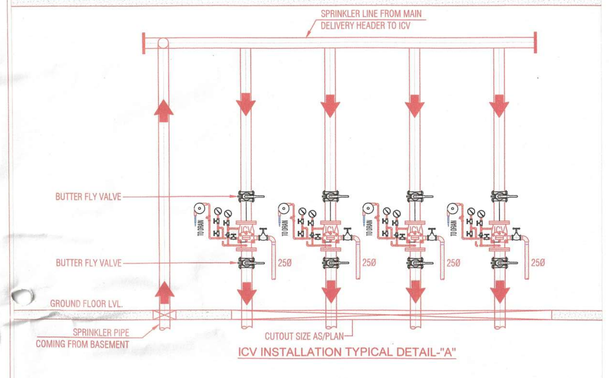
NOTE : ICV FOR TOWER

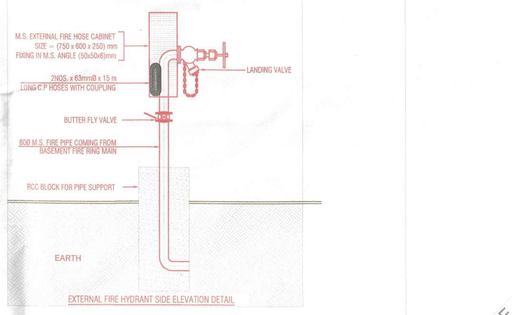
S.NO.	DESCRIPTION
ICV-01	INSTALLATION CONTROL VALVE FOR LOW ZONE FOR TOWER-1
ICV-02	INSTALLATION CONTROL VALVE FOR MID ZONE FOR TOWER-1
ICV-03	INSTALLATION CONTROL VALVE FOR HIGH ZONE FOR TOWER-1
ICV-04	INSTALLATION CONTROL VALVE FOR LOW ZONE FOR TOWER-2
ICV-05	INSTALLATION CONTROL VALVE FOR MID ZONE FOR TOWER-2
ICV-06	INSTALLATION CONTROL VALVE FOR HIGH ZONE FOR TOWER-2
ICV-07	INSTALLATION CONTROL VALVE FOR LOW ZONE FOR TOWER-3
ICV-08	INSTALLATION CONTROL VALVE FOR MID ZONE FOR TOWER-3
ICV-09	INSTALLATION CONTROL VALVE FOR HIGH ZONE FOR TOWER-3
ICV-10	INSTALLATION CONTROL VALVE FOR LOW ZONE FOR TOWER-4
ICV-11	INSTALLATION CONTROL VALVE FOR MID ZONE FOR TOWER-4
ICV-12	INSTALLATION CONTROL VALVE FOR HIGH ZONE FOR TOWER-4
ICV-13	INSTALLATION CONTROL VALVE FOR LOW ZONE FOR TOWER-5
ICV-14	INSTALLATION CONTROL VALVE FOR MID ZONE FOR TOWER-5
ICV-15	INSTALLATION CONTROL VALVE FOR HIGH ZONE FOR TOWER-5
ICV-16	INSTALLATION CONTROL VALVE FOR LOW ZONE FOR TOWER-6
ICV-17	INSTALLATION CONTROL VALVE FOR HIGH ZONE FOR TOWER-A6

NOTE : ICVS TABLE FOR BASEMENT 1,2

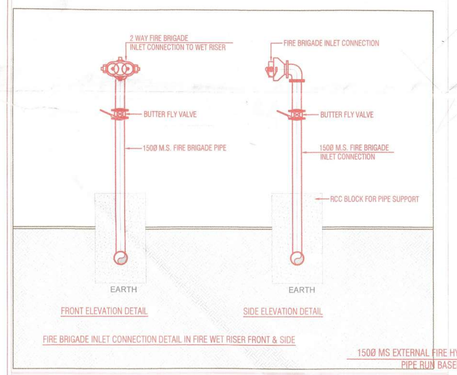
S.NO.	DESCRIPTION
ICV-18	INSTALLATION CONTROL VALVE FOR ZONE-01 IN TOWER 5
ICV-19	INSTALLATION CONTROL VALVE FOR ZONE-02 IN TOWER 5
ICV-20	INSTALLATION CONTROL VALVE FOR ZONE-03 IN TOWER 5
ICV-21	INSTALLATION CONTROL VALVE FOR ZONE-04 IN TOWER 6
ICV-22	INSTALLATION CONTROL VALVE FOR ZONE-05 IN TOWER 6
ICV-23	INSTALLATION CONTROL VALVE FOR ZONE-06 IN TOWER 4
ICV-24	INSTALLATION CONTROL VALVE FOR ZONE-07 IN TOWER 3
ICV-25	INSTALLATION CONTROL VALVE FOR ZONE-08 IN TOWER 2



