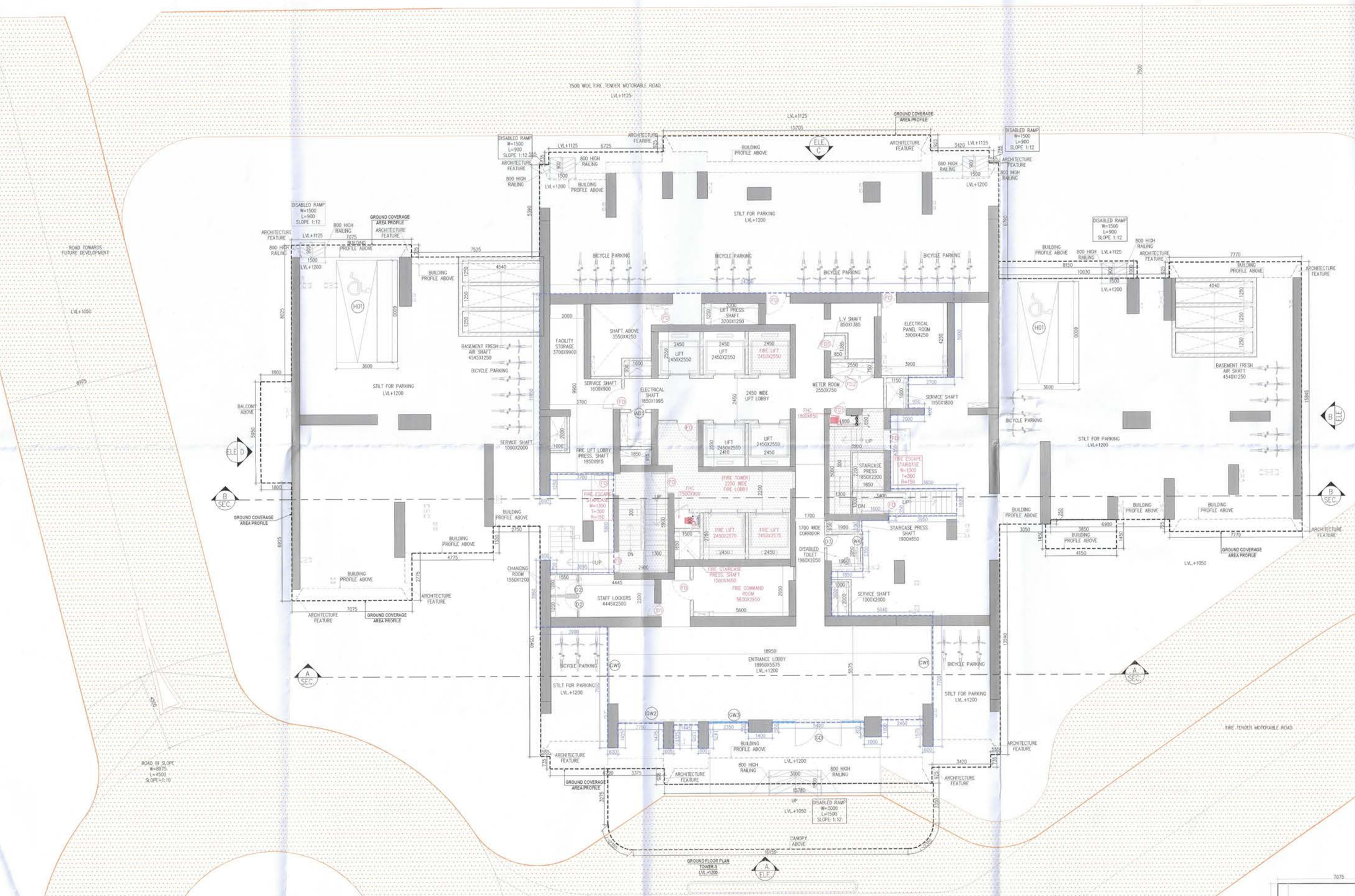
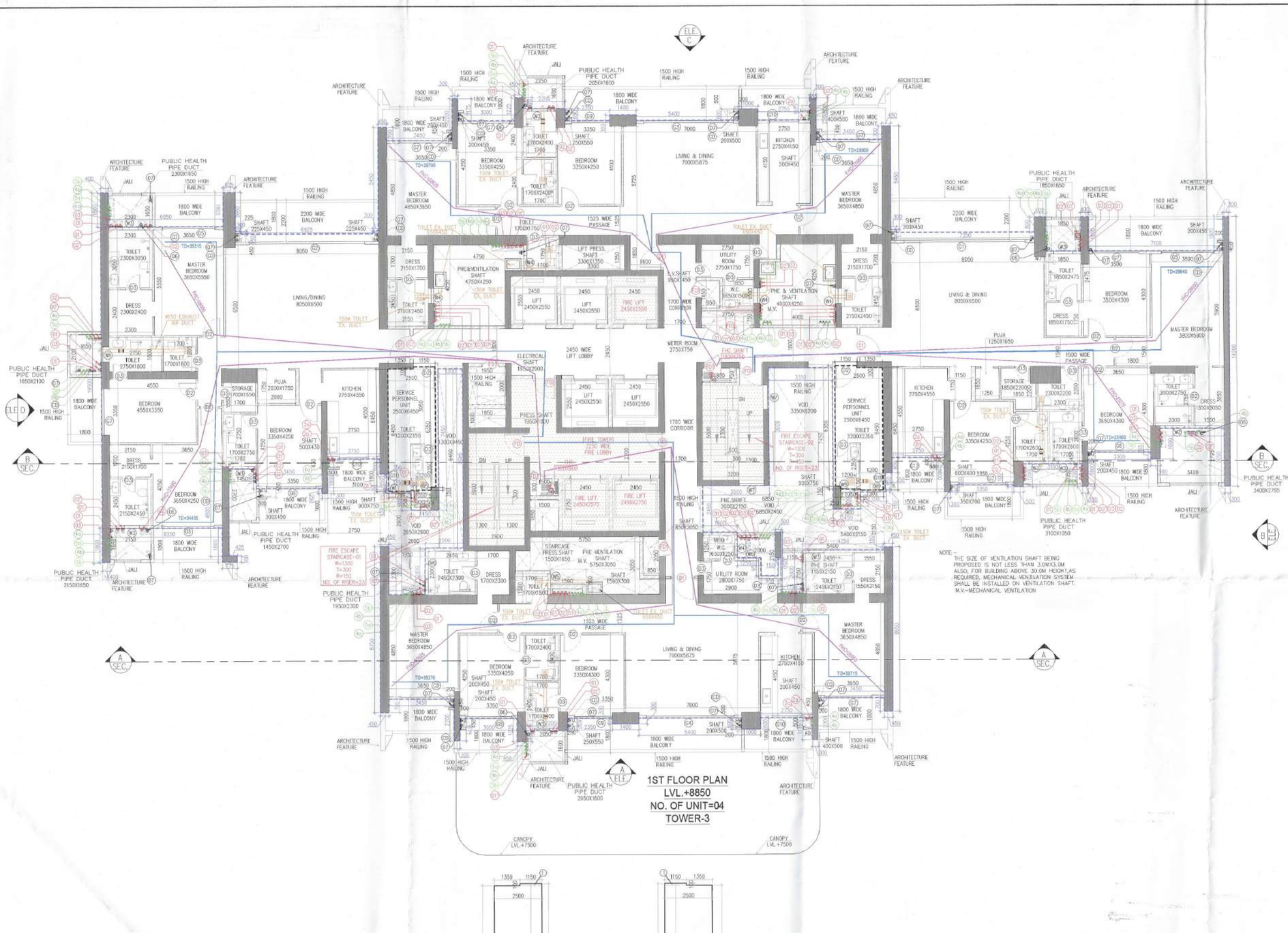
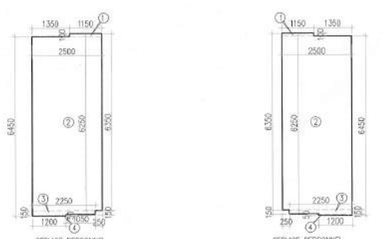

