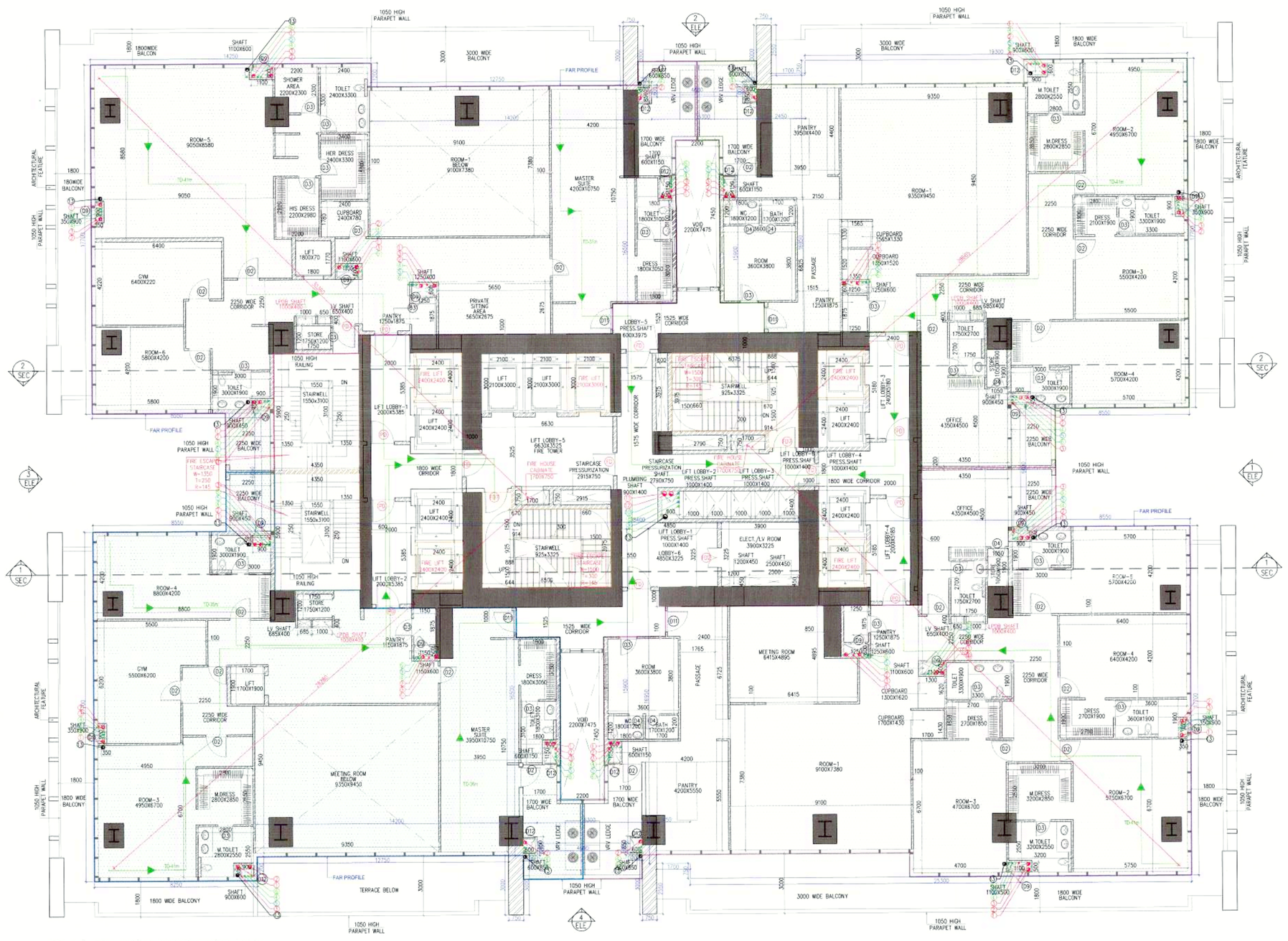


22nd & 33rd UPPER DUPLEX FLOOR PLAN
(TOWER-EAST)
SERVICE APARTMENT

FLOOR	LVL	NO. STEPS	TOTAL NO. STEPS
22nd	+96200	644-670	27
33rd	+140750	941-968	27

Tower 4 To A Core _Typical Plan: Occupant Load Calculation

Gross Floor Area: 2079 Sq.mt.

