From Director General

Fire Service, Haryana Panchkula

To **M/s** Pardos Craft Home Pvt Ltd

Sector 90 Gurugram

Memo No. FS/2026/1324 dated : 07/08/2026

Subject : Approval of fire fighting scheme 15 mtrs. and Above from the fire safety point of view for Group A-Residential Building at meas. 14.53125 acres in Sector 90, Gurugram of M/s Pardos Craft Homes Pvt. Ltd. :

Reference your Transaction Id 050262623002820 dated: 23/06/2026 on the subject cited above.

Your case for the approval of fire fighting scheme has been examined by the team of Fire Station Officers, Gurgaon Sector-29, .The means of escape and Fire Protection system were checked and found as per the National Building Code of India, Part- IV guidelines.Therefore your proposed fire fighting scheme is hereby approved as per following detail from the fire safety point of view with the following conditions:-

Tower Name	*Floor Detail*	*Terrace Height of Last Livable Floor(In Meters)*	*Ground Coverage*
Type- A	-	-	-
Tower- 01	S to 22	78.00 Mt.	652.263 Sq. Mt.
Tower- 04	S to 23	81.30 Mt.	656.926 Sq. Mt.
Tower- 07	S to 23	81.30 Mt.	649.349 Sq. Mt.
Type- B	-	-	-
Tower- 02	S to 22	78.00 Mt.	832.935 Sq. Mt.
Tower-05	S to 23	81.30 Mt.	832.935 Sq. Mt.
Type- B1	-	-	-
Tower- 08	S to 23	81.30 Mt.	663.741 Sq. Mt.
Type- C	-	-	-
Tower- 03	S to 22	78.00 Mt.	972.690 Sq. Mt.
Tower- 09	S to 23	81.30 Mt.	966.336 Sq. Mt.
Type- C1	-	-	-
Tower- 06	S to 23	81.30 Mt.	778.362 Sq. Mt.
Community	G to 02	15.30 Mt.	1744.773 Sq. Mt.
EWS	G to 13	42.70 Mt.	319.339 Sq. Mt.
Primary School	G to 04	20.70 Mt.	636.076 Sq. Mt.
Nursery School	G to 03	16.95 Mt.	282.060 Sq. Mt.
Commercial	G to 08	39.825 Mt.	1896.213 Sq. Mt.

Tower Name	*Basement Level*	*Basement Area*	*Basement Remarks*
	Basement- 01	13251.812 Sq. Mt.	Part- 01
	Basement- 02	13726.429 Sq. Mt.	Part- 01
	Basement- 01	22330.140 Sq. Mt.	Part- 02
	Basement- 02	22791.012 Sq. Mt.	Part- 02
	Basement- 01	3955.420 Sq. Mt.	Commercial
	Basement- 02	4293.708 Sq. Mt.	Commercial

1) The proposed fire fighting scheme is approved as submitted in the building plan subject to the approval of building plan by the competent authority.

2) The approval of fire scheme by this office doesn't absolve the firm from his responsibility from all consequences, in case of fire due to any deficiencies or anything left out in the scheme submitted by you.

3) Overhead & underground water tanks provided for firefighting shall be so constructed in such a way that the domestic water tank shall filled from overflow of the fire Water tanks.

4) As soon as the installations of fire fighting arrangements are completed, the same may be got inspected/ tested and clearance should be obtained from this office.

Pardos Craft Homes Private Limited

5) If the infringement of Byelaws remains un- noticed the Authority reserves the right to amend the Plans/Fire Fighting Scheme as and when any such infringement comes to notice after giving an opportunity of being heard and the Authority shall stand Indemnified against any claim on this account.

6) If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Chapter-III Section 31 Sub-Section 1 & 2 of Fire Act 2009 i.e. imprisonment for a term which may extend to three month or fine which may extend to five thousand rupees or both.

7) The staircase shall be made with the specified material enabling it non-slippery.

8) The above Fire Fighting Scheme is valid for Five Year from the date of issue of this letter.

