Guidelines for design of Utility area:

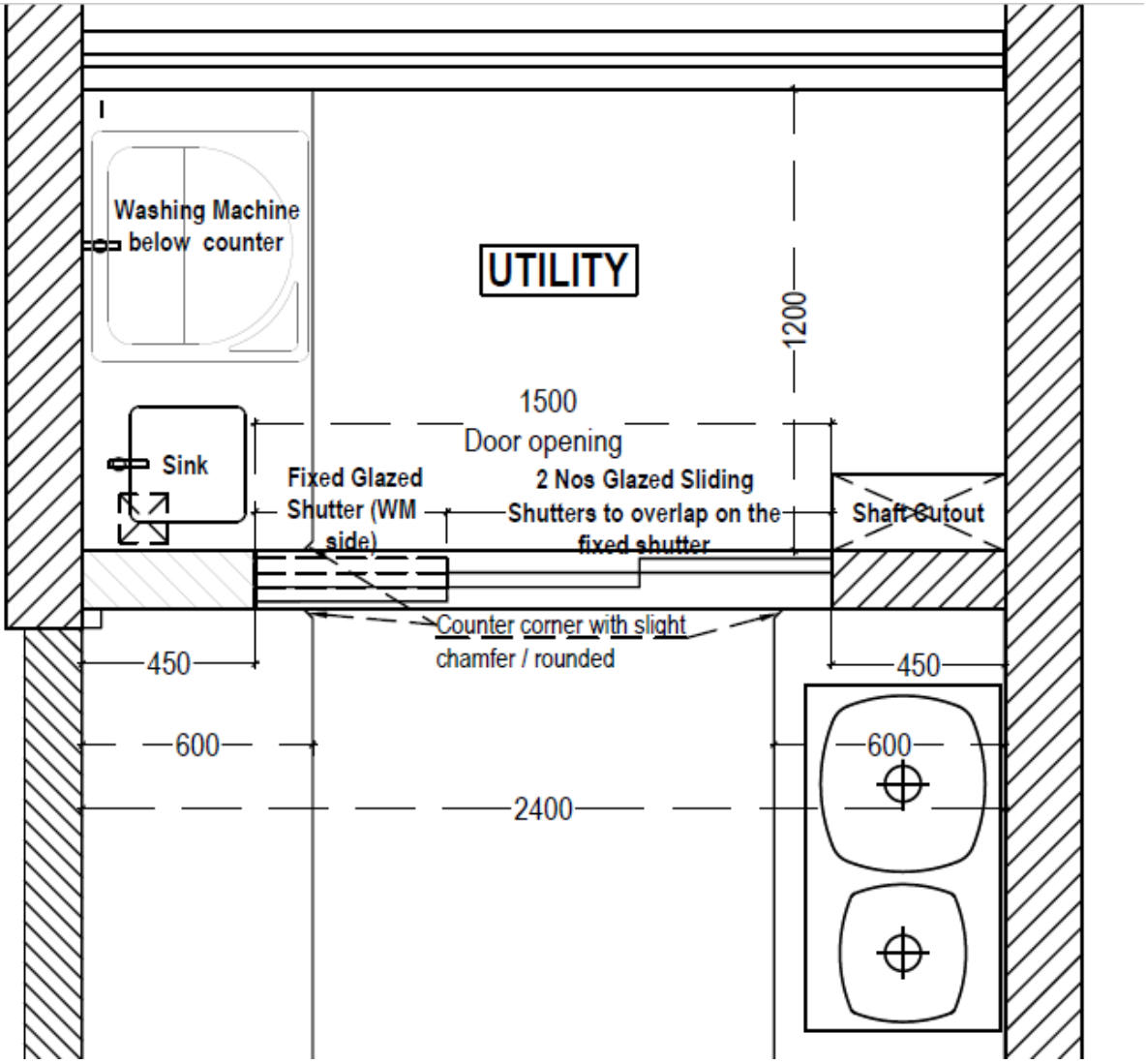
1. Every residential unit should have a Utility area.
2. They key functions of utility area include:
    a. Placement of washing machine
    b. Locating clothes drying line
    c. Locating AC outdoor unit
3. Ideally, utility area should be located outside kitchen. If not feasible outside kitchen due to façade/other design reasons, locate outside common toilet.
4. Utility area should have natural light and ventilation so that 2 b. and 2 c. can be done reasonably. In select cases, utility can be ventilated from open shaft having min. area of 9 sm.
5. Depth (shorter dimension) of utility balcony should be min. 4 feet (preferably 5 feet).
6. Entry door from kitchen (if utility is attached to kitchen) should be sliding (ref. Facade policy no 03, Aluminium door windows structural glazing policy). Bottom track of sliding door to be flushed with kitchen flooring.
7. Provision for exhaust fan to be done as per option 1 or 2 shown in the drawing below.
8. Plumbing pipes running through utility balcony to be thoughtfully planned. Only sleeves to be provided for pipes (no cut-out and bund wall) to allow running of services pipes. Cut-outs not to be provided. (Refer Arch Policy 50)
9. Washing machine, its drain point, tap point and power socket to be located on same side of the utility, preferably in the area where other plumbing pipes are running.
10. Power Point for washing machine should be at 1600mm from FFL. It should not be very close to plumbing pipes. (check Annexure B)
11. Location of AC ODUs to be arranged considering working space in the utility for operating washing machine and putting clothes on drying line. ODUs can be ceiling hung and can also be located one below the other (double / triple stack with 1.1 m clear height required for each ODU and related framework). ODU direction should be planned such that hot air throw is outside the utility.
12. Adequate space (height) to be provided below ceiling for fixing and usage of clothes drying line - min. length of clothes line should be 14 feet (preferably 21 feet) with clear height of 4 feet below the finished ceiling.
13. Pipe gas routing to be planned with floor or beam sleeve provision as per requirement.
14. Kitchen exhaust duct/ pipe to be extended up to external facade to protect clothes on cloth line from oil stains.
15. Railing/ parapet to be provided as per fall protection policy (as required).
16. Nahani trap to be provided with washing machine drain. (check Annexure 1)
17. Separate tap for washing machine to be provided as per Annexure 1
18. Kitchen to Utility doors to have 1 fixed glazed shutter (washing machine side) + 2 sliding glazed shutters, which shall overlap on the fixed shutter when open. Sliding shutters offer better usability of the utility area. Kitchen counters to have slight chamfered / rounded corners towards the Utility door.
19. For Aspi, Hi End, Luxury projects, a counter to be to be provided over the washing machine (front load) alongwith a sink. The counter will also allow surface for ironing of clothes. Electrical switch socket for electric iron to be provided accordingly.
    Refer Annexure A

