DOOR WINDOW SCHEDULE							
ITEM NO.	TAG.	DETAILS	SIZE				
			WIDTH	HEIGH	SILL	LINTEL	FIRE RATING
1	D	MAIN DOOR	1000	2450		2400	1 HR
3	D1	DOOR	900	2150		2100	
2	D1A	DOOR	1200	2450		2400	
4	D2	TOILET DOOR	750	2150		2100	
5	D3	DOOR	900	2150		2100	
6	D4	FHC DOOR	900	2150	100	2100	
7	D5	DOOR – PLUMBING SHAFT	600	2150	100	2100	
8	D6	DOOR	2450	2450	100	2400	
9	D7	DOOR	2000	2450	100	2400	
10	FD1	FIRE DOOR	1200	2150		2400	2 HR
11	FD2	FIRE DOOR – ELEC. SHAFT	1200	2150	100	2100	2 HR
12	FD3	FIRE DOOR – ELV. SHAFT	750	2150	100	2100	2 HR
13	FD4	FIRE DOOR – GARBAGE CHUTE	750	2150	100	2100	2 HR
14	FD5	FIRE DOOR – MESB BOARD R.	1200	2150	150	2100	2 HR
15	SD1	SLIDING DOOR	2100	2450		2400	
16	SD2	SLIDING DOOR	1590	2450		2400	
17	W1	GLAZED LOUVERS	1250	2450	1200	2400	
18	W2	GLAZED LOUVERS	1950	2450	1200	2400	
19	DW1	DOOR WINDOW	1650	2450		2400	
20	SW1	SLIDING WINDOW	2100	2450		2400	
21	SW2	SLIDING WINDOW	1590	2450		2400	
22	SW3	SLIDING WINDOW	1230	2450		2400	
23	V1	VENTILATOR	600	1250	1200	2400	
24	V2	VENTILATOR	450	1250	1200	2400	
25	GL1	GLAZING	7830	3350		3300	
26	GL2	GLAZING	9850	3350		3300	
27	GL3	GLAZING	8720	3350		3300	
28	GL4	GLAZING	2150	3350		3300	
29	GL5	GLAZING	960	3350		3300	
30	GL6	GLAZING	650	3350		3300	
31	GL7	GLAZING	1590	3350		3300	
32	GL8	GLAZING	3090	3350		3300	

1ST FLOOR PLAN
NO. OF UNITS-04
NO. OF SERVICE PERSONNEL UNITS-02
LVL+5400
(TOWER-2)

TYPICAL FLOOR PLAN
NO. OF UNITS-04
2nd TO 17th,19th TO 22ND FLOOR PLAN
(TOWER-2)

1ST TO 17TH & 19 TO 22ND
FLOOR AREA CALCULATION
TOWER - 2

AREA OF SERVICE PERSONNEL (UNIT-01)								
GROSS - 01								
1a	=	1	X	9.425	X	1.550	=	0.659 SQM
1b	=	1	X	2.175	X	1.670	=	3.632 SQM
1c	=	1	X	3.350	X	3.830	=	12.831 SQM
						TOTAL	=	17.122 SQM

UNIT CARPET AREA (TOWER-2) TYPE -01								
GROSS – 1								
1	=	1	X	3.800	X	0.860	=	3.268 SQM
2	=	1	X	3.610	X	0.500	=	1.805 SQM
3	=	1	X	3.635	X	1.020	=	3.708 SQM
4	=	1	X	3.550	X	0.920	=	3.266 SQM
5	=	1	X	8.955	X	2.670	=	23.910 SQM
6	=	1	X	2.035	X	3.530	=	7.183 SQM
7	=	1	X	7.970	X	5.550	=	44.234 SQM
8	=	1	X	1.790	X	2.600	=	4.654 SQM
9	=	1	X	0.820	X	3.525	=	2.891 SQM
10	=	1	X	1.550	X	0.675	=	1.046 SQM
11	=	1	X	8.720	X	5.320	=	46.390 SQM
12	=	1	X	1.285	X	3.720	=	4.780 SQM
						TOTAL	=	147.115 SQM
TOTAL UNIT CARPET AREA							=	GROSS – 1
(TOWER-2) UNIT TYPE -01							=	147.115 SQM

