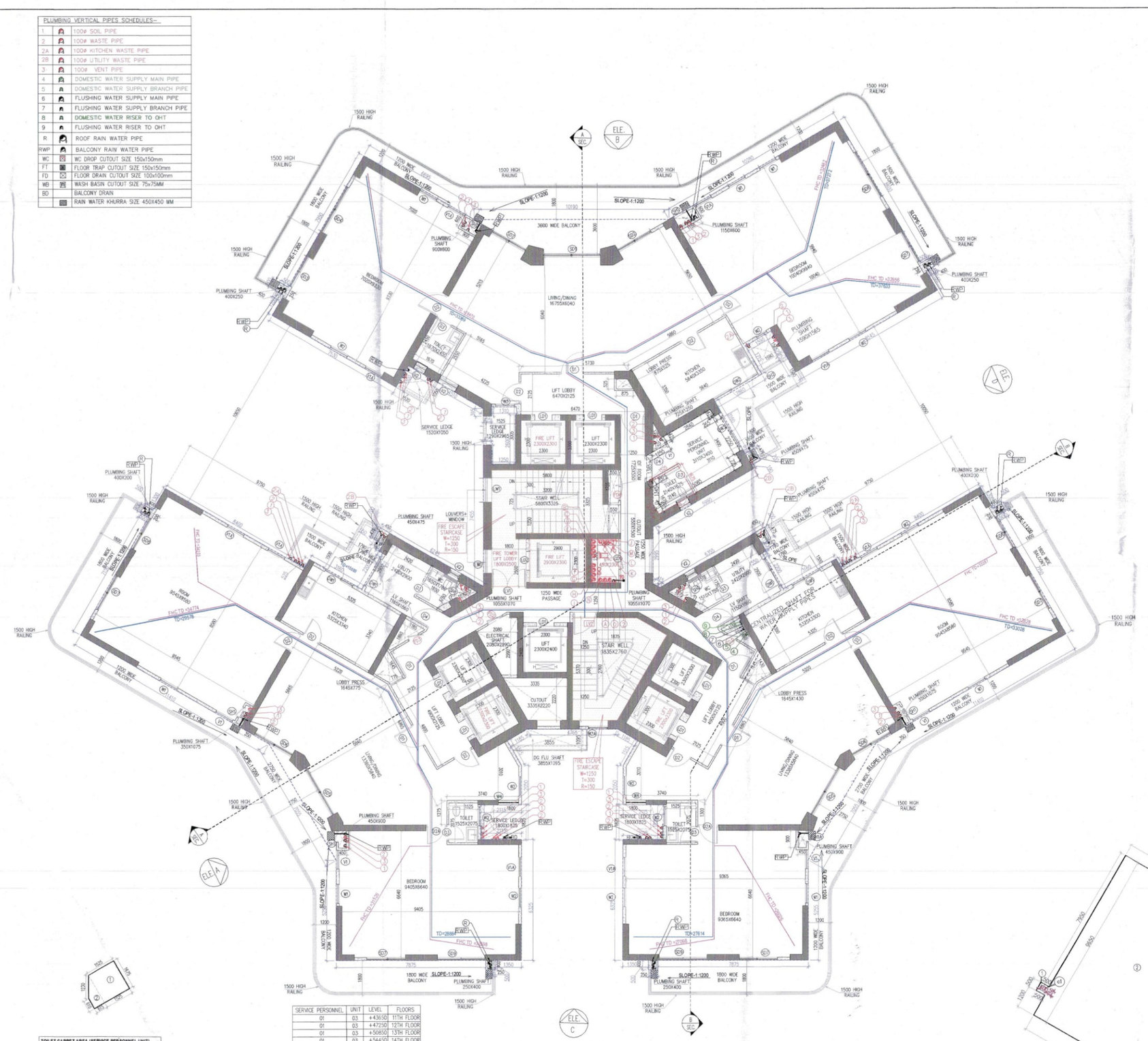
PLUMBING VERTICAL PIPES SCHEDULES:-		
1		100M SOIL PIPE
2		100M WASTE PIPE
2A		100M KITCHEN WASTE PIPE
2B		100M UTILITY WASTE PIPE
3		100M VENT PIPE
4	A	DOMESTIC WATER SUPPLY MAIN PIPE
5	A	DOMESTIC WATER SUPPLY BRANCH PIPE
6		FLUSHING WATER SUPPLY MAIN PIPE
7	A	FLUSHING WATER SUPPLY BRANCH PIPE
8	A	DOMESTIC WATER RISER TO OHT
9	A	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
SD		BALCONY DRAIN
		RAIN WATER KHAIRA SIZE 450/450/ MM