Annexure 1

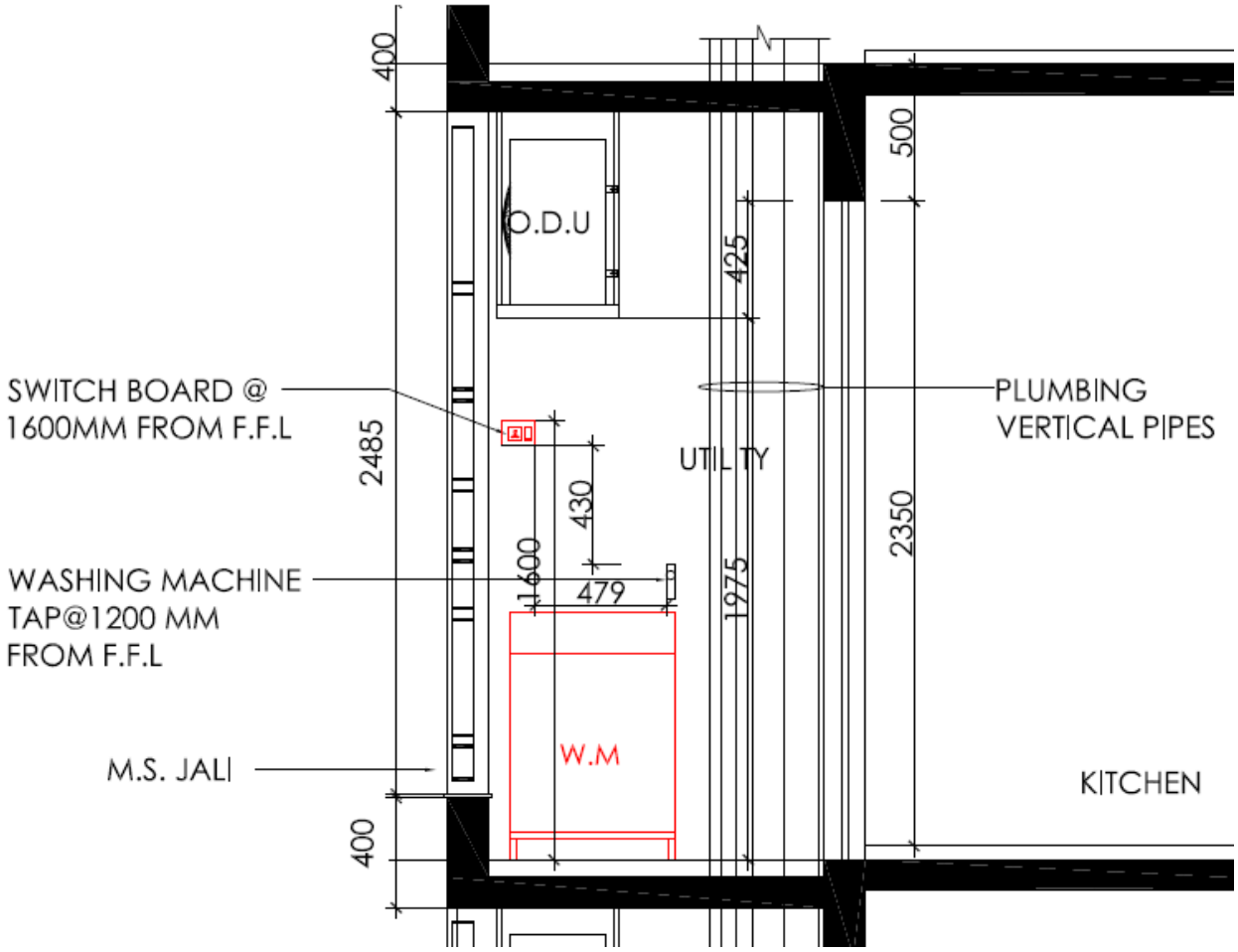
	Item	Image	Description
			
1	Washing Machine Tap		CON-CHR-049NKN*
2	2. Nahani trap with provision for washing machine drain.		NW 015A Square frame grating with locking sys SS15x15 (6"x6") or SS12.5x12.5 (5"x5") CH FUTURA*

* Or equivalent

Sample layout: Annexure A:



Annexure B:


400
O.D.U
425
500
SWITCH BOARD @
1600MM FROM F.F.L
2485
UTILITY
PLUMBING
VERTICAL PIPES
430
1600
479
1975
2350
WASHING MACHINE
TAP@1200 MM
FROM F.F.L
W.M
M.S. JALI
KITCHEN
400