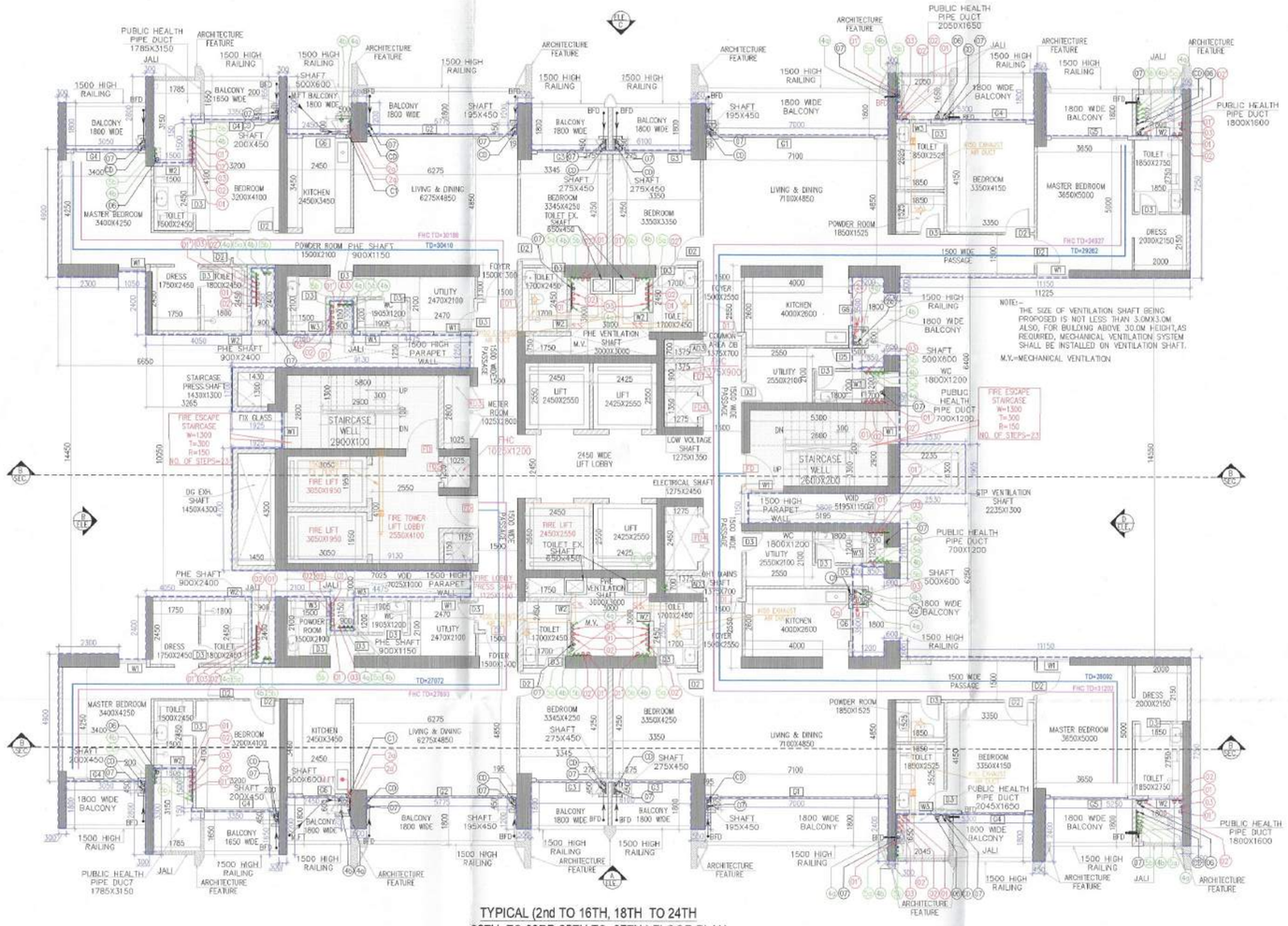


TYPICAL (2nd TO 16TH, 18TH TO 24TH
26TH TO 33RD,35TH TO 37TH) FLOOR PLAN
TOWER-1



TYPICAL SECTION

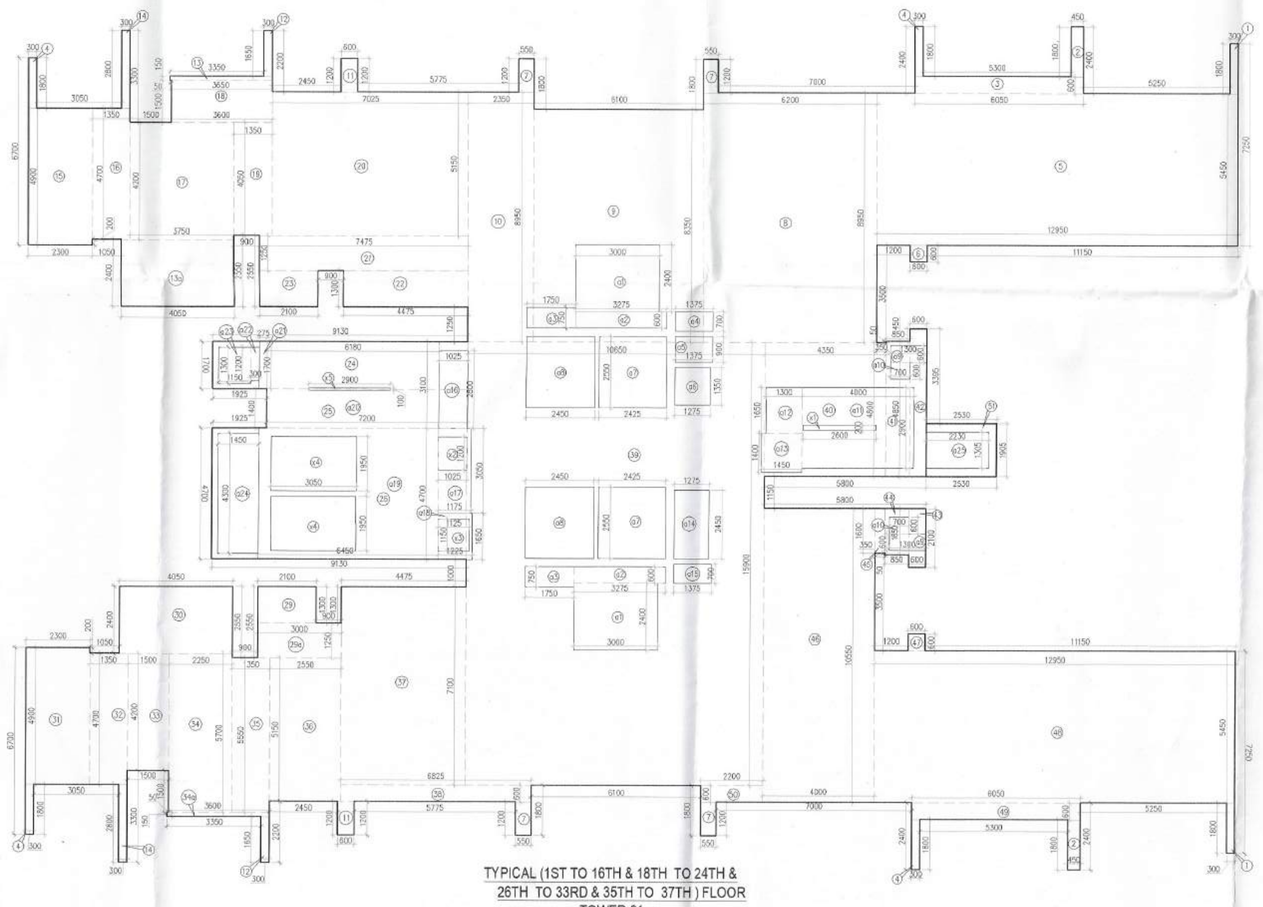
VENTILATION - TOWER 1 - TOILET/PLUMBING SHAFT

Sl. No.	TOWER	FLOOR	BUILDING K.O. & PLUMBING SHAFT	FLAT NO	AIRFLOW (CFM) PER FLOOR	NO. OF FLOORS	AIRFLOW (CFM) MAXIMUM	AIRFLOW (CFM) DESIGN	AIR FLOW (CFM) SELECTED	Type of Ventilation System
1	TOWER 7	TYP.	BEDROOM/3 TOILET	UNIT 1	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
2	TOWER 7	TYP.	POWDER TOILET	UNIT 1	100	1	100	100	150	INLINE FAN AT TOILET CEILING
3	TOWER 7	TYP.	BEDROOM/3 TOILET	UNIT 2	100	1	100	100	150	INLINE FAN AT TOILET CEILING
4	TOWER 7	TYP.	BEDROOM/3 TOILET	UNIT 2	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
5	TOWER 7	TYP.	BEDROOM/3 TOILET	UNIT 3	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
6	TOWER 7	TYP.	BEDROOM/3 TOILET	UNIT 4	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE

SCHEDULE OF WINDOWS				
TYPE	OPENING SIZE	SILL	LINTEL (U/T) / LINTEL (L/T) R.F.S.L. (A.G.S)	REMARK
G1	6000 x 2400	±00	+2400 / +2450	LIVING & DINING ROOM
G2	5400 x 2400	±00	+2400 / +2450	LIVING & DINING ROOM
G3	2250 x 2400	±00	+2400 / +2450	BEDROOM 3
G4	2450 x 2400	±00	+2400 / +2450	BEDROOM 2 & MASTER BEDROOM
G5	2950 x 2400	±00	+2400 / +2450	MASTER BEDROOM
G6	1250 x 2400	±00	+2400 / +2450	KITCHEN
W1	1250 x 1500	+900	+2400 / +2450	MASTER BEDROOM
W2	800 x 2100	+300	+2400 / +2450	TOILET (SHOWER AREA)
W3	800 x 1400	+1000	+2400 / +2450	TOILET (BEHIND WC)
SCHEDULE OF DOORS				
TYPE	OPENING SIZE	SILL	LINTEL (U/T) / LINTEL (L/T) R.F.S.L. (A.G.S)	REMARK
TD	1450 x 2400	±00	+2400 / +2450	ENTRANCE
D1	1250 x 2400	±00	+2400 / +2450	ENTRANCE
D2	1080 x 2400	±00	+2400 / +2450	BEDROOM ENTRANCE
D3	800 x 2400	±00	+2400 / +2450	TOILETS & SERVANT ROOM
D4	900 x 2400	±00	+2400 / +2450	UTILITY
D5	800 x 2400	±00	+2400 / +2450	VENTILATED SERVANT ROOM
FD	1250 x 2400	±00	+2400 / +2450	STAIRCASE & FIRE LOBBY
FD1	900 x 2100	+300	+2100 / +2150	FIRE SHAFT
FD2	800 x 2100	+300	+2100 / +2150	FIRE SHAFT
FD3	1200 x 2100	+300	+2100 / +2150	METER ROOM
FD4	800 x 2100	+300	+2100 / +2150	ELECTRICAL SHAFT
AD2	800 x 2100	+300	+2100 / +2150	L.V. SHAFT
AD3	700 x 2100	+300	+2100 / +2150	OHT/ MANLY DOR
AD4	600 x 2100	+300	+2100 / +2150	OHT MANLY DOR (STILT LEVEL)
ED	2800 x 2100	+300	+3000 / +3050	ENTRANCE LOBBY

PLUMBING LEGEND:-

(S)	100Ø Soil Pipe (SP)
(W)	100Ø Waste Pipe (WP)
(V)	75Ø Vent Pipe (VP)
(CW)	Domestic Water Supply Drop From Tank To Toilet / Kitchen For Top Five Floor (33th To 37th)
(CW)	Domestic Water Supply Drop From Tank To Toilet / Kitchen For First To 32nd Floor.
(CW)	Recycled Water Supply Drop From Tank To Toilet For Top Five Floor (33th To 37th)
(CW)	Recycled Water Supply Drop From Tank To Toilet For First To 32nd Floor.
(D)	Domestic Water Supply Riser Pipe Fill To O.H.T.
(F)	Recycled Water Supply Riser Pipe Fill To O.H.T.
(SW)	100Ø Waste Pipe (For Use Kitchen Waste)
(W)	150Ø Terrace Rain Water Pipe
(S')	100Ø Soil Pipe upto Third Floor (SP)
(W')	100Ø Waste Pipe upto Third Floor (WP)
(R)	100Ø Balcony Rain Water Pipe
S.S	Service Slab
M.FT	Multi Floor Trap
FD	Floor Drain
COP	Clean Out Plug
——	Soil Pipe
03 C1	
200 M FT	Cutout Size: 200x200 mm (For Use Soil/Waste & Rain Water Drainage)
150 FD	Cutout Size: 150x150 mm (For Use WC & Floor P'Trap)
	Cutout Size: 100x100 mm (For Use Floor Drain)