Gross Occupant Load: 2078 /12.5 Pax = 166 Pax

Capacity factor: 10 mm width per person (Ref. NBC Part 4, Table-4 Clause 4.4.2.3)

Total Staircase width required: 1660 mm.

Total Staircase width provided: 3000mm (1250mm x 02)

Result: With the aspect of Occupancy calculation, the staircases as proposed will meet the over occupant load means of egress requirements.

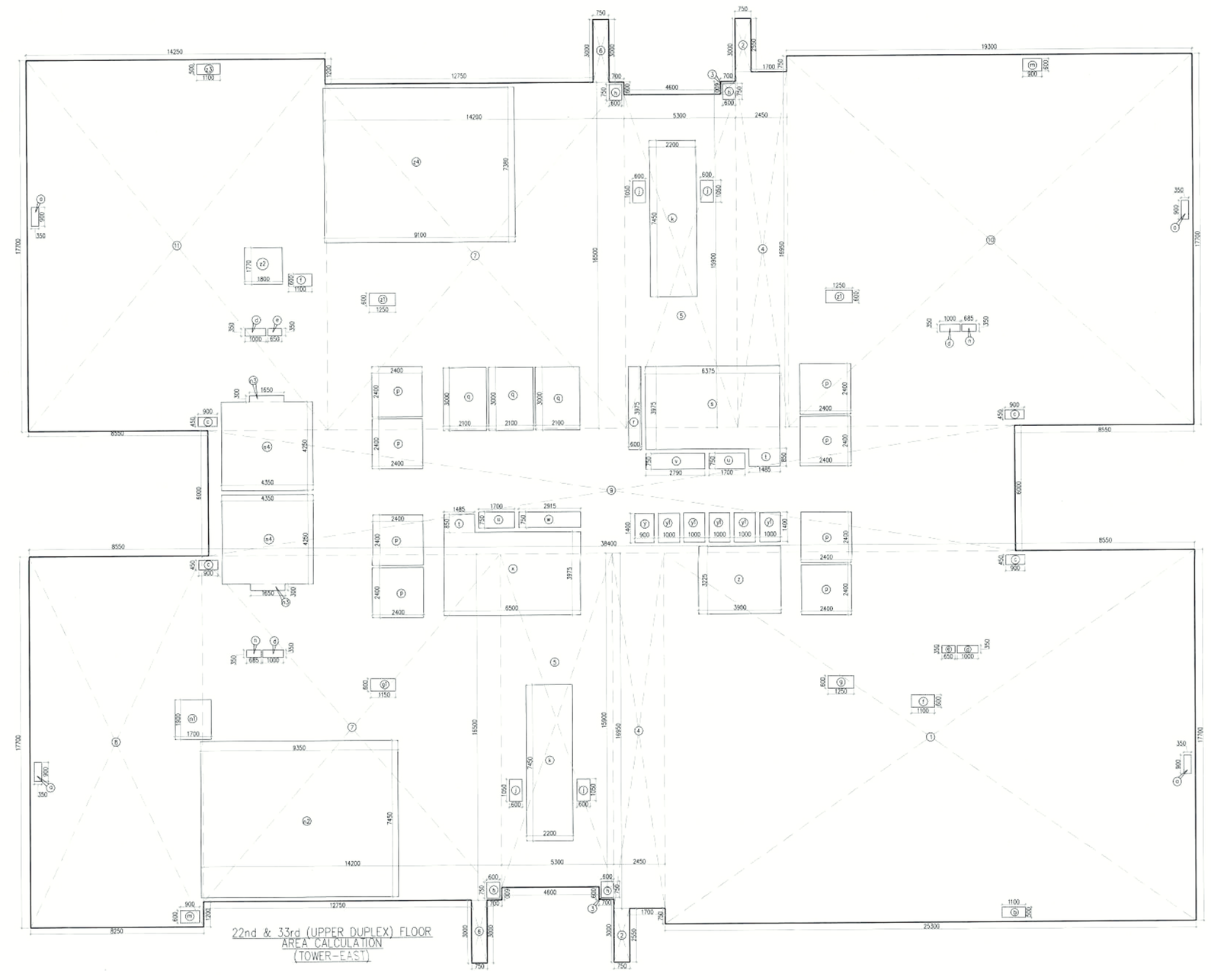
Compliance Review:
Staircase handling capacity noted to meet overall occupant load exit requirements.

