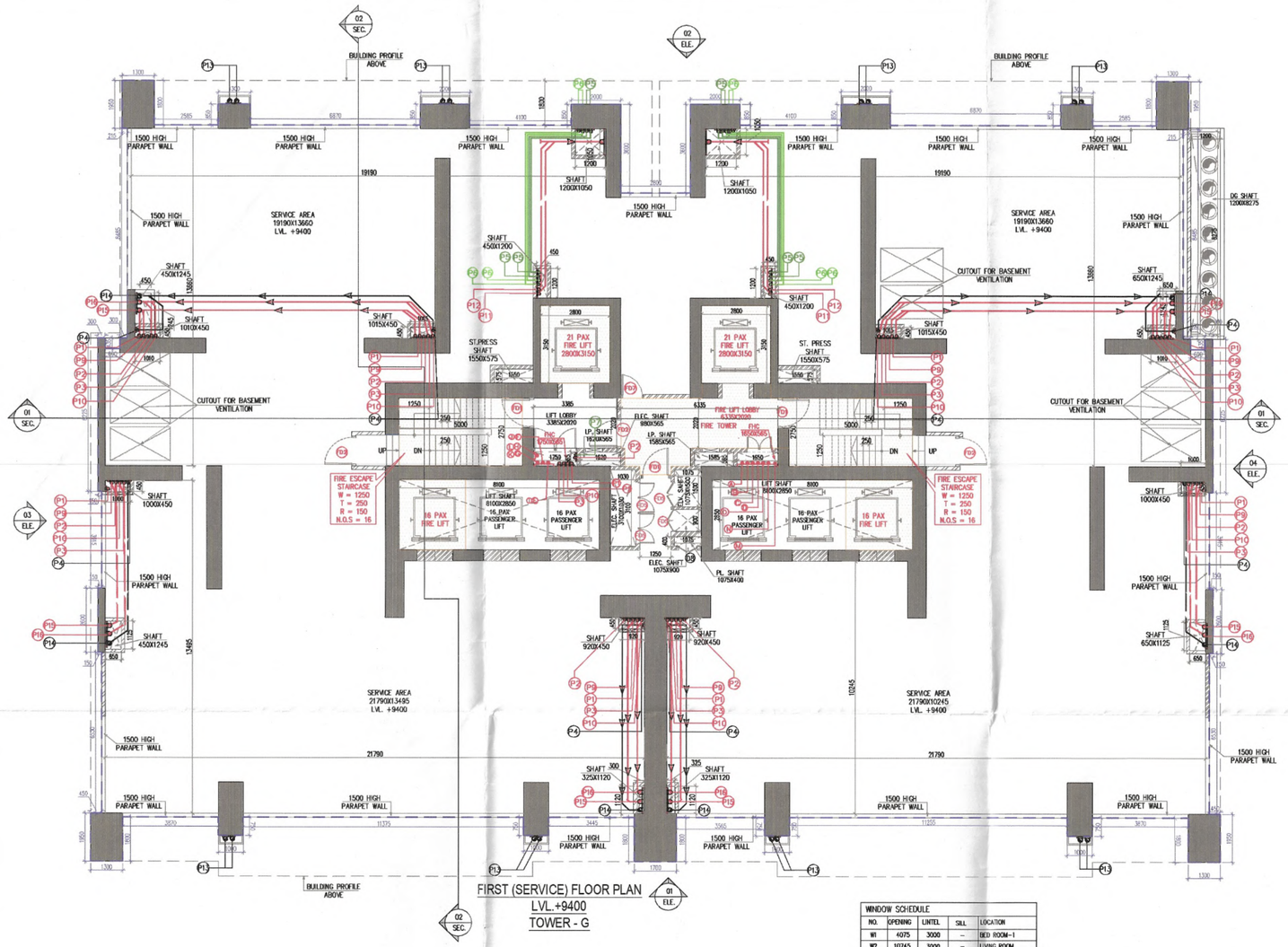


FIRE FIGHTING LEGEND-		
S.NO.	SYMBOL	DESCRIPTION
1		150# FIRE HYDRANT RISER-LOW ZONE-1 FOR PUMP ROOM TO 6TH FLOOR
2		150# FIRE HYDRANT RISER-HIGH ZONE-1 FOR 7TH FLOOR TO 18TH FLOOR
3		150# FIRE HYDRANT RISER-LOW ZONE-2 BPT TO 28TH FLOOR
4		150# FIRE HYDRANT RISER-HIGH ZONE-2 FOR 27TH FLOOR TO 19TH FLOOR
5		150# FIRE SPRINKLER RISER-LOW ZONE-1 FOR PUMP ROOM TO 6TH FLOOR
6		150# FIRE SPRINKLER RISER-LOW ZONE-1-STANDBY FOR PUMP ROOM TO 6TH FLOOR
7		150# FIRE SPRINKLER RISER-HIGH ZONE-1 FOR 7TH FLOOR TO 18TH FLOOR
8		150# FIRE SPRINKLER RISER-HIGH ZONE-1-STANDBY FOR 7TH FLOOR TO 18TH FLOOR
9		150# FIRE SPRINKLER RISER-LOW ZONE-2 BPT TO 28TH FLOOR
10		150# FIRE SPRINKLER RISER-LOW ZONE-2-STANDBY BPT TO 28TH FLOOR
11		150# FIRE SPRINKLER RISER-HIGH ZONE-2 FOR 27TH FLOOR TO 19TH FLOOR
12		150# FIRE SPRINKLER RISER-HIGH ZONE-2-STANDBY FOR 27TH FLOOR TO 19TH FLOOR
13		#80 FIRE DRAIN PIPE
14		150# FIRE TRANSFER WATER RISER
15		150# FIRE TRANSFER WATER RISER-STANDBY
16		FIRE SPRINKLER PIPE
17		FIRE DRAIN PIPE WITH TEST AND DRAIN VALVE
18		FIRE WATER TRANSFER PIPE
19	FCV	ZONE CONTROL VALVE INCLUDES BUTTERFLY VALVE WITH TAMPER SWITCH, PRESSURE GAUGE, FLOW SWITCH
20		PENDANT SPRINKLER 68C
21		KITCHEN PENDANT SPRINKLER 79C
22		UPRIGHT SPRINKLER 68C
23		STANDARD SIDEWALL SPRINKLER 68C
24		EXTENDED SIDEWALL SPRINKLER 68C
25		EXTENDED SIDEWALL SPRINKLER 79C
26		FLOOR TRAP IN FIRE SHAFT
27		62m HOSE PIPE
28		40NB RED. GRAM WITH BALL VALVE
