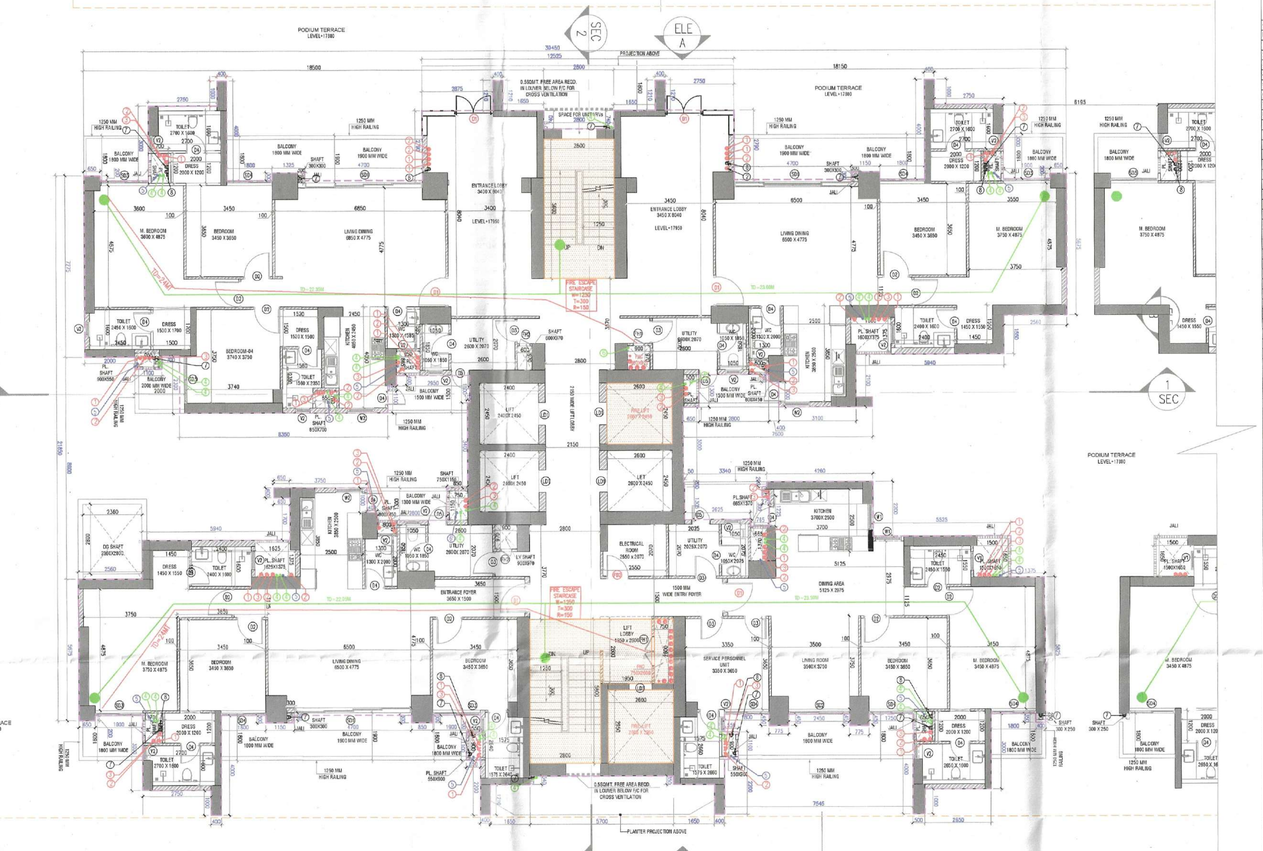
7.5M GREEN MOTORABLE FIRE TENDER (45 TON) LVL +17800 MM