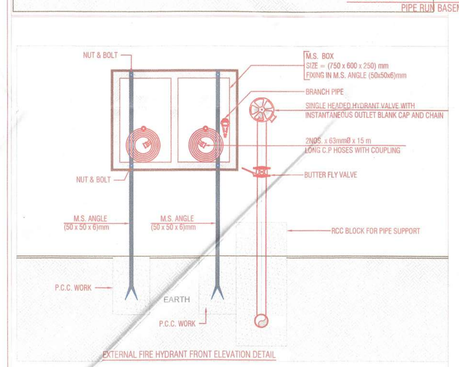
ICV INSTALLATION TYPICAL DETAIL-"A"



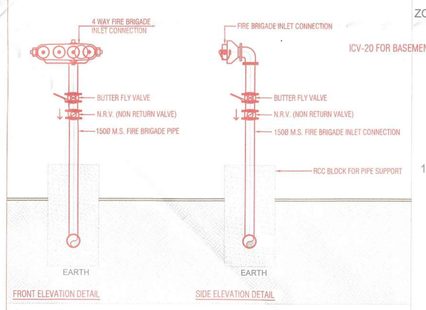
EXTERNAL FIRE HYDRANT SIDE ELEVATION DETAIL



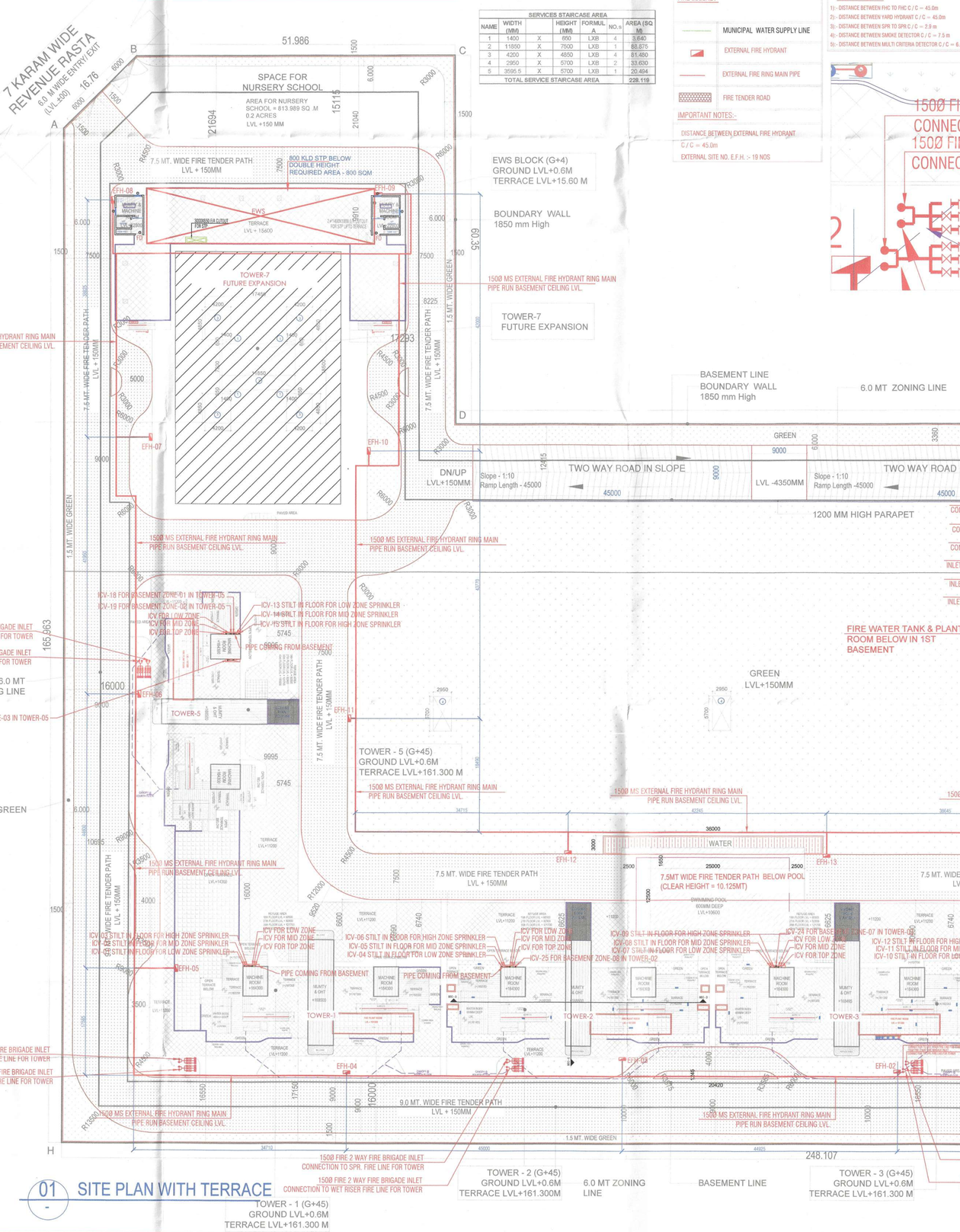
FIRE BRIGADE INLET CONNECTION DETAIL IN FIRE WET RISER FRONT & SIDE



EXTERNAL FIRE HYDRANT FRONT ELEVATION DETAIL



FIRE BRIGADE INLET CONNECTION DETAIL IN TANK (FRONT & SIDE)



