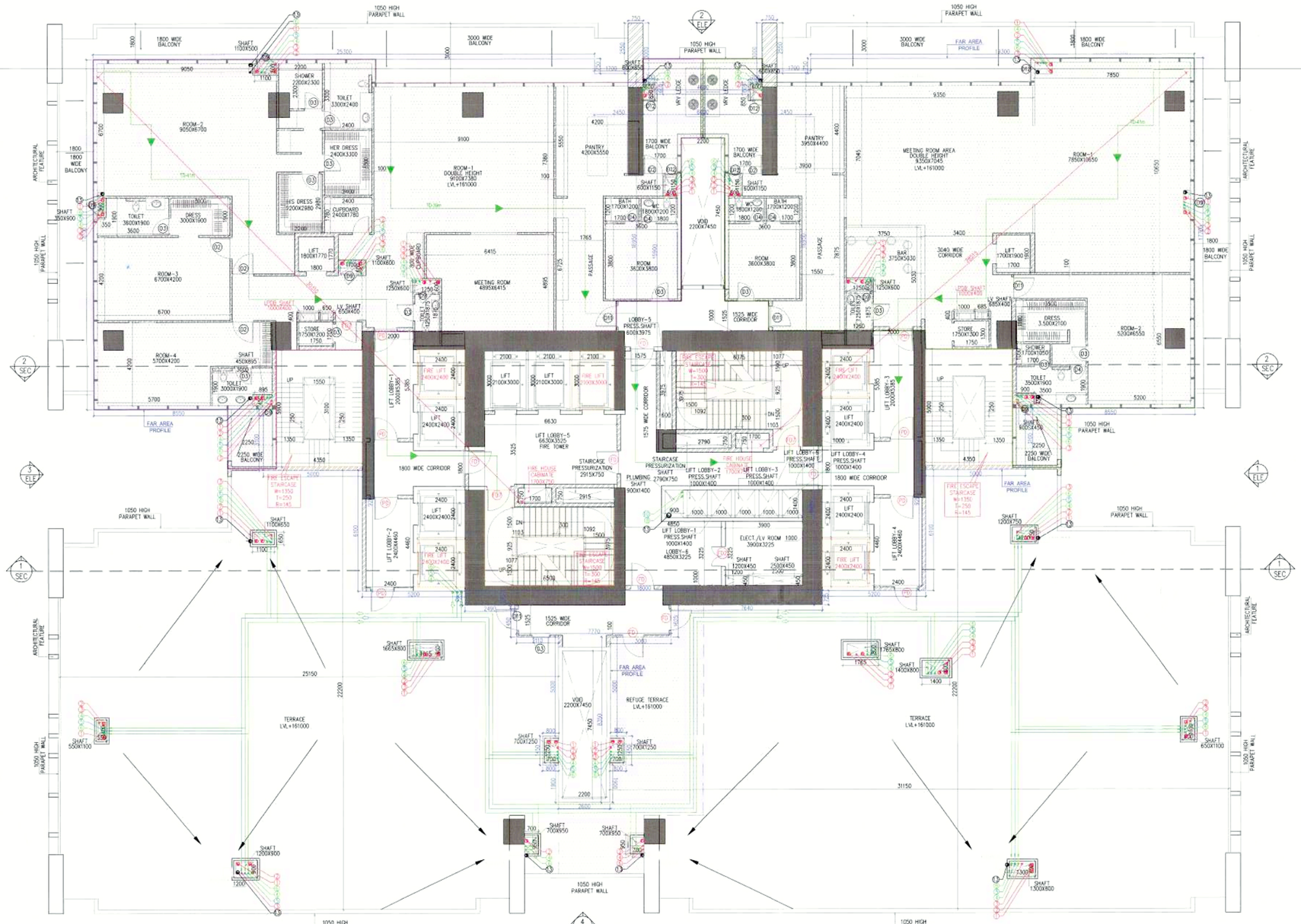
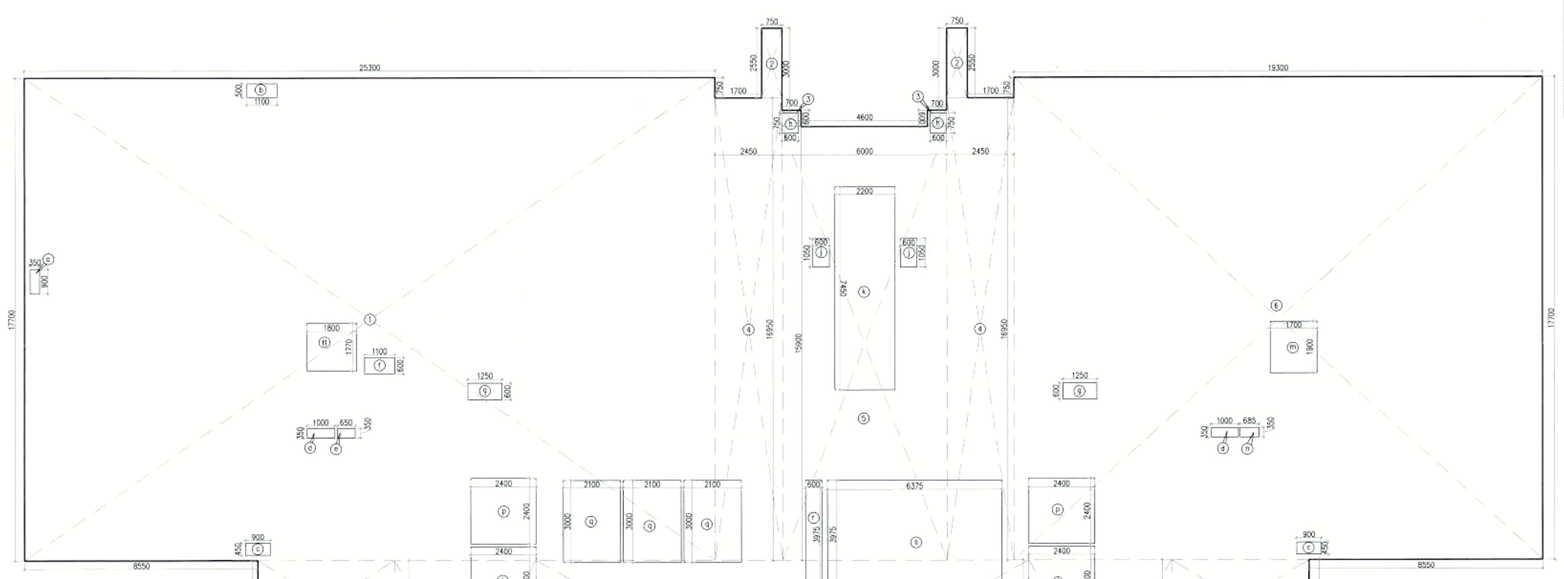