TYPICAL (1ST TO 16TH & 18TH TO 24TH &
26TH TO 33RD & 35TH TO 37TH) FLOOR
TOWER-01

AREA CALCULATION OF TYPICAL (1ST TO 16TH &18TH TO 24TH & 26TH TO 33RD & 35TH TO 37TH) FLOOR (ADDITIONAL)

GROSS - A								
1	2	X	0.300	X	1.800	=	1.080	SQM
2	2	X	0.400	X	1.800	=	1.800	SQM
3	1	X	6.050	X	0.800	=	3.630	SQM
4	4	X	0.300	X	1.800	=	2.160	SQM
5	1	X	12.950	X	5.400	=	70.578	SQM
6	1	X	0.800	X	0.600	=	0.360	SQM
7	4	X	0.550	X	1.200	=	2.640	SQM
8	1	X	6.200	X	8.950	=	55.490	SQM
9	1	X	6.100	X	9.350	=	50.935	SQM
10	1	X	2.350	X	8.950	=	21.033	SQM
11	2	X	0.800	X	1.200	=	1.440	SQM
12	2	X	0.300	X	1.650	=	0.990	SQM
13	1	X	3.650	X	0.150	=	0.548	SQM
13a	1	X	4.050	X	2.400	=	9.720	SQM
14	2	X	0.300	X	2.800	=	1.680	SQM
15	1	X	2.300	X	4.900	=	11.270	SQM
16	1	X	1.350	X	4.700	=	6.345	SQM
17	1	X	3.750	X	4.300	=	15.750	SQM
18	1	X	3.600	X	1.500	=	5.400	SQM
19	1	X	1.350	X	4.650	=	5.468	SQM
20	1	X	7.025	X	5.150	=	36.179	SQM
21	1	X	7.475	X	1.250	=	9.344	SQM
22	1	X	4.475	X	1.300	=	5.818	SQM
23	1	X	2.100	X	1.300	=	2.730	SQM
24	1	X	9.130	X	1.700	=	15.521	SQM
25	1	X	7.200	X	1.400	=	10.080	SQM
26	1	X	9.130	X	4.700	=	42.911	SQM
29	1	X	2.100	X	1.300	=	2.730	SQM
29a	1	X	3.000	X	1.250	=	3.750	SQM
30	1	X	4.050	X	2.400	=	9.720	SQM
31	1	X	2.300	X	4.900	=	11.270	SQM
32	1	X	1.350	X	4.700	=	6.345	SQM
33	1	X	1.500	X	4.200	=	6.300	SQM
34	1	X	2.250	X	5.700	=	12.825	SQM
34a	1	X	3.600	X	0.150	=	0.540	SQM
35	1	X	1.350	X	5.550	=	7.493	SQM
36	1	X	2.550	X	5.150	=	13.133	SQM
37	1	X	4.475	X	7.100	=	31.773	SQM
38	1	X	6.823	X	0.600	=	4.095	SQM
39	1	X	18.650	X	10.350	=	193.328	SQM
40	1	X	4.350	X	4.800	=	20.880	SQM
41	1	X	0.850	X	4.850	=	4.123	SQM
42	1	X	0.600	X	5.300	=	3.180	SQM
43	1	X	0.600	X	2.100	=	1.260	SQM
44	1	X	0.850	X	1.850	=	1.403	SQM
45	1	X	0.350	X	1.600	=	0.560	SQM
46	1	X	4.000	X	10.550	=	42.200	SQM
47	1	X	6.600	X	0.600	=	3.960	SQM
48	1	X	12.650	X	5.450	=	70.578	SQM
49	1	X	6.050	X	0.800	=	3.630	SQM
50	1	X	2.200	X	0.600	=	1.320	SQM
51	1	X	2.300	X	1.908	=	4.200	SQM
					TOTAL	=	824.337	SQM
DEDUCTION AREA								
GROSS - B								
a1	2	X	3.000	X	2.400	=	14.400	SQM
a2	2	X	3.275	X	0.800	=	3.930	SQM
a3	2	X	1.750	X	0.750	=	2.625	SQM
a4	1	X	1.375	X	0.700	=	0.963	SQM
a5	1	X	1.375	X	0.900	=	1.238	SQM
a6	1	X	1.275	X	1.350	=	1.721	SQM
a7	2	X	2.425	X	2.550	=	12.368	SQM
a8	2	X	2.450	X	2.550	=	12.495	SQM
a9	2	X	1.300	X	0.600	=	1.560	SQM
a10	2	X	0.700	X	0.600	=	0.840	SQM
a11	1	X	4.000	X	2.900	=	11.600	SQM
a12	1	X	1.300	X	1.650	=	2.145	SQM
a13	1	X	1.450	X	1.400	=	2.030	SQM
a14	1	X	1.275	X	2.450	=	3.124	SQM
a15	1	X	1.375	X	0.700	=	0.963	SQM
a16	1	X	1.925	X	2.800	=	2.870	SQM
a17	1	X	1.175	X	3.050	=	3.584	SQM
a18	1	X	1.225	X	1.650	=	2.021	SQM
a19	1	X	6.450	X	4.700	=	30.315	SQM
a20	1	X	6.180	X	3.100	=	19.158	SQM
a21	1	X	0.275	X	1.700	=	0.468	SQM
a22	1	X	0.200	X	1.250	=	0.360	SQM
a23	1	X	1.150	X	1.300	=	1.495	SQM
a24	1	X	1.450	X	4.300	=	8.235	SQM
a25	1	X	2.230	X	1.305	=	2.910	SQM
					TOTAL	=	141.416	SQM
NON FAR AREA								
GROSS - C								
a11	1	X	4.000	X	2.900	=	11.600	SQM
a12	1	X	1.300	X	1.650	=	2.145	SQM
a13	1	X	1.450	X	1.400	=	2.030	SQM
a17	1	X	1.175	X	3.050	=	3.584	SQM
a18	1	X	1.225	X	1.650	=	2.021	SQM
a19	1	X	6.450	X	4.700	=	30.315	SQM
a20	1	X	6.180	X	3.100	=	19.158	SQM
a21	1	X	0.275	X	1.700	=	0.468	SQM
					TOTAL	=	71.321	SQM
NON FAR AREA (DEDUCTION)								
GROSS - D								
x1	1	X	2.600	X	0.200	=	0.520	SQM
x2	1	X	1.025	X	1.200	=	1.230	SQM
x3	1	X	1.125	X	1.150	=	1.294	SQM
x4	2	X	3.050	X	1.950	=	11.895	SQM
x5	1	X	2.900	X	0.100	=	0.290	SQM
					TOTAL	=	15.229	SQM