LEGENDS :

01.	(1)	75MM SOIL PIPE
02.	(2)	75MM WASTE PIPE
03.	(3)	75MM VENT PIPE
04.	(4)	110 PVC PIPE DN - 3 MAX
05.	(5)	110 PVC PIPE DN - 3 MAX
06.	(6)	110 PVC PIPE DN - 3 MAX FROM FFD
07.	(7)	110 PVC PIPE RISER DOWNFF FROM BASEMENT PLANT ROOM
08.	(8)	110 PVC PIPE RISER DOWFFD FROM SERVICE FLOOR PLANT ROOM
09.	(9)	110 PVC PIPE RISER TO FFD FROM BASEMENT PLANT ROOM
10.	(10)	110 PVC PIPE RISER TO FFD FROM SERVICE FLOOR PLANT ROOM
11.	(11)	25MM SOIL PIPE
12.	(12)	25MM WASTE PIPE
13.	(13)	15MM RAIN WATER PIPE
14.	(14)	25MM RAIN WATER PIPE

SCHEDULE OF JOINERY

ITEM NO	TAG	DETAILS	SIZE WIDTH	SIZE HEIGHT	LOCATION
1		120 MIN FIRE RATED HOF HARDWOOD DOOR	1200	2400	FIT OUTS / COMMON PANTRY DOOR
2	101a	120 MIN FIRE RATED HOF HARDWOOD DOOR	1200	2400	ALL MAIN ENTRY DOOR (RESI) (GF FLOOR)
3	101b	120 MIN FIRE RATED HOF HARDWOOD DOOR	1200	2100	LIFT FIRE SHAFT
4	102-1	120 MIN FIRE RATED HOF HARDWOOD DOOR	1100	2400	COMMON DOOR (RESI) (GF FLOOR)
5	102-2	120 MIN FIRE RATED HOF HARDWOOD DOOR	1200	2100	STAIRCASE SHAFT
6	103-1	FIRE SHUTTER	2100	2100	SERVICE FLOOR FIRE SHUTTER DOOR
7	20	ALUMINIUM GLAZED DOOR	1200	2400	BALCONY DOOR
8	31	HOF HARDWOOD DOOR	1200	2400	ENTRY DOOR
9	32	HOF HARDWOOD DOOR	1000	2400	BEDROOM DOORS
10	33	HOF HARDWOOD DOOR	950	2400	KITCHEN DOORS/TOILET DOOR
11	34	HOF HARDWOOD DOOR	750	2400	UTILITY/BALCONY/TOILET DOORS
12	35	SLIDING HOF HARDWOOD DOOR	900	2400	CARETAKER ROOM TOILET
13	36	MS GLASS DOOR	900	2400	FHC's
14	38	HOF HARDWOOD DOOR	1200	2400	MACHINE ROOM TERRACE
15	39	HOF HARDWOOD DOOR	750	2100	PLUMBING SHAFT
16	039	HOF HARDWOOD DOOR	1000	2400	HANDICAP TOILET (STILT)
17	311	ALUMINIUM DOOR	1000	2400	KITCHEN DOOR (OPENING IN BALCONY)
18	312	HOF HARDWOOD DOOR	600	2100	SHAFT DOOR
19	313	120 MIN FIRE RATED HOF FIRE RETED DOOR	1200	2400	FIRE RETED HOF DOOR



22nd & 33rd (UPPER DUPLEX) FLOOR
AREA CALCULATION
(TOWER-EAST)

22nd & 33rd (UPPER DUPLEX) FLOOR AREA CALCULATION (TOWER-EAST)

