

Note :-

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.

Project

PROPOSED BUILDING PLAN OF MIXED LAND USE COLONY (65% RESIDENTIAL & 5% COMMERCIAL) UNDER TOD POLICY AREA MEASURING 4.81875 ACRES (LICENSE NO. 89 OF 2023 DATED 12.05.2023) IN SECTOR-86 GUJRAGRAM BEING DEVELOPED BY OBEROI REALTY LIMITED.

Client

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

Architects:
PARK + ASSOCIATES
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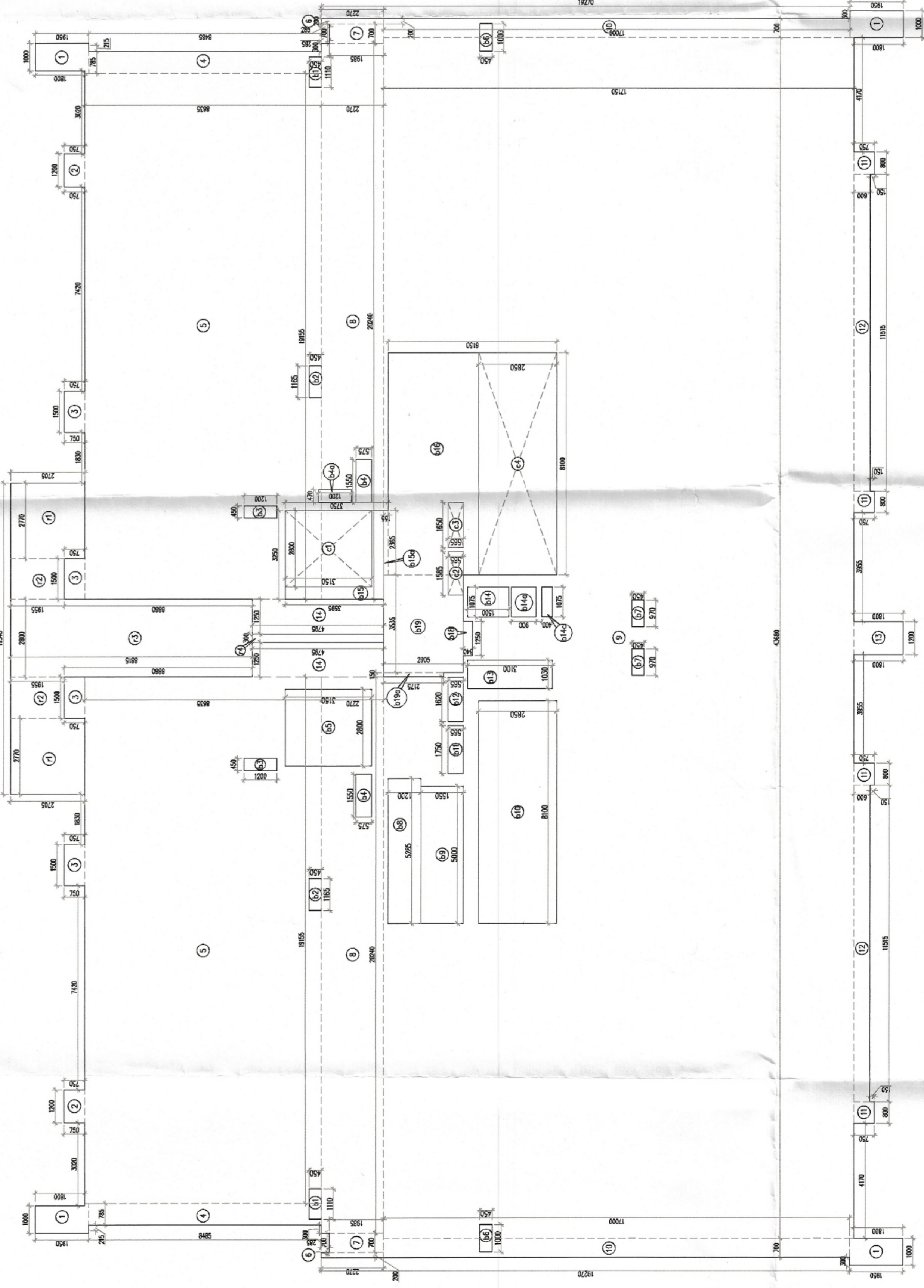
Associate Architects:



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

Stamp and signature area with various professional seals and signatures.

OWNER'S SEAL & SIGNATURE
ARCHITECT'S SEAL & SIGNATURE
Drawing No: 50
Scale: 1:100
JAN - 2026
Drawing Title: PROPOSED BUILDING PLAN & TERRACE PLAN WATER TANK & SERVICE TOWER - G
Drawing Date: 03-06-2026



REFUGE FLOOR AREA DIAGRAM (23RD & 31ST) TOWER - G

TYPICAL REFUGE ZONE & 1ST FLOOR AREA												
GROUP - A	1	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	2	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	3	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	4	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	5	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	6	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	7	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	8	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	9	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	10	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	11	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	12	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	13	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
TOTAL AREA OF TYPICAL REFUGE ZONE							600.00	600.00	600.00			
TOTAL AREA (ADJ. TOT.)							120.00	120.00	120.00			
TOTAL AREA (ADJ. TOT.)							720.00	720.00	720.00			
NON FARE AREA (DO NOT SET)												
GROUP - B	1	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	2	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	3	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	4	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	5	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	6	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	7	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	8	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	9	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	10	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	11	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	12	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	13	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
TOTAL AREA OF TYPICAL REFUGE ZONE							600.00	600.00	600.00			
TOTAL AREA (ADJ. TOT.)							120.00	120.00	120.00			
TOTAL AREA (ADJ. TOT.)							720.00	720.00	720.00			
NON FARE AREA (DO NOT SET)												
GROUP - C	1	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	2	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	3	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	4	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	5	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	6	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	7	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	8	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	9	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	10	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	11	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	12	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
	13	1.000	X	1.000	=	1.000	50.00	50.00	50.00			
TOTAL AREA OF TYPICAL REFUGE ZONE							600.00	600.00	600.00			
TOTAL AREA (ADJ. TOT.)							120.00	120.00	120.00			
TOTAL AREA (ADJ. TOT.)							720.00	720.00	720.00			
NON FARE AREA (DO NOT SET)												
GROUP - D	1	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	2	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	3	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	4	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	5	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	6	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	7	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	8	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	9	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	10	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	11	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	12	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
	13	2.000	X	1.000	=	3.000	150.00	150.00	150.00			
TOTAL AREA OF TYPICAL REFUGE ZONE							3600.00	3600.00	3600.00			
TOTAL AREA (ADJ. TOT.)							720.00	720.00	720.00			
TOTAL AREA (ADJ. TOT.)							4320.00	4320.00	4320.00			
NON FARE AREA (DO NOT SET)												
TOTAL NET FARE AREA OF TYPICAL REFUGE ZONE										600.00	600.00	600.00
TOTAL NET FARE AREA (ADJ. TOT.)										120.00	120.00	120.00
TOTAL NET FARE AREA (ADJ. TOT.)										720.00	720.00	720.00
TOTAL NET BUILD UP AREA OF TYPICAL REFUGE ZONE										600.00	600.00	600.00
TOTAL NET BUILD UP AREA (ADJ. TOT.)										120.00	120.00	120.00
TOTAL NET BUILD UP AREA (ADJ. TOT.)										720.00	720.00	720.00
TOTAL NET BUILD UP AREA (ADJ. TOT.)										720.00	720.00	720.00