01 SITE PLAN WITH TERRACE
-

AREA DETAIL											
BUILDING	FLOORS	NO.OF FLOORS	FAR AREA (Dou Floors) (Sq.m.)	F.AR. AREA (All Floors) (Sq.m.)	TOTAL FAR AREA (Sq.m.)	NON FAR AREA (One Floor) (Sq.m.)	NON FAR AREA (All Floors) (Sq.m.)	TOTAL NON FAR AREA (Sq.m.)	BUILT UP AREA (One floor) (Sq.m.)	BUILT UP AREA (All Floors) (Sq.m.)	TOTAL BUILT UP AREA (Sq.m.)	TOTAL GROUND COVERAGE (Sq.m.)
COMBINED BLOCK (TOWER -1 TO 4)	GROUND FLOOR	1	3487.455	3487.455		3851.217	3851.217		7338.672	7338.672		
	1st TO 6th FLOOR	6	567.914	3407.484	5505.126	297.218	1783.308	5040.090	640.134	3840.804	13543.215	7338.671
	2nd TO 3rd FLOOR	2	-	-		297.218	594.437		297.218	594.437		
	4th FLOOR	1	1647.756	1647.756		297.218	297.218		1344.974	1344.974		
	MUMTY/ MACHINE ROOM AREA							91.146				
	TOTAL AREA OF COMBINED BLOCK				5505.126			5131.236			13634.361	7338.671
TOWER- 8 (G+45) (TOWER-4 & 5 ARE MIRROR OF TOWER-8)	GROUND FLOOR TO 4TH FLOOR (Sch-12th, 14th-17th, 19th-26th, 28th-34th, 36th-42nd FLOOR)	1	AS PER COVERNED BLOCK									
		34	143.707	12029.743								
	13th FLOOR (SERVICE)	1	-	-	13683.381	487.687	487.687	8299.434	487.687	487.687	13983.815	
	18th, 27th, 35th & 43rd FLOOR	4	143.707	1201.121		138.303	414.909		482.030	1446.023		
	44th FLOOR	1	159.771	159.771		147.817	147.817		487.687	487.687		
	45th FLOOR	1	182.746	182.746		109.659	109.659		490.356	490.356		
	RETURT AREA (@ 18th, 27th, 35th & 43rd FLOOR)	4				17.967	53.901	53.901			53.901	
	STAIRCASE/ BALCONY AREA	40				12.247	490.696	490.696			490.696	
	MUMTY/ MACHINE ROOM AREA & P.PLANT ROOM							150.594			150.594	
	TOTAL AREA OF TOWER 1				13683.381			8994.426			29677.807	
	TOTAL AREA OF TOWER 1,4 &&				41050.149			20983.277			62033.421	
TOWER- 6 (G+15)	GROUND FLOOR TO 4TH FLOOR (Sch-12th, 14th-17th FLOOR	5	AS PER COVERNED BLOCK									
		10	143.707	1437.070	3437.070	143.981	1439.810	1927.497	487.678	4876.875	5364.582	
	13th FLOOR (SERVICE)	1	-	-		487.687	487.687		487.687	487.687		
	STAIRCASE/ BALCONY AREA	10				12.247	122.470	122.470			122.470	
	MUMTY/ MACHINE ROOM AREA & P.PLANT ROOM							150.594			150.594	
