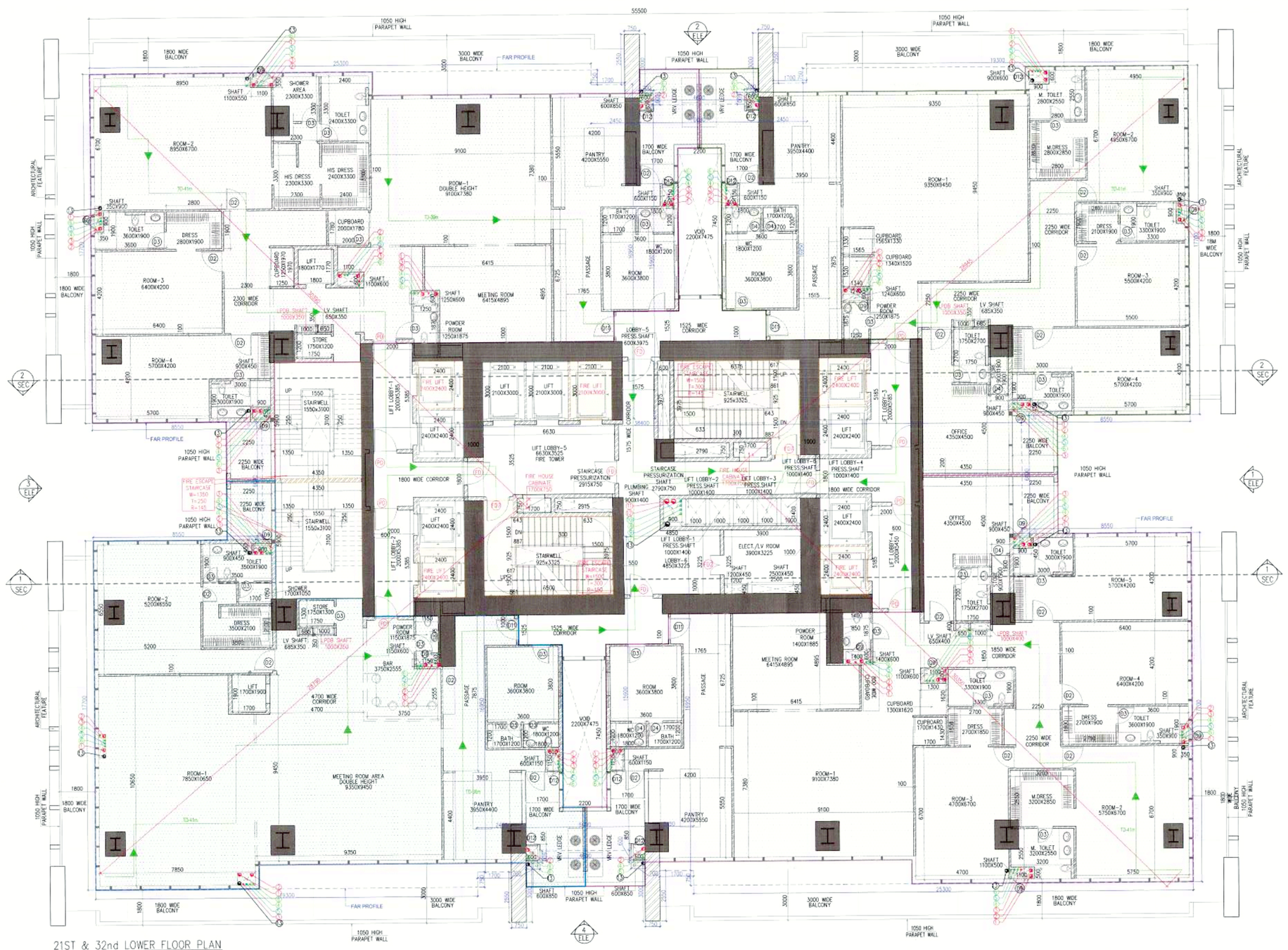
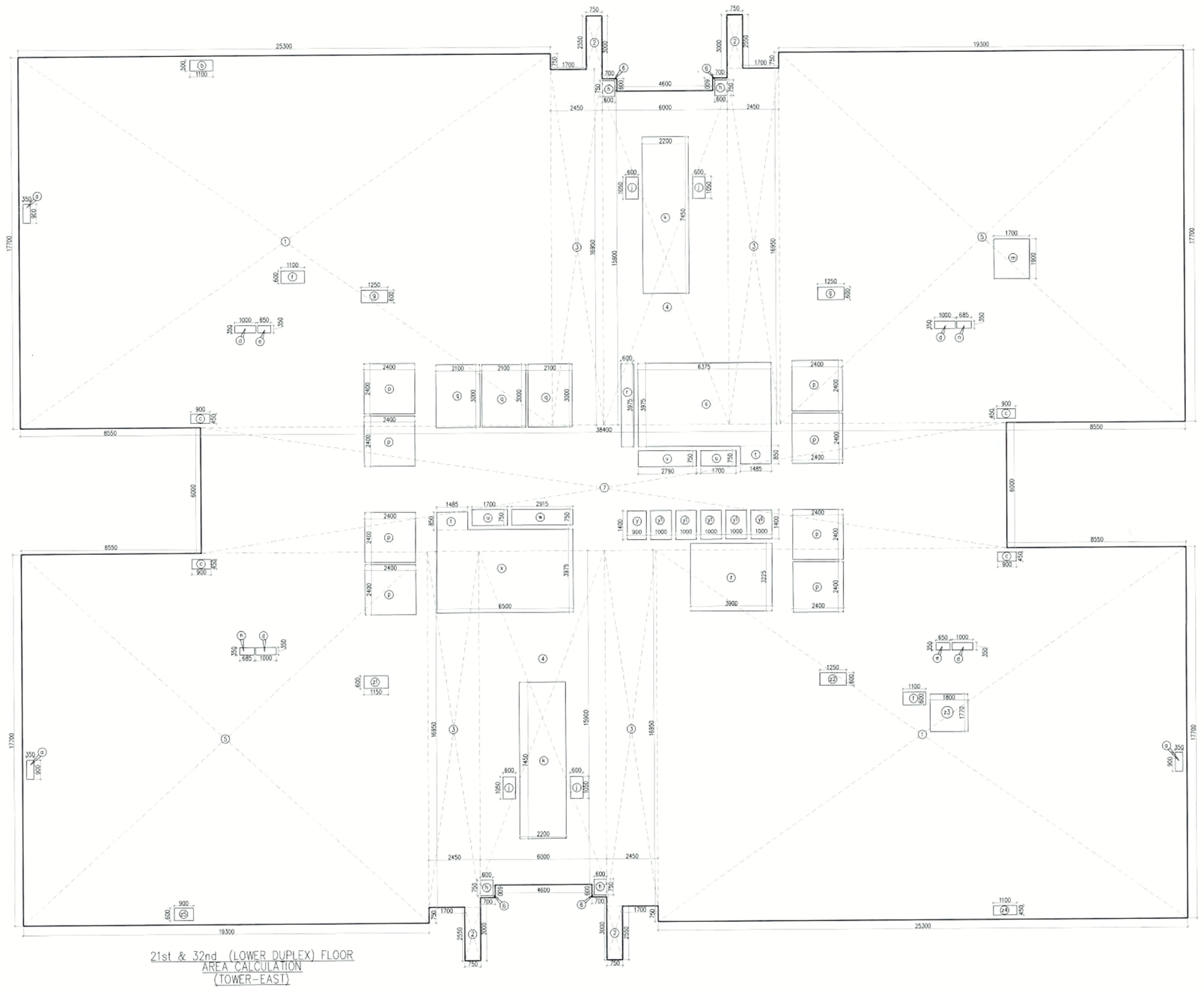


