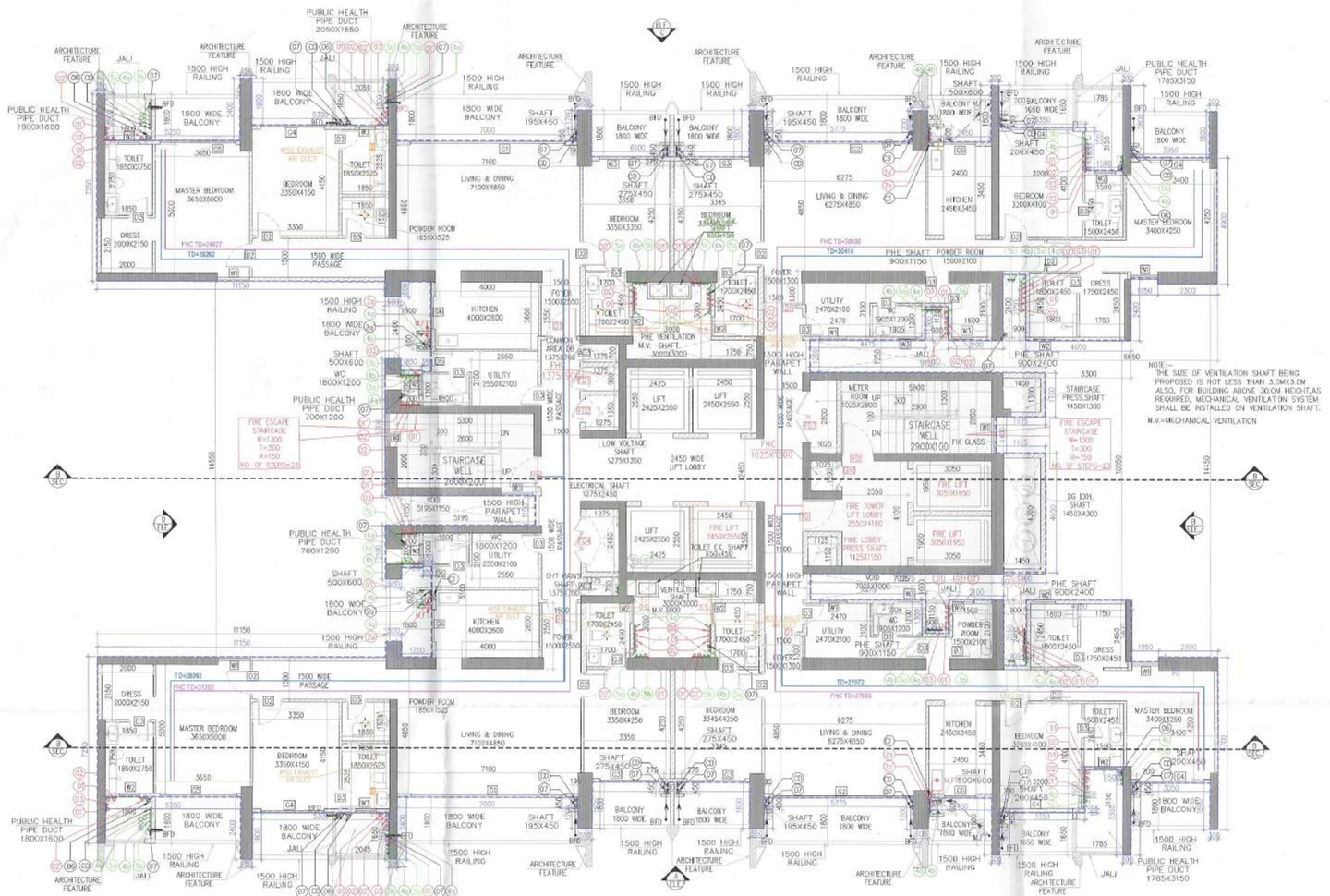


TYPICAL (2nd TO 16TH, 18TH TO 24TH
26TH TO 33RD,35TH TO 37TH) FLOOR PLAN
TOWER-2



TYPICAL SECTION

VENTILATION - TOWER 2 - 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
3	TOWER 7	TYP.	BEDROOM 03 TOILET	UNIT 1	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
7	TOWER 7	TYP.	POWDER TOILET	UNIT 1	100	1	100	100	150	INLINE FAN AT TOILET CEILING
8	TOWER 7	TYP.	BEDROOM 03 TOILET	UNIT 2	100	1	100	100	150	INLINE FAN AT TOILET CEILING
4	TOWER 7	TYP.	BEDROOM 03 TOILET	UNIT 2	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
5	TOWER 7	TYP.	BEDROOM 03 TOILET	UNIT 3	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE
6	TOWER 7	TYP.	BEDROOM 03 TOILET	UNIT 4	100	37	3,700	3,700	4,000	DUCTED EXHAUST, FAN AT THE TERRACE

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	0.450	X	1.800	=	1.620	SQM
3	1	X	0.550	X	0.660	=	3.630	SQM
4	4	X	0.300	X	1.800	=	2.160	SQM
5	1	X	12.950	X	5.480	=	70.978	SQM
6	1	X	0.600	X	0.600	=	0.360	SQM
7	4	X	0.300	X	1.200	=	2.640	SQM
8	1	X	8.200	X	8.950	=	55.490	SQM
9	1	X	6.100	X	8.350	=	50.935	SQM
10	1	X	2.350	X	8.950	=	21.033	SQM
11	2	X	0.600	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	2.600	=	1.560	SQM
15	1	X	2.300	X	4.900	=	11.270	SQM
16	1	X	1.300	X	4.700	=	6.345	SQM
17	1	X	3.750	X	4.200	=	15.750	SQM
18	1	X	3.600	X	1.500	=	5.400	SQM
19	1	X	1.350	X	4.000	=	5.408	SQM
20	1	X	7.035	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	8.130	X	1.700	=	13.821	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	3.700	=	12.625	SQM