	TOTAL AREA OF TOWER 6				3437.070			2200.560			5637.629	
TOWER- 2 (G+45) (TOWER - 3 IS SAME AS TOWER -2)	GROUND FLOOR TO 4TH FLOOR (Sch-12th, 14th-17th, 19th-26th, 28th-34th, 36th-42nd FLOOR)	5	AS PER COVERNED BLOCK									
		34	405.347	14187.843		144.891	5771.168		570.257	19859.011		
	13th FLOOR (SERVICE)	1	-	-	18154.615	570.257	570.257	7210.524	570.257	570.257	23375.140	
	18th, 27th, 35th & 43rd FLOOR	4	405.347	1716.192		536.212	477.635		564.536	1693.755		
	44th FLOOR	1	405.347	405.347		144.891	144.891		570.257	570.257		
	45th FLOOR	1	345.204	345.204		266.573	266.573		581.279	581.279		
	RETURT AREA (@ 18th, 27th, 35th & 43rd FLOOR)	4				21.587	64.760	64.760			64.760	
	STAIRCASE/ BALCONY AREA	40				12.247	490.696	490.696			490.696	
	MUMTY/ MACHINE ROOM AREA & P.PLANT ROOM							150.594			150.594	
	TOTAL AREA OF TOWER 2				18154.615			7926.434			24081.019	
	TOTAL AREA OF TOWER 2 & 3				32909.230			13852.808			48182.038	
	TOTAL AREA OF RESIDENCES				82299.570			44617.882			126417.449	7338.671
EWS (G+4)	GROUND FLOOR	1	564.850	564.850	2653.990	74.760	74.760	481.480	639.610	639.610	3135.870	639.610
	1st TO 4th FLOOR	4	522.285	2088.140		91.790	406.859		624.015	2496.060		
	MUMTY/ MACHINE ROOM AREA							41.750			41.750	
	TOTAL AREA OF EWS				2653.990			543.430			3177.620	639.610
	TOTAL AREA OF RESIDENCES + AREA OF EWS				84953.560			44711.312			129664.869	7978.281
COMMERCIAL (G+2)	GROUND FLOOR	1	1287.535	1287.535	4471.474	38.356	38.255	425.125	1375.778	1375.778	4886.600	1375.778
	FIRST FLOOR	1	1227.753	1227.753		145.565	145.565		1379.318	1379.318		
	SECOND FLOOR	1	1227.753	1227.753		145.565	145.565		1379.318	1379.318		
	THIRD FLOOR (LOWER TERRACE/ROOF) AND CHANGING ROOM	1	718.445	718.445		55.740	55.740		774.185	774.185		
	MUMTY/ MACHINE ROOM AREA							89.300			89.300	
	TOTAL AREA OF COMMERCIAL				4471.474			514.425			4885.899	1375.778
	SERVICE STAIRCASE BLOCK							228.119			228.119	228.119
	TOTAL AREA OF ALL BLOCKS				89425.034			45453.856			134878.887	9582.178
	AREA OF BASEMENT -1										20575.935	
	AREA OF BASEMENT -2										20575.935	