9) If the gap between ceiling and false ceiling is more than 800 mm then upright sprinkler and detectors above false ceiling & pendent sprinkler below false ceiling shall be installed in the building

Remarks:- Approved

Assistant Divisional Fire Officer, HQ

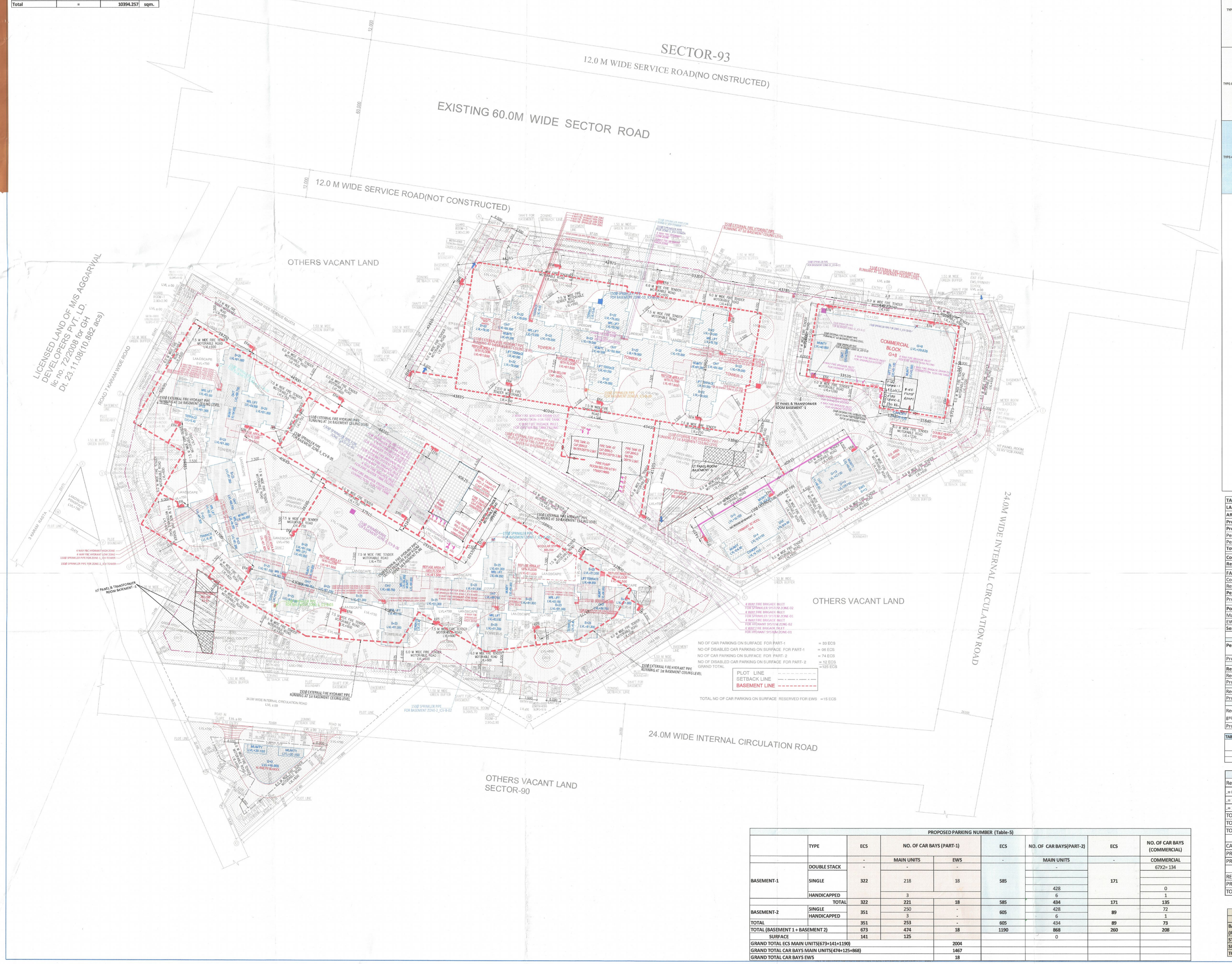
Panchkula

Exercising the power of Director,Fire Services,Haryana

Sajjan Kumar Digitally signed by Sajjan Kumar
Date: 2026.08.07 20:16:51 +05'30'

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Carpet Area (Commercial)			
Ground floor	=	1007.172	sqm.
1st floor	=	708.764	sqm.
2nd floor	=	1257.416	sqm.
3rd floor	=	1268.355	sqm.
4th floor	=	1264.679	sqm.
5th floor	=	1220.797	sqm.
6th floor	=	1140.769	sqm.
7th floor	=	1267.200	sqm.
8th floor	=	1259.105	sqm.
Total	=	**10394.257**	**sqm.**



PROPOSED PARKING NUMBER (Table-5)