34a	1	X	3.900	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	6.825	X	0.600	=	4.095	SQM
39	1	X	10.850	X	15.900	=	169.335	SQM
40	1	X	4.850	X	4.850	=	20.680	SQM
41	1	X	0.850	X	4.850	=	4.123	SQM
42	1	X	0.900	X	5.300	=	3.180	SQM
43	1	X	0.600	X	2.100	=	1.260	SQM
44	1	X	0.850	X	1.650	=	1.403	SQM
45	1	X	0.350	X	1.650	=	0.960	SQM
48	1	X	4.000	X	10.550	=	42.200	SQM
47	1	X	0.900	X	0.600	=	0.360	SQM
48	1	X	12.950	X	5.480	=	70.978	SQM
49	1	X	6.050	X	0.600	=	3.630	SQM
50	1	X	2.200	X	0.650	=	1.320	SQM
					TOTAL	=	819.517	SQM
DEDUCTION AREA								
GROSS – B								
a1	2	X	3.000	X	2.400	=	14.400	SQM
a2	2	X	3.275	X	0.600	=	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	2.400	X	2.550	=	12.495	SQM
a9	2	X	1.500	X	0.600	=	1.500	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	1.400	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	1.025	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	8.450	X	4.700	=	39.715	SQM
a20	1	X	0.300	X	1.200	=	0.360	SQM
a23	1	X	1.150	X	1.300	=	1.495	SQM
a24	1	X	1.450	X	4.200	=	6.205	SQM
					TOTAL	=	138.506	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	8.450	X	4.700	=	39.715	SQM
a20	1	X	8.150	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	2.800	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	-	GROSS-B		
	=	819.517	-	138.506		
	=	681.012	SQM			

TOTAL NON FAR AREA OF TYPICAL (1ST TO 16TH &18TH TO 24TH & 26TH TO 33RD & 35TH TO 37TH) FLOOR	=	GROSS-C	-	GROSS-D		
	=	71.321	-	15.229		
	=	56.092	SQM			

