

AREA DETAILS				
Sr. No.	Description	Area Smt	Area Sft	
1	PLOT AREA	2499.65	26905.98	
2	FAR PERMISSIBLE @ 1:1.75	4374.39	47085.47	
3	FAR ACHIEVED @ 1:1.332	3347.09	36027.78	
4	GROUND COVERAGE PERMISSIBLE @ 60%	1499.79	16143.59	
5	GROUND COVERAGE ACHIEVED 57.49%	1436.95	15467.16	

FLOOR AREA RATIO (F.A.R) ACHIEVED				
S.NO.	FLOOR'S	TOTAL F.A.R AT FLOORS	Area Sft	
1	BASEMENT	0.00	0.00	
2	GROUND FLOOR	1436.95	15467.16	
3	FIRST FLOOR	1101.23	11853.57	
4	SECOND FLOOR	808.91	8707.04	
5	TERRACE	0.00	0.00	
		<b>3347.09</b>	<b>36027.78</b>	

NON F.A.R AREA DETAILS				
S.NO.	FLOOR'S	TOTAL NON F.A.R AT FLOORS	Area Sft	
1	BASEMENT	1707.05	18374.48	
2	GROUND FLOOR	0.00	0.00	
3	FIRST FLOOR	392.36	4223.29	
4	SECOND FLOOR	66.21	712.71	
5	TERRACE	87.65	943.49	
		<b>2253.27</b>	<b>24253.97</b>	

TOTAL COVERED AREA DETAILS				
S.NO.	FLOOR'S	NON F.A.R	F.A.R	TOTAL
1	BASEMENT	1707.05	0.00	1707.05
2	GROUND FLOOR	0.00	1436.95	1436.95
3	FIRST FLOOR	392.36	1101.23	1493.59
4	SECOND FLOOR	66.21	808.91	875.12
5	TERRACE	87.65	0.00	87.65
		<b>SUB TOTAL 2253.27</b>	<b>3347.09</b>	<b>5600.364</b>
		<b>TOTAL CONSTRUCTION AREA=</b>		<b>5600.36 SQ.M.</b>

PARKING DETAILS			
PARKING REQUIRED @ 2ECS/100 SQ.MT. OF TOTAL FAR AREA (3347.09/100)*2=		66.94	67 NOS
ACHIEVED PARKING UNDER BASEMENT @ 32 SQ.M. FOR 1ECS (WITH 100% STACKS) = (1350.37/32) x 2 =			84.620 NOS

GROUND FLOOR (TOILET CALCULATIONS)						
TOTAL AREA (SQ.MT.)	OCCUPANT LOAD	NO OF OCCUPANTS	STAFF POPULATION	FLLOATING POPULATION		
1437.11	3	479.037	47.90	431.13		
REQUIREMENTS FOR STAFF (10%) AT MALE:FEMALE=1:1						
MALE	1 FOR UPTO 15 2 FOR 16 TO 35	1 FOR UPTO 15 2 FOR 16 TO 35	NIL UPTO 6 1 FOR 7 TO 20 2 FOR 21 TO 45	FEMALE	1 FOR 1 TO 12 2 FOR 13 TO 25	1 FOR 1 TO 12 2 FOR 13 TO 25
23.95	2	2	2	23.95	2	2
REQUIREMENTS FOR PUBLIC (90%) AT MALE:FEMALE=1:1						
MALE	1 PER 50 (MIN. 2)	1 PER 15 OR PART THERE OF	1 PER 50 (MIN. 2)	FEMALE	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)
215.57	4.31	4.31	4.31	215.57	4.31	4.31
TOTAL	7	7	7	215.57	7	7