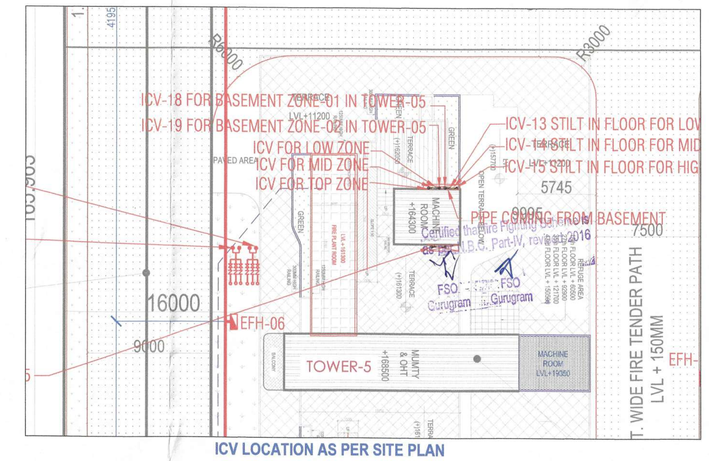
SERVICES STAIRCASE AREA						
NAME	WIDTH (MM)		HEIGHT (MM)	FORMULA	NO.'s	AREA (SQ M)
1	1400	X	600	LXB	4	3.640
2	11850	X	7500	LXB	1	66.875
3	4200	X	4000	LXB	4	51.480
4	2950	X	5700	LXB	2	33.630
5	3595.5	X	5700	LXB	1	20.494
TOTAL SERVICE STAIRCASE AREA						228.119

FIRE LEGEND:-
- MUNICIPAL WATER SUPPLY LINE
- EXTERNAL FIRE HYDRANT
- EXTERNAL FIRE RING MAIN PIPE
- FIRE TENDER ROAD

IMPORTANT NOTES:-
DISTANCE BETWEEN EXTERNAL FIRE HYDRANT C/C = 45.0m
EXTERNAL SITE NO. E.F.H. :- 19 NOS

IMPORTANT NOTES:-
1)- DISTANCE BETWEEN PHC TO FIRE C / C – 45.0m
2)- DISTANCE BETWEEN YARD HYDRANT C / C – 45.0m
3)- DISTANCE BETWEEN SPR TO SPR C / C – 3.0 m
4)- DISTANCE BETWEEN SMOKE DETECTORS C / C – 7.5 m
5)- DISTANCE BETWEEN MULTI CRITERIA DETECTOR C / C – 6.0 m