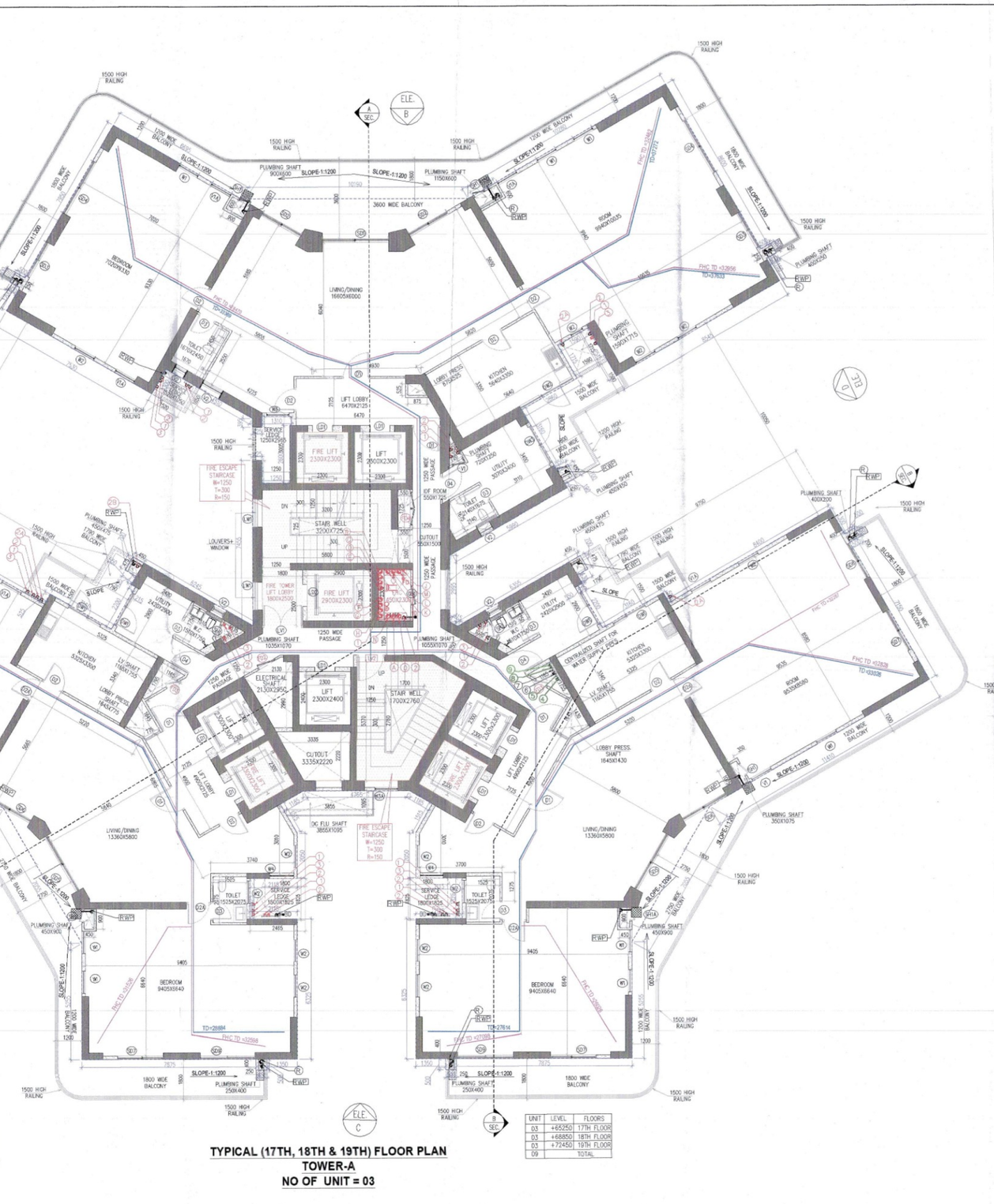


TYPICAL (11TH TO 15TH) FLOOR PLAN
TOWER-A
NO OF UNIT = 03

SERVICE PERSONNEL	UNIT	LEVEL	FLOORS
01	03	+43.650	17TH FLOOR
02	03	+47.700	18TH FLOOR
03	03	+50.850	19TH FLOOR
04	03	+54.450	14TH FLOOR
05	03	+58.050	15TH FLOOR
05	15		TOTAL

TOILET CARPET AREA (SERVICE PERSONNEL UNIT)								
GROSS-A								
1	1	X	1.525		X	1.675	=	2.554
2	0.5	X	0.610	+	1.675	X	0.610	=	0.732
TOTAL							=	3.286

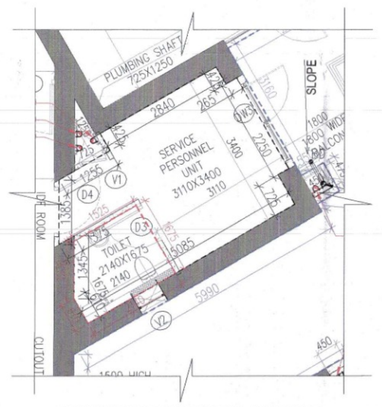
TYPICAL (11TH TO 15TH) FLOOR PLAN
TOWER-A
NO OF UNIT = 03



TYPICAL (17TH, 18TH & 19TH) FLOOR PLAN
TOWER-A
NO OF UNIT = 03

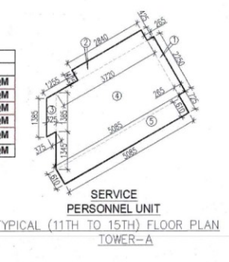
UNIT	LEVEL	FLOORS
03	+65250	17TH FLOOR
03	+68850	18TH FLOOR
03	+72450	19TH FLOOR
09		TOTAL