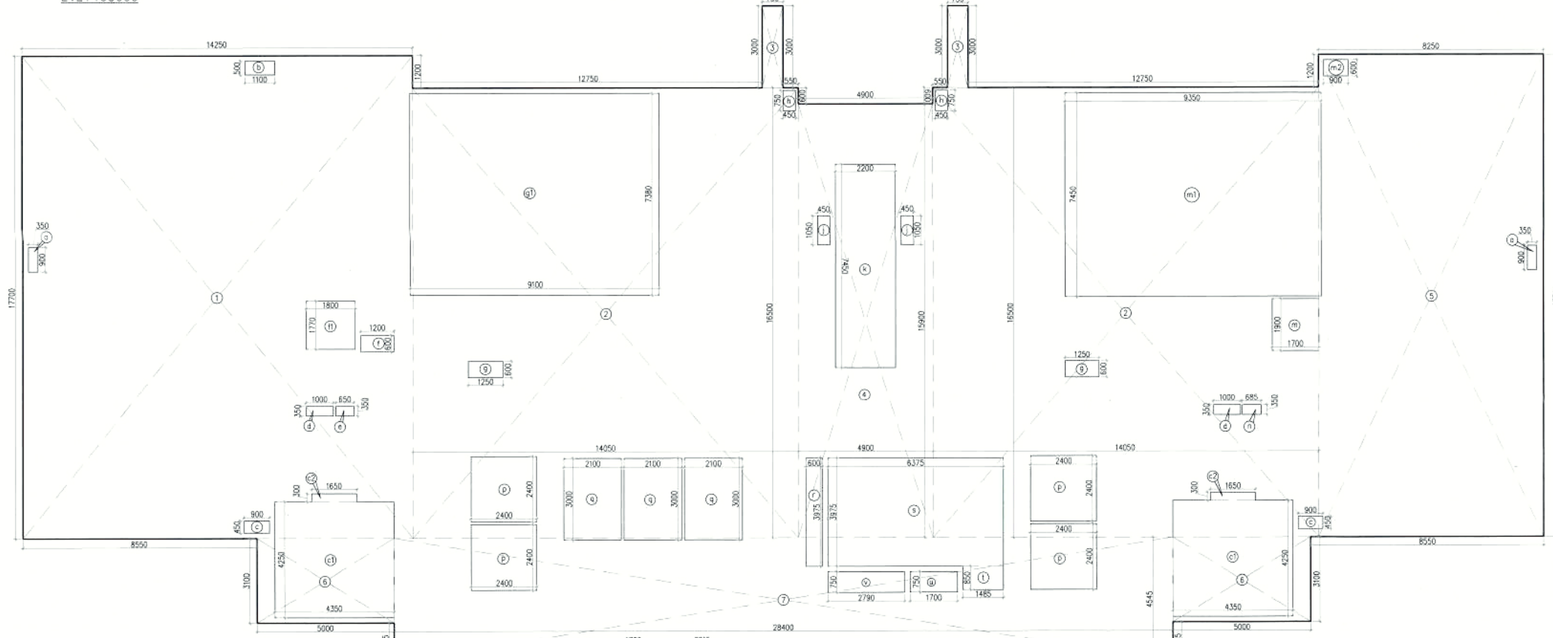
38th REFUGE (LOWER DUPLEX) FLOOR PLAN
(TOWER-EAST)
SERVICE APARTMENT
LVL+161000