29		LAHSING VALVE
30		EXTINGUISHERS

TYPICAL FLOOR LVL	UNIT	SERVICE PERSONNEL UNIT
3rd,	+10800	04	02
3rd,	+10700	04	02
4th,	+13800	04	02
5th,	+16900	04	02
6th,	+20000	04	02
7th,	+23100	04	02
8th,	+26200	04	02
9th,	+29300	04	02
10th,	+32400	04	02
11th,	+35500	04	02
12th,	+38600	04	02
13th,	+41700	04	02
14th,	+44800	04	02
16th,	+51000	04	02
17th,	+54100	04	02
18th,	+57200	04	02
19th,	+60300	04	02
TOTAL NO. OF UNIT		68	34

WINDOW SCHEDULE				
NO.	OPENING	LINTEL	SILL	LOCATION
W1	4075	3000	--	BED ROOM-1
W2	10765	3000	--	LIVING ROOM
W3	3670	3000	--	BED ROOM
W4	2585	3000	--	BED ROOM-2
W5	2380	3000	--	BED ROOM-3
W6	3360	3000	--	BED ROOM-4
W7	2550	3000	--	KITCHEN
W8	1400	3000	--	SERV. ROOM
W9	800	3000	--	SERV. WC
W10	750	3000	--	SERV. TOILET
W11	1525	3000	--	SERV. ROOM
W12	900	3000	--	LOBBY
W13	710	3000	--	LOBBY
W14	600	3000	--	LOBBY
W15	4300	3000	--	BED ROOM-1
W16	11060	3000	--	LIVING ROOM
W17	4170	1500	--	BED ROOM
W18	3985	3000	--	BED ROOM-2
W19	3480	3000	--	BED ROOM-3
W20	3860	3000	--	BED ROOM-4
W21	2550	3000	--	KITCHEN
W22	1525	3000	--	SERV. ROOM
W23	4460	3000	--	BED ROOM-1
W24	11060	3000	--	LIVING ROOM
W25	4470	3000	--	BED ROOM
W26	3985	3000	--	BED ROOM-2
W27	3480	3000	--	BED ROOM-3
W28	4160	3000	--	BED ROOM-4
W29	2220	3000	--	SERV. ROOM
W31	6900x725	3000	--	LIVING ROOM
W32	990	3000	--	TOILET-1
W33	5630	3000	--	BED ROOM-1
W34	2160	3000	475	TOILET
W35	1500	3000	475	BEDROOM
W36	1500	3000	475	BEDROOM
W37	1980	3000	475	LOBBY
W38	900	3000	475	TOILET
W39	1500	3000	475	TOILET

