

Sanctioned to be read with this office memo no. dated: _____

Member Secretary B.P.A.C. S.T.P.(HQ) DTP(HQ) JD.

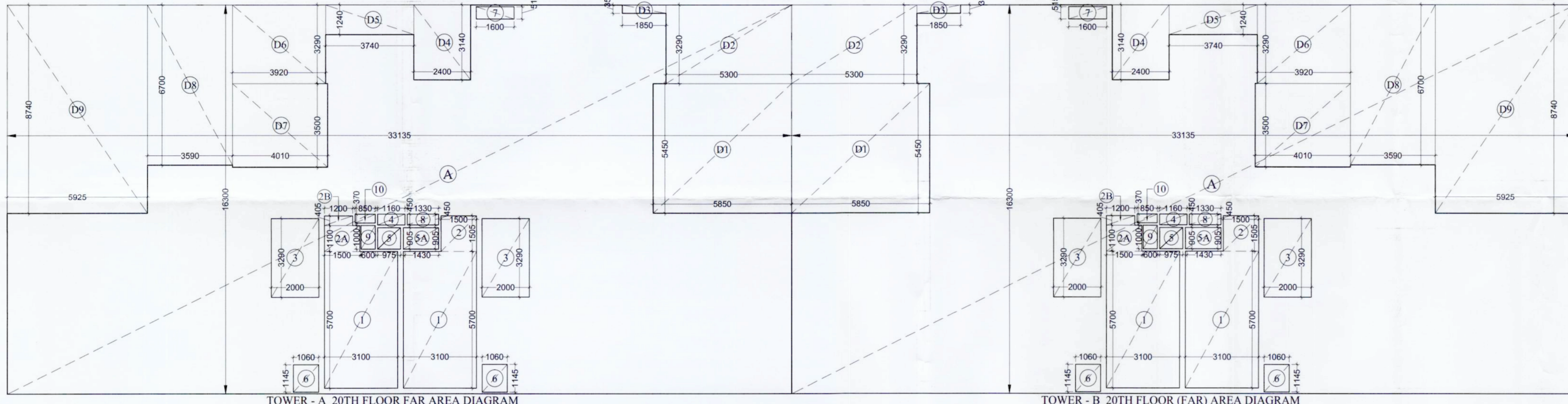
Member B.P.A.C. S.T.P.(G) JD.

Chairman B.P.A.C. C.T.P.(HR) A.T.H(Q) JD.

Ram Avtar Bansi JD(HQ)

AREA OF 20TH FLOOR (AREAS IN SQ.MTRS.)										
ADDITIONS										
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT	
A	33.135	x	16.300	x	1.0	x	1	=	540.101	
TOTAL									= 540.101	
DEDUCTIONS										
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT	
D1	5.850	x	5.450	x	1.0	x	1	=	31.883	
D2	5.300	x	3.290	x	1.0	x	1	=	17.437	
D3	1.800	x	0.950	x	1.0	x	1	=	0.948	
D4	2.400	x	3.140	x	1.0	x	1	=	7.536	
D5	3.740	x	1.240	x	1.0	x	1	=	4.638	
D6	3.920	x	3.290	x	1.0	x	1	=	12.897	
D7	4.010	x	3.500	x	1.0	x	1	=	14.035	
D8	3.590	x	6.700	x	1.0	x	1	=	24.053	
D9	5.925	x	8.740	x	1.0	x	1	=	51.785	
Staircase	1	3.100	x	5.700	x	1.0	x	2	=	35.340
Staircase	2	1.500	x	1.500	x	1.0	x	1	=	2.250
Staircase	2A	1.500	x	1.100	x	1.0	x	1	=	1.650
Staircase	2B	1.200	x	0.405	x	1.0	x	1	=	0.486
Lift Well	3	2.000	x	3.290	x	1.0	x	2	=	13.160
Shaft	4	1.180	x	0.450	x	1.0	x	1	=	0.531
Shaft	5	0.975	x	0.905	x	1.0	x	1	=	0.882
Shaft	5A	1.430	x	0.905	x	1.0	x	1	=	1.294
Shaft	6	1.060	x	1.145	x	1.0	x	2	=	2.427
Shaft	7	1.600	x	0.515	x	1.0	x	1	=	0.824
Shaft	8	1.330	x	0.450	x	1.0	x	1	=	0.599
Shaft	9	0.600	x	1.000	x	1.0	x	1	=	0.600
Shaft	10	0.850	x	0.370	x	1.0	x	1	=	0.315
TOTAL									= 225.256	
TOTAL 20TH FLOOR FAR AREA (ADDITIONS-DEDUCTIONS)									= 314.834	

BUILT-UP AREA AT 18TH FLOOR = 371.127 SQM
 BUILT-UP AREA AT 19TH FLOOR = 371.127 SQM
 TOTAL BUILT-UP AREA FOR 18TH & 19TH FLOOR = 742.254 SQM
 OCCUPANT LOAD = 12.5 SQM OF GROSS FLOOR AREA = 742.254 / 12.5 = 59.3803 SQM
 AREA REQUIRED FOR PER PERSON = 0.3 SQM
 TOTAL AREA REQUIRED 59.3803 X 0.3 = 17.81
 0.3 SQM FOR WHEEL CHAIR = 17.81 + 0.9 = 18.71
 REFUSE AREA PROVIDED = 22.533 SQM



REFUGUE AREA									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
R1	4.535	x	5.150	x	1.0	x	1	=	23.355
TOTAL									= 23.355
DEDUCTIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
D1	0.240	x	1.200	x	1.0	x	1	=	0.288
D2	0.510	x	0.240	x	1.0	x	1	=	0.122
D3	0.240	x	0.990	x	1.0	x	1	=	0.238
D4	0.285	x	0.090	x	1.0	x	1	=	0.026
D5	0.090	x	1.650	x	1.0	x	1	=	0.148
TOTAL									= 0.822
TOTAL REFUGUE FAR AREA (ADDITIONS-DEDUCTIONS)									= 22.533
TOTAL 20TH FLOOR NON FAR AREA (Staircase+Refuge Area)									= 62.267

LEGEND

WASIN BASIN TO FT	4000D UPVC PIPE
SINK TO FT	5000D UPVC PIPE
URINAL TO FT	5000D UPVC PIPE
FD TO FT OR MT	6300D UPVC PIPE
FT OR MT TO VERTICAL	11000D UPVC PIPE
HORIZONTAL PIPE	11000D UPVC PIPE
WC TO VERTICAL	11000D UPVC PIPE
HORIZONTAL PIPE	11000D UPVC PIPE
11000D UPVC SOIL PIPE	
11000D UPVC WASTE PIPE	
1100/16000D UPVC WASTE PIPE	

LEGEND

- 110d SOIL & VENT PIPE
- 110d WASTE & VENT PIPE
- 75d ANTI SPHON PIPE
- COLD WATER SUPPLY (21TH TO 20TH FLOOR)
- COLD WATER SUPPLY (19TH TO 11TH FLOOR FLOOR)
- COLD WATER SUPPLY (10TH TO STILT FLOOR)
- FLUSH WATER SUPPLY (21TH TO 20TH FLOOR)
- FLUSH WATER SUPPLY (19TH TO 11TH FLOOR FLOOR)
- FLUSH WATER SUPPLY (10TH TO STILT FLOOR)
- 75dUPVC RMP FOR BALCONY
- 110dUPVC RMP FOR TERRACE
- SOFCOLD WATER RISER
- SOFCOLD WATER RISER
- FD FLOOR DRAIN
- FT FLOOR TRAP
- ARV AIR RELEASE VALVE
- 150dFIRE PIPE
- 150dFIRE PIPE
- 150dSPRINKLER PIPE
- HWS HOT WATER SUPPLY
- CWS COLD WATER SUPPLY
- FWS FLUSH WATER SUPPLY

OWNER: ARTECH ELEGANT HOMES LLP.

PROJECT: PROPOSED BUILDING PLAN OF RETIREMENT HOUSING COLONY OVER AN AREA MEASURING 4.525 ACRES (LICENSE No- 16 OF 2025 DATED 30-01-2025) IN SECTOR -89A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ARTECH ELEGANT HOMES LLP. (Internal Service only subject to comments in North)

ARCHITECTURAL CONSULTANT: NORTH NIRMAN ARCHITECTS & INTERIOR DESIGNERS e-mail: nirmanarchitects@yahoo.com 1-8, 1st FLOOR, SECTOR-10, D.L.F. PH. : 9811204088, 9810081088

TITLE: TOWER-A&B : FLOOR PLAN AND AREA DETAIL

SCALE: 1:100 DRG.NO.- 09

ARCHITECT'S SIGN: RAJESH MANGLA B.A.R.C.H. CA/2001/27088

OWNER'S SIGN: Manish C. Dv Partner For ARTECH ELEGANT HOMES LLP