FIRST FLOOR (TOILET CALCULATIONS)						
TOTAL AREA (SQ.MT.)	OCCUPANT LOAD	NO OF OCCUPANTS	STAFF POPULATION	FLLOATING POPULATION		
1437.11	6	239.518	23.95	215.57		
REQUIREMENTS FOR STAFF (10%) AT MALE:FEMALE=1:1						
MALE	1 FOR UPTO 15 2 FOR 16 TO 35	1 FOR UPTO 15 2 FOR 16 TO 35	NIL UPTO 6 1 FOR 7 TO 20 2 FOR 21 TO 45	FEMALE	1 FOR 1 TO 12 2 FOR 13 TO 25	1 FOR 1 TO 12 2 FOR 13 TO 25
11.98	1	1	1	11.98	1	1
REQUIREMENTS FOR PUBLIC (90%) AT MALE:FEMALE=1:1						
MALE	1 PER 50 (MIN. 2)	1 PER 15 OR PART THERE OF	1 PER 50 (MIN. 2)	FEMALE	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)
107.78	2.16	2.16	2.16	107.78	2.16	2.16
TOTAL	3	3	3	107.78	3	3

SECOND FLOOR (TOILET CALCULATIONS)						
TOTAL AREA (SQ.MT.)	OCCUPANT LOAD	NO OF OCCUPANTS	STAFF POPULATION	FLLOATING POPULATION		
808.91	6	134.818	13.48	121.34		
REQUIREMENTS FOR STAFF (10%) AT MALE:FEMALE=1:1						
MALE	1 FOR UPTO 15 2 FOR 16 TO 35	1 FOR UPTO 15 2 FOR 16 TO 35	NIL UPTO 6 1 FOR 7 TO 20 2 FOR 21 TO 45	FEMALE	1 FOR 1 TO 12 2 FOR 13 TO 25	1 FOR 1 TO 12 2 FOR 13 TO 25
6.74	1	1	1	6.74	1	1
REQUIREMENTS FOR PUBLIC (90%) AT MALE:FEMALE=1:1						
MALE	1 PER 50 (MIN. 2)	1 PER 15 OR PART THERE OF	1 PER 50 (MIN. 2)	FEMALE	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)
60.67	1.21	1.21	1.21	60.67	1.21	1.21
TOTAL	3	3	3	60.67	3	3

NOTE:-  
•For mechanical ventilation the building shall be as per the provision of the National Building Code of India, 2016, as amended time to time.  
•The building shall be provided with Sprinklers, Smoke Detectors, Fire Suppression System, 2Hrs fire rated doors and all necessary provisions and equipments as per the National Building Code of India, 2016, as amended time to time.  
•All staircase railing shall be 1.0m high.  
•Automatic Drainage system shall be installed as per provision of N.B.C. 2016, to drain out the rain water from basements.  
•All Fire fighting shafts shall be pressurized with 24 hrs power backup. (AS PER NBC CHAPTER-4)  
•Automatic Drainage system shall be installed as per provision of N.B.C. 2016, to drain out the rain water from basements.

STRUCTURAL CONSULTANTS CHORDIA TECHNOCONSULTANTS SI-1738, LOWER GROUND FLOOR, CHITTRANJAN PARK, NEW DELHI-110019.PH : (011) 41644915, 41644916,

