

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT 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.

PROPOSED BUILDING PLAN OF MIXED LAND USE
COLONY (95% RESIDENTIAL & 5%
COMMERCIAL UNDER TOD POLICY AREA
MEASURING 14.81875 ACRES (LICENCE NO. 69 OF
2025 DATED 12.05.2025) IN SECTOR-58,GURUGRAM
BEING DEVELOPED BY OBEROI REALTY LIMITED.

OBEROI REALTY LIMITED
Commerz 3rd Floor, International Business
Park, Oberoi Garden City, Off Western
Express Highway, Goregaon East,
Mumbai 400063, India.

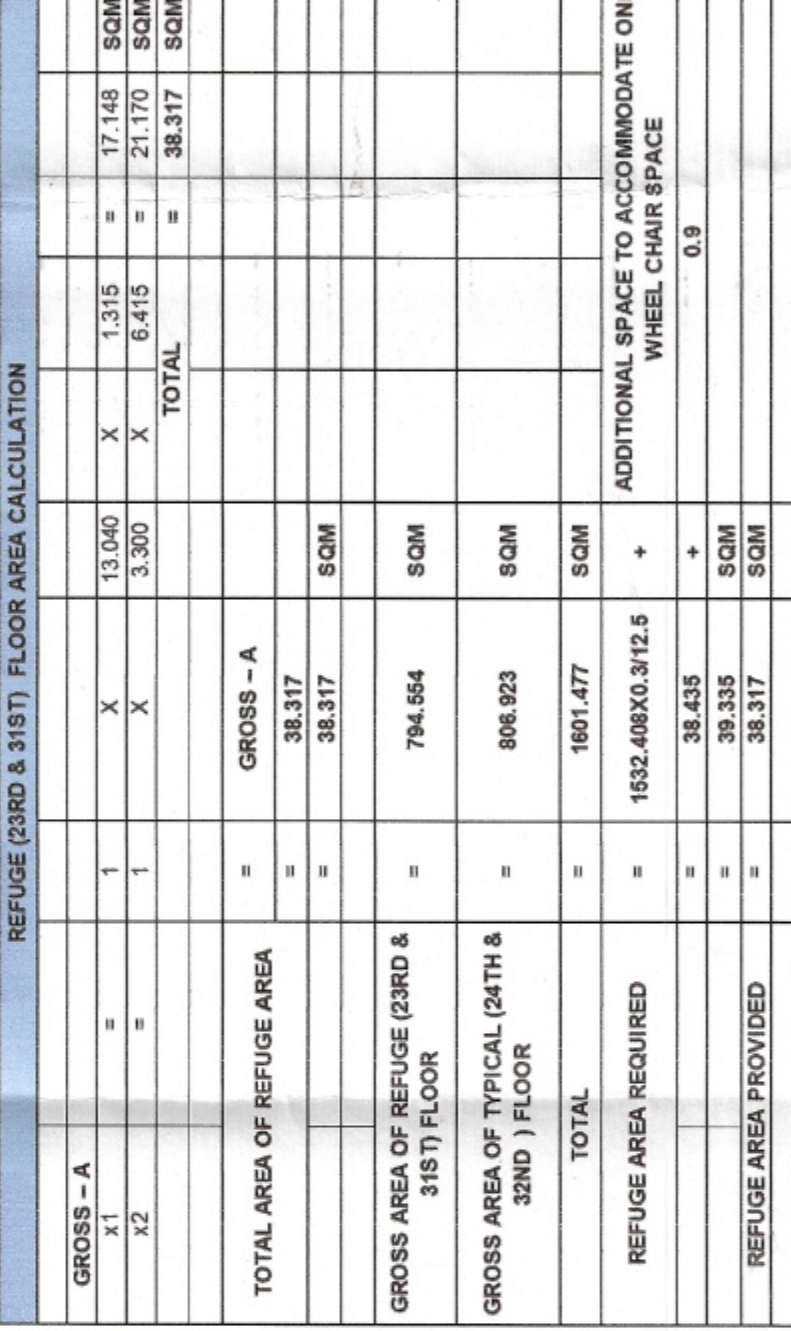
PARK + ASSOCIATES
200, Braddell road block D
05-51 bca braddell campus
Singapore 579700
T. 65 6399 0004

Associate Architects:



JAN.-2026 Scale : 1:100
Drawing Title: -
TYPICAL 20TH TO 22ND, 24TH TO 30TH
FLOOR TO 36TH FLOOR & AREA
TOWER-C