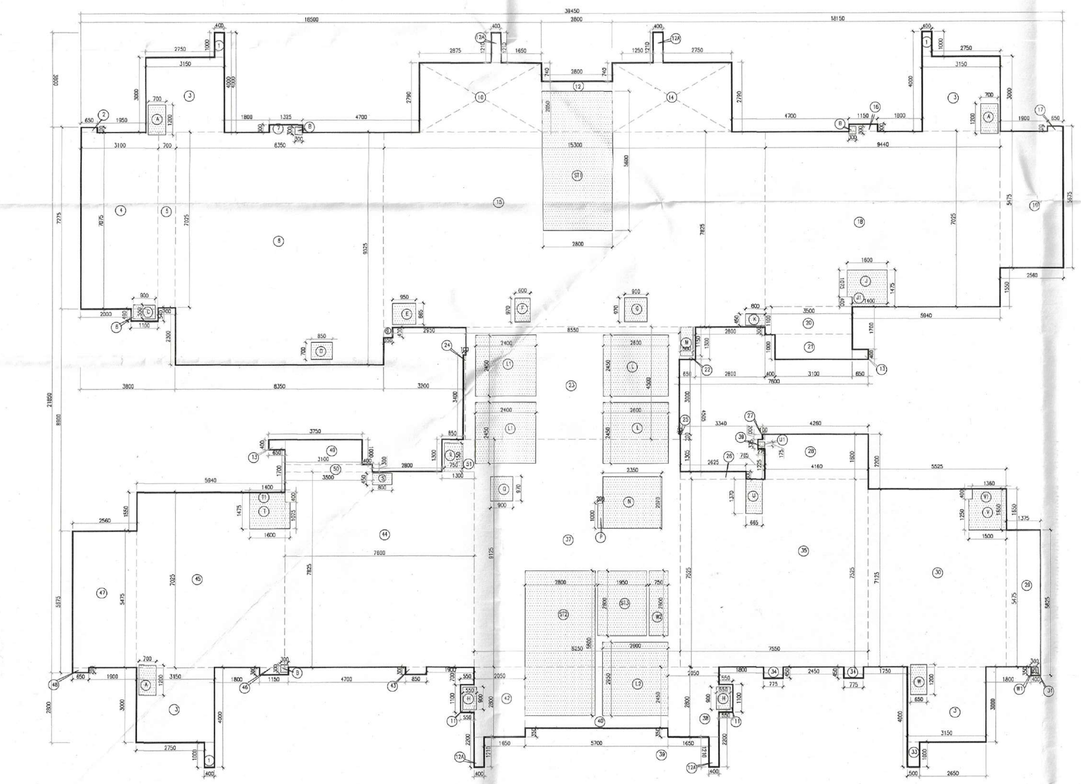
TOWER-2
FIRST FLOOR PLAN
NO OF UNIT-4
NO OF SERVICE PERSONNEL-1
LEVEL+17950

7.5M GREEN MOTORABLE FIRE TENDER (45 TON)



AREA CALCULATION OF TYPICAL SERVICE PERSONNEL UNIT

AREA CALCULATION OF TYPICAL SERVICE PERSONNEL UNIT (TOWER-2)							
GROSS - 1							
S1	1	X	3.350	X	3.350	=	11.223 SQM
S2	1	X	2.875	X	3.350	=	9.631 SQM
S3	1	X	3.875	X	2.350	=	9.253 SQM
S4	1	X	1.975	X	3.450	=	3.815 SQM
TOTAL AREA						=	15.222 SQM



TOWER-2
AREA CALCULATION OF FIRST FLOOR

FAR AREA CALCULATION OF 1ST FLOOR (TOWER-02)