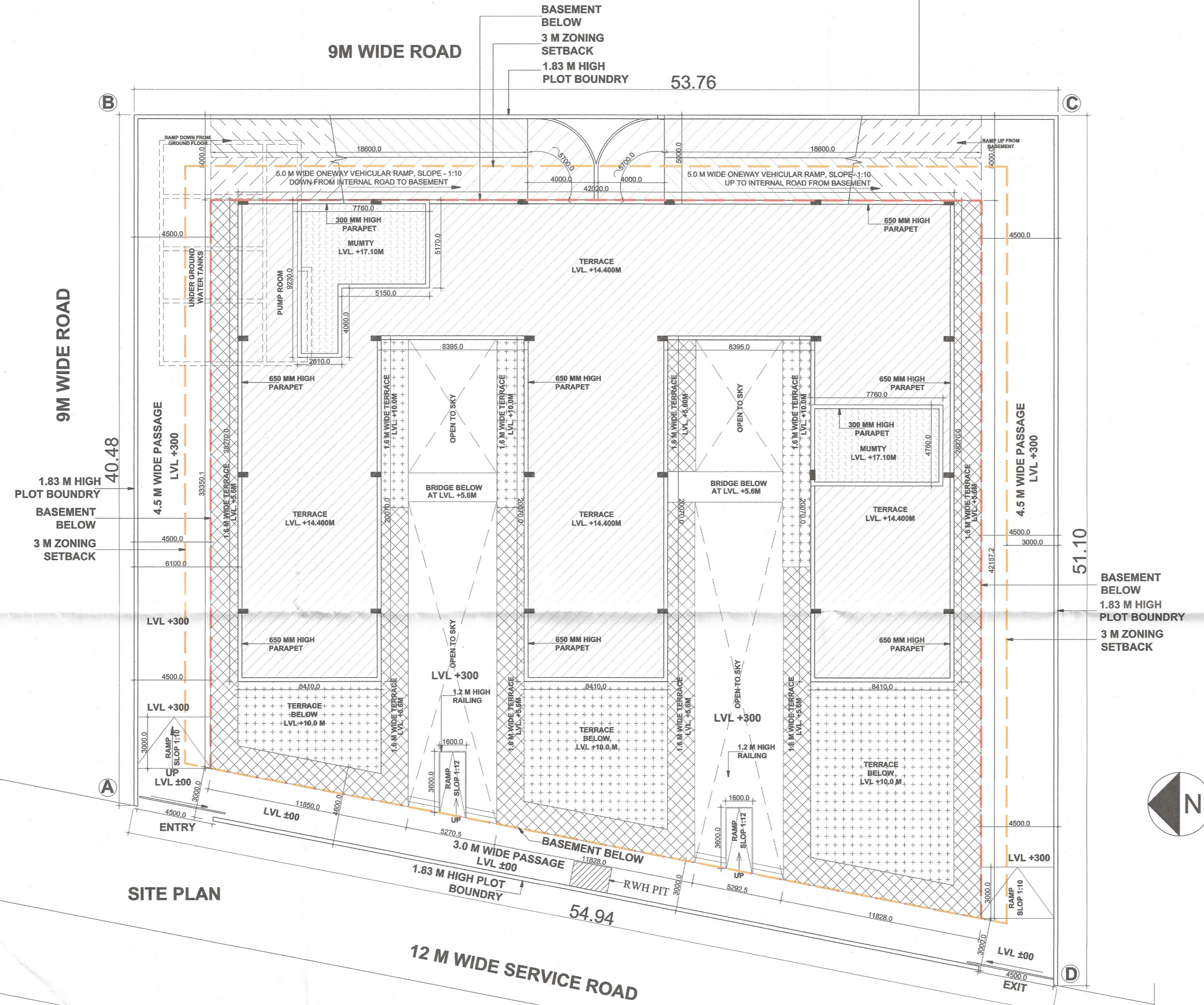
SANJEEV JAIN  
11F CIVIL, 802 (Ground) USA  
INDIA ENGINEERING CONSULTANCY SERVICES  
Chittranjan Park, New Delhi: 110019  
Phone : (011) 41644915/16, 41603014/15/16

Project Name :  
COMMERCIAL POCKET AREA MEASURING 2499.65 Sqm (0.61 Acre) FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OF LIC.NO 33 OF 2023 DATED 16.02.2023 AREA 4.30625 ACRE ADDITION IN LICENSE NO.108 OF 2022 DATED 05.08.2022 AREA 11.39375 ACRE, TOTAL AREA 15.70 ACRE IN SECTOR-93 GURUGRAM UNDER THE MASTER PLAN OF GURGAON MANESAR URBAN COMPLEX 2031. BEING DEVELOP BY ORA LAND AND HOUSING PVT.LTD.

CLIENT  
ORA LAND AND HOUSING PVT.LTD.

ARCHITECT  
DNA STUDIO  
B-14 GROUND FLOOR  
KALKAJI  
NEW DELHI- 110019  
E-MAIL: da.studio1@gmail.com  
ARCHITECT'S SIGNATURE  
PROBIR ARCHA

Project Name :  
Drawing Name :  
Scale :  
Date :  
DRAWING NUMBER :  
A-101



RUNNING LENGHT OF 1.83 M HIGH PLOT BOUNDARY (53.76+51.10+54.94+40.48 =200.28 METERS)