MAX ESTATES - TYPICAL & REFUGE								
Tag		Width (MM)	Height (MM)	Sill (MM)	Lintel (MM)	DOOR TYPE	OPENING TYPE	LOCATION
						SCHEDULE OF NON FIRE RATED DOORS		
D2		1050	2400	0	2450	WOODEN FLUSH DOOR	SINGLE LEAF DOOR	BEDROOMS
D2A		1050	2400	0	2450	WOODEN FLUSH DOOR (SUBFRAME)	SINGLE LEAF DOOR	BEDROOMS
D3		850	2400	0	2450	WOODEN FLUSH DOOR	SINGLE LEAF DOOR	TOILETS ENTRANCE
						SCHEDULE OF WINDOWS		
W1A		1000	2100	600	2700	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	TOILET
W1		1000	2100	600	2700	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	MAIN / CLEAR FACADE
W2		1000	1800	900	2700	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	BACK FACADE
W3A		1000	1800	900	2700	FIXED WINDOW / OPENABLE	FIXED PANEL/ OPENABLE + GLASS	STAIRCASE 2
W4		1050	1800	900	2700	OPENABLE	OPENABLE + GLASS	STUDY
						SCHEDULE OF SLIDING DOORS		
SD1		3865	2700	0	2750	SLIDING DOOR, ALUMINUM + GLASS	SLIDING PANEL	LIVING AREA
SD2		2000	2700	0	2750	SLIDING DOOR, ALUMINUM + GLASS	SLIDING PANEL	DINING AREA
SD3		1800	2700	0	2750	SLIDING DOOR, ALUMINUM + GLASS	SLIDING PANEL	MASTER BEDROOM
SD4		2700	2700	0	2750	SLIDING DOOR, ALUMINUM + GLASS	SLIDING PANEL	BEDROOM 2
SD5		2850	2700	0	2750	SLIDING DOOR, ALUMINUM + GLASS	SLIDING PANEL	LIVING AREA
SD6		2265	2700	0	2750	SLIDING DOOR, ALUMINUM + GLASS	SLIDING PANEL	DINING AREA
SD7		2050	2700	0	2750	SLIDING DOOR, ALUMINUM + GLASS	SLIDING PANEL	MASTER BEDROOM
SD8		1765	2700	0	2750	SLIDING DOOR, ALUMINUM + GLASS	SLIDING PANEL	BEDROOM 3
SD9		2450	2700	0	2750	SLIDING DOOR, ALUMINUM + GLASS	SLIDING PANEL	BEDROOM 4
						SCHEDULE OF EXTERNAL DOOR/ WINDOWS & VENTILATORS		
DW1	DOOR	1050	2700	0	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
	WINDOW	850	2100	600	2700			
DW2	DOOR	1050	2700	0	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
	WINDOW	1050	1800	900	2700			
DW3	DOOR	1050	2700	0	2750	HINGED GLASS DOOR / WINDOW	SINGLE SHUTTER DOOR, OPENABLE OUTSIDE + FIXED WINDOW	KITCHEN/UTILITY ROOM
	WINDOW	850	2100	600	2700			
						SCHEDULE OF GRANITE		
SH1		800	2300	150	2450	HINGED GLASS DOOR	SINGLE SHUTTER DOOR	TOILET
SH2		1050	2300	150	2450	HINGED GLASS DOOR	SINGLE SHUTTER DOOR	CORRIDOR
						SCHEDULE OF VENTILATORS		
V1		1050	1800	600	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
V2		1050	1050	900	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
V3		800	1800	600	2450	OPENABLE	OPENABLE GLASS PANEL	TOILET
						SCHEDULE OF FIRE RATED DOOR		
D1		1250	2700	0	2750	WOODEN FLUSH DOOR (MIN. 2HR. FIRE RATING)	SINGLE LEAF DOOR	UNIT ENTRANCE
D1A		1050	2700	0	2750	WOODEN FLUSH DOOR (MIN. 2HR. FIRE RATING)	SINGLE LEAF DOOR	UTILITY ROOM
FD2		900	2300	150	2450	METAL FIRE DOOR (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		1800	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		900	2450	0	2450	LOUVERED DOOR	SINGLE SHUTTER, OPENABLE INSIDE	STAIRCASE 2
LV3		775	2300	150	2450	LOUVERED DOOR	SINGLE SHUTTER, OPENABLE INSIDE	LOBBY/FIRE/SUPPRESSION
						SCHEDULE OF LOUVERED DOOR /WINDOW		
LW1	LOUVERS	1275	2450	0	2450	HINGED GLASS + LOUVER / WINDOW	DOUBLE SHUTTER, OPENABLE OUTSIDE	FIRE STAIRCASE LOBBY
	WINDOW	1275	1350	900	2250			
						SCHEDULE OF LIFT OPENINGS		
LO1		800	2450	0	2450	AS PER VENDOR V1		VFTB
LO2		1050	2450	0	2450	AS PER VENDOR V1		VFTB



SERVICE PERSONNEL UNIT (BLOW UP)
SCALE- 1:60

SERVICE PERSONNEL UNIT AREA(TYPICAL (11TH TO 15TH) FLOOR PLAN									
GROSS - A									
1	1	X		0.365	X	2.250	=	0.596	SQM
2	1	X		2.840	X	0.425	=	1.207	SQM
3	0.5	X	1.365	+	1.365	X	0.325	=	0.450	SQM
4	0.5	X	5.065	+	3.720	X	2.365	=	10.412	SQM
5	1	X		5.065		X	0.610	=	3.102	SQM
							TOTAL	=	15.767	SQM