GROSS-A								
NOS			LENGTH		WIDTH		AREA(sqm)	
1	3	X	0.400	X	1.000	=	1.200	SQM
2	1	X	0.650	X	0.200	=	0.130	SQM
3	4	X	3.150	X	3.000	=	37.800	SQM
4	1	X	3.100	X	7.075	=	21.933	SQM
5	1	X	0.700	X	7.025	=	4.918	SQM
6	1	X	1.500	X	0.400	=	0.818	SQM
7	1	X	1.325	X	0.300	=	0.398	SQM
8	1	X	9.350	X	9.525	=	17.894	SQM
9	1	X	9.350	X	0.400	=	0.940	SQM
10	1	X	4.325	X	2.750	=	13.741	SQM
11	2	X	0.550	X	1.100	=	1.210	SQM
12	1	X	3.900	X	2.054	=	5.748	SQM
12A	4	X	0.400	X	1.310	=	1.936	SQM
13	2	X	0.950	X	0.400	=	0.038	SQM
14	1	X	4.800	X	2.790	=	13.392	SQM
15	1	X	16.300	X	7.025	=	119.732	SQM
16	1	X	1.150	X	9.000	=	0.345	SQM
17	1	X	0.950	X	9.225	=	17.654	SQM
18	1	X	9.440	X	7.025	=	66.316	SQM
19	1	X	2.550	X	5.475	=	14.216	SQM
20	1	X	1.500	X	1.100	=	3.980	SQM
21	1	X	3.100	X	1.200	=	3.180	SQM
22	1	X	6.950	X	1.300	=	8.940	SQM
23	1	X	8.950	X	4.500	=	38.475	SQM
24	1	X	6.100	X	3.450	=	8.340	SQM
25	1	X	0.950	X	6.200	=	0.210	SQM
26	1	X	2.625	X	0.300	=	0.788	SQM
27	1	X	6.100	X	0.300	=	0.828	SQM
28	1	X	4.160	X	1.903	=	7.918	SQM
29	1	X	1.375	X	6.475	=	7.528	SQM
30	1	X	5.525	X	7.125	=	39.368	SQM
31	1	X	0.400	X	0.350	=	0.140	SQM
32	1	X	0.950	X	1.950	=	0.528	SQM
33	1	X	0.950	X	1.950	=	0.528	SQM
34	2	X	0.775	X	0.450	=	0.698	SQM
35	1	X	7.350	X	1.525	=	56.874	SQM
37	1	X	8.250	X	5.125	=	75.281	SQM
38	1	X	2.250	X	3.825	=	8.606	SQM
39	1	X	0.275	X	0.375	=	0.103	SQM
40	1	X	5.700	X	2.450	=	13.965	SQM
42	1	X	2.050	X	2.800	=	5.740	SQM
43	1	X	0.950	X	0.300	=	0.258	SQM
44	1	X	7.600	X	7.825	=	59.470	SQM
45	1	X	5.560	X	7.525	=	41.729	SQM
46	1	X	1.150	X	0.338	=	0.346	SQM
47	1	X	2.560	X	5.475	=	14.016	SQM
48	1	X	0.950	X	9.238	=	8.130	SQM
49	1	X	3.100	X	1.006	=	3.100	SQM
50	1	X	3.563	X	0.300	=	1.030	SQM
51	1	X	1.303	X	1.300	=	1.695	SQM
					TOTAL	=	784.563	SQM

DEDUCTION (SHAFT)

GROSS-B								
NOS			LENGTH		WIDTH		AREA(sqm)	
A	3	X	0.750	X	1.200	=	2.520	SQM
B	3	X	0.300	X	0.300	=	0.270	SQM
C	1	X	0.900	X	0.550	=	0.495	SQM
D	1	X	0.950	X	0.700	=	0.595	SQM
E	1	X	0.950	X	0.950	=	0.822	SQM
F	1	X	0.600	X	0.913	=	0.540	SQM
G	1	X	0.500	X	0.913	=	0.873	SQM
H	1	X	0.550	X	0.903	=	0.990	SQM
I	1	X	1.400	X	1.975	=	1.726	SQM
J	1	X	1.400	X	0.400	=	0.560	SQM
K	1	X	0.600	X	0.450	=	0.360	SQM
L	2	X	2.400	X	2.450	=	12.740	SQM
L1	2	X	2.400	X	2.450	=	11.760	SQM
L2	1	X	2.400	X	2.950	=	7.670	SQM
M	1	X	0.500	X	1.150	=	0.575	SQM
N	1	X	2.350	X	2.070	=	4.960	SQM
O	1	X	0.300	X	1.000	=	0.300	SQM
Q	1	X	0.900	X	0.970	=	0.873	SQM
R	1	X	0.763	X	1.150	=	0.883	SQM
S	1	X	0.950	X	0.450	=	0.360	SQM
T	1	X	1.950	X	1.075	=	1.730	SQM
T1	1	X	1.400	X	0.450	=	0.560	SQM
U	1	X	0.600	X	0.450	=	0.360	SQM
U1	1	X	0.550	X	0.300	=	0.138	SQM
U2	1	X	0.600	X	0.450	=	0.360	SQM
U3	1	X	0.275	X	0.175	=	0.048	SQM
V	1	X	1.050	X	1.250	=	1.875	SQM
V1	1	X	1.350	X	0.400	=	0.544	SQM
W	1	X	9.450	X	1.303	=	3.738	SQM
W1	1	X	9.000	X	0.350	=	3.105	SQM
W2	1	X	0.750	X	2.400	=	1.950	SQM
					TOTAL	=	59.185	SQM

DEDUCTION (STAIRCASE)

