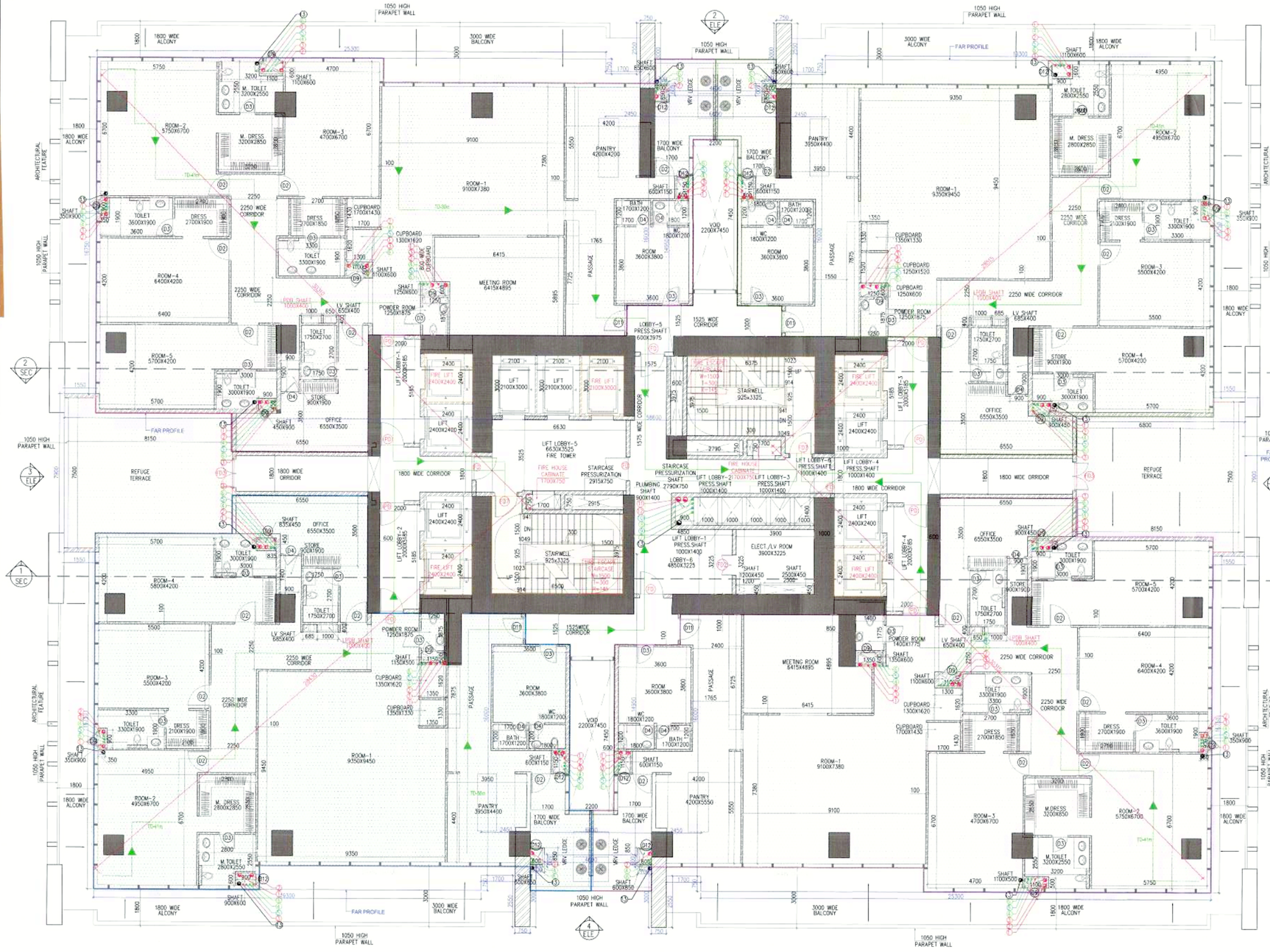


31st & 34th (REFUGE) FLOOR PLAN
(TOWER-EAST)
SERVICE APARTMENT

FLOOR	LVL	NO. STEPS	TOTAL NO. STEPS
31st	+132650	888-914	27
34th	+144800	969-995	27

Tower A To A Core: Calculation of Refuge area

Gross Floor Area of Refuge&Floor Above Refuge = 4180 Sqm.

