.190	+	0.130	X	1.795	=	1.185	SQM
a26	2	X		0.200		X	0.400	=	0.160	SQM
a27	1	X		0.475		X	0.450	=	0.214	SQM
a28	0.5	X	0.280	+	0.235	X	0.135	=	0.035	SQM
a29	0.5	X	0.675	+	1.155	X	0.650	=	0.595	SQM
a30	0.5	X	0.125	+	1.730	X	0.930	=	0.863	SQM
a31	1	X		0.400		X	0.730	=	0.292	SQM
a32	0.5	X	2.130	+	0.850	X	2.220	=	3.308	SQM
a33	1	X		2.300		X	2.400	=	5.520	SQM
a34	0.5	X	3.335	+	2.050	X	2.220	=	5.977	SQM
a35	1	X		1.195		X	0.275	=	0.329	SQM
a38	1	X		2.330		X	5.370	=	12.512	SQM
a39	0.5	X	1.020	+	2.580	X	0.900	=	1.620	SQM
a40	0.5	X		2.580		X	4.470	=	5.766	SQM
							TOTAL	=	123.670	SQM
TOTAL FAR AREA OF (20TH TO 23RD , 25TH TO 29TH) TYPICAL FLOOR	=	GROSS - A	-	GROSS – B						
	=	1091.214	-	123.670						
	=	967.545	SQM							
NON FAR AREA (ADDITION)										
GROSS – C										
a8	1	X		5.575		X	6.375	=	35.541	SQM
a9	1	X		0.900		X	3.925	=	3.533	SQM
a10	1	X		1.800		X	0.100	=	0.180	SQM
a38	1	X		2.330		X	5.370	=	12.512	SQM
a39	0.5	X	1.020	+	2.580	X	0.900	=	1.620	SQM
a40	0.5	X		2.580		X	4.470	=	5.766	SQM
							TOTAL	=	59.152	SQM
NON FAR AREA (DEDUCTION)										
GROSS – D										
x1	1	X		3.200		X	0.725	=	2.320	SQM
x2	1	X		2.900		X	2.300	=	6.670	SQM
x3	0.5	X	1.700	+	1.835	X	0.080	=	0.141	SQM
x4	0.5	X	1.835	+	0.265	X	2.685	=	2.819	SQM
							TOTAL	=	11.951	SQM
TOTAL NON FAR AREA OF (20TH TO 23RD , 25TH TO 29TH) TYPICAL FLOOR	=	GROSS – C	-	GROSS –D						
	=	59.152	-	11.951						
	=	47.201	SQM							
TOTAL BUILTUP AREA OF (20TH TO 23RD , 25TH TO 29TH) TYPICAL FLOOR	=	FAR AREA	+	NON FAR AREA						
	=	967.545	+	47.201						
	=	1014.746	SQM							



TYPICAL (20TH TO 23RD & 25TH TO 29TH) FLOOR AREA

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 FOR PHASE 3 AREA MEASURING 8.19375 ACRES PART OF TOTAL LICENSED LAND MEASURING 34.175 ACRES(LICENCE NO. 16 OF 2008 DATED 31.01.2008, LICENCE NO. 28 OF 2008 DATED 17.02.2008, LICENCE NO. 44 OF 2011 DATED 13.05.2011) IN SECTOR-59 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BTVS BUILDWELL PVT LTD. AND OTHERS IN COLLABORATION WITH BASE EXPORTS PVT LTD. AND BUZZ HOTELS PVT. LTD.

Architects:
Morphogenesis
Plot No. 41, Industrial Estate,
Okhla Phase-III,
New Delhi 110020, India
TEL: +91 11 41828070
FAX: 91 11 26490351
E Mail:studio@morphogenesis.org

Associate Architects:

SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS)
Plot no. 10 A&B, Bhawani Kunj,
Behind D2,Vasant Kunj,
New Delhi-110070.
Mob.: 9810791652,9811077209

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) JD. ATP

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 26464 Dt 01/9/2021

DINESH KUMAR A(HQ)

ADO.(HQ) Member BPAC

FSO.(HQ) Member BPAC

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

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

OWNER'S SIGNATURE

BIP HOLDER SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

REENA SHARMA
B.ARCH
CA/2016/77247

JUL.-2026

Scale : 1:100

Drawing Title:-
20th TO 23rd & 25th TO 29th TYPICAL FLOOR PLAN & AREA CALCULATION (TOWER-A)

Drawing No:-
TA-09

03-20072026