39th (UPPER DUPLEX) FLOOR PLAN
(TOWER-EAST)
SERVICE APARTMENT
LVL+165050



38th (REFUGE) FLOOR

Tower 4 To A Core _Typical Plan: Occupant Load Calculation
Gross Floor Area: 2078 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 Revised
Staircase handling capacity noted to meet overall occupant load exit requirements.



39th (UPPER DUPLEX) FLOOR
AREA CALCULATION
(TOWER-EAST)

38th REFUGE (LOWER DUPLEX) FLOOR
AREA CALCULATION
(TOWER-EAST)

38th REFUGE(LOWER DUPLEX) FLOOR AREA CALCULATION (TOWER-EAST)

GROSS - A										
1	=	1	X	25.300	X	17.700	=	447.810	SQM
2	=	2	X	0.750	X	2.550	=	3.825	SQM
3	=	2	X	0.700	X	0.600	=	0.840	SQM
4	=	2	X	2.450	X	16.950	=	83.055	SQM
5	=	1	X	6.900	X	15.900	=	95.400	SQM
6	=	1	X	19.300	X	17.700	=	341.610	SQM
7	=	2	X	5.500	X	3.100	=	31.000	SQM
8	=	2	X	5.200	X	9.200	=	95.680	SQM
9	=	1	X	18.500	X	9.625	=	178.050	SQM
10	=	1	X	0.100	X	0.175	=	0.018	SQM
11	=	1	X	7.775	X	1.625	=	12.628	SQM
12	=	1	X	2.600	X	8.350	=	21.710	SQM
13	=	2	X	0.800	X	1.400	=	2.240	SQM
						TOTAL	=	**1314.544**	**SQM**
GROSS – B									
a	=	1	X	0.350	X	0.900	=	0.315	SQM
b	=	1	X	1.100	X	0.500	=	0.550	SQM
c	=	2	X	0.900	X	0.450	=	0.810	SQM
d	=	2	X	1.900	X	0.350	=	0.700	SQM
e	=	1	X	0.650	X	0.350	=	0.228	SQM
f	=	1	X	1.100	X	0.600	=	0.660	SQM
g	=	1	X	1.800	X	1.775	=	3.196	SQM
h	=	2	X	1.250	X	0.600	=	1.500	SQM
i	=	2	X	0.600	X	0.750	=	0.900	SQM
j	=	2	X	0.600	X	1.050	=	1.260	SQM
k	=	2	X	2.200	X	7.450	=	32.780	SQM
m	=	1	X	1.700	X	1.900	=	3.230	SQM
n	=	1	X	0.685	X	0.350	=	0.240	SQM
p	=	8	X	2.400	X	2.400	=	46.080	SQM
q	=	1	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
y1	=	5	X	1.000	X	1.400	=	7.000	SQM
z	=	4	X	3.900	X	3.225	=	12.578	SQM
						TOTAL	=	**196.842**	**SQM**
TOTAL FAR AREA OF 38TH REFUGE (LOWER DUPLEX)(TOWER-EAST)						**GROSS - A**	-	**GROSS – B**	
						1314.544	-	**196.842**	
								1117.702	**SQM**

39TH (UPPER DUPLEX) FLOOR AREA CALCULATION (TOWER-EAST)