FAR AREA OF TYPICAL FLOOR (11TH TO 15TH & 17TH TO 19TH) AREA CALCULATION									
GROSS - A									
1	1	X		0.060	X	0.600	=	0.036	SQM
2	1	X		1.830	X	0.600	=	1.098	SQM
3	0.5	X		2.840	X	0.425	=	1.207	SQM
4	0.5	X	8.350	+	7.375	X	0.325	=	13.121	SQM
5	1	X		3.680	X	0.300	=	11.784	SQM
6	0.5	X	0.640	+	1.885	X	0.325	=	0.824	SQM
7	1	X	1.005	+	0.420	X	0.300	=	0.548	SQM
8	1	X		0.425	X	0.345	=	0.146	SQM
9	1	X		8.000	X	0.345	=	2.760	SQM
10	0.5	X		4.000	X	0.638	=	12.462	SQM
10A	1	X	1.080	+	1.710	X	0.345	=	0.962	SQM
10b	1	X		8.540	X	0.300	=	87.912	SQM
10c	1	X		3.920	X	0.300	=	0.235	SQM
11	0.5	X	4.000	+	4.800	X	0.325	=	14.170	SQM
12	0.5	X	4.800	+	2.560	X	0.325	=	0.572	SQM
13	0.5	X	2.360	+	2.536	X	0.375	=	0.864	SQM
14	1	X		1.775	X	0.300	=	0.532	SQM
15	1	X		7.100	X	0.300	=	18.888	SQM
16	0.5	X	9.440	+	8.290	X	0.325	=	14.722	SQM
17	1	X		5.680	X	0.300	=	0.852	SQM
18	0.5	X		8.290	X	0.325	=	0.090	SQM
19	1	X		5.680	X	0.300	=	0.852	SQM
20	1	X		8.800	X	0.300	=	38.146	SQM
21	0.5	X	0.260	+	0.288	X	0.188	=	0.067	SQM
22	0.5	X	6.800	+	4.000	X	0.300	=	1.710	SQM
23	0.5	X	4.000	+	4.000	X	0.300	=	0.720	SQM
24	0.5	X	4.000	+	4.000	X	0.300	=	0.720	SQM
25	1	X		4.000	X	0.300	=	1.200	SQM
26	1	X		16.825	X	0.300	=	118.514	SQM
27	0.5	X		4.400	X	0.300	=	0.660	SQM
28	0.5	X	3.180	+	3.510	X	0.300	=	39.396	SQM
29	1	X		8.925	X	0.300	=	148.035	SQM
30	1	X		2.400	X	0.300	=	1.440	SQM
31	0.5	X	13.380	+	12.495	X	0.300	=	8.512	SQM
32	0.5	X	12.495	+	12.560	X	0.300	=	7.583	SQM
33	0.5	X	12.560	+	7.610	X	0.300	=	44.827	SQM
34	1	X		2.115	X	0.300	=	0.672	SQM
35	1	X		2.115	X	0.300	=	0.672	SQM
36	1	X		2.115	X	0.300	=	0.672	SQM
37	1	X		2.951	X	0.300	=	0.930	SQM
38	0.5	X	11.135	+	7.610	X	0.300	=	27.268	SQM