DOOR SCHEDULE			
NO.	OPENING	HEIGHT	LOCATION
FD1	1050	2400	STAIRCASE
FD2	1050	2400	LOBBY
FD5	1050	2250	ELV. ELECT.SHAFT
D1	900	3000	LOBBY
D2	1140	3000	LOBBY
D3	2140	3000	PRIVATE LOBBY
D4	1525	3000	LIVING ROOM
D5	850	3000	BED ROOM, KITCHEN, SERV. ROOM
D6	850	3000	PUD. ROOM, TOILET, WALK-IN
D7	950	3000	W.TOILET, WALK-IN
D8	750	3000	UTILITY, SERVROOM-1 & 2, SERVWC
D9	1000	3000	KITCHEN
D10	1700	3000	LIFT LOBBY

PLUMBING LEGEND-			
S.NO.	SYMBOL		DESCRIPTION
1	A	#10	#10 SOIL PIPE
2	A	#2	#10 VENT PIPE
3	A	#3	#10 WASTE PIPE
4	A	#5	#150 RAIN WATER PIPE
5	A	#6	DOMESTIC WATER SUPPLY PIPE
6	A	#8	FLUSHING WATER SUPPLY PIPE
7	A	#3	#80 DOMESTIC TRANSFER PIPE
8	A	#3	#65 FLUSHING TRANSFER PIPE
9	A	#5	#10 SOIL PIPE FOR LAST 5 FLOORS
10	A	#10	#10 WASTE PIPE FOR LAST 5 FLOORS
11	A	#10	#10 KITCHEN WASTE PIPE
12	A	#10	#10 KITCHEN WASTE PIPE FOR LAST 5 FLOORS
13	A	#150	#150 BALCONY DRAIN PIPE
14			DOMESTIC GRAVITY PIPE
15			DOMESTIC BOOSTER PIPE
16			FLUSHING GRAVITY PIPE
17			FLUSHING BOOSTER PIPE
18			FIRE PIPE
19	A	#150	#150 RAIN WATER PIPE
20	A	#160	#160 SOIL PIPE
21	A	#150	#150 WASTE PIPE
22			ISOLATION VALVE

1ST / SERVICE FLOOR BUILTUP AREA CALCULATION							
GROSS - A							
1	2	X	1.300	X	1.950	=	4.680 SQM
1a	2	X	1.300	X	0.750	=	2.340 SQM
2	2	X	1.300	X	0.850	=	2.210 SQM
3	2	X	2.000	X	0.850	=	3.400 SQM
3a	2	X	1.520	X	0.850	=	2.584 SQM
4	2	X	0.985	X	6.530	=	12.864 SQM
5	2	X	1.085	X	1.955	=	4.242 SQM
6	2	X	18.650	X	8.635	=	320.626 SQM
7	2	X	20.240	X	2.270	=	91.890 SQM
8	2	X	0.800	X	1.830	=	2.202 SQM
9	2	X	0.300	X	2.270	=	1.362 SQM
10	2	X	1.000	X	3.955	=	7.910 SQM
11	2	X	0.900	X	3.915	=	7.047 SQM
12	2	X	1.000	X	2.600	=	5.200 SQM
13	2	X	0.900	X	6.530	=	11.754 SQM
14	1	X	43.080	X	17.100	=	736.822 SQM
15	4	X	1.000	X	0.750	=	3.000 SQM
16	2	X	11.315	X	0.600	=	13.578 SQM
17	1	X	1.700	X	1.800	=	3.060 SQM
18	1	X	2.800	X	5.225	=	14.630 SQM
					TOTAL	=	1261.521 SQ.MT.
DEDUCTION							
GROSS - B							
b1	2	X	1.010	X	0.450	=	0.909 SQ.MT.
b2	2	X	1.010	X	0.450	=	0.909 SQ.MT.
b3	2	X	0.480	X	1.200	=	1.080 SQ.MT.
b4	2	X	1.500	X	0.980	=	1.798 SQ.MT.
b5	1	X	2.800	X	3.150	=	8.820 SQ.MT.
b6	2	X	1.000	X	0.450	=	0.900 SQ.MT.
b7	2	X	0.920	X	0.450	=	0.828 SQ.MT.
b8	1	X	5.285	X	1.200	=	6.342 SQ.MT.
b9	1	X	5.000	X	1.550	=	7.750 SQ.MT.
b10	1	X	8.100	X	2.850	=	23.085 SQ.MT.
b11	1	X	1.750	X	0.570	=	0.998 SQ.MT.
b12	1	X	1.620	X	0.570	=	0.923 SQ.MT.
b13	1	X	1.030	X	3.100	=	3.193 SQ.MT.
b14	1	X	1.075	X	1.500	=	1.613 SQ.MT.
b14a	1	X	1.075	X	0.800	=	0.968 SQ.MT.
b14b	1	X	1.075	X	0.400	=	0.430 SQ.MT.
b15	1	X	2.800	X	3.750	=	10.500 SQ.MT.
b16	1	X	8.100	X	6.150	=	49.815 SQ.MT.
b17	1	X	3.535	X	2.750	=	9.721 SQ.MT.
b18	1	X	1.250	X	0.340	=	0.425 SQ.MT.
b18a	1	X	0.150	X	2.020	=	0.303 SQ.MT.
					TOTAL	=	131.309 SQ.MT.