Floors	Tower 1		Tower 2		Tower 3		Tower 4		Tower 5		Tower 6	
	3A	3B	4A	4A	4A	4A	3B	3A	3A	3B	3B	3A
Ground floor	-	-	-	-	-	-	-	-	-	-	-	-
1st floor	-	-	-	-	-	-	-	-	-	-	-	-
2nd floor	-	-	-	-	-	-	-	-	-	-	-	-
3rd floor	-	-	-	-	-	-	-	-	-	-	-	-
4th floor	-	-	-	-	-	-	-	-	-	-	-	-
5th floor	1	1	1	1	1	1	1	1	1	1	1	1
6th floor	1	1	1	1	1	1	1	1	1	1	1	1
7th floor	1	1	1	1	1	1	1	1	1	1	1	1
8th floor	1	1	1	1	1	1	1	1	1	1	1	1
9th floor	1	1	1	1	1	1	1	1	1	1	1	1
10th floor	1	1	1	1	1	1	1	1	1	1	1	1
11th floor	1	1	1	1	1	1	1	1	1	1	1	1
12th floor	1	1	1	1	1	1	1	1	1	1	1	1
13th floor (SERVICE FLOOR)	-	-	-	-	-	-	-	-	-	-	-	-
14th floor	1	1	1	1	1	1	1	1	1	1	1	1
15th floor	1	1	1	1	1	1	1	1	1	1	1	1
16th floor	1	1	1	1	1	1	1	1	1	1	1	1
17th floor	1	1	1	1	1	1	1	1	1	1	1	1
18th floor(REFUGE)	1	1	1	1	1	1	1	1	1	1	1	1
19th floor	1	1	1	1	1	1	1	1	1	1	1	1
20th floor	1	1	1	1	1	1	1	1	1	1	1	1
21st floor	1	1	1	1	1	1	1	1	1	1	1	1
22nd floor	1	1	1	1	1	1	1	1	1	1	1	1
23rd floor	1	1	1	1	1	1	1	1	1	1	1	1
24th floor	1	1	1	1	1	1	1	1	1	1	1	1
25th floor	1	1	1	1	1	1	1	1	1	1	1	1
26th floor	1	1	1	1	1	1	1	1	1	1	1	1
27th floor(REFUGE)	1	1	1	1	1	1	1	1	1	1	1	1
28th floor	1	1	1	1	1	1	1	1	1	1	1	1
29th floor	1	1	1	1	1	1	1	1	1	1	1	1
30th floor	1	1	1	1	1	1	1	1	1	1	1	1
31st floor	1	1	1	1	1	1	1	1	1	1	1	1
32nd floor	1	1	1	1	1	1	1	1	1	1	1	1
33rd floor	1	1	1	1	1	1	1	1	1	1	1	1
34th floor	1	1	1	1	1	1	1	1	1	1	1	1
35th floor(REFUGE)	1	1	1	1	1	1	1	1	1	1	1	1
36th floor	1	1	1	1	1	1	1	1	1	1	1	1
37th floor	1	1	1	1	1	1	1	1	1	1	1	1
38th floor	1	1	1	1	1	1	1	1	1	1	1	1
39th floor	1	1	1	1	1	1	1	1	1	1	1	1
40th floor	1	1	1	1	1	1	1	1	1	1	1	1
41st floor	1	1	1	1	1	1	1	1	1	1	1	1
42nd floor	1	1	1	1	1	1	1	1	1	1	1	1
43rd floor(REFUGE)	1	1	1	1	1	1	1	1	1	1	1	1
PENTHOUSE	5A	5B	6A	6A	6A	6A	5A	5B	5A	5B		
44th floor	1	1	1	1	1	1	1	1	1	1		
45th floor												
Total	39	39	39	39	39	39	39	39	39	39	10	10
Blocks	1		1		1		1		1		1	
Total Units	78		78		78		78		78		20	



ICV LOCATION AS PER SITE PLAN

AREA SUMMARY OF MIXED LAND USE DEVELOPMENT UNDER TOD POLICY

1	TOTAL PLOT AREA		8.34375	ACRES
	i.e		33765.905	SQ MTRS.
	GROUND COVERAGE			
2	PERMISSIBLE GROUND COVERAGE @ 60% OF PLOT AREA AS PER TOD POLICY DATED:- 09.02.2016	=	20259.543	SQ MTRS.
	RESIDENTIAL Ground Coverage (COMBINED BLOCK)	=	7338.671	SQ MTRS.
	EWS Ground Coverage	=	639.610	SQ MTRS.
	Commercial Ground Coverage	=	1375.778	SQ MTRS.
	Service Staircase	=	228.119	-
	TOTAL PROPOSED GROUND COVERAGE	=	9582.178	SQ MTRS.
			28.378	% PERCENT
	FAR			
3	PERMISSIBLE FAR @ 250 % AS PER TOD POLICY DATED:-09.02.2016	=	84414.762	SQ MTRS.
	ADDITIONAL FAR UTILISED AGAINST IGBC PLATINUM CERTIFICATE NO - GH2300319	=	15	%
		=	5064.886	SQ MTRS.
	HENCE TOTAL PERMISSIBLE FAR	=	89479.647	SQ MTRS.
			265	% PERCENT

PERMISSIBLE FAR

PERMISSIBLE AREA FOR RESIDENTIAL (95%)	32077.609	SQ MTRS.	COMMERCIAL AREA (5%)	1688.295	SQ MTRS.
=	7.92656	ACRES	=	0.417	ACRES
RESIDENTIAL FAR @ 250 %	80194.024	SQ MTRS.	COMMERCIAL FAR @ 250 %	4220.738	SQ MTRS.
ADDITIONAL FAR FOR IGBC @ 15%	4811.641	SQ MTRS.	ADDITIONAL FAR FOR IGBC @ 15%	253.244	SQ MTRS.
PERMISSIBLE RESIDENTIAL FAR (95%) @ 265 %	85005.665	SQ MTRS.	PERMISSIVE COMMERCIAL FAR (5%) @265 %	4473.982	SQ MTRS.