UNIT CARPET AREA (TOWER-2) TYPE-02								
GROSS – 1								
1	=	1	X	1.550	X	1.100	=	1.705 SQM
2	=	1	X	5.845	X	0.950	=	5.553 SQM
3	=	1	X	0.500	X	0.840	=	0.420 SQM
4	=	1	X	11.645	X	8.900	=	103.641 SQM
5	=	1	X	1.905	X	0.600	=	1.143 SQM
6	=	1	X	2.145	X	1.510	=	3.239 SQM
7	=	1	X	1.295	X	3.640	=	4.714 SQM
8	=	1	X	1.410	X	1.550	=	2.186 SQM
9	=	1	X	0.985	X	2.810	=	2.768 SQM
10	=	1	X	3.350	X	1.140	=	3.819 SQM
						TOTAL	=	129.186 SQM
TOTAL UNIT CARPET AREA							=	GROSS – 1
(TOWER-2) TYPE -02							=	129.186 SQM

(TOWER-2)			
TYPICAL FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONNEL UNITS
2nd FLOOR	+8700	4	2
3rd FLOOR	+12000	4	2
4th FLOOR	+15300	4	2
5th FLOOR	+18600	4	2
6th FLOOR	+21900	4	2
7th FLOOR	+25200	4	2
8th FLOOR	+28500	4	2
9th FLOOR	+31800	4	2
10th FLOOR	+35100	4	2
11th FLOOR	+38400	4	2
12th FLOOR	+41700	4	2
13th FLOOR	+45000	4	2
14th FLOOR	+48300	4	2
15th FLOOR	+51600	4	2
16th FLOOR	+54900	4	2
17th FLOOR	+58200	4	2
REFUGE FLOOR			
19th FLOOR	+64800	4	2
20th FLOOR	+68100	4	2
21st FLOOR	+71400	4	2
22nd FLOOR	+74700	4	2
TOTAL UNITS =		80	40

Linetype	PLUMBING LEGEND:-
	① 100Ø SOIL & VENT PIPE
	①a 150Ø SOIL & VENT PIPE
	② 100Ø WASTE & VENT PIPE
	②a 100Ø PANTRY/KITCHEN WASTE & VENT PIPE
	②b 100Ø/110Ø WASHING MACHINE WASTE WATER PIPE
	③ 75ØANTI-SYPHONAGE PIPE
	④ DOMESTIC WATER SUPPLY PIPE DN.TAKE
	④a DOMESTIC WATER SUPPLY PIPE (HPN)
	⑤ FLUSHING WATER SUPPLY PIPE DN.TAKE
	⑥ DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
	⑦ FLUSHING WATER SUPPLY RISER FOR O.H. TANK
	⑧ SOLAR HOT WATER SUPPLY LINE
	⑨ 100Ø RAIN WATER PIPE FOR BALCONY
	⑩ 100Ø RAIN WATER PIPE
	⑪ 150Ø RAIN WATER PIPE

FIRE FIGHTING PIPE LEGEND:-	
A	150Ø FIRE HYDRANT PIPE FOR UP TO 45M.
A1	150Ø FIRE HYDRANT PIPE FOR ABOVE 45M.
B	150Ø SPRINKLER PIPE FOR UP TO 45M.
B1	150Ø SPRINKLER PIPE ABOVE 45M.
C	80Ø DRAIN PIPE
FHC	FIRE HOSE CABINET

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

PROPOSED GROUP HOUSING COLONY (MIX LAND USE) UNDER TOD ZONE (90% GH COMPONENT & 10% COMMERCIAL COMPONENT) ON THE AREA 14.53125 ACRE (0.95625+13.575) LICENCE NO. 100 OF 08/05/2023, DATED 08/05/2023, SECTOR -90, GURUGRAM, BEING DEVELOPED BY PARDOS CRAFT HOMES PVT. LTD.