	TYPE	ECS	NO. OF CAR BAYS (PART-1)		ECS	NO. OF CAR BAYS(PART-2)	ECS	NO. OF CAR BAYS (COMMERCIAL)
-		-	MAIN UNITS	EWS	-	MAIN UNITS	-	COMMERCIAL
BASEMENT-1	DOUBLE STACK	-	-	-		-		67X2= 134
	SINGLE	322	218	18	585		171	
						428		0
	HANDICAPPED		3			6		1
	TOTAL	322	221	18	585	434	171	135
BASEMENT-2	SINGLE	351	250	-	605	428	89	72
	HANDICAPPED		3	-		6		1
TOTAL		351	253	-	605	434	89	73
TOTAL (BASEMENT 1 + BASEMENT 2)		673	474	18	1190	868	260	208
SURFACE		141	125			0		
GRAND TOTAL ECS MAIN UNITS(673+141+1190)				2004				
GRAND TOTAL CAR BAYS MAIN UNITS(474+125+868)				1467				
GRAND TOTAL CAR BAYS EWS				18				

TABLE -① AREA CALCULATION

1		2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TOWER NAME		FLOORS	NO. OF TYPICAL FLOORS	FAR AREA OF FLOOR	TOTAL FAR AREA OF ONE FLOOR (SM)	TOTAL FAR AREA OF 1 TOWER	NO. OF APARTMENTS PER FLOOR	NO. OF APARTMENTS IN TOWER	TOTAL NO. OF APARTMENTS IN TOWER	NO. OF SERVICE PERSONNEL UNIT PER FLOOR	NO. OF SERVICE PERSONNEL UNIT IN TOWER	TOTAL SERVICE PERSONNEL UNITS IN A TOWER	GROUND COVERAGE OF 1 UNIT/TOWER	NON FAR AREA	NON FAR AREA OF 1 TOWER (14 15)	BUILTUP AREA OF FLOOR	BUILTUP AREA OF 1 TOWER (8X15)
TYPE-A	TOWER-3	STILT/GROUND FLOOR	1	318.217	318.217	11718.429	0	0	87	0	0	43	652.263	334.046	334.046	652.263	652.263
		1ST TO 5TH & 19 TO 22ND FLOOR	21	523.813	11000.073		4	84		2	42			30.828	647.388	554.641	11647.461
		18TH (REFUGE FLOOR)	1	402.160	402.160		3	3		1	1			185.729	185.729	587.889	587.889
		MUMTY/MACHINE ROOM	-	-	-		-	-		-	-			62.448	62.448	62.448	62.448
	TOWER-4	STILT/GROUND FLOOR	1	318.525	318.525	12271.992	0	0	91	0	0	45	656.926	338.401	338.401	656.926	656.926
		1ST TO 5TH & 19 TO 23rd FLOOR	22	525.180	11553.960		4	88		2	44			30.828	678.216	556.006	12232.136
		18TH (REFUGE FLOOR)	1	399.507	399.507		3	3		1	1			183.585	183.585	581.092	581.092
		MUMTY/MACHINE ROOM	-	-	-		-	-		-	-			62.448	62.448	62.448	62.448
	TOWER-7	STILT/GROUND FLOOR	1	319.269	319.269	12248.929	0	0	91	0	0	45	649.349	330.080	330.080	649.349	649.349
		1ST TO 5TH & 19 TO 23rd FLOOR	22	523.791	11527.472		4	88		2	44			30.827	678.194	554.803	12205.666
		18TH (REFUGE FLOOR)	1	402.188	402.188		3	3		1	1			178.638	178.638	580.826	580.826
		MUMTY/MACHINE ROOM	-	-	-		-	-		-	-			62.448	62.448	62.448	62.448
TYPE-B & B1	TOWER-2	STILT/GROUND FLOOR	1	403.106	403.106	15463.409	0	0	87	0	0	43	832.935	430.829	430.829	832.935	832.935
		1ST TO 5TH & 19 TO 22nd FLOOR	21	690.889	14508.543		4	84		2	42			27.900	573.303	758.183	15921.843
		18TH (REFUGE FLOOR)	1	552.799	552.799		3	3		1	1			193.417	193.417	746.176	746.176
		MUMTY/MACHINE ROOM	-	-	-		-	-		-	-			86.509	86.509	86.509	86.509
	TOWER-5	STILT/GROUND FLOOR	1	403.106	403.106	16154.281	0	0	91	0	0	45	832.935	430.829	430.829	832.935	832.935
		1ST TO 5TH & 19 TO 23rd FLOOR	22	690.889	15199.426		4	88		2	44			27.900	685.659	758.183	15305.026
		18TH (REFUGE FLOOR)	1	552.799	552.799		3	3		1	1			193.417	193.417	746.176	746.176
		MUMTY/MACHINE ROOM	-	-	-		-	-		-	-			86.509	86.509	86.509	86.509
	TOWER-8	STILT/GROUND FLOOR	1	311.895	313.895	13047.309	0	0	68	0	0	45	683.741	353.850	353.850	663.741	663.741
		1ST TO 5TH & 19 TO 23rd FLOOR	22	516.289	11358.358		3	66		4	88			32.732	720.104	549.021	12078.462
		18TH (REFUGE FLOOR)	1	377.060	377.060		2	2		4	4			167.197	167.197	544.257	544.257
		MUMTY/MACHINE ROOM	-	-	-		-	-		-	-			86.509	86.509	86.509	86.509
TYPE-C & C1	TOWER-3	STILT/GROUND FLOOR	1	389.997	389.997	17901.143	0	0	87	4	84	87	972.690	582.693	582.693	972.690	972.690
		1ST TO 5TH & 19 TO 22ns FLOOR	21	806.144	16887.026		4	84		4	84			27.900	573.303	831.444	17460.324
		18TH (REFUGE FLOOR)	1	624.122	624.122		3	3		3	3			248.124	248.124	872.246	872.246
		MUMTY/MACHINE ROOM	-	-	-		-	-		-	-			87.366	87.366	87.366	87.366
