

Sanctioned and Valid For 2 Years
Subject to Validity of License Extension Permission

Chairperson
Committee Controlled Area
Gurgaon Circle, Gurgaon

AD PA ATP

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.

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
		3347.09	36027.78

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
		2253.27	24253.97

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
	SUB TOTAL	2253.27	3347.09	5600.36
	TOTAL CONSTRUCTION AREA=			5600.36 SQ.M.

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					
	W.C.	W.B.	URINAL	W.C.	W.B.
MALE	1 FOR 15 TO 20 2 FOR 21 TO 35	1 FOR 15 TO 20 2 FOR 21 TO 35	NIL UP TO 6 1 FOR 7 TO 20 2 FOR 21 TO 45	1 FOR 1 TO 12 2 FOR 13 TO 25	1 FOR 1 TO 12 2 FOR 13 TO 25
23.55	2	2	2	23.55	2
REQUIREMENTS FOR PUBLIC (90%) AT MALE FEMALE = 1:1					
	W.C.	W.B.	URINAL	W.C.	W.B.
MALE	1 PER 50 (MIN. 2)	1 PER 15 OR PART THERE OF	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)
215.57	4.31	4.31	4.31	215.57	4.31
TOTAL	7	7	7	215.57	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					
	W.C.	W.B.	URINAL	W.C.	W.B.
MALE	1 FOR 15 TO 20 2 FOR 21 TO 35	1 FOR 15 TO 20 2 FOR 21 TO 35	NIL UP TO 6 1 FOR 7 TO 20 2 FOR 21 TO 45	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
REQUIREMENTS FOR PUBLIC (90%) AT MALE FEMALE = 1:1					
	W.C.	W.B.	URINAL	W.C.	W.B.
MALE	1 PER 50 (MIN. 2)	1 PER 15 OR PART THERE OF	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)
107.78	2.16	2.16	2.16	107.78	2.16
TOTAL	3	3	3	107.78	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					
	W.C.	W.B.	URINAL	W.C.	W.B.
MALE	1 FOR 15 TO 20 2 FOR 21 TO 35	1 FOR 15 TO 20 2 FOR 21 TO 35	NIL UP TO 6 1 FOR 7 TO 20 2 FOR 21 TO 45	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
REQUIREMENTS FOR PUBLIC (90%) AT MALE FEMALE = 1:1					
	W.C.	W.B.	URINAL	W.C.	W.B.
MALE	1 PER 50 (MIN. 2)	1 PER 15 OR PART THERE OF	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)
60.67	1.21	1.21	1.21	60.67	1.21
TOTAL	3	3	3	60.67	3

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

SANJEEV JAIN
11/17/2019, 862 (Gurgaon) INDIA
11/25/19, Lower Ground Floor
Chittranjan Park, New Delhi, 110019
Phone: +91 11 41644915, 41644916

Project Name :
COMMERCIAL POCKET AREA MEASURING 2499.65 Sqm (0.61 Acre) FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAIN 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.

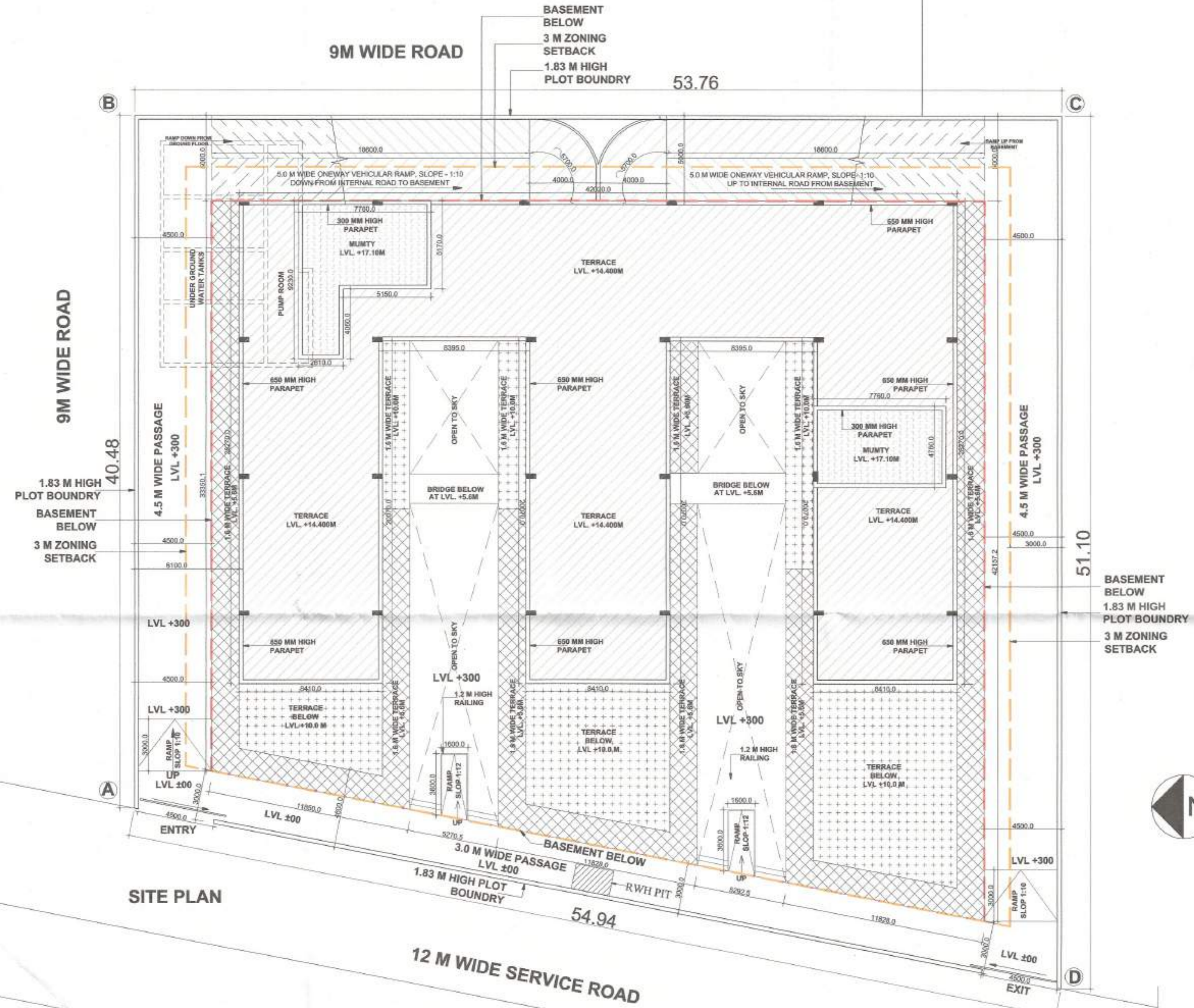
ARCHITECT
DNA STUDIO
B-14 GROUND FLOOR
KALKAJI
NEW DELHI- 110019
E-MAIL: dna.studio1@gmail.com