39	0.5	X	1.360	+	3.110	X	0.170	=	0.184	SQM
40	0.5	X	3.110	+	3.110	X	0.300	=	0.933	SQM
41	0.5	X	3.110	+	3.110	X	0.300	=	0.933	SQM
42	0.5	X	4.840	+		X	0.300	=	0.726	SQM
43	0.5	X	5.180	+	3.510	X	0.300	=	0.777	SQM
44	0.5	X	3.300	+		X	0.300	=	0.495	SQM
45	0.5	X	6.240	+	4.000	X	0.300	=	0.780	SQM
							TOTAL	=	1092.186	SQM
DEDUCTION									
GROSS - B									
A1	1	X		0.260	X	0.400	=	0.104	SQM
A2	1	X		0.260	X	0.400	=	0.104	SQM
A3	1	X		1.150	X	0.850	=	0.978	SQM
A4	1	X		0.400	X	0.300	=	0.120	SQM
A5	1	X	0.675	+	0.878	X	0.300	=	0.466	SQM
A6	1	X		1.440	X	0.300	=	1.555	SQM
A7	8	X		3.300	X	0.300	=	31.742	SQM
A8	1	X		0.200	X	0.300	=	0.060	SQM
A9	1	X		0.400	X	0.400	=	0.160	SQM
A10	1	X		0.400	X	0.400	=	0.160	SQM
A11	1	X		1.400	X	0.300	=	0.420	SQM
A12	1	X		0.680	X	1.100	=	0.748	SQM
A13	1	X		0.680	X	1.100	=	0.748	SQM
A14	1	X		1.400	X	0.300	=	0.420	SQM
A15	1	X		0.680	X	1.100	=	0.748	SQM
A16	1	X		0.680	X	1.100	=	0.748	SQM
A17	1	X		1.400	X	0.300	=	0.420	SQM
A18	0.5	X	1.370	+	0.828	X	0.300	=	0.324	SQM
A19	0.5	X	0.828	+	1.370	X	0.300	=	0.324	SQM
A20	1	X	1.845	+	1.195	X	0.376	=	1.154	SQM
A21	0.5	X		1.380	X	0.600	=	0.588	SQM
A22	0.5	X	1.195	+	0.150	X	0.376	=	0.253	SQM
A23	1	X		0.400	X	0.300	=	0.120	SQM
A24	1	X		0.475	X	0.460	=	0.214	SQM
A25	0.5	X	0.260	+	0.228	X	0.188	=	0.057	SQM
A26	0.5	X	0.228	+	1.730	X	0.300	=	0.847	SQM
A27	0.5	X	1.730	+		X	0.300	=	0.519	SQM
A28	0.5	X	3.130	+	2.880	X	0.220	=	1.328	SQM
A29	1	X		2.880	X	0.220	=	0.634	SQM
A30	0.5	X	3.308	+	2.880	X	0.376	=	1.162	SQM
A31	0.5	X		3.180	X	0.376	=	0.598	SQM
A32	0.5	X	1.050	+	2.880	X	0.376	=	0.792	SQM
A33	1	X		2.880	X	0.450	=	1.296	SQM
						TOTAL	=	124.124	SQM