TOTAL FAR AREA OF TYPICAL (2ND TO 14TH & 16TH TO 19TH) FLOOR	=	GROSS – A	-	GROSS – B
	=	1261.521	-	131.309
	=	1130.212	SQ.MT.	

NON FAR AREA (ADDITION)							
GROSS - C							
b8	1	X	5.285	X	1.200	=	6.342 SQ.MT.
b9	1	X	5.000	X	1.550	=	7.750 SQ.MT.
b15	1	X	2.800	X	3.750	=	10.500 SQ.MT.
b16	1	X	8.100	X	6.150	=	49.815 SQ.MT.
b17	1	X	3.535	X	2.750	=	9.721 SQ.MT.
b18	1	X	1.250	X	0.340	=	0.425 SQ.MT.
b18a	1	X	0.150	X	2.020	=	0.303 SQ.MT.
					TOTAL	=	84.856 SQ.MT.
NON FAR AREA (DEDUCTION)							
GROSS - D							
c1	1	X	2.800	X	3.150	=	8.820 SQ.MT.
c2	1	X	1.560	X	0.960	=	0.874 SQ.MT.
c3	1	X	1.650	X	0.570	=	0.941 SQ.MT.
c4	1	X	8.100	X	2.850	=	23.085 SQ.MT.
					TOTAL	=	33.719 SQ.MT.

TOTAL NON FAR AREA OF TYPICAL (2ND TO 14TH & 16TH TO 19TH) FLOOR	=	GROSS – C	-	GROSS – D
	=	84.856	-	33.719
	=	51.137	SQ.MT.	

TOTAL BUILTUP AREA OF TYPICAL (2ND TO 14TH & 16TH TO 19TH) FLOOR	=	FAR AREA	+	NON FAR AREA
	=	1130.212	+	51.137
	=	1181.349	SQ.MT.	