GROSS – A									
1	=	1	X	24.300	X	17.700	=	447.810	SQM
2	=	2	X	0.750	X	2.550	=	3.825	SQM
3	=	2	X	0.700	X	6.600	=	9.240	SQM
4	=	2	X	2.450	X	16.950	=	83.055	SQM
5	=	2	X	5.500	X	15.900	=	175.050	SQM
6	=	2	X	0.750	X	3.000	=	4.500	SQM
7	=	2	X	14.200	X	16.500	=	468.600	SQM
8	=	1	X	9.400	X	7.800	=	146.025	SQM
9	=	1	X	38.400	X	6.050	=	232.400	SQM
10	=	1	X	19.300	X	17.700	=	341.610	SQM
11	=	1	X	14.250	X	17.700	=	252.225	SQM
						TOTAL	=	**2147.430**	**SQM**
GROSS – B									
a	=	4	X	0.350	X	0.900	=	1.260	SQM
b	=	1	X	1.100	X	0.550	=	0.605	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	=	0.750	SQM
g1	=	1	X	1.150	X	0.600	=	0.690	SQM
h	=	4	X	0.800	X	0.750	=	1.800	SQM
i	=	4	X	0.800	X	1.050	=	2.520	SQM
k	=	4	X	2.300	X	3.450	=	32.780	SQM
m	=	2	X	0.900	X	0.650	=	1.080	SQM
n	=	2	X	0.685	X	0.350	=	0.480	SQM
o1	=	1	X	1.700	X	1.900	=	3.230	SQM
o2	=	1	X	9.350	X	7.450	=	69.658	SQM
o3	=	2	X	1.650	X	0.300	=	0.990	SQM
o4	=	2	X	4.350	X	4.250	=	36.975	SQM
p	=	8	X	2.400	X	2.400	=	46.080	SQM
q	=	3	X	2.100	X	3.000	=	18.900	SQM
r	=	1	X	0.600	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	=	1	X	6.500	X	3.975	=	25.838	SQM
y	=	1	X	0.900	X	1.400	=	1.260	SQM
z	=	1	X	1.000	X	1.400	=	1.400	SQM
z1	=	1	X	3.900	X	2.225	=	12.578	SQM
z2	=	2	X	1.250	X	0.600	=	1.500	SQM
z3	=	1	X	1.800	X	1.775	=	3.196	SQM
z4	=	1	X	1.100	X	0.500	=	0.550	SQM
z5	=	1	X	9.100	X	7.350	=	67.158	SQM
						TOTAL	=	**378.685**	**SQM**

TOTAL FAR AREA OF 22nd & 33rd (UPPER DUPLEX) (TOWER-EAST)	=	**GROSS - A**		**GROSS – B**	
	=	**2147.430**		**378.685**	
	=		**1768.745**		**SQM**

BUILT UP AREA OF 22nd & 33rd (UPPER DUPLEX) CALCULATION (TOWER-EAST)

GROSS – C									
n3	=	2	X	1.650	X	0.300	=	0.990	SQM
n4	=	2	X	4.350	X	4.250	=	36.975	SQM
s	=	1	X	6.375	X	3.975	=	25.341	SQM
t	=	2	X	1.485	X	0.850	=	2.525	SQM
x	=	1	X	6.500	X	3.975	=	25.838	SQM
z	=	1	X	3.900	X	2.225	=	12.578	SQM
						TOTAL	=	**104.245**	**SQM**

TOTAL BUILT UP AREA OF 22nd & 33rd(UPPER DUPLEX) TOWER-EAST)	=	**FAR AREA**	+	**GROSS – C**	
	=	**1768.745**	+	**104.245**	
	=		**1872.990**		**SQM**

TOTAL NON FAR AREA OF 22nd & 33rd(UPPER DUPLEX) TOWER-EAST)	=	**BUILT UP AREA**	-	**FAR AREA**	
	=	**1872.990**	-	**1768.745**	
	=		**104.245**		**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 5.99025 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(

Checked and found ok for Public Health Internal Services only subject to ob remarks in in forwarding letter No.2610602 Dt. 23/7/24

Superintending Engineer (HQ)
Civil Engineer
HSVP, Panchkula

SUPERINTENDING ENGINEER (HQ)

SUBMITTED TO BE FILED WITH THIS OFFICE
EDOC NO.:
DATED :

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

JUNE.-2024	Scale : 1:100

Drawing Title:-
22nd & 33rd (UPPER DUPLEX)FLOOR PLAN & AREA CALCULATION (TOWER EAST)

Drawing No:-
ES-09
28082024-3