TOTAL FAR AREA OF TYPICAL (1ST TO 16TH &18TH TO 24TH & 26TH TO 33RD & 35TH TO 37TH) FLOOR	=	GROSS-A 824.337	-	GROSS-B 141.416		
	=	682.921 SQM				
TOTAL NON FAR AREA OF TYPICAL (1ST TO 16TH &18TH TO 24TH & 26TH TO 33RD & 35TH TO 37TH) FLOOR	=	GROSS-C 71.321	-	GROSS-D 15.229		
	=	56.092 SQM				
TOTAL BUILTUP AREA OF TYPICAL (1ST TO 16TH &18TH TO 24TH & 26TH TO 33RD & 35TH TO 37TH) FLOOR	=	FAR AREA 682.921	+	NON FAR 56.092		
	=	739.013 SQM				

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 36796
DATED: 15/10/2026

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

SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS)
Plot no. 10 A&B, Bhawani Kunj,
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B.T.P.(HQ) Member Secretary B.P.A.C. | CTP(HQ) Member B.P.A.C. | Chairman B.P.A.C.
DTP(HQ) | ATP(HQ) | ATP
DINESH KUMAR PA(HQ)
Checked and found ok for Public Health (Internal) Service only subject to remarks in forwarding letter
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula
AEN (HQ) Member BPAC | FBO, (HQ) Member BPAC

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

AUG.-2026 | Scale : 1:100

Drawing Title:-
TYPICAL(2ND TO 16TH, 18TH TO 24TH, 26TH TO 33RD, 35TH TO 37TH) FLOOR PLAN & AREA CALCULATION (TOWER-1)

Drawing No:-
T1-03

03-24.08.26