TOTAL FAR AREA OF (11TH TO 15TH & 17TH TO 19TH) TYPICAL FLOOR		GROSS - A	-	GROSS - B	
	=	1092.186	-	124.124	
	=	968.062	SQM		

NON FAR AREA (ADD TO'S)									
GROSS - C									
A1	1	X		0.200	X	0.375	=	33.150	SQM
alfa	1	X		0.425	X	0.450	=	2.153	SQM
a1	1	X		0.425	X	0.450	=	2.153	SQM
a10	1	X		1.600	X	0.300	=	5.760	SQM
a30	1	X		0.300	X	0.300	=	12.672	SQM
a31	0.5	X	1.000	+	2.880	X	0.300	=	1.332	SQM
a40	1	X		2.880	X	0.450	=	1.296	SQM
						TOTAL	=	58.484	SQM

NON FAR AREA (DEDUCTION)									
GROSS - D									
A1	1	X		0.600	X	0.375	=	2.250	SQM
A2	1	X		0.900	X	0.300	=	8.870	SQM
A3	0.5	X	1.700	+	1.600	X	0.300	=	0.990	SQM
a4	0.5	X	1.600	+	0.980	X	0.300	=	0.819	SQM
						TOTAL	=	13.081	SQM

TOTAL NON FAR AREA OF (11TH TO 15TH & 17TH TO 19TH) TYPICAL FLOOR		GROSS - C	-	GROSS - D	
	=	58.484	-	13.081	
	=	47.543	SQM		

TOTAL BUILTUP AREA OF (11TH TO 15TH & 17TH TO 19TH) TYPICAL FLOOR		FAR AREA	+	NON FAR AREA	
	=	968.062	+	47.543	
	=	1015.605	SQM		

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

B.T.P.(HQ) Member/Secretary — C.T.P.(HQ) Chairman
DTP(HQ) — ATP(HQ)
JD. — ATP
Planning Assistant — Assistant Director Planning
Planning Assistant — Assistant Director Planning
Chairman and found ok for Public Health Engineering Services vide memo No. 26414 dt. 03/12/2026
Member BPAC — Member BPAC
OWNER'S SEAL & SIGNATURE — Superintending Engineer (HQ), Chief Engineer-I, BWS
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.
BIP HOLDER SEAL & SIGNATURE — ARCHITECT'S SEAL & SIGNATURE

JUL.-2026 — Scale : 1:100

Drawing Title:-
11th TO 15th & 17th TO 19th TYPICAL FLOOR PLAN & AREA CALCULATION (TOWER-A)

Drawing No:- TA-07