CLIENT

PARDOS CRAFT HOMES PVT LTD.
10, Vishnu Digamber Marg, Rouse Avenue, Mata Sundari Railway Colony, Mandi House, New Delhi, Delhi, 110002

DESIGN ARCHITECT

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103, First Floor, Bestech Business Tower, Sector: 48, Sohna Road Gurgaon, 122018, India TEL: 4706868 FAX: 4706818
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ASSOCIATE ARCHITECT

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(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.: 011-26898616,26898617
www.rsms-arch.com

1ST TO 17TH & 19TH TO 22ND FLOOR AREA (TOWER-2)								
GROSS - A								
1	=	2	X	2.030	X	1.475	=	5.989 SQM
2	=	2	X	9.900	X	4.265	=	84.447 SQM
3	=	2	X	1.405	X	4.460	=	12.533 SQM
4	=	2	X	9.080	X	1.295	=	23.517 SQM
5	=	2	X	1.790	X	3.220	=	11.528 SQM
6	=	2	X	10.485	X	6.630	=	139.031 SQM
7	=	2	X	0.400	X	0.820	=	0.656 SQM
8	=	2	X	1.200	X	0.240	=	0.576 SQM
9	=	2	X	1.005	X	1.600	=	3.216 SQM
10	=	1	X	3.380	X	4.210	=	14.230 SQM
11	=	1	X	6.055	X	2.510	=	15.198 SQM
12	=	1	X	7.915	X	3.665	=	29.008 SQM
13	=	2	X	3.850	X	1.140	=	8.778 SQM
14	=	2	X	0.500	X	0.400	=	0.400 SQM
15	=	2	X	1.910	X	0.800	=	3.056 SQM
16	=	2	X	3.630	X	9.380	=	68.099 SQM
17	=	2	X	2.030	X	0.950	=	3.857 SQM
18	=	2	X	6.375	X	1.250	=	20.938 SQM
19	=	2	X	9.360	X	9.080	=	169.978 SQM
20	=	1	X	1.205	X	4.545	=	5.838 SQM
21	=	1	X	2.455	X	2.350	=	5.769 SQM
22	=	1	X	0.240	X	1.800	=	0.432 SQM
23	=	1	X	12.215	X	5.170	=	63.162 SQM
24	=	1	X	0.260	X	0.240	=	0.062 SQM
25	=	1	X	1.205	X	3.920	=	4.724 SQM
26	=	1	X	2.220	X	2.350	=	5.217 SQM
27	=	1	X	5.670	X	4.000	=	22.680 SQM
28	=	1	X	2.490	X	4.240	=	10.558 SQM
29	=	1	X	5.765	X	4.210	=	24.271 SQM
30	=	1	X	3.670	X	2.750	=	10.093 SQM
						TOTAL	=	767.828 SQM
DEDUCTION AREA								
GROSS – B								
a	=	4	X	1.830	X	0.700	=	5.124 SQM
b	=	2	X	1.795	X	1.550	=	5.565 SQM
c	=	2	X	0.300	X	0.620	=	0.372 SQM
d	=	2	X	0.950	X	0.600	=	1.140 SQM
e	=	2	X	0.600	X	0.260	=	0.312 SQM
f	=	1	X	0.740	X	1.000	=	0.740 SQM
g	=	1	X	2.250	X	3.050	=	6.863 SQM
h	=	1	X	2.800	X	5.500	=	15.400 SQM
j	=	1	X	0.260	X	0.865	=	0.225 SQM
k	=	1	X	0.385	X	0.985	=	0.379 SQM
m	=	1	X	1.565	X	0.985	=	1.537 SQM
n	=	1	X	1.020	X	0.985	=	1.005 SQM
p	=	1	X	0.260	X	0.865	=	0.225 SQM
q	=	1	X	0.900	X	1.790	=	1.611 SQM
r	=	1	X	1.205	X	0.685	=	0.825 SQM
s	=	2	X	0.300	X	0.300	=	0.180 SQM
t	=	2	X	1.890	X	0.700	=	2.646 SQM
u	=	2	X	1.295	X	0.500	=	1.295 SQM
v	=	1	X	0.850	X	1.300	=	1.105 SQM
w	=	1	X	1.540	X	1.300	=	2.002 SQM
x	=	2	X	2.250	X	2.600	=	11.700 SQM
y	=	1	X	0.740	X	0.980	=	0.725 SQM
z	=	1	X	1.025	X	1.300	=	1.333 SQM
z1	=	1	X	1.245	X	1.300	=	1.619 SQM
z2	=	1	X	4.250	X	2.800	=	11.900 SQM
z3	=	1	X	0.900	X	1.555	=	1.400 SQM
						TOTAL	=	76.945 SQM
TOTAL FAR AREA OF 1ST TO 17TH & 19TH, TO 22ND FLOOR (TOWER-2)						GROSS - A	-	GROSS – B
						= 767.828	-	76.945
						=	690.883	SQM
BUILTUP AREA OF 1ST TO 17TH & 19TH TO 22ND FLOOR (TOWER-2) PHASE-1								
GROSS – C								
h	=	1	X	2.800	X	5.500	=	15.400 SQM
z2	=	1	X	4.250	X	2.800	=	11.900 SQM
						TOTAL	=	27.300 SQM
TOTAL BUILTUP AREA OF 1ST TO 17TH & 19TH TO 22ND FLOOR (TOWER-2)						= FAR AREA	+	GROSS – C
						= 690.883	+	27.300
						=	718.183	SQM
TOTAL NON FAR AREA OF 1ST TO 17TH & 19TH TO 22ND FLOOR (TOWER-2)						= BUILTUP AREA	-	FAR AREA
						= 718.183	-	690.883
						=	27.300	SQM