	TOWER-6	STILT/GROUND FLOOR	1	390.323	390.323	16467.078	0	0	91	4	88	91	966.336	576.013	576.013	966.336	966.336
		1ST TO 5TH & 19 TO 23rd FLOOR	22	803.151	17353.430		4	88		4	88			27.900	600.005	835.011	18206.202
		18TH (REFUGE FLOOR)	1	621.073	621.073		3	3		3	3			249.560	249.560	870.633	870.633
		MUMTY/MACHINE ROOM	-	-	-		-	-		-	-			87.366	87.366	87.366	87.366
	TOWER-8	STILT/GROUND FLOOR	1	305.484	305.484	14333.921	0	0	68	2	66	68	778.362	472.878	472.878	778.362	778.362
		1ST TO 5TH & 19 TO 23rd FLOOR	22	658.883	13570.986		3	66		2	66			32.760	720.720	649.622	14291.706
		18TH (REFUGE FLOOR)	1	427.081	427.081		2	2		1	2			219.421	219.421	693.702	693.702
		MUMTY/MACHINE ROOM	-	-	-		-	-		-	-			87.366	87.366	87.366	87.366
	COMMUNITY CENTER	GROUND FLOOR	1	1178.802	-	2865.071	-	-	-	-	-	-	1744.773	565.971	565.971	1744.773	1744.773
		1ST FLOOR	1	984.297			-	-	-	-	-	-		132.721	132.721	1117.018	1117.018
		2nd FLOOR	1	705.976			-	-	-	-	-	-		132.721	132.721	838.697	838.697
		MUMTY	-	-	-		-	-	-	-	-	-	-	153.576	153.576	153.576	153.576
	EWS	STILT/GROUND FLOOR	1	74.026	74.656	3525.209	-	-	136	-	-	-	319.339	244.723	244.723	319.339	319.339
		1st to 13th FLOOR	12	275.800	3309.600		11	132		-	-			29.528	354.336	305.328	3663.936
		13th FLOOR	1	144.992	144.992		4	4		-	-			29.528	29.528	174.520	174.520
		MUMTY/MACHINE ROOM	-	-	-		-	-		-	-			46.125	46.125	46.125	46.125
	PRIMARY SCHOOL	GROUND FLOOR	1	-	-	-	-	-	-	-	-	-	696.076	636.076	636.076	636.076	636.076
		1ST FLOOR	1	-	-	-	-	-	-	-	-	-		562.304	562.304	562.304	562.304
		2ND & 3RD FLOOR	2	-	-	-	-	-	-	-	-	-		600.054	600.054	600.054	1200.108
		4TH FLOOR	1	-	-	-	-	-	-	-	-	-		557.704	557.704	557.704	557.704
		MUMTY	-	-	-	-	-	-	-	-	-	-		105.435	105.435	105.435	105.435
	NURSERY SCHOOL	GROUND FLOOR	1	-	-	-	-	-	-	-	-	-	392.060	282.060	282.060	282.060	282.060
		1st, 2nd & 3rd floor	3	-	-	-	-	-	-	-	-	-		274.379	823.137	274.375	823.137
		MUMTY	-	-	-	-	-	-	-	-	-	-		65.085	65.085	65.085	65.085
	BASEMENT-1	(PART - 1)	1	-	-	-	-	-	-	-	-	-	-	13251.812	13251.812	13251.812	13251.812
		(PART- 2)	1	-	-	-	-	-	-	-	-	-	-	22330.140	22330.140	22330.140	22330.140
	BASEMENT-2	(PART - 1)	1	-	-	-	-	-	-	-	-	-	-	13726.429	13726.429	13726.429	13726.429
		(PART- 2)	1	-	-	-	-	-	-	-	-	-	-	22795.012	22795.012	22795.012	22795.012
	GUARD ROOM	-	5	33.355	-	33.355	-	-	-	-	-	-	41.470	8.115	8.115	41.470	41.470
	ELECTRICAL ROOM	-	1	-	-	-	-	-	-	-	-	-	-	44.782	44.782	44.782	44.782
	METER ROOM & HT PANEL ROOM	-	1	-	-	-	-	-	-	-	-	-	-	36.270	36.270	36.270	36.270
	SURFACE STAIRCASE	-	1	-	-	-	-	-	-	-	-	-	-	18.880	18.880	18.880	18.880
	TOTAL	-	-	-	-	137217.959	-	-	761	-	-	512	10129.187	-	89694.594	-	227512.607
	COMMERCIAL	GROUND FLOOR	1	1780.269	1780.269	14696.103	-	-	-	-	-	-	1896.213	115.944	115.944	1896.213	1896.213
		1ST FLOOR	1	1489.425	1489.425		-	-	-	-	-	-		101.990	101.990	1591.415	1591.415
		2ND FLOOR	1	1646.172	1646.172		-	-	-	-	-	-		101.990	101.990	1748.162	1748.162
		3RD FLOOR	1	1662.726	1662.726		-	-	-	-	-	-		101.990	101.990	1764.716	1764.716
		4TH FLOOR	1	1660.337	1660.337		-	-	-	-	-	-		101.990	101.990	1762.327	1762.327
		5TH FLOOR	1	1614.792	1614.792		-	-	-	-	-	-		101.990	101.990	1716.782	1716.782
		6TH FLOOR	1	1528.103	1528.103		-	-	-	-	-	-		217.178	217.178	1745.281	1745.281
		7TH FLOOR	1	1601.398	1601.398		-	-	-	-	-	-		101.990	101.990	1703.388	1703.388
		8TH FLOOR	1	1652.883	1652.883		-	-	-	-	-	-		101.990	101.990	1754.871	1754.871
		MUMTY/MACHINE ROOM	1	-	-		-	-	-	-	-	-		154.308	154.308	154.308	154.308
	BASEMENT-1	(PART 1)	1	-	-		-	-	-	-	-	-		3955.420	3955.420	3955.420	3955.420
	BASEMENT-2	(PART 1)	1	-	-		-	-	-	-	-	-		4293.708	4293.708	4293.708	4293.708
	TOTAL	-	-	-	-	14696.103	-	-	-	-	-	-	1896.213	-	17640.081	-	32342.154
	GRAND TOTAL	-	-	-	-	151914.062	-	-	761	-	-	512	12025.400	-	107334.675	-	259854.791