5	DENSITY			
	PERMISSIBLE DENSITY	=	430 PPA (± 10%)	PPA
	MAXIMUM PERMISSIBLE DENSITY	=	473	PPA
		=	3749	no of person
	MINIMUM PERMISSIBLE DENSITY	=	387	PPA
			3068	no of person
	PROPOSED Dus	=	410	DUS
	EWS REQUIRED	=	72	* 15/85
	EWS PROPOSED	=	100	EWS
	MINIMUM REQUIRED SERVICE PERSONNEL @ 10%	=	41	PPA
	PROPOSED SERVICE PERSONNEL ROOMS	=	410	
	TOTAL POPULATION (Units @ 5 persons,EWS @ 2 persons ,Service Personnel @2 persons	UNITS= 410 X 5	2050	PERSONS
		EWS= 100 X 2	200	
		SERVICE PERSONNEL= 410 X 2	820	
		TOTAL	3070	
	Population Per Acre	=	387.305	
	PARKING			
5	MINIMUM REQUIRED ECS	=	705	ECS
			615 ECS (FOR RESIDENTIAL)	90 ECS (FOR COMMERCIAL)
	AREA REQUIRED FOR PARKING @BASEMENT (=ECS)X20 SQ Mtr. For stack parking)	=	14100	SQ MTRS.
	AREA PROPOSED FOR PARKING @ BASEMENT (B1+B2)	=	36908.490	SQ MTRS.
	PROPOSED AREA FOR ECS @20 SQ Mtr. (20 SQ Mtr. For stack parking)	=	1845.425	ECS
		Say	1846	ECS
	PROVIDED NO FOR CAR PARKING	=	1498	NOS
	GREEN			
6	REQUIRED ORGANIZED GREEN @ 15%	=	5064.886	SQ MTRS.
	PROPOSED GREEN	=	8214.196	SQ MTRS.
			24.327%	% PERCENT
	PROPOSED RESIDENTIAL FAR			
7	PERMISSIBLE FAR FOR RESIDENTIAL	=	85005.665	SQ MTRS.
	PROPOSED RESIDENTIAL AREA	=	82299.570	SQ MTRS.
	FAR ACHIEVED FOR EWS	=	2653.990	SQ MTRS.
	TOTAL PROPOSED RESIDENTIAL AREA	=	84953.560	SQ MTRS.
	BALANCE FAR	=	52.105	SQ MTRS.
	PROPOSED COMMERCIAL FAR			
8	TOTAL PERMISSIBLE FAR FOR COMMERCIAL	=	4473.982	SQ MTRS.
	ACHIEVED FAR	=	4471.474	SQ MTRS.
	BALANCE FAR	=	2.508	SQ MTRS.
	BUILT UP AREA			
9	TOTAL FAR AREA	=	89425.034	SQ MTRS.
	TOTAL NON FAR AREA	=	45453.856	SQ MTRS.
	TOTAL BUILT UP AREA	=	134878.887	SQ MTRS.
	AREA OF BASEMENT-1	=	20575.935	SQ MTRS.
	AREA OF BASEMENT-2	=	20575.935	SQ MTRS.

PROJECT TITLE

REVISED BUILDING PLANS FOR MIXED LAND USE COLONY (95% RESIDENTIAL COMPONENT & 5% COMMERCIAL COMPONENT) UNDER TRANSIT ORIENTED DEVELOPMENT POLICY (TOD)FOR THE AREA MEASURING 8.34375 ACRES (LICENSE NO. 127 OF 2023 DATED 16/06/2023) IN SECTOR-84, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY GANGA GLOBAL HOMES PVT.LTD.

LC - 4946

OWNERS' SIGNATURE

ARCHITECTS' SIGNATURE

Avanti Vashisth CA/2018/91670

DRAWING TITLE

SITE PLAN WITH TERRACE FIRE SUBMISSION DRAWING

ARCHITECT	NORTH
GANGA REALTY - DESIGN TEAM GANGA REALTY Vatika Tower, Golf Course Road Gurugram, Haryana	
DATE	JULY, 2025
SCALE	1:300
DEALT	SV
CHECKED	DA
	S - 101

Fire Fighting ... Vide Letter No. For ... Dt. 31/7/25