7500 WIDE FIRE TENDER MOTORABLE ROAD
ROAD TOWARDS FUTURE DEVELOPMENT
FIRE TENDER MOTORABLE ROAD
ROAD @ SLOPE
ROAD IN SLOPE
ROAD IN SLOPE
ROAD IN





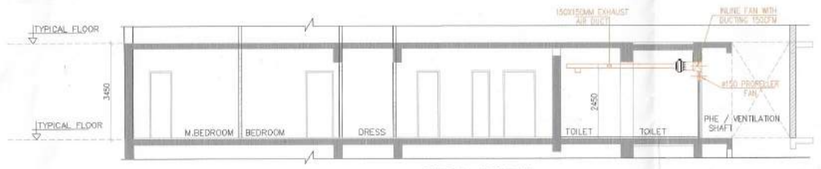
SERVICE PERSONNEL CARPET AREA CALCULATION									
GROSS - A									
1	=	1	X	1.150	X	0.100	=	0.115	SQM
2	=	1	X	2.550	X	6.250	=	15.825	SQM
3	=	1	X	2.550	X	0.180	=	0.338	SQM
4	=	1	X	1.200	X	0.080	=	0.960	SQM
						TOTAL	=	16.138	SQM

VENTILATION - TOWER 3 - TOILET/PLUMBING SHAFT

Sl. No.	TOWER	FLOOR	BUILDING NO. & PLUMBING SHAFT	FLAT NO	AIFLOW (CFM) PER FLOOR	NO. OF FLOORS	AIFLOW (CFM) MAXIMUM	AIRFLOW (CFM) DESIGN	AIR FLOW (CFM) SELECTED	Type of Ventilation System
1	TOWER 5	TYP.	DRESSING ROOM TOILET	UNIT 1	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
2	TOWER 5	TYP.	BEDROOM 03 TOILET	UNIT 1	100	1	100	100	150	INLINE FAN AT TOILET CEILING
3	TOWER 5	TYP.	POWDER TOILET	UNIT 1	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
4	TOWER 5	TYP.	UTILITY ROOM TOILET	UNIT 1	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
5	TOWER 5	TYP.	MASTER BEDROOM 02 TOILET	UNIT 1	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
6	TOWER 5	TYP.	POWDER TOILET	UNIT 2	100	1	100	100	150	INLINE FAN AT TOILET CEILING
7	TOWER 5	TYP.	SERVANT TOILET	UNIT 2	100	1	100	100	150	INLINE FAN AT TOILET CEILING
8	TOWER 5	TYP.	POWDER TOILET	UNIT 3	100	1	100	100	150	INLINE FAN AT TOILET CEILING
9	TOWER 5	TYP.	SERVANT TOILET	UNIT 3	100	1	100	100	150	INLINE FAN AT TOILET CEILING
10	TOWER 5	TYP.	POWDER TOILET	UNIT 4	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
11	TOWER 5	TYP.	BEDROOM 03 TOILET	UNIT 4	100	1	100	100	150	INLINE FAN AT TOILET CEILING