ARCHITECT'S SIGNATURE
PROHIR ARORA

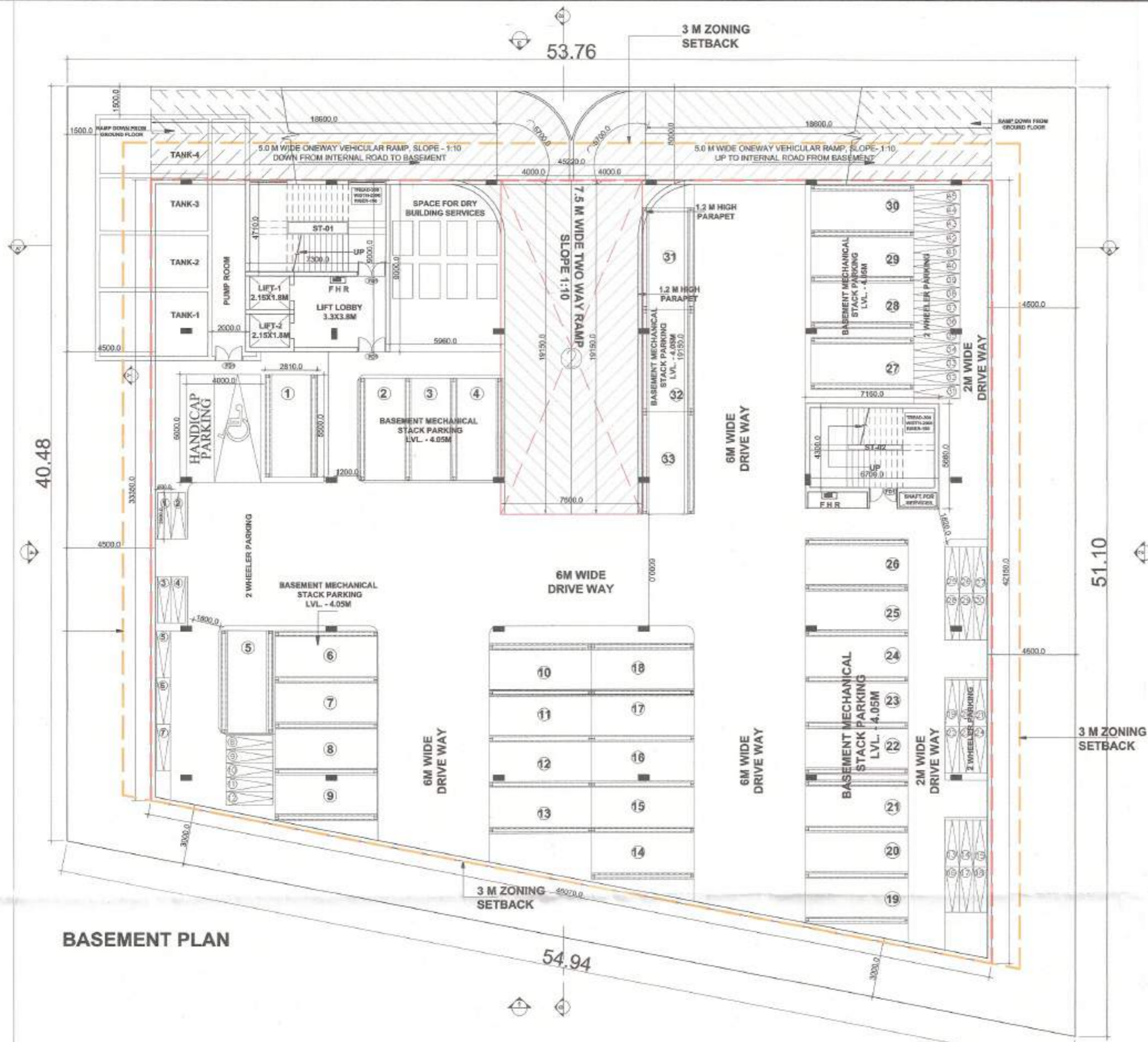
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Drawing Name:
SITELAN

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DRAWING NUMBER
A-101