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

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

Superintending Engineer (HQ) for Chief Engineer, HSVP, Panchkula

UNIT (HQ) Member BPAC

AD
PA

Ram Avtar Bassi JD(HQ)

CERTIFIED TO BE READ WITH THIS OFFICE MEMO No.: DATED :

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

For Pardos Craft Homes Pvt. Ltd.
Director/Authorised Signatory

JUNE.-2024 | Scale : 1:100

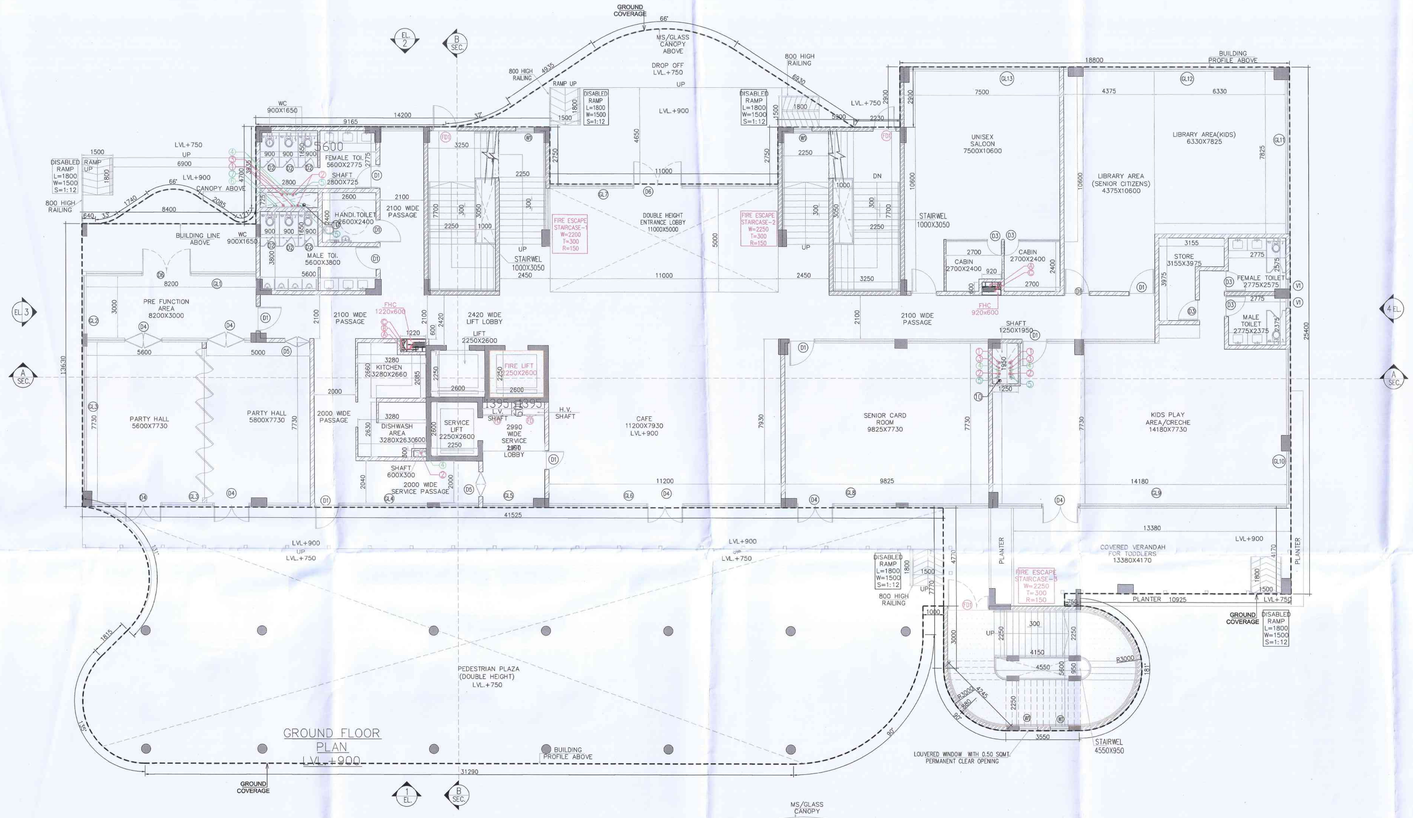
Drawing Title:-
TYPICAL (1st TO 17th & 19th to 22nd) FLOOR PLAN & TYPICAL (1st TO 17th & 19th to 22nd) UNIT CARPET AREA CALCULATION (TOWER-2)