GROSS-C								
NOS			LENGTH		WIDTH		AREA(sqm)	
ST1	1	X	2.600	X	6.600	=	15.600	SQM
ST2	1	X	2.600	X	5.600	=	15.240	SQM
ST3	1	X	1.950	X	2.600	=	5.070	SQM
					TOTAL	=	36.990	SQM

FAR AREA OF 1ST FLOOR (TOWER-02)

NET FAR (EACH FLOOR)	=	GROSS – A	-	GROSS – B	+	GROSS – C
	=	784.563	-	59.185	+	36.990
GROSS -1	=	698.368	SQM			

BUILTUP AREA OF 1ST FLOOR (TOWER-02)

BUILT AREA (EACH FLOOR)	=	GROSS – 1	+	GROSS – C		
	=	699.368	+	36.990		
GROSS -2	=	736.370	SQM			

FAR AREA CALCULATION OF TYPICAL FLOOR (TOWER-03)

GROSS-A								
NOS			LENGTH		WIDTH		AREA(sqm)	
1	3	X	0.400	X	1.000	=	1.200	SQM
2	1	X	0.650	X	0.200	=	0.130	SQM
3	4	X	3.150	X	3.000	=	37.800	SQM
4	1	X	3.100	X	7.075	=	21.933	SQM
5	1	X	0.700	X	7.025	=	4.918	SQM
6	1	X	1.500	X	0.400	=	0.818	SQM
7	1	X	1.325	X	0.300	=	0.398	SQM
8	1	X	9.350	X	9.525	=	17.894	SQM
9	1	X	9.350	X	0.400	=	0.940	SQM
10	1	X	4.325	X	2.750	=	13.741	SQM
11	2	X	0.550	X	1.100	=	1.210	SQM
12	1	X	3.900	X	2.054	=	5.748	SQM
12A	4	X	0.400	X	1.310	=	1.936	SQM
13	2	X	0.950	X	0.400	=	0.038	SQM
14	1	X	4.800	X	2.790	=	13.392	SQM
15	1	X	16.300	X	7.025	=	119.732	SQM
16	1	X	1.150	X	9.000	=	0.345	SQM
17	1	X	0.950	X	9.225	=	17.654	SQM
18	1	X	9.440	X	7.025	=	66.316	SQM
19	1	X	2.550	X	5.475	=	14.216	SQM
20	1	X	1.500	X	1.100	=	3.980	SQM
21	1	X	3.100	X	1.200	=	3.180	SQM
22	1	X	6.950	X	1.300	=	8.940	SQM
23	1	X	8.950	X	4.500	=	38.475	SQM
24	1	X	6.100	X	3.450	=	8.340	SQM
25	1	X	0.950	X	6.200	=	0.210	SQM
26	1	X	2.625	X	0.300	=	0.788	SQM
27	1	X	6.100	X	0.300	=	0.828	SQM
28	1	X	4.160	X	1.903	=	7.918	SQM
29	1	X	1.375	X	6.475	=	7.528	SQM
30	1	X	5.525	X	7.125	=	39.368	SQM
31	1	X	0.400	X	0.350	=	0.140	SQM
32	1	X	0.950	X	1.950	=	0.528	SQM
33	1	X	0.950	X	1.950	=	0.528	SQM
34	2	X	0.775	X	0.450	=	0.698	SQM
35	1	X	7.350	X	1.525	=	56.874	SQM
37	1	X	8.250	X	5.125	=	75.281	SQM
38	1	X	2.250	X	3.825	=	8.606	SQM
39	1	X	0.275	X	0.375	=	0.103	SQM
40	1	X	5.700	X	2.450	=	13.965	SQM
42	1	X	2.050	X	2.800	=	5.740	SQM
43	1	X	0.950	X	0.300	=	0.258	SQM
44	1	X	7.600	X	7.825	=	59.470	SQM
45	1	X	5.560	X	7.525	=	41.729	SQM
46	1	X	1.150	X	0.300	=	0.345	SQM
47	1	X	2.560	X	5.475	=	14.016	SQM
48	1	X	0.950	X	9.350	=	3.135	SQM
49	1	X	3.100	X	1.000	=	3.100	SQM
50	1	X	3.500	X	0.300	=	1.050	SQM
51	1	X	1.300	X	1.300	=	1.690	SQM
					TOTAL	=	704.843	SQM

DEDUCTION (SHAFT)