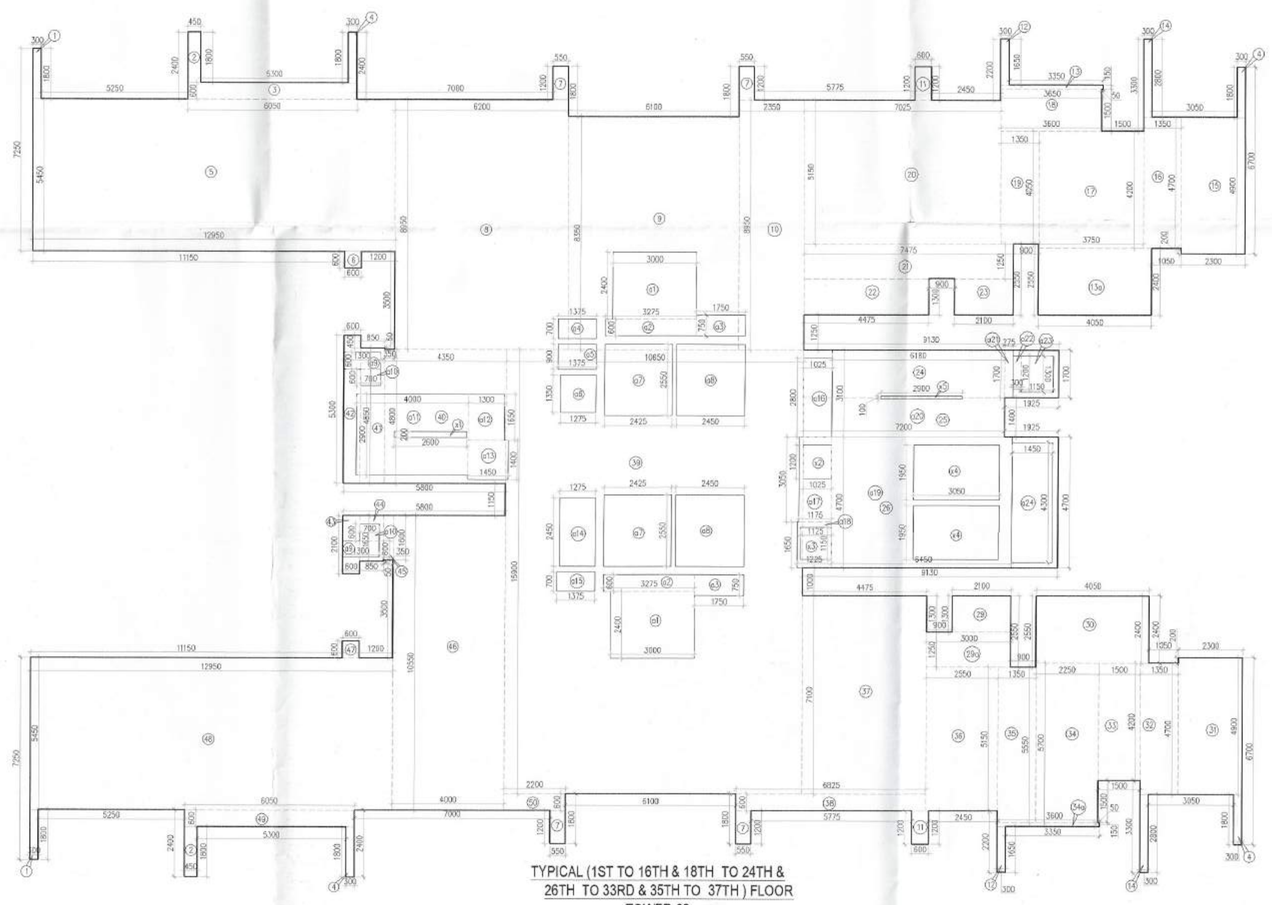
TOTAL BUILTUP AREA OF TYPICAL (1ST TO 16TH &18TH TO 24TH & 26TH TO 33RD & 35TH TO 37TH) FLOOR	=	FAR AREA	+	NON FAR		
	=	681.012	+	56.092		
	=	737.103	SQM			