TABLE-2

LAND AREA	=	**14.53125**		**ACRE**				
AREA AS PER ZONING	=	**14.53125**		**ACRE**	**OR**	**58805.789**		**SQM.**
Proportionate land area of Residential @ 90%	=	**13.078125**		**ACRE**	**OR**	**52925.210**		**SQM.**
Proportionate land area of Commercial @ 10%	=	**1.453125**		**ACRE**	**OR**	**5880.579**		**SQM.**
Permissible FAR under TOD @250%	=	147014.473		SQM.				
Permissible Griha 4 STAR FAR on Net Plot area @ 12%	=	7056.695		SQM.				
Total Permissible FAR	=	**154071.167**		**SQM.**				
Commercial FAR Component @10%	=	15407.117		SQM.				
Residential FAR Component @90%	=	138664.050		SQM.				
FAR Achieved								
Commercial FAR	=	14696.103		SQM				
Residential FAR	=	137217.959		SQM				
Permissible Ground Coverage @40%	=	23522.316		SQM				
Proposed Ground Coverage	=	12025.400		SQM				
Population Calculation								
Main Units	=	761		X	5	=	3805	
EWS	=	136		X	2	=	272	
Service personnel units	=	512		X	2	=	1024	
					Total	=	5101	
Permissible Density (430(110%) in Transition TOD Zone on 13.078125 acres @ 387 to 473 PPA								
Proposed Density	+	5101	Persons or	390.04	PPA			
Required Community Facility								
Required EWS Units = 15% of total Units (Main+EWS)	=	15x897/100	=	134.550	Nos.	SAY	135	Nos.
Proposed EWS Units	=	136	Nos.	136X100/897	=	15.161	%	
Required Service personnel units = 10% of main units	=	10x761/100	=	76.100	Nos.	SAY	76	Nos.
Proposed Service personnel units	=	512	=	512X100/761	=	67.280	%	
Required @ 15% of the total Site area - Organized open space .i.e. Tot lots and play ground		=	8820.868	SQM	OR			
Proposed Organized open space .i.e. Tot lots and play ground		=	9238.143	SQM	OR	15.710	%	