GROSS-B								
NOS			LENGTH		WIDTH		AREA(sqm)	
A	3	X	0.750	X	1.200	=	2.520	SQM
B	3	X	0.300	X	0.300	=	0.270	SQM
C	1	X	0.900	X	0.550	=	0.495	SQM
D	1	X	0.950	X	0.700	=	0.595	SQM
E	1	X	0.950	X	0.855	=	0.822	SQM
F	1	X	0.600	X	0.975	=	0.562	SQM
G	1	X	0.500	X	0.970	=	0.873	SQM
H	1	X	0.550	X	0.900	=	1.980	SQM
I	1	X	1.600	X	1.075	=	1.720	SQM
J	1	X	1.400	X	0.400	=	0.560	SQM
K	1	X	0.900	X	0.450	=	0.360	SQM
L	2	X	2.600	X	2.450	=	12.740	SQM
L1	2	X	2.400	X	2.450	=	11.760	SQM
L2	1	X	2.500	X	2.950	=	7.670	SQM
M	1	X	0.500	X	1.150	=	0.575	SQM
N	1	X	2.350	X	2.070	=	4.960	SQM
P	1	X	0.200	X	1.000	=	0.200	SQM
Q	1	X	0.900	X	0.970	=	0.873	SQM
R	1	X	0.763	X	1.150	=	0.883	SQM
S	1	X	0.950	X	0.450	=	0.360	SQM
T	1	X	1.950	X	1.075	=	1.730	SQM
T1	1	X	1.400	X	0.450	=	0.560	SQM
U	1	X	0.665	X	1.370	=	0.911	SQM
U1	1	X	0.275	X	0.175	=	0.048	SQM
V	1	X	1.50	X	1.250	=	1.875	SQM
V1	1	X	1.363	X	0.450	=	0.544	SQM
W	1	X	0.850	X	1.200	=	0.765	SQM
W1	1	X	0.300	X	0.350	=	0.105	SQM
W2	1	X	0.750	X	2.600	=	1.950	SQM
					TOTAL	=	99.175	SQM

DEDUCTION (STAIRCASE)

GROSS-C								
NOS			LENGTH		WIDTH		AREA(sqm)	
ST1	1	X	2.600	X	6.503	=	15.650	SQM
ST2	1	X	2.600	X	5.903	=	16.349	SQM
ST3	1	X	1.950	X	2.903	=	5.070	SQM
					TOTAL	=	36.998	SQM

FAR AREA OF TYPICAL FLOOR (TOWER-02)

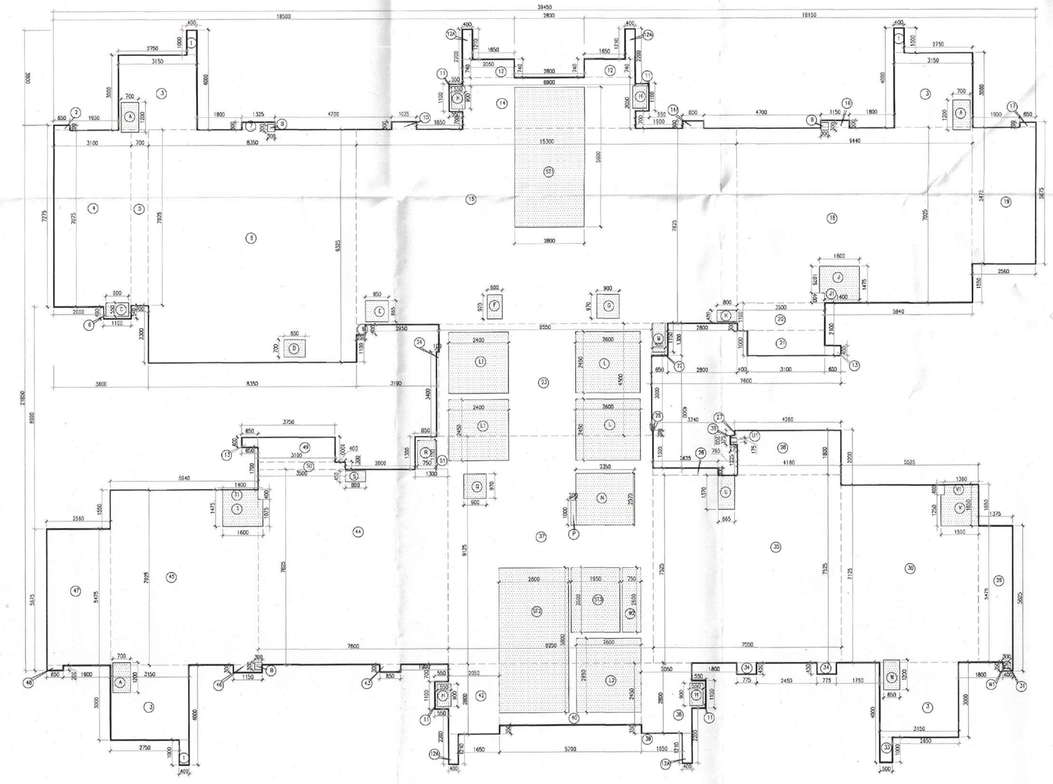
NET FAR (EACH FLOOR)	=	GROSS – A	-	GROSS – B	+	GROSS – C
	=	740.940	-	59.175	+	36.990
GROSS -1	=	654.477	SQM			