PLUMBING LEGEND:–

(S)	100ø Soil Pipe (SP)
(W)	100ø Waste Pipe (WP)
(V)	75ø Vent Pipe (VP)
(4g)	Domestic Water Supply Drop From Tank To Toilet / Kitchen For Top Five Floor (33th To 37th)
(4b)	Domestic Water Supply Drop From Tank To Toilet / Kitchen For First To 32nd Floor.
(5g)	Recycled Water Supply Drop From Tank To Toilet For Top Five Floor (33th To 37th)
(5b)	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
(2g)	100ø Waste Pipe (For Use Kitchen Waste)
(RR)	150ø Terrace Rain Water Pipe
(U')	100ø Soil Pipe upto Third Floor (SP)
(U)	100ø Waste Pipe upto Third Floor (WP)
(RC)	100ø Balcony Rain Water Pipe
S.S	Service Slab
M.F.T	Multi Floor Trap
FD	Floor Drain
COP	Clean Out Plug
	Soil Pipe
Ø3 C1	
65M.FT	Cutout Size: 200x200 mm (For Use Soil/Waste & Rain Water Drainage)
25 FD	Cutout Size: 150X150 mm (For Use WC & Floor P'Trap)
	Cutout Size: 100x100 mm (For Use Floor Drain)

FLOORS	LEVEL	UNIT
2ND FLOOR	+12450	04
3RD FLOOR	+15600	04
4TH FLOOR	+18550	04
5TH FLOOR	+21800	04
6TH FLOOR	+25050	04
7TH FLOOR	+28200	04
8TH FLOOR	+31350	04
9TH FLOOR	+34600	04
10TH FLOOR	+37850	04
11TH FLOOR	+41000	04
12TH FLOOR	+44150	04
13TH FLOOR	+47400	04
14TH FLOOR	+50650	04
15TH FLOOR	+53800	04
16TH FLOOR	+57100	04
18TH FLOOR	+63750	04
19TH FLOOR	+67050	04
20TH FLOOR	+70350	04
21ST FLOOR	+73600	04
22ND FLOOR	+76900	04
23RD FLOOR	+80400	04
24TH FLOOR	+83700	04
26TH FLOOR	+90250	04
27TH FLOOR	+93550	04
28TH FLOOR	+96850	04
29TH FLOOR	+100150	04
30TH FLOOR	+103450	04
31ST FLOOR	+106750	04
32ND FLOOR	+110050	04
33RD FLOOR	+113400	04
35TH FLOOR	+120000	04
36TH FLOOR	+123250	04
37TH FLOOR	+126500	04
TOTAL		132

SCHEDULE OF WINDOWS					
TYPE	OPENING SIZE	SILL LINTEL (+F.F.L)	LINTEL LINTEL (+F.F.L)	REMARK	FIRE RATING
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	2550 x 2400	±00	+2400	+2450 MASTER BEDROOM	
D6	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 LINTEL (+F.F.L)	REMARK	
T0	1450 x 2400	±00	+2400	+2450 TERRACE	
D1	1250 x 2400	±00	+2400	+2450 ENTRANCE	1HR
D2	1000 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	2HR
FD1	900 x 2350	+300	+2300	+2350 FHC SHAFT	2HR
FD2	800 x 2350	+300	+2300	+2350 FHC SHAFT	2HR
FD3	2000 x 2350	+300	+2300	+2350 METER ROOM	2HR
FD4	1800 x 2350	+300	+2300	+2350 ELECTRICAL SHAFT	2HR
A02	800 x 2350	+300	+2300	+2350 A/C SHAFT	
A03	700 x 2350	+300	+2300	+2350 DHT MAINS/ CDB	
A04	600 x 2350	+300	+2300	+2350 DHT MAINS/ CDB (TILT LEVEL)	
ED	2800 x 2350	+300	+3000	+3050 ENTRANCE LOBBY	



TYPICAL (1ST TO 16TH & 18TH TO 24TH &
26TH TO 33RD & 35TH TO 37TH) FLOOR
TOWER-02

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.
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New Delhi-110001

Associate Architects:

SBA Design N Code LLP
Architecture·Codes·Interiors

SBA Design N Code LLP
Architecture·Codes·Interiors
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Mob.: 9810791652,9811077209

S.T.P.(HQ) Member Secretary DPAC — S.T.P. (HQ) Chairman DPAC — DTP(HQ) — ATP(HQ)

SANCTIONED TO PREPARED WITH THIS OFFICE MEMO NO.:-3679 DATED:- 15/10/2026

JD. DINESH KUMAR PA(HQ) — ATP — ADTP (HQ) Member BPAC — FBO, (HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in as forwarding letter No. 29135

Superintending Engineer (HQ) for Chief Engineer-I

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-2)

Drawing No:– T2-03

03–24.08.26