TABLE-3 COMMUNITY FACILITY DETAILS PHASES WISE

TOTAL REQUIRED	REQUIRED	TOTAL ACHIEVED		
NURSERY SCHOOL	1	1	NOS. 0.2	Acre
PRIMARY SCHOOL	1	1	NOS. 0.5	Acre

CAR PARKING (Table-4)

Required Car Parking for Main Units							
= 0.5 ECS per Main unit upto 100 sqm.	=	133	X	0.5	=	67	
= 1.0 ECS per Main unit between 100 to 150 sqm.	=	382	X	1	=	382	
= 1.5 ECS per Main more than 150 sqm.	=	246	X	1.5	=	369	
TOTAL REQUIRED ECS FOR MAIN UNITS					=	818	
TOTAL PROPOSED ECS FOR MAIN UNITS					=	2004	
TOTAL PROPOSED NO. OF CAR BAYS FOR MAIN UNITS					=	1467	
CAR PARKING TO BE MADE AVAILABLE TO EWS UNITS @ 5% OF 818 ECS					=	41	
PROPOSED ECS FOR EWS UNITS = 18 (BASEMENT-1) + 15 (SURFACE)+9(STILT)					=	45	
PROPOSED NO. OF CAR BAYS FOR EWS UNITS					=	42	
REQUIRED ECS FOR COMMERCIAL AREA @ 1 ECS / 50 SQM CARPET AREA	10394.257	/	50		=	208	
PROPOSED ECS FOR COMMERCIAL AREA					=	260	
TOTAL PROPOSED CAR BAYS FOR COMMERCIAL AREA					=	208	

EWS PARKING DETAILS

	TYPE	ECS	NO. OF CAR BAY
BASEMENT-1 (PART-1) (RESERVED FOR EWS)	SINGLE	18	18
STILT	SINGLE	9	9
SURFACE	SINGLE	18	15
TOTAL	-	45	42

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 (80% 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, Mandir Marg, Railway Colony, Mandi House, New Delhi, Delhi, 110002

DESIGN ARCHITECT

RSP Design consultants (India) Pvt. Ltd.
103, First Floor, Bestech Business Tower, Sector 48, Sohna Road Gurgaon, 122018, India TEL: 4708366 FAX: 4708015
HEAD OFFICE:NO.30, MUSEUM ROAD, BANGALORE-560 001
TEL: 25596668 FAX:25596919
EMAIL: rsp@rspindia.net ; www.rspindia.net

ASSOCIATE ARCHITECT

SBA Design N Code LLP
Architecture Codes-Interiors
(Formerly known as SNMG)
69,Nora Niwas Bhawani Kunj, (Behind D2), Vasant Kunj, New Delhi-110070.
Mob.: 9810791652,9811077209

IT IS CERTIFIED THAT THESE DRAWING ARE AS PER APPROVED DWG BY DGTCP , HARYANA
VIDE MEMO NO. : ZP-1978/JD/(RA)/2020/18191 DATED :14-05-2020

ARCHITECT'S SIGN. CLIENT SIGN.

ELECTRICAL, MECHANICAL VENTILATING & FIRE FIGHTING SYSTEMS CONSULTANTS
RAHUL BHUSHAN CONSULTANTS
Certified for Fire Fighting Scheme as per N.B.C., Part-IV, revised 2016
F95 Gurugram
F750 Gurugram

ARCHITECT'S SEAL & SIGNATURE

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

SEP-2025 | Scale :-1: 500

Drawing Title:-
EXTERNAL FIRE FIGHTING SITE LAYOUT PLAN

Drawing No:-
ST-FF-01

1-05012026