00-06.03.20



FIRE RATING				FIRE RATING			
NO. DRAINING		HEIGHT	LOCATION	NO. DRAINING		HEIGHT	LOCATION
D1	500	3000	BED ROOM 1	W1	400	3000	BED ROOM 1
D2	500	3000	BED ROOM 1	W2	400	3000	BED ROOM 1
D3	500	3000	BED ROOM 1	W3	400	3000	BED ROOM 1
D4	500	3000	TOILET	W4	3000	3000	BED ROOM 2
D5	500	3000	TOILET	W5	3000	3000	BED ROOM 2
D6	500	3000	TOILET	W6	3000	3000	BED ROOM 2
D7	500	3000	TOILET	W7	2400	3000	BED ROOM 1
D8	500	3000	BED ROOM 1	W8	2400	3000	BED ROOM 1
D9	500	3000	BED ROOM 1	W9	2400	3000	BED ROOM 1
D10	500	3000	BED ROOM 1	W10	2400	3000	BED ROOM 1
D11	500	3000	BED ROOM 1	W11	2400	3000	BED ROOM 1
D12	500	3000	BED ROOM 1	W12	2400	3000	BED ROOM 1
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D16	500	3000	BED ROOM 1	W16	2400	3000	BED ROOM 1
D17	500	3000	BED ROOM 1	W17	2400	3000	BED ROOM 1
D18	500	3000	BED ROOM 1	W18	2400	3000	BED ROOM 1
D19	500	3000	BED ROOM 1	W19	2400	3000	BED ROOM 1
D20	500	3000	BED ROOM 1	W20	2400	3000	BED ROOM 1
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D167	500	3000	BED ROOM 1	W167	2400	3000	BED ROOM 1
D168	500	3000	BED ROOM 1	W168	2400	3000	BED ROOM 1
D169	500	3000	BED ROOM 1	W169	2400	3000	BED ROOM 1
D170	500						

TOTAL FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA CALCULATION									
GROSS - A		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		GROSS - B		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		TOTAL	
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
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11	11	11	11	11	11	11	11	11	11
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13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
750.00		750.00		750.00		750.00		750.00	

TOTAL FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA CALCULATION									
GROSS - A		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		GROSS - B		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		TOTAL	
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
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14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
750.00		750.00		750.00		750.00		750.00	

TOTAL FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA CALCULATION									
GROSS - A		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		GROSS - B		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		TOTAL	
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10
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13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
750.00		750.00		750.00		750.00		750.00	

TOTAL FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA CALCULATION									
GROSS - A		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		GROSS - B		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		TOTAL	
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
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4	4	4	4	4	4	4	4	4	4
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6	6	6	6	6	6	6	6	6	6
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14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
750.00		750.00		750.00		750.00		750.00	

TOTAL FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA CALCULATION									
GROSS - A		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		GROSS - B		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		TOTAL	
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
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13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
750.00		750.00		750.00		750.00		750.00	

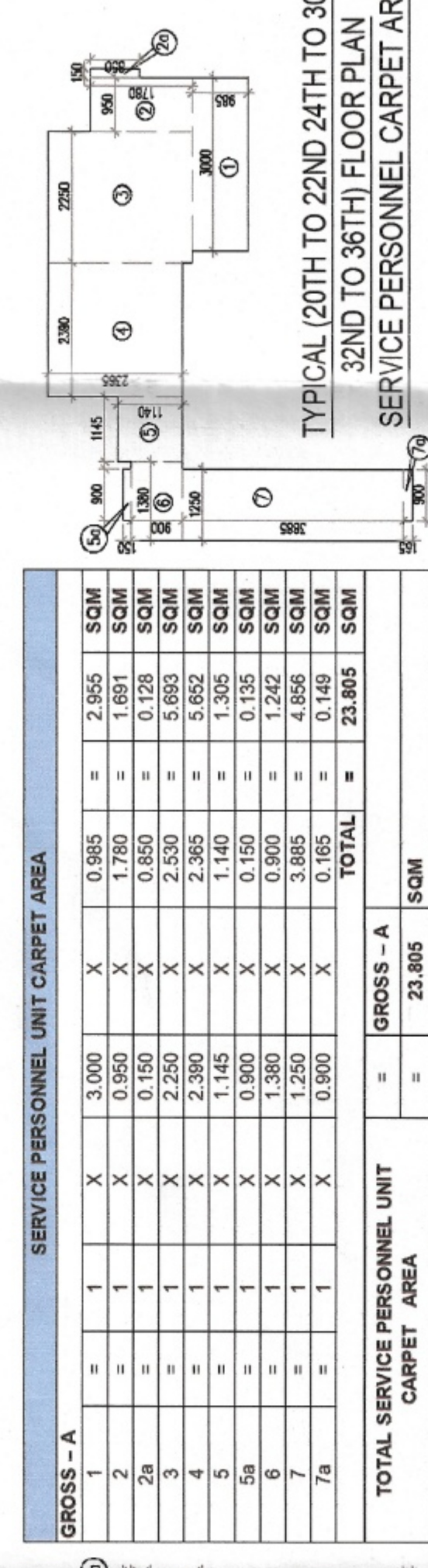
TOTAL FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA CALCULATION									
GROSS - A		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		GROSS - B		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		TOTAL	
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
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11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
750.00		750.00		750.00		750.00		750.00	