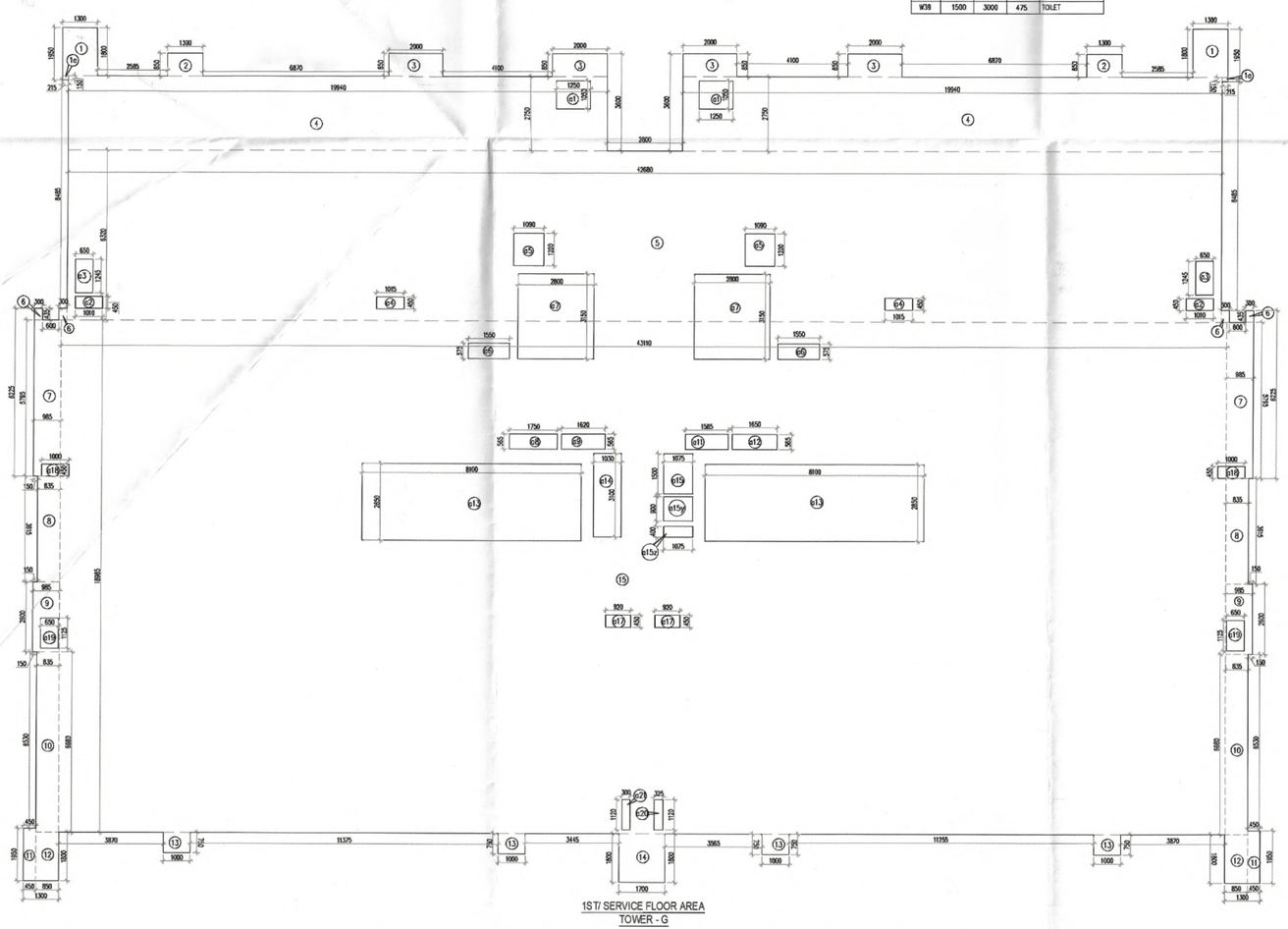
TYPICAL (2ND TO 14TH & 16TH TO 19TH) FLOOR AREA							
GROSS - A							
1	4	X	1.300	X	1.950	=	10.140 SQ.MT.
2	2	X	1.300	X	0.850	=	2.210 SQ.MT.
3	2	X	2.000	X	0.850	=	3.400 SQ.MT.
3a	2	X	1.520	X	0.850	=	2.584 SQ.MT.
4	2	X	0.985	X	6.530	=	12.864 SQ.MT.
5	2	X	1.085	X	1.955	=	4.242 SQ.MT.
6	2	X	18.650	X	8.635	=	320.626 SQ.MT.
7	2	X	20.240	X	2.270	=	91.890 SQ.MT.
8	2	X	0.800	X	1.830	=	2.202 SQ.MT.
9	2	X	0.300	X	2.270	=	1.362 SQ.MT.
10	2	X	1.000	X	3.955	=	7.910 SQ.MT.
11	2	X	0.900	X	3.915	=	7.047 SQ.MT.
12	2	X	1.000	X	2.600	=	5.200 SQ.MT.
13	2	X	0.900	X	6.530	=	11.754 SQ.MT.
14	1	X	43.080	X	17.100	=	736.822 SQ.MT.
15	4	X	1.000	X	0.750	=	3.000 SQ.MT.
16	2	X	11.315	X	0.600	=	13.578 SQ.MT.
17	1	X	1.700	X	1.800	=	3.060 SQ.MT.
18	1	X	2.800	X	5.225	=	14.630 SQ.MT.
					TOTAL	=	1261.521 SQ.MT.
DEDUCTION							
GROSS - B							
b1	2	X	1.010	X	0.450	=	0.909 SQ.MT.
b2	2	X	1.010	X	0.450	=	0.909 SQ.MT.
b3	2	X	0.480	X	1.200	=	1.080 SQ.MT.
b4	2	X	1.500	X	0.980	=	1.798 SQ.MT.
b5	1	X	2.800	X	3.150	=	8.820 SQ.MT.
b6	2	X	1.000	X	0.450	=	0.900 SQ.MT.
b7	2	X	0.920	X	0.450	=	0.828 SQ.MT.
b8	1	X	5.285	X	1.200	=	6.342 SQ.MT.
b9	1	X	5.000	X	1.550	=	7.750 SQ.MT.
b10	1	X	8.100	X	2.850	=	23.085 SQ.MT.
b11	1	X	1.750	X	0.570	=	0.998 SQ.MT.
b12	1	X	1.620	X	0.570	=	0.923 SQ.MT.
b13	1	X	1.030	X	3.100	=	3.193 SQ.MT.
b14	1	X	1.075	X	1.500	=	1.613 SQ.MT.
b14a	1	X	1.075	X	0.800	=	0.968 SQ.MT.
b14b	1	X	1.075	X	0.400	=	0.430 SQ.MT.
b15	1	X	2.800	X	3.750	=	10.500 SQ.MT.
b16	1	X	8.100	X	6.150	=	49.815 SQ.MT.
b17	1	X	3.535	X	2.750	=	9.721 SQ.MT.
b18	1	X	1.250	X	0.340	=	0.425 SQ.MT.
b18a	1	X	0.150	X	2.020	=	0.303 SQ.MT.
					TOTAL	=	131.309 SQ.MT.