GROSS - A									
1	=	1	X	14.250	X	17.700	=	252.225	SQM
2	=	2	X	14.050	X	16.900	=	483.650	SQM
3	=	2	X	0.750	X	3.000	=	4.500	SQM
4	=	2	X	4.900	X	15.900	=	77.910	SQM
5	=	1	X	8.250	X	17.700	=	146.025	SQM
6	=	2	X	5.000	X	3.100	=	31.000	SQM
7	=	1	X	28.400	X	4.545	=	129.078	SQM
8	=	1	X	21.200	X	4.665	=	107.996	SQM
9	=	1	X	18.000	X	2.725	=	49.050	SQM
						TOTAL	=	**1228.434**	**SQM**
GROSS – B									
a	=	1	X	0.350	X	0.900	=	0.315	SQM
b	=	1	X	1.100	X	0.500	=	0.550	SQM
c	=	2	X	0.900	X	0.450	=	0.810	SQM
c1	=	2	X	4.350	X	4.250	=	36.975	SQM
c2	=	2	X	1.650	X	0.300	=	0.990	SQM
d	=	2	X	1.000	X	0.350	=	0.700	SQM
e	=	1	X	0.650	X	0.350	=	0.228	SQM
f	=	1	X	1.200	X	0.600	=	0.720	SQM
f1	=	1	X	1.800	X	1.770	=	3.186	SQM
g	=	2	X	1.250	X	0.600	=	1.500	SQM
g1	=	1	X	9.100	X	7.380	=	67.158	SQM
h	=	2	X	0.450	X	0.750	=	0.675	SQM
i	=	2	X	0.450	X	1.050	=	0.945	SQM
k	=	1	X	2.200	X	7.450	=	16.390	SQM
m	=	1	X	1.700	X	1.900	=	3.230	SQM
m1	=	1	X	9.350	X	7.450	=	69.658	SQM
m2	=	1	X	0.900	X	0.600	=	0.540	SQM
n	=	1	X	0.685	X	0.350	=	0.240	SQM
p	=	8	X	2.400	X	2.400	=	46.080	SQM
p1	=	2	X	2.400	X	4.900	=	23.520	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	=	4	X	3.225	X	3.900	=	50.310	SQM
						TOTAL	=	**354.023**	**SQM**
TOTAL FAR AREA OF 39TH (UPPER DUPLEX)(TOWER-EAST)						**GROSS - A**	-	**GROSS – B**	
						1228.434	-	**354.023**	
								871.411	**SQM**

38th (REFUGE) FLOOR AREA CALCULATION

GROSS - A											
1	=	1	X	1.500	X	1.500	=	2.810		SQM	
2	=	1	X	1.500	X	1.500	=	2.810		SQM	
3	=	1	X	1.500	X	1.500	=	2.810		SQM	
4	=	1	X	1.500	X	1.500	=	2.810		SQM	
5	=	1	X	1.500	X	1.500	=	2.810		SQM	
6	=	1	X	1.500	X	1.500	=	2.810		SQM	
						TOTAL	=	67.548		SQM	
GROSS AREA OF 38th REFUGE (LOWER DUPLEX)			=	1187.931		SQM					
GROSS AREA OF 38th REFUGE (TOWER-EAST)			=	1159.664		SQM					
TOTAL				2347.595		SQM					
REFUGE AREA REQUIRED			=	2297.595/65.572.5		=	ADDITIONAL SPACE TO ACCOMMODATE ONE WHEEL CHAIR SPACE				
			=	35.141		=	2.5				
			=	87.852		SQM					
REFUGE AREA PROVIDED			=	87.852		SQM					

BUILT UP AREA OF 38TH REFUGE (LOWER DUPLEX) CALCULATION (TOWER-EAST)

GROSS – C									
a	=	1	X	6.375	X	3.975	=	25.341	SQM
i	=	2	X	1.485	X	0.850	=	2.525	SQM
e	=	1	X	6.500	X	3.975	=	25.838	SQM
c	=	1	X	3.900	X	3.225	=	12.578	SQM
						TOTAL	=	**66.280**	**SQM**
TOTAL BUILT UP AREA OF 38TH REFUGE (LOWER DUPLEX)(TOWER-EAST)					=	**FAR AREA**	+	**GROSS – C**	
					=	**1117.702**	+	**66.280**	
							=	**1183.982**	**SQM**
TOTAL NON FAR AREA OF 38TH REFUGE (LOWER DUPLEX)(TOWER-EAST)					=	**BUILT UP AREA**	-	**FAR AREA**	
					=	**1183.982**	-	**1117.702**	
							=	**66.280**	**SQM**