Drawing No:-
T2-02

3-17122024

N

83-17



SCHEDULE OF DOOR & WINDOWS
SCHEDULE OF OPENINGS - COMMERCIAL

S.No.	TAG/TYPE	SIZE	Location	Description	SILL	LINTEL
1	FD	1200 X 2050	FIRE DOOR	FIRE DOOR	–	2100
14	FD	600 X 2700	L/L & H/S/SHAFT	FIRE DOOR	–	2700
2	D1	1200 X 3150	DOOR		–	3200
3	D2	600X 2150	DOOR		–	2200
4	D3	750X 2150	DOOR		–	2200
5	D4	1800X 2150	DOOR		–	2200
6	D5	1200 X 2150	SERVICE DOOR	–	–	2100
7	D6	2400 X 2400	MAIN ENTRY DOOR	–	–	2400
8	V1	600 X 1200	TOILET VENTILATOR	–	–	2400
9	W	900 X 1500	STAIRCASE WINDOW	–	900	2400

SCHEDULE OF DOOR & WINDOWS
SCHEDULE OF OPENINGS - COMMERCIAL

S.No.	TAG/TYPE	SIZE	Location	Description	SILL	LINTEL
1	GL1	8200 X 3250	PARTY HALL LOBBY	GLAZING	–	3200
2	GL2	3000 X 3250	PARTY HALL LOBBY	GLAZING	–	3200
3	GL3	7730X 3250	PARTY HALL	GLAZING	–	3200
4	GL3	11830X 3250	PARTY HALL	GLAZING	–	3200
5	GL4	7130X 3250	SERVICE LOBBY	GLAZING	–	3200
6	GL5	2990 X 3250	SERVICE LOBBY	GLAZING	–	3200
7	GL6	11200 X 3250	CAFETERIA	GLAZING	–	3200
8	GL6	11200 X 3250	CAFETERIA	GLAZING	–	3200
9	GL7	11200 X 3250	ENTRY LOBBY	GLAZING	–	3200
10	GL8	9824 X 3250	SENIOR CARD ROOM	GLAZING	–	3200
11	GL9	14180X 3250	KIDS PLAY AREA/CRECHE	GLAZING	–	3200
12	GL10	7450X 3250	KIDS PLAY AREA/CRECHE	GLAZING	–	3200
13	GL11	7824 X 3250	LIBRARY	GLAZING	–	3200
14	GL12	10700 X 3250	LIBRARY	GLAZING	–	3200
15	GL13	7500 X 3250	SALOON	GLAZING	–	3200
16	GL14	10650 X 3250	SPECTATOR SEATING	GLAZING	–	3200
17	GL15	18925 X 3250	INDOOR GAMES AREA	GLAZING	–	3200
18	GL16	18925 X 3250	INDOOR GAMES AREA	GLAZING	–	3200
19	GL17	11600X 3250	BUSINESS CENTRE	GLAZING	–	3200
20	GL18	9000 X 3250	GYMNASIUM	GLAZING	–	3200
21	GL19	7820 X 3250	LIBRARY	GLAZING	–	3200
22	GL20	11200 X 3250	INDOOR GAMES AREA	GLAZING	–	3200
23	GL21	8200 X 3250	INDOOR GAMES AREA	GLAZING	–	3200
24	GL22	11950X 3250	BUSINESS CENTRE	GLAZING	–	3200
25	GL23	11600 X 3250	LIBRARY	GLAZING	–	3200