21ST & 32nd LOWER FLOOR PLAN
(TOWER-EAST)
SERVICE APARTMENT



21st & 32nd (LOWER DUPLEX) FLOOR
AREA CALCULATION
(TOWER-EAST)

FLOOR	LVL	NO. STEPS	TOTAL NO. STEPS
21st	+92150	617-643	27
32nd	+136700	914-941	27

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 Review:

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

SCHEDULE OF JOINERY

ITEM NO	TAG	DETAILS	SIZE WIDTH	SIZE HEIGHT	LOCATION
1	D1	120 MIN FIRE RATED HDF HARDWOOD DOOR	1100	2400	LIFT LOBBY CORRIDOR ENTRY DOOR
2	D1S	60 MIN FIRE RATED HDF HARDWOOD DOOR	1100	2400	WALL MAN ENTRY DOOR (SERVICE FLOOR)
3	D2	120 MIN FIRE RATED HDF HARDWOOD DOOR	1200	2400	ELECTRIC SHAFT
4	D2S	120 MIN FIRE RATED HDF HARDWOOD DOOR	1100	2400	EXTENSION (BELOW FLOOR)
5	D2.1S	60 MIN FIRE RATED HDF HARDWOOD DOOR	1200	2400	SERVICE SHAFT
6	D3F	FIRE DOOR	1100	2400	STAIRCASE DOOR (PERFORATED DOOR
7	D	ALUMINUM GLAZED 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	850	2400	KITCHEN DOORS/TOILET DOOR
11	D4	HDF HARDWOOD DOOR	750	2400	UTILITY/BALCONY/TOILET DOORS
12	D5	SLIDING HDF HARDWOOD DOOR	850	2400	CARETAKER ROOM TOILET
13	D6	M/S GLASS DOOR	900	2400	PHC'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 (DT/LT)
17	D11	ALUMINIUM DOOR	1000	2400	KITCHEN DOOR (OPENING IN BALCONY)
18	D12	HDF HARDWOOD DOOR	800	2100	SHAFT DOOR
19	D13	120 MIN FIRE RATED HDF FIRE RATED DOOR	1000	2400	PRIVATE LIFT LOBBY