BUILT UP AREA OF 39TH (UPPER DUPLEX) CALCULATION (TOWER-EAST)

GROSS – C									
c1	=	2	X	4.350	X	4.250	=	36.975	SQM
c2	=	2	X	1.650	X	0.300	=	0.990	SQM
s	=	1	X	6.375	X	3.975	=	25.341	SQM
i	=	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	3.225	=	12.578	SQM
						TOTAL	=	**104.248**	**SQM**
TOTAL BUILT UP AREA OF 39TH (UPPER DUPLEX)(TOWER-EAST)					=	**FAR AREA**	+	**GROSS – C**	
					=	**871.411**	+	**104.248**	
					=	**975.657**			**SQM**
TOTAL NON FAR AREA OF 39TH (UPPER DUPLEX)(TOWER-EAST)					=	**BUILT UP AREA**	-	**FAR AREA**	
					=	**975.657**	-	**871.411**	
					=	**104.246**			**SQM**

SCHEDULE OF JOINERY

ITEM NO	TAG	DETAILS	SIZE WIDTH	SIZE HEIGHT	LOCATION
1	FD	125 MM FIRE RATED-45D HARDWOOD DOOR	1200	2400	LIFT LOBBY CHAMBER ENTRY DOOR
2	FD1	60 MIN FIRE RATED-60D HARDWOOD DOOR	1200	2400	ELE. MAIN ENTRY DOOR (BETWEET FLOORS)
3	FD2	125 MM FIRE RATED-45D HARDWOOD DOOR	1200	2400	ELECTRIC SHAFT
4	FD3	120 MIN FIRE RATED-90D HARDWOOD DOOR	1200	2400	CHAMBER REFUGE FLOOR
5	FD 11	60 MIN FIRE RATED HDF HARDWOOD DOOR	1000	2400	SERVICE SHAFT
6	FRP	FRP DOOR	1100	2400	STAIRCASE DOOR (PUSH OPEN TYPE) DOOR
7	D	ALUMINIUM (LAZED) DOOR	1200	2400	BALCONY DOOR
8	D1	HDF HARDWOOD DOOR	1200	2400	ENTRY DOOR
9	D2	HDF HARDWOOD DOOR	1000	2400	BEDROOM DOORS
10	D3	HDF HARDWOOD DOOR	900	2400	KITCHEN DOORS/TOILET DOOR
11	D4	HDF HARDWOOD DOOR	750	2400	UTILITY/BALCONY/TOILET DOORS
12	D5	SLIDING HDF HARDWOOD DOOR	500	2400	CABETAKER ROOM TOILET
13	D6	M/S GLASS DOOR	900	2400	RHC's
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 TO BALCONY)
18	D12	HDF HARDWOOD DOOR	900	2100	SHAFT DOOR
19	FD	60 MIN FIRE RATED 16G FIRE RATED DOOR	1050	2400	PRIVATE LIFT LOBBY

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

LEGENDS :

01.	CI	150Ø SOIL PIPE
02.	CI	150Ø WASTE PIPE
03.	CI	75Ø VENT PIPE
04.	CI	150Ø PIPE DN. TAKE
05.	CI	150Ø PIPE DN. TAKE
06.	CI	150Ø PIPE DN. TAKE FROM FLAT
07.	CI	150Ø PIPE RISER TO GET FROM BASEMENT PLANT ROOM
08.	CI	150Ø PIPE RISER TO GET FROM SERVICE FLOOR PLANT ROOM
09.	CI	150Ø PIPE RISER TO GET FROM BASEMENT PLANT ROOM
10.	CI	150Ø PIPE RISER TO GET FROM SERVICE FLOOR PLANT ROOM
11.	CI	200Ø SOIL PIPE
12.	CI	200Ø WASTE PIPE
13.	CI	150Ø RAIN WATER PIPE
14.	CI	200Ø RAIN WATER PIPE

ETP(HQ) ATP(HQ)

DINESH KUMAR
PA(HQ)

Checked and found ok for Public Health (Internal) Services only subject to comments in forwarding letter No. 2024-06 Dir. 22/5/24

SANCTIONED
TO ISSUE AD WITH THIS OFFICE
LBD
DATE

Chief Engineer (HQ)
HSVP, PANCHKULA

SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

JUNE.-2024

Scale : 1:100

Drawing Title:-

38th REFUGE (LOWER DUPLEX) & 39th(UPPER DUPLEX)FLOOR PLAN & AREA CALCULATION (TOWER EAST)

Drawing No:-

ES-12

28082024 - 5