TOTAL FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA CALCULATION									
GROSS - A		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		GROSS - B		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		TOTAL	
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
750.00		750.00		750.00		750.00		750.00	

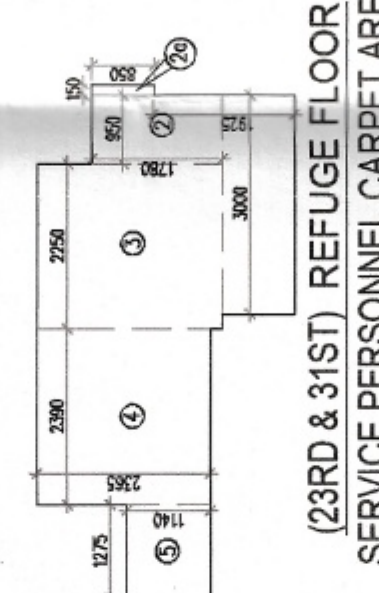
TOTAL FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA CALCULATION									
GROSS - A		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		GROSS - B		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		TOTAL	
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
750.00		750.00		750.00		750.00		750.00	

TOTAL FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA CALCULATION									
GROSS - A		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		GROSS - B		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		TOTAL	
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
750.00		750.00		750.00		750.00		750.00	

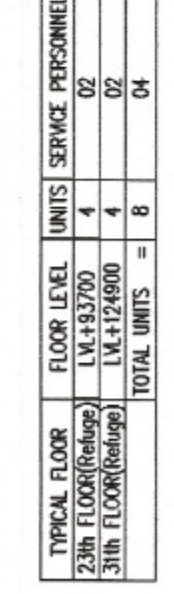
TOTAL FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA CALCULATION									
GROSS - A		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		GROSS - B		FAR AREA OF (PARD & 31ST) REFUSE FLOOR AREA		TOTAL	
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12		



GROSS - A		SERVICE PERSONNEL UNIT CARPET AREA									
1	=	1	X	3,000	X	0.855	=	2,565	SQM		
2	=	1	X	0,950	X	1.780	=	1,691	SQM		
3	=	1	X	1,000	X	1.600	=	1,600	SQM		
4	=	1	X	2,350	X	0.855	=	2,009	SQM		
5	=	1	X	2,250	X	2.355	=	5,303	SQM		
6	=	1	X	2,350	X	2.355	=	5,552	SQM		
7	=	1	X	1,145	X	1.160	=	1,325	SQM		
8	=	1	X	1,350	X	1.160	=	1,566	SQM		
9	=	1	X	1,350	X	0.900	=	1,215	SQM		
10	=	1	X	2,350	X	2.355	=	5,552	SQM		
11	=	1	X	1,250	X	2.355	=	2,944	SQM		
12	=	1	X	0,950	X	1.780	=	1,691	SQM		
TOTAL SERVICE PERSONNEL UNIT CARPET AREA						TOTAL		23,895		SQM	
TOTAL SERVICE PERSONNEL UNIT CARPET AREA						GROSS - A		23,895		SQM	



SERVICE PERSONNEL UNIT CASPNET AREA									
GR003B - A									
1	=	1	X	3.000	X	0.040	=	2.055	\$OM
2	=	1	X	0.050	X	1.760	=	1.601	\$OM
3	=	1	X	0.050	X	0.050	=	0.028	\$OM
4	=	1	X	2.250	X	2.250	=	2.250	\$OM
5	=	1	X	2.250	X	2.250	=	2.052	\$OM
6	=	1	X	1.275	X	1.140	=	1.464	\$OM
TOTAL							=	17.072	\$OM
TOTAL SERVICE PERSONNEL UNIT CASPNET AREA							=	GR003B - A	
							=	17.072	\$OM



TYPICAL FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONNEL
23rd FLOOR (Package)	L.M.+3750	4	02
31th FLOOR (Package)	L.M.+14900	4	02
	TOTAL UNITS =	8	04