FIRE FIGHTING PIPE LEGEND:-
A	150Ø FIRE HYDRANT PIPE
B	150Ø SPRINKLER PIPE
C	80Ø DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-
1	100Ø SOIL & VENT PIPE
2	100Ø WASTE & VENT PIPE
3	75ØANTI-SYPHONAGE PIPE
4	DOMESTIC WATER SUPPLY PIPE ON TAKE
5	FLUSHING WATER SUPPLY PIPE ON TAKE
6	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
7	FLUSHING WATER SUPPLY RISER FOR O.H. TANK
9	100Ø RAIN WATER PIPE
10	150Ø RAIN WATER PIPE

HORIZONTAL PIPE CONNECTION AS FOLLOWS-:

VERTICAL STACK TO WC	100Ø PIPE
VERTICAL STACK TO FT	100Ø PIPE
WASH BASIN TO FT	32Ø PIPE
URINAL TO UT	40Ø PIPE
FLOOR TRAP[FT] TO FD	50Ø PIPE

OCCUPANT LOAD CALCULATION(MINIPLEX)

NO. OF SEATS IN MINIPLEX = 20 NOS.
OCCUPANT LOAD OF MINIPLEX =20X1.2 = 24 PERSONS

OCCUPANT LOAD CALCULATION

OCCUPANT LOAD ON GROSS AREA OF 1ST FLOOR BADMINTON COURT,SQUASH COURT-1,SQUASH COURT-2,INDOOR GAMES (486.018 SQM @ 1 PERSON / 1.4 SQM) = 347 PERSONS
OCCUPANT LOAD ON GROSS AREA OF 1ST FLOOR BUSINESS CENTRE(87.071 SQM @ 1 PERSON / 10 SQM) = 09 PERSONS
OCCUPANT LOAD ON GROSS AREA OF 1ST FLOOR, STAIRCASE, LIFT,LOBBY,TOILET & CHANGING ROOM(461.555 SQM @ 1 PERSON / 6 SQM) = 77 PERSONS
OCCUPANT LOAD ON 1ST FLOOR MINIPLEX = 24 PERSONS
TOTAL OCCUPANT LOAD = 457 PERSONS

REQUIRED EXIT WIDTH OF STAIRCASES @ 1 PERSON/10MM FOR 457 PERSONS = 4570 MM SAY 4750 MM
PROPOSED EXIT WIDTH OF 1ST FLOOR CLUB = 6750MM

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

PROPOSED GROUP HOUSING COLONY (MIX LAND USE) UNDER TOD ZONE (90% GH COMPONENT & 10% COMMERCIAL COMPONENT) ON THE AREA 14.53125 ACRE (0.95625+13.575) LICENCE NO. 100 OF 08/05/2023, DATED 08/05/2023, SECTOR -90, GURUGRAM, BEING DEVELOPED BY PARDOS CRAFT HOMES PVT. LTD.

CLIENT

PARDOS CRAFT HOMES PVT LTD.
10, Vishnu Digamber Marg, Rouse Avenue, Mata Sundari Railway Colony, Mandi House, New Delhi, Delhi, 110002

DESIGN ARCHITECT

RSP
RSP Design consultants (India) Pvt. Ltd.
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TEL: 25596868 FAX:25596818
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ASSOCIATE ARCHITECT

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

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
CTP(HP) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
AD
PA
ATP
Ram Avtar Bassi JD(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 1674-7 Dt. 21/06/2024

SANCTIONED
TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :
Superintending Engineer (HQ)
for Chief Engineer,
HSVP, Panchkula

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
	For Pardos Craft Homes Pvt. Ltd. Authorised Signatory

JUNE.-2024	Scale : 1:100	
Drawing Title:- GROUND & 1ST FLOOR PLAN CLUB		Drawing No:- C-01
N		3-17122024

F1-1