BUILTUP AREA OF TYPICAL FLOOR (TOWER-03)

BUILT AREA (EACH FLOOR)	=	GROSS – 1	+	GROSS – C		
	=	654.477	+	36.990		
GROSS -2	=	691.467	SQM			

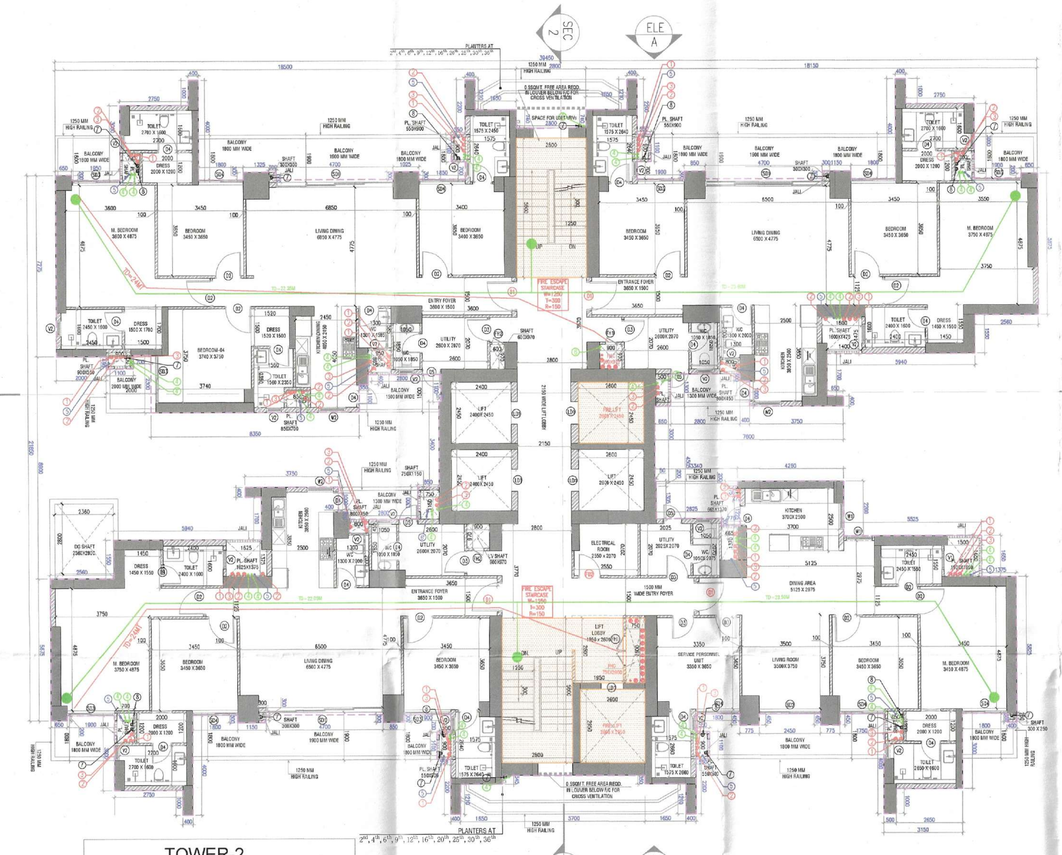
NON FAR AREA OF TYPICAL FLOOR (TOWER-02)