As per NBC Part 4 Clause 6.1, per person floor 2.2 Sqm per person is considered.

Gross Occupant Load = 101 Pax. (Calculated as 4180/52.5 sqm)

As per NBC Clause 6-4(3), per person refuge area needs to be calculated based on 0.3 sqm per person.

Refuge Area Required at 5th Floor=101 x 0.3 Sqm/Person = 0.9 Sqm (0.9 Sqm/300 occupants for wheelchair space)

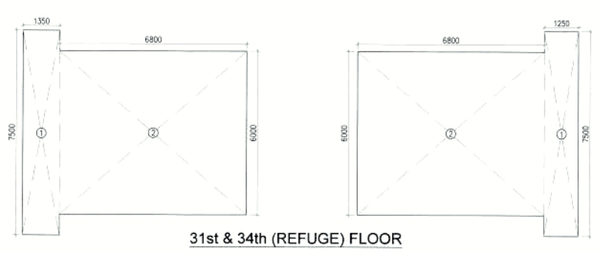
Refuge Area Required = 98.151 sqm.

Refuge Area Provided= 101.850 sqm.

SCHEDULE OF JOINERY					
ITEM NO	TAG	DETAILS	SIZE WIDTH	SIZE HEIGHT	LOCATION
1	F0	120 MIN FIRE RATED HDF HARDWOOD DOOR	1200	2400	LIFT LOBBY CORRIDOR ENTRY DOOR
2	F02	120 MIN FIRE RATED HDF HARDWOOD DOOR	1200	2400	ALL MAIN ENTRY DOOR (REFUGE FLOOR)
3	F03	120 MIN FIRE RATED HDF HARDWOOD DOOR	1200	2400	ELECTRIC SHAFT
4	F04	120 MIN FIRE RATED HDF HARDWOOD DOOR	1200	2400	CORRIDOR ON HIGHER FLOORS
5	F01	60 MIN FIRE RATED HDF HARDWOOD DOOR	1000	2400	SERVICE SHAFT
6	F05	FIRE DOOR	2100	2100	STAIRCASE DOOR (PERFORATED DOOR)
7	D	ALUMINIUM GLAZED DOOR	1200	2400	BALCONY DOOR
8	D1	HDF HARDWOOD DOOR	1200	2400	VESTIBULE DOOR
9	D2	HDF HARDWOOD DOOR	1000	2400	BEDROOM DOORS
10	D3	HDF HARDWOOD DOOR	900	2400	KITCHEN DOOR/TOILET DOOR
11	D4	HDF HARDWOOD DOOR	750	2400	UTILITY/BALCONY/TOILET DOORS
12	D5	SLIDING HDF HARDWOOD DOOR	900	2400	CABETAKER ROOM TOILET
13	D6	MS GLASS DOOR	900	2400	FHC
14	D8	HDF HARDWOOD DOOR	1200	2400	MACHINE ROOM TERRACE
15	D9	HDF HARDWOOD DOOR	750	2100	PLUMBING SHAFT
16	D10	HDF HARDWOOD DOOR	1000	2400	HANDICAP TOILET (STILT)
17	D11	ALUMINIUM DOOR	1000	2400	KITCHEN DOOR (OPENING IN BALCONY)
18	D12	HDF HARDWOOD DOOR	900	2100	SHAFT DOOR
19	F	60 MIN FIRE RATED HDF FIRE RATED DOOR	1000	2100	FIRE LIFT LOBBY