TYPICAL SECTION



TYPICAL SECTION

PLUMBING LEGEND:-

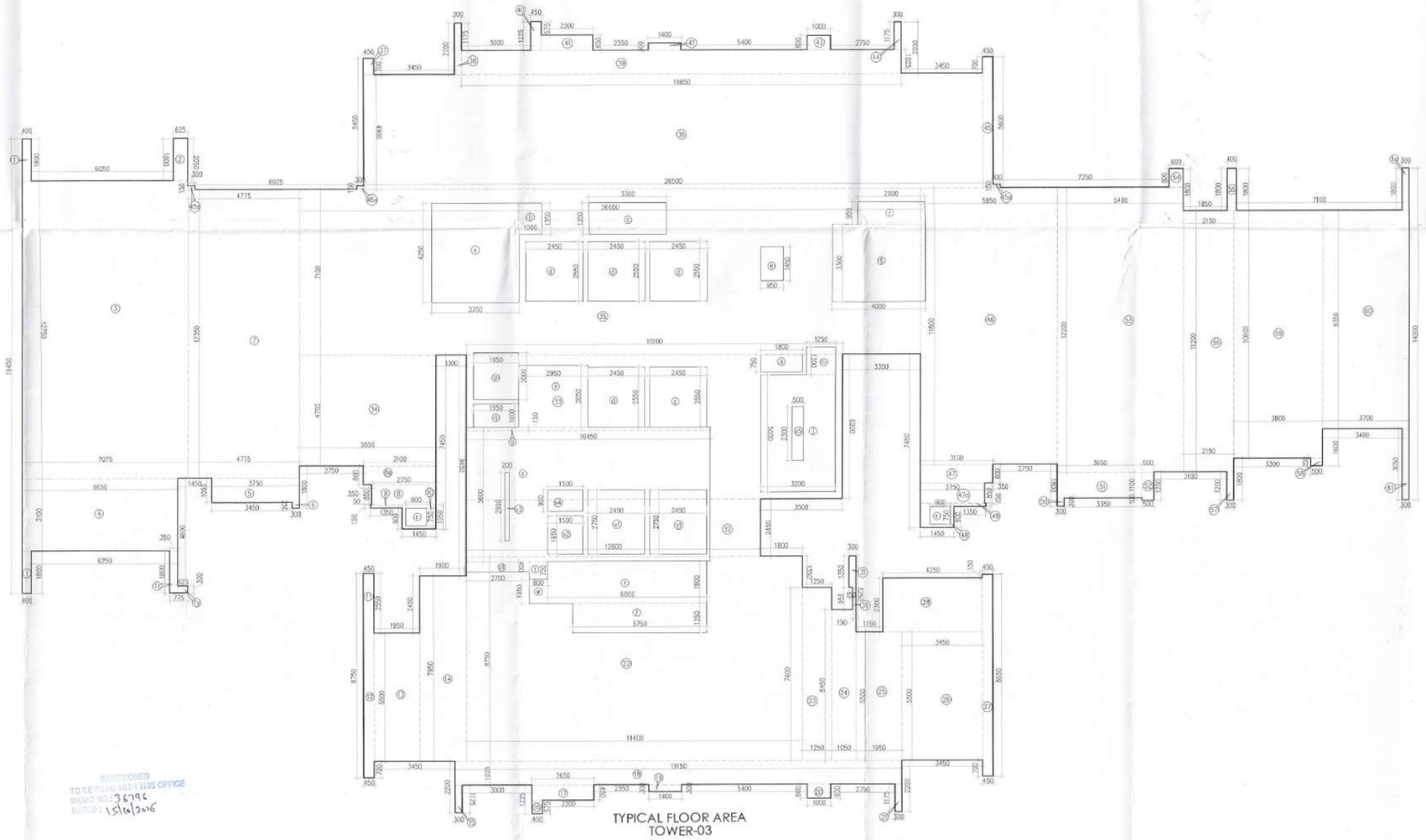
(SP)	100ø Soil Pipe (SP)
(WP)	100ø Waste Pipe (WP)
(VP)	75ø Vent Pipe (VP)
(CW)	Domestic Water Supply Drop From Tank To Toilet / Kitchen For Top Five Floor (33th To 37th)
(HW)	Domestic Water Supply Drop From Tank To Toilet / Kitchen For First To 32nd Floor.
(RW)	Recycled Water Supply Drop From Tank To Toilet For Top Five Floor (33th To 37th)
(RW)	Recycled Water Supply Drop From Tank To Toilet For First To 32nd Floor.
(D)	Domestic Water Supply Riser Pipe Fill To O.H.T.
(R)	Recycled Water Supply Riser Pipe Fill To O.H.T.
(Gw)	100ø Waste Pipe (For Use Kitchen Waste)
(R)	150ø Terrace Rain Water Pipe
(ST)	100ø Soil Pipe upto Third Floor (SP)
(ST)	100ø Waste Pipe upto Third Floor (WP)
(B)	100ø Balcony Rain Water Pipe
S.S	Service Slab
M.F.T	Multi Floor Trap
F.D	Floor Drain
C.O.P	Clean Out Plug
	Soil Pipe
	Waste Pipe
C1	Cutout Size: 200x200 mm (For Use Soil/Waste & Rain Water Drainage)
M.F.T	Cutout Size: 150x150 mm (For Use WC & Floor P.Trap)
F.D	Cutout Size: 100x100 mm (For Use Floor Drain)

GLAZING/WINDOW SCHEDULE				
TYPE	OPENING SIZE	CILL	LINTEL (F.F.L)	LINTEL (T.O.S)
G1	6350X2400	±0.0	+2400	+2450
G2	6075X2400	±0.0	+2400	+2450
G3	4700X2400	±0.0	+2400	+2450
G4	4600X2400	±0.0	+2400	+2450
G5	2750X2400	±0.0	+2400	+2450
G6	2620X2400	±0.0	+2400	+2450
G7	2452X2400	±0.0	+2400	+2450
G8	7435X2400	±0.0	+2400	+2450
G9	2000X2400	±0.0	+2400	+2450
G10	1550X2400	±0.0	+2400	+2450
G11	1500X2400	±0.0	+2400	+2450
G12	3600X2400	±0.0	+2400	+2450
W1	1200X1500	+900	+1500	+1550
W2	1000X2100	+300	+2100	+2450
W3	800X2100	+300	+2100	+2150
W4	800X1400	+1000	+1400	+1450
W5	600X1400	+1000	+1400	+1450
W6	800X2150	+250	+2150	+2200
W7	1300X1050	+1350	+2400	+2456
W8	1300X1050	+1350	+2400	+2450
G13	5400X3200	±0.0	+5200	+5250
GW1	4500X3200	±0.0	+5200	+5250
GW2	2700X3200	±0.0	+5200	+5250
GW3	2350X3200	±0.0	+5200	+5250

DOOR SCHEDULE						
TYPE	OPENING SIZE	CILL	LINTEL (F.F.L)	LINTEL (T.O.S)	REMARKS	FIRE RATING
D1	1050X2400	±0.0	+2400	+2450	ENTRANCE HALL	1 HOURS
D2	1000X2400	±0.0	+2400	+2450	BED ROOM	
D3	800X2400	±0.0	+2400	+2450	TOILET/UTILITY DOOR	
FD	1050X2400	±0.0	+2400	+2450	STAIRCASE	2 HOURS
FD1	800X2150	±0.0	+2350	+2200	P.H.E./LIFT SHAFT	2 HOURS
FD2	2400X2150	±0.0	+2350	+2200	METER ROOM	2 HOURS

AREA CALCULATION OF TYPICAL FLOOR (TOWER-03)								
GROSS - A								
1	1	X	0.400	X	1.800	=	1.440	SQM
1a	1	X	0.300	X	1.800	=	0.540	SQM
1b	1	X	0.425	X	0.300	=	0.128	SQM
1c	1	X	0.350	X	1.800	=	0.630	SQM
2	1	X	0.825	X	1.800	=	1.135	SQM
3	1	X	7.075	X	12.750	=	90.206	SQM
4	1	X	6.950	X	3.100	=	20.515	SQM
5	1	X	3.750	X	1.550	=	5.888	SQM
6	1	X	0.300	X	1.250	=	0.375	SQM
7	1	X	4.775	X	12.300	=	58.717	SQM
8	1	X	2.750	X	0.850	=	2.338	SQM
8a	1	X	3.100	X	0.850	=	2.460	SQM
9	1	X	1.350	X	0.150	=	0.203	SQM
10	1	X	1.450	X	1.050	=	1.523	SQM
11	1	X	2.450	X	3.350	=	1.606	SQM
12	1	X	2.450	X	8.750	=	3.938	SQM
13	1	X	1.850	X	5.500	=	10.725	SQM
14	1	X	1.800	X	7.950	=	15.120	SQM
15	1	X	0.300	X	1.175	=	0.353	SQM
16	1	X	0.400	X	0.575	=	0.230	SQM
17	1	X	2.650	X	0.650	=	1.723	SQM
18	1	X	18.100	X	1.025	=	18.628	SQM
19	1	X	1.400	X	0.300	=	0.420	SQM
20	1	X	1.000	X	0.600	=	0.600	SQM
21	1	X	0.300	X	1.175	=	0.353	SQM
22	1	X	14.400	X	8.750	=	126.000	SQM
23	1	X	1.250	X	7.400	=	9.250	SQM
24	1	X	1.050	X	6.450	=	6.773	SQM
25	1	X	1.650	X	5.500	=	16.725	SQM
26	1	X	1.450	X	5.500	=	14.975	SQM
27	1	X	0.450	X	8.650	=	3.893	SQM
28	1	X	4.350	X	2.300	=	0.775	SQM
30	1	X	2.150	X	0.950	=	2.043	SQM
31	1	X	0.300	X	1.350	=	0.405	SQM
32	1	X	0.600	X	2.450	=	36.870	SQM
33	1	X	16.100	X	6.200	=	99.820	SQM
34	1	X	3.850	X	4.750	=	27.788	SQM
35	1	X	26.600	X	7.100	=	188.860	SQM
36	1	X	28.500	X	4.900	=	139.650	SQM
37	1	X	0.450	X	0.700	=	0.378	SQM
38	1	X	0.300	X	2.200	=	0.660	SQM
39	1	X	18.850	X	1.025	=	19.321	SQM
40	1	X	0.450	X	7.225	=	3.651	SQM
41	1	X	2.200	X	0.650	=	1.430	SQM
42	1	X	1.400	X	0.300	=	0.420	SQM
43	1	X	1.000	X	0.600	=	0.600	SQM
44	1	X	0.300	X	1.175	=	0.353	SQM
45	1	X	0.450	X	5.800	=	2.520	SQM
45a	3	X	0.300	X	0.150	=	0.135	SQM
48	1	X	8.850	X	11.800	=	89.030	SQM
47	1	X	3.100	X	0.800	=	2.480	SQM
47a	1	X	2.750	X	0.850	=	2.338	SQM
48	1	X	1.400	X	0.900	=	1.305	SQM
49	1	X	1.350	X	0.150	=	0.203	SQM
50	1	X	0.300	X	0.300	=	0.090	SQM
51	1	X	3.650	X	1.100	=	4.015	SQM
52	1	X	0.650	X	1.200	=	0.780	SQM
53	1	X	6.400	X	12.300	=	66.660	SQM
54	1	X	0.800	X	0.800	=	0.480	SQM
55	1	X	0.400	X	1.800	=	0.720	SQM
56	1	X	2.150	X	11.200	=	24.080	SQM
57	1	X	0.500	X	1.200	=	0.600	SQM
58	1	X	0.500	X	0.355	=	0.178	SQM
59	1	X	3.800	X	10.550	=	40.242	SQM
60	1	X	3.700	X	9.350	=	34.595	SQM
61	1	X	3.100	X	3.050	=	9.455	SQM
					TOTAL	=	1175.760	SQM
DEDUCTION AREA								
GROSS - B								
a	1	X	3.750	X	4.350	=	16.938	SQM
b	1	X	1.500	X	1.300	=	1.350	SQM
c	1	X	3.300	X	1.350	=	4.455	SQM
d	5	X	2.450	X	2.550	=	31.238	SQM
e	1	X	0.950	X	1.450	=	1.378	SQM
f	1	X	2.900	X	0.950	=	2.755	SQM
g	1	X	4.000	X	3.300	=	13.200	SQM
h	1	X	1.250	X	1.200	=	1.500	SQM
j	1	X	3.200	X	5.000	=	16.000	SQM
k	1	X	1.800	X	0.750	=	1.350	SQM
p	1	X	1.950	X	2.000	=	3.900	SQM
q	1	X	1.950	X	1.000	=	1.950	SQM
r	2	X	0.900	X	0.750	=	1.350	SQM
s	1	X	10.450	X	5.600	=	58.520	SQM
s1	1	X	2.700	X	0.450	=	1.215	SQM
t	1	X	0.800	X	0.750	=	0.600	SQM
u	1	X	10.450	X	0.150	=	1.568	SQM
v	1	X	2.650	X	2.650	=	7.018	SQM
					TOTAL	=	91.120	SQM
NON FAR AREA (DEDUCTION)								
GROSS - D								
x1	2	X	2.450	X	2.750	=	13.475	SQM
x2	1	X	1.550	X	1.850	=	2.479	SQM
x3	1	X	0.200	X	2.900	=	0.580	SQM
x4	1	X	1.800	X	0.900	=	1.350	SQM
x5	1	X	0.800	X	2.300	=	1.150	SQM
					TOTAL	=	19.030	SQM

TOTAL NON FAR AREA OF TYPICAL FLOOR (TOWER-03)	=	GROSS-C	-	GROSS-D		
	=	91.120	-	19.030		
	=	72.090	SQM			
TOTAL BUILTUP AREA OF TYPICAL FLOOR (TOWER-03)	=	FAR AREA	+	NON FAR		
	=	989.469	+	72.090		
	=	1061.559	SQM			



TYPICAL FLOOR AREA
TOWER-03

SANCTIONED
TO BE READ WITH HUDA OFFICE
MEMO NO.: 36796
DATED: 15/12/2016

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

REVISED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 19.9743 ACRES (LICENSE NO-47 OF 2009 DATED 21.08.2009 GRANTED FOR 11.35 ACRES AND LICENSE NO-104 OF 2012 DATED 06.10.2012 GRANTED FOR 6.475 ACRES & LICENSE NO-24 OF 2026 DATED 09.02.2026 GRANTED FOR 2.15 ACRES) IN SECTOR-81 & 86, GURUGRAM BEING DEVELOPED BY INTERNATIONAL GREEN SCAPES LTD.

DESIGN CONSULTANT :

Architect
Hafeez
Contractor
29 bank street, Fort, Mumbai
400 023 Tel : 2266 1920

Client

M/s International Green Scapes Ltd.
Corporate Office: 1st Floor,
World Trade Tower, Barakhamba Lane,
New Delhi-110001

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.(HR) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ) | ATP(HQ)
JD. | ATP
DEEPAK KUMAR PA(HQ) | A.O. (HQ) Member BPAC | FSO, (HQ) Member BPAC
Checked and found ok for Public Health (External) Service only as per Approved Plan No. 259735 19/1/2026
Superintending Engineer (HQ) for Chief Engineer-I

ARCHITECT'S SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE

AUG.-2026 | Scale : 1:100

Drawing Title:- 1ST FLOOR PLAN & AREA CALCULATION OF TYPICAL FLOOR (TOWER-3)

Drawing No:- T3-02

03-24.08.26