LEGENDS :

01.		150Ø SOIL PIPE
02.		150Ø WASTE PIPE
03.		75Ø VENT PIPE
04.		15 DWS PIPE. DN. TAKE
05.		15 FWS PIPE. DN. TAKE
06.		15 DWS PIPE. DN. TAKE FROM FF/FD
07.		15 DWS PIPE RISER TO OHT FROM BASEMENT PLANT ROOM
08.		15 DWS PIPE RISER TO OHT FROM SERVICE FLOOR PLANT ROOM
09.		15 FWS PIPE RISER TO OHT FROM BASEMENT PLANT ROOM
10.		15 FWS PIPE RISER TO OHT FROM SERVICE FLOOR PLANT ROOM
11.		20Ø SOIL PIPE
12.		20Ø WASTE PIPE
13.		150Ø RAIN WATER PIPE
14.		20Ø RAIN WATER PIPE

21ST & 32nd (LOWER DUPLEX) FLOOR AREA CALCULATION (TOWER-EAST)

GROSS - A									
1	=	2	X	25.300	X	17.700	=	895.620	SQM
2	=	4	X	0.750	X	2.550	=	7.650	SQM
3	=	4	X	2.450	X	16.950	=	166.110	SQM
4	=	2	X	6.000	X	15.900	=	190.800	SQM
5	=	2	X	19.300	X	17.700	=	683.220	SQM
6	=	4	X	0.750	X	0.600	=	1.800	SQM
7	=	1	X	38.400	X	6.000	=	230.400	SQM
						TOTAL	**=**	**2175.480**	**SQM**
GROSS - B									
a	=	3	X	0.350	X	0.900	=	0.945	SQM
b	=	1	X	1.100	X	0.500	=	0.550	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	0.600	X	1.050	=	2.520	SQM
k	=	2	X	2.200	X	7.450	=	32.780	SQM
m	=	1	X	1.700	X	1.900	=	3.230	SQM
n	=	2	X	0.685	X	0.350	=	0.480	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
y1	=	5	X	1.000	X	1.400	=	7.000	SQM
z	=	1	X	3.900	X	3.225	=	12.578	SQM
z1	=	1	X	1.150	X	0.600	=	0.690	SQM
z2	=	1	X	1.250	X	0.600	=	0.750	SQM
z3	=	1	X	1.800	X	1.770	=	3.186	SQM
z4	=	1	X	1.100	X	0.450	=	0.495	SQM
z5	=	1	X	0.900	X	0.600	=	0.540	SQM
						TOTAL	**=**	**202.994**	**SQM**

TOTAL FAR AREA OF 21ST & 32nd (LOWER DUPLEX)(TOWER-EAST)	=	**GROSS - A**	-	**GROSS – B**
	=	**2175.480**	-	**202.994**
	=	**1972.486**		**SQM**

BUILT UP AREA OF 21ST & 32nd (LOWER DUPLEX) CALCULATION (TOWER-EAST)

GROSS – C									
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	3.225	=	12.578	SQM
						TOTAL	**=**	**66.280**	**SQM**

TOTAL BUILT UP AREA OF 21ST & 32nd (LOWER DUPLEX)(TOWER-EAST)	=	**FAR AREA**	+	**GROSS – C**
	=	**1972.486**	+	**66.280**
	=	**2038.766**		**SQM**
TOTAL NON FAR AREA OF 21ST & 32nd (LOWER DUPLEX)(TOWER-EAST)	=	**BUILT UP AREA**	-	**FAR AREA**
	=	**2038.766**	-	**1972.486**
	=	**66.280**		**SQM**

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 **24.4775 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, Biotech 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)

TO BE ERECTED ON THE OFFICE
BUILDING
DATED :

Checked and found ok for Public Health Influence. Remarks only subject to comments in in forwarding letter No. 2416/PH ... 24/7/24

DINESH KUMAR
PA(HQ)

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

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

JUNE.-2024	Scale : 1:100
Drawing Title: - 21st & 32nd (LOWER DUPLEX)FLOOR PLAN & AREA CALCULATION (TOWER EAST)	Drawing No: - ES-08 28082024-3