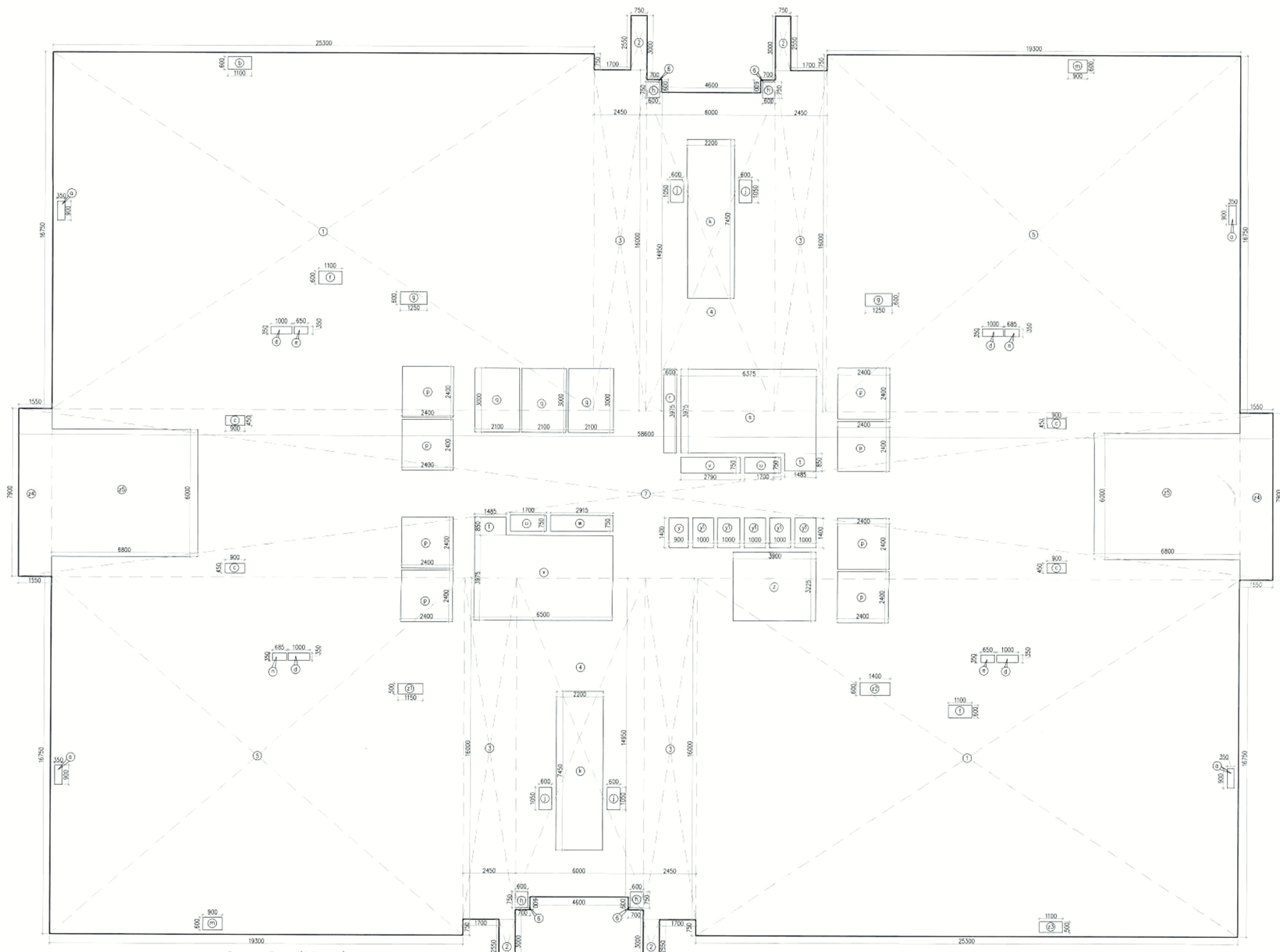
LEGENDS :