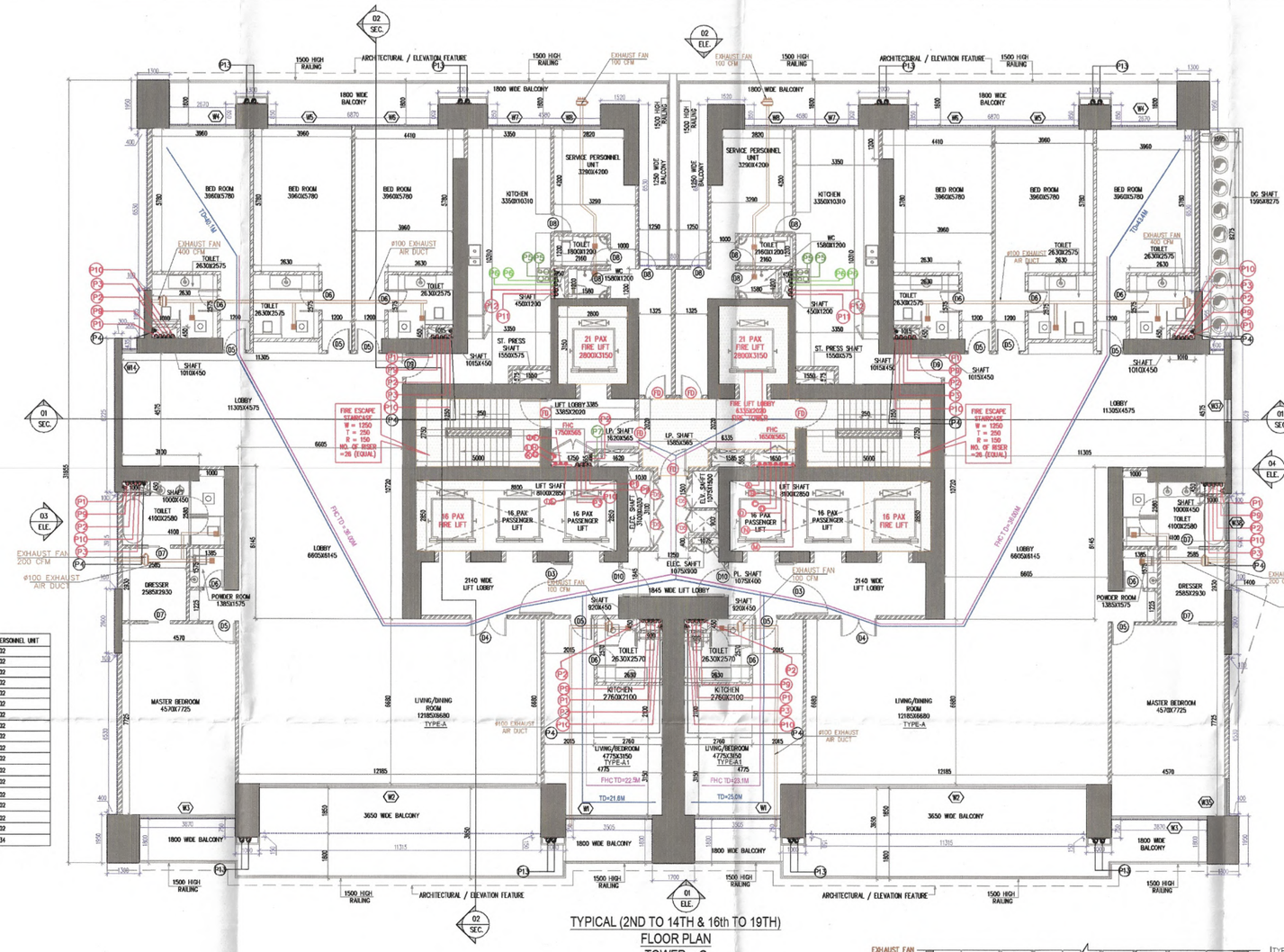
TOTAL FAR AREA OF TYPICAL (2ND TO 14TH & 16TH TO 19TH) FLOOR	=	GROSS – A	-	GROSS – B
	=	1261.521	-	131.309
	=	1130.212	SQ.MT.	