NON FAR AREA (EACH FLOOR)	=	GROSS – 2	-	GROSS – 1		
	=	691.467	-	654.477		
GROSS -3	=	36.990	SQM			



TOWER-2
AREA CALCULATION OF TYPICAL FLOOR

TOWER-2
TYPICAL FLOOR PLAN
(2ND TO 12TH(A),15TH TO 22ND
24TH TO 31ST & 33RD TO 40TH
FLOOR)



DOOR/WINDOW SPRING SCHEDULE					
S.No.	ITEM	SIZE	D.I.W.	L.I.W.	LOCATION
01	D1	1050X2400	---	240C	ENTRY DOOR
02	D2	1050X2400	---	240C	BEDROOM
03	D3	900X2400	---	240C	COMMON W.C. TOILET
04	D4	800X2400	---	240C	TOILETS
05	D5	750X2400	---	240C	UT. BALCONY
06	SD01	4700X2400	---	240C	BALCONY
07	SD02	3450X2400	---	240C	BALCONY
08	SD03	1900X2400	---	240C	BALCONY
09	SD04	1100X2400	---	240C	BALCONY
10	SD01	1500X2400	---	240C	LIBRARY/STUDY/TV ROOM
11	WD1	1050X1200	1050	240C	DRESSING/STUDY
12	WD2	1050X2250	900	240C	KITCHEN
13	V01	750X2250	900	240C	TOILETS
14	V02	600X1200	1050	240C	TOILETS
15	OP01	900X2100	---	240C	KITCHEN
16	FH01	500X1800	1550	345C	PHC
17	FH02	450X1300	1550	345C	ADD. SHAFTS
18	P002	900X2250	---	240C	TOILET 1800X2

FIRE HYDRANT CABINET (FHC)

ISI MARKA FIRE HOSE REEL WITH ANGLE BRANCH PIPE WITH FOLLOWINGS

a) 63 MM DIA SINGLE HEADED HYDRANT VALVE
b) ONE NOS. 20 MTR LONG 15 MM LONG HOSE REEL
c) TWO NOS. 63 MM DIA 15 M LONG FIRE HOSE PIPE
d) ONE BRANDING WITH HANDLE
e) ONE NO 4.5 KG CO2 GAS TYPE FIRE EXTINGUISHER
f) ONE NO 6 KG ABC POWDER TYPE FIRE EXTINGUISHER

TOWER –1 TYPICAL FLOOR		
TYPICAL FLOOR(FLOOR LEVEL)	UNITS	SERVICE PERSONNEL
2ND FLOOR LVL.+2.250	4	1
3RD FLOOR LVL.+2.450	4	1
4TH FLOOR LVL.+2.8250	4	1
5TH FLOOR LVL.+3.200	4	1
6TH FLOOR LVL.+3.575	4	1
7TH FLOOR LVL.+3.950	4	1
8TH FLOOR LVL.+4.1250	4	1
9TH FLOOR LVL.+4.1650	4	1
10TH FLOOR LVL.+5.0875	4	1
11TH FLOOR LVL.+5.4750	4	1
12TH FLOOR LVL.+5.5125	4	1
13TH FLOOR LVL.+5.6125	4	1
14TH FLOOR LVL.+5.7500	4	1
15TH FLOOR LVL.+7.3500	4	1
16TH FLOOR LVL.+7.4900	4	1
17TH FLOOR LVL.+8.0125	4	1
18TH FLOOR LVL.+8.1500	4	1
19TH FLOOR LVL.+8.5300	4	1
20TH FLOOR LVL.+8.6700	4	1
21ST FLOOR LVL.+8.8100	4	1
22ND FLOOR LVL.+8.9500	4	1
24TH FLOOR LVL.+9.2300	4	1
25TH FLOOR LVL.+9.3700	4	1
26TH FLOOR LVL.+9.5100	4	1
27TH FLOOR LVL.+9.6500	4	1
28TH FLOOR LVL.+9.7900	4	1
29TH FLOOR LVL.+9.9300	4	1
30TH FLOOR LVL.+10.0700	4	1
31ST FLOOR LVL.+10.2100	4	1
33RD FLOOR LVL.+10.4900	4	1
34TH FLOOR LVL.+10.6300	4	1
35TH FLOOR LVL.+10.7700	4	1
36TH FLOOR LVL.+10.9100	4	1
37TH FLOOR LVL.+11.0500	4	1
38TH FLOOR LVL.+11.1900	4	1
39TH FLOOR LVL.+11.3300	4	1
40TH FLOOR LVL.+11.4700	4	1
TOTAL UNITS	144	36

LEGEND:–

PLUMBING LEGEND
1 110# OD uPVC SP STACK
2 110# OD uPVC WP STACK
3 110# OD uPVC WP STACK FOR KITCHEN
4 110# OD uPVC A.S.P.
5 CWS D/TAKE ZONE–01
6 CWS D/TAKE ZONE–02
7 FWS D/TAKE ZONE–01
8 DOMESTIC RISER PIPE FILL TO OHT
9 FLUSHING RISER PIPE FILL TO OHT
10 110# uPVC DRAIN PIPE(BALCONY)
11 110# OD uPVC R.S.P.

LEGEND:–

SYMBOL	DESCRIPTION
	SOIL PIPE
	WASTE PIPE
FT	FLOOR TRAP
CO	CUTOUT
FD	FLOOR DRAIN
	CWS PIPE
	FWS PIPE
	CONTROL VALVE

NOTES:–
1. AIR CONDITIONING SYSTEM IS BEING PROVIDED.
2. DG POWER BACKUP IS BEING PROVIDED.
3. TOILET ARE MECHANICAL VENTILATED.
4. ALL LIFTS SHALL HAVE POWER BACK–UP.
5. ALL ELECTRICAL INSTALLATION SHELL BE AS PER PROVISION OF RELEVANT CODE.
6. FIRE/FIGHTING/SAFETY PROVISIONS WILL BE AS PER RELEVANT CODE PROVISIONS.
7. BASEMENT AREA SHELL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
8. ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
9. BUILDINGS HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY RELEVANT CODE.
10. BUILDING WILL BE DESIGNED(STRUCTURES) AS PER RELEVANT I.S.CODES FOR EARTHQUAKE RESISTANCE.
11. SOLAR PANELS OF REQUIRED CAPACITY SHELL BE PROVIDED AS PER HARE DA/ZONING NORMS.
12. ALL HANDICAP RAMPS WITH RAILING.
13. ALL FIRE FIGHTING INSTALLATIONS SHELL BE AS PER PROVISION OF RELEVANT CODE.
14. THE RAINWATER HARVESTING SYSTEM SHELL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS.
15. ALL AMENITIES & FUNCTIONS ARE FOR ENTIRE DEVELOPMENT (INCLUDING ALL PHASES).
16. BALANCE FAR FROM PHASE–I, SHALL BE UTILISED TOWARDS PHASE–II (WITH ADDITIONAL TDR)
17. N.SCHOOL & RAIN WATER TANK SHALL BE PART OF PHASE–II

PROJECT

PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY UNDER MIXED LAND USE IN TOD ZONE (95.589% RESIDENTIAL+4.411% COMMERCIAL) ON LAND AREA MEASURING 7.81875 ACRES (LICENSE NO.135 OF 2024 DATED 04.11.2024 IN SECTER–88A, GURUGRAM BEING DEVELOPED BY M/S EXPERION DEVELOPERS PVT. LTD.

OWNER

M/s Experion Developers Pvt. Ltd.
(Formerly M/s Gold Developers Pvt. Ltd)
8th Floor, Milestone Experion Centre, Sector 15(Part–2), Gurgaon, Haryana–122001

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ASSOCIATE ARCHITECTS–Submission Drawings

CosMAN, 11th Floor, Tower–2 , DLF Corporate Greens Sector–74A, Gurgaon 122004

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

PREM SAGAR BARDHI
C.A. No. 2000/28940

OCT–2025	Scale :1:200	
Drawing Title:– FLOOR PLAN AND AREA CALCULATION OF 1ST FLOOR & TYPICAL FLOOR TOWER–2		Drawing No:– T2–01

S.T.P.(HQ) Member/Secretary B.P.A.C. | S.T.P.(C) Member B.P.A.C. | C.T.P.(N) B.P.A.C. | DATP(HQ) | ATP(HQ) | AD | TA | ATP

Checked and found ok for (Internal) Service only not. | In forwarding letter No. 1345 dt. 07/02/26

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO. 3746 dt. 6.3.2026

Superintending Engineer for Chief Engineer, HSVP, Panchkula | Engineer (HQ)

P.O. (HQ) Member BPAC

Rajesh Dutt SD(HQ)