D1.	(1)	150Ø SOIL PIPE
D2.	(2)	150Ø WASTE PIPE
D3.	(3)	75Ø VENT PIPE
D4.	(4)	110Ø UPVC PIPE ON SLAB
D5.	(5)	110Ø UPVC PIPE ON SLAB
D6.	(6)	110Ø UPVC PIPE ON SLAB (FROM PITS)
D7.	(7)	110Ø UPVC PIPE RISER TO GRT FROM BASEMENT PLANT ROOM
D8.	(8)	110Ø UPVC PIPE RISER TO GRT FROM SERVICE FLOOR PLANT ROOM
D9.	(9)	110Ø UPVC PIPE RISER TO GRT FROM BASEMENT PLANT ROOM
D10.	(10)	110Ø UPVC PIPE RISER TO GRT FROM SERVICE FLOOR PLANT ROOM
D11.	(11)	250Ø SOIL PIPE
D12.	(12)	250Ø WASTE PIPE
D13.	(13)	150Ø RAIN WATER PIPE
D14.	(14)	200Ø RAIN WATER PIPE



31st & 34th (REFUGE) FLOOR

31st & 34th (REFUGE) FLOOR AREA CALCULATION									
GROSS – A									
				1.350	X	7.500	=	20.250	SQM
2	=	2	X	6.800	X	6.000	=	81.600	SQM
						TOTAL	=	101.850	SQM
GROSS AREA OF 31st & 34th (REFUGE) FLOOR	=	2040.139	SQM						
GROSS AREA OF 33rd 35th TO 37th FLOOR	=	2011.979	SQM						
TOTAL	=	4052.118	SQM						
REFUGE AREA REQUIRED	=	4052.118X0.3/12.5	=	ADDITIONAL SPACE TO ACCOMMODATE ONE WHEEL CHAIR SPACE					
	=	97.251	+	0.9					
	=	98.151	SQM						
REFUGE AREA PROVIDED	=	101.850	SQM						



31st & 34th (REFUGE) FLOOR
AREA CALCULATION
(TOWER-EAST)

31ST & 34TH (REFUGE) FLOOR AREA CALCULATION (TOWER-EAST)									
GROSS – A									
1	=	2	X	26.300	X	16.750	=	847.550	SQM
2	=	4	X	0.750	X	2.550	=	7.650	SQM
3	=	4	X	2.450	X	18.000	=	196.800	SQM
4	=	2	X	5.900	X	14.950	=	176.400	SQM
5	=	2	X	19.300	X	16.750	=	646.550	SQM
6	=	4	X	0.750	X	0.800	=	1.680	SQM
7	=	1	X	58.600	X	7.900	=	463.940	SQM
						TOTAL	=	2303.570	SQM
GROSS – B									
a	=	4	X	0.350	X	0.900	=	1.260	SQM
b	=	1	X	1.100	X	0.600	=	0.660	SQM
c	=	4	X	0.900	X	0.450	=	1.620	SQM
d	=	4	X	1.000	X	0.350	=	1.400	SQM
e	=	2	X	0.650	X	0.350	=	0.455	SQM
f	=	2	X	1.100	X	0.600	=	1.320	SQM
g	=	2	X	1.250	X	0.600	=	1.500	SQM
h	=	4	X	0.600	X	0.750	=	1.800	SQM
i	=	4	X	0.800	X	1.050	=	3.360	SQM
k	=	2	X	2.200	X	7.450	=	32.780	SQM
m	=	2	X	0.900	X	0.900	=	1.620	SQM
n	=	2	X	0.900	X	1.050	=	1.890	SQM
p	=	4	X	2.400	X	2.400	=	46.080	SQM
q	=	3	X	2.100	X	3.000	=	18.900	SQM
r	=	1	X	0.800	X	3.975	=	2.385	SQM
s	=	1	X	6.375	X	3.975	=	25.341	SQM
t	=	2	X	1.485	X	0.850	=	2.525	SQM
u	=	2	X	1.700	X	0.750	=	2.550	SQM
v	=	1	X	2.790	X	0.750	=	2.093	SQM
w	=	1	X	2.915	X	0.750	=	2.186	SQM
x	=	4	X	8.500	X	3.975	=	26.538	SQM
y	=	1	X	0.900	X	1.400	=	1.260	SQM
z	=	1	X	1.900	X	1.400	=	2.660	SQM
z1	=	1	X	3.900	X	3.325	=	12.968	SQM
z2	=	1	X	1.450	X	0.850	=	1.233	SQM
z3	=	1	X	1.400	X	0.600	=	0.840	SQM
z4	=	2	X	1.150	X	0.600	=	1.380	SQM
z5	=	2	X	6.800	X	6.000	=	81.600	SQM
						TOTAL	=	303.663	SQM
TOTAL FAR AREA OF 31ST & 34TH (REFUGE) FLOOR CALCULATION (TOWER-EAST)						GROSS – A	-	GROSS – B	
	=	2302.570					=	303.663	
	=	1998.907							SQM
BUILT UP AREA OF 31ST & 34TH (REFUGE) FLOOR CALCULATION (TOWER-EAST)									
GROSS – C									
1	=	1	X	6.375	X	3.975	=	25.341	SQM
1	=	2	X	1.485	X	0.850	=	2.525	SQM
2	=	1	X	3.900	X	3.325	=	12.968	SQM
2	=	1	X	3.900	X	3.325	=	12.968	SQM
z4	=	2	X	1.150	X	7.900	=	24.490	SQM
z5	=	2	X	6.800	X	6.000	=	81.600	SQM
						TOTAL	=	172.370	SQM
TOTAL BUILT UP AREA OF 31ST & 34TH (REFUGE) FLOOR CALCULATION (TOWER-EAST)				FAR AREA	+	GROSS – C			
	=	1998.907			+	172.370			
	=			2171.277					SQM
TOTAL NON FAR AREA OF 31ST & 34TH (REFUGE) FLOOR CALCULATION (TOWER-EAST)	=	BUILT UP AREA			-	FAR AREA			
	=	2171.277			-	1998.907			
	=			172.370					SQM

Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.

PROJECT

REVISED BUILDING PLANS OF COMMERCIAL COLONY(TOD) MEASURING 17.4875 ACRES (LICENCE NO. 240 OF 2007 DATED 25.10.2007) AND 6.99025 ACRES (LICENCE NO. 239 OF 2007 DATED 25.10.2007, LICENCE NO. 241 OF 2007 DATED 25.10.2007 & LICENCE NO. 199 OF 2008 DATED 8.12.2008) TOTALLING **24.47775 ACRES** IN SECTOR-62, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY PIONEER URBAN LAND & INFRASTRUCTURE LTD.

CLIENT

PIONEER URBAN LAND & INFRASTRUCTURE LTD.

Pioneer Urban
Ground Floor
Near GOLF Course Extension Road,
Sector-62,
Gurugram -122001 Haryana

DESIGN ARCHITECT

RSP

RSP Design consultants (India) Pvt. Ltd.
103, First Floor, Bestech Business Tower, Sector: 48, Sohna Road Gurgaon, 122018, India TEL: 4706868 FAX: 4706818
HEAD OFFICE NO.30, MUSEUM ROAD, BANGALORE-560 001
TEL: 25596868 FAX:25596818
EMAIL: rsp@rspindia.net ; www.rspindia.net

ASSOCIATE ARCHITECT

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.:011-26898616,26898617
www.rsms-arch.com

DTP(HQ) ATP(HQ)

Checked and found ok for Public Health (Internal) Services only subject to comments in in forwarding letter No.2466-CL dt 21/9/24

Superintending Engineer (HQ)
Chief Engineer-I
GMDA, Panchkula

SANCTIONED
TO BE READ WITH T.C.P OFFICE MEMO NO.
Dated

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

JUNE.-2024

Scale : 1:100

Drawing Title:-

31st & 34th (REFUGE)FLOOR PLAN & AREA CALCULATION (TOWER EAST)

Drawing No:-

ES-11

28082024-3

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