NON FAR AREA (ADDITION)							
GROSS - C							
b8	1	X	5.285	X	1.200	=	6.342 SQ.MT.
b9	1	X	5.000	X	1.550	=	7.750 SQ.MT.
b15	1	X	2.800	X	3.750	=	10.500 SQ.MT.
b16	1	X	8.100	X	6.150	=	49.815 SQ.MT.
b17	1	X	3.535	X	2.750	=	9.721 SQ.MT.
b18	1	X	1.250	X	0.340	=	0.425 SQ.MT.
b18a	1	X	0.150	X	2.020	=	0.303 SQ.MT.
					TOTAL	=	84.856 SQ.MT.
NON FAR AREA (DEDUCTION)							
GROSS - D							
c1	1	X	2.800	X	3.150	=	8.820 SQ.MT.
c2	1	X	1.560	X	0.960	=	0.874 SQ.MT.
c3	1	X	1.650	X	0.570	=	0.941 SQ.MT.
c4	1	X	8.100	X	2.850	=	23.085 SQ.MT.
					TOTAL	=	33.719 SQ.MT.

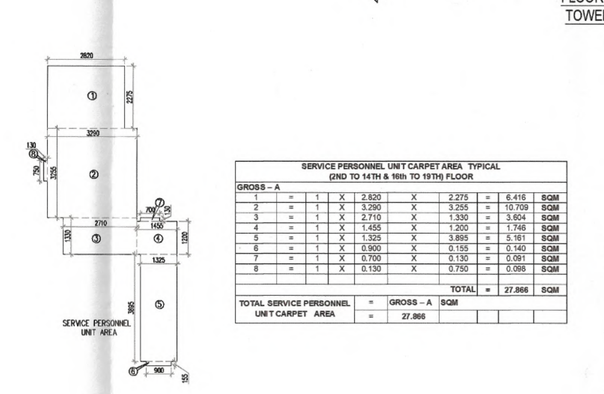
TOTAL NON FAR AREA OF TYPICAL (2ND TO 14TH & 16TH TO 19TH) FLOOR	=	GROSS – C	-	GROSS – D
	=	84.856	-	33.719
	=	51.137	SQ.MT.	

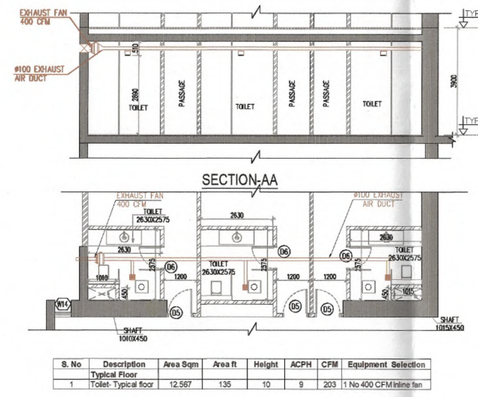
TOTAL BUILTUP AREA OF TYPICAL (2ND TO 14TH & 16TH TO 19TH) FLOOR	=	FAR AREA	+	NON FAR AREA
	=	1130.212	+	51.137
	=	1181.349	SQ.MT.	



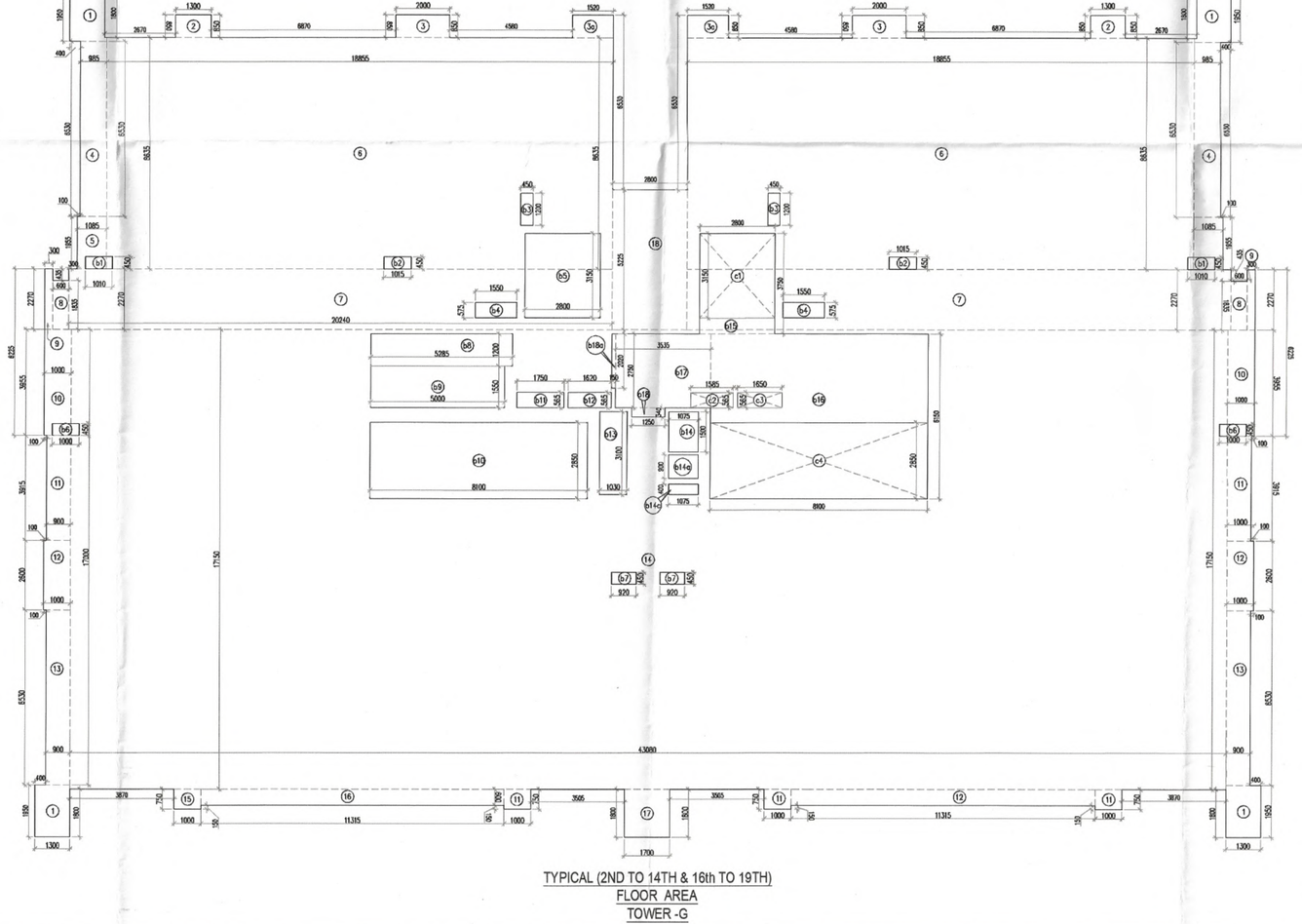


SERVICE PERSONNEL UNIT CARPET AREA TYPICAL (2ND TO 14TH & 16th TO 19TH FLOOR							
GROSS – A							
1	=	1	X	2.820	X	2.275	= 6.416 SQM
2	=	1	X	3.290	X	3.255	= 10.709 SQM
3	=	1	X	2.710	X	1.330	= 3.604 SQM
4	=	1	X	1.455	X	1.200	= 1.746 SQM
5	=	1	X	1.525	X	3.995	= 6.161 SQM
6	=	1	X	0.900	X	0.155	= 0.140 SQM
7	=	1	X	0.700	X	0.130	= 0.091 SQM
8	=	1	X	0.130	X	0.750	= 0.098 SQM
						TOTAL	= 27.866 SQM
TOTAL SERVICE PERSONNEL UNIT CARPET AREA	=	GROSS – A	SQM				
	=	27.866					





S. No	Description	Area Sqm	Area ft	Height	ACPH	CFM	Equipment Selection
	Typical Floor						
1	Toilet Typical floor	12.587	135	10	9	203	1 No 400 CFM Inline fan



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 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.

Client

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New Delhi-110070.
Mob.: 9810791652,9811077209

S.T.P.(HQ) Member Scrutiny B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(M) Chairman B.P.A.C.

ATP(HQ)

JD. | PA | A.T.P

DINESH KUMAR PA(HQ)

BUILDING PLANS RECEIVED AT THE DEPUTY TOWN & COUNTRY PLANNING (HQ) OFFICE GURUGRAM
DIARY NO.: 17950
DATED: 19/05/2026

ADTP(HQ) Member BPAC | FSO, (HQ) Member BPAC

Checked and found ok for Public Health
Examination only subject to comments in
its accordance letter no. 77225 dt. 13/05/2026

Executive Engineer (HQ)

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

JAN.- 2026 | Scale : 1:100 | 18

Drawing Title:- FIRST / SERVICE FLOOR PLAN, TYPICAL (2ND TO 14TH & 16th TO 19TH) FLOOR PLAN & AREA, TOWER - G

Drawing No:- TG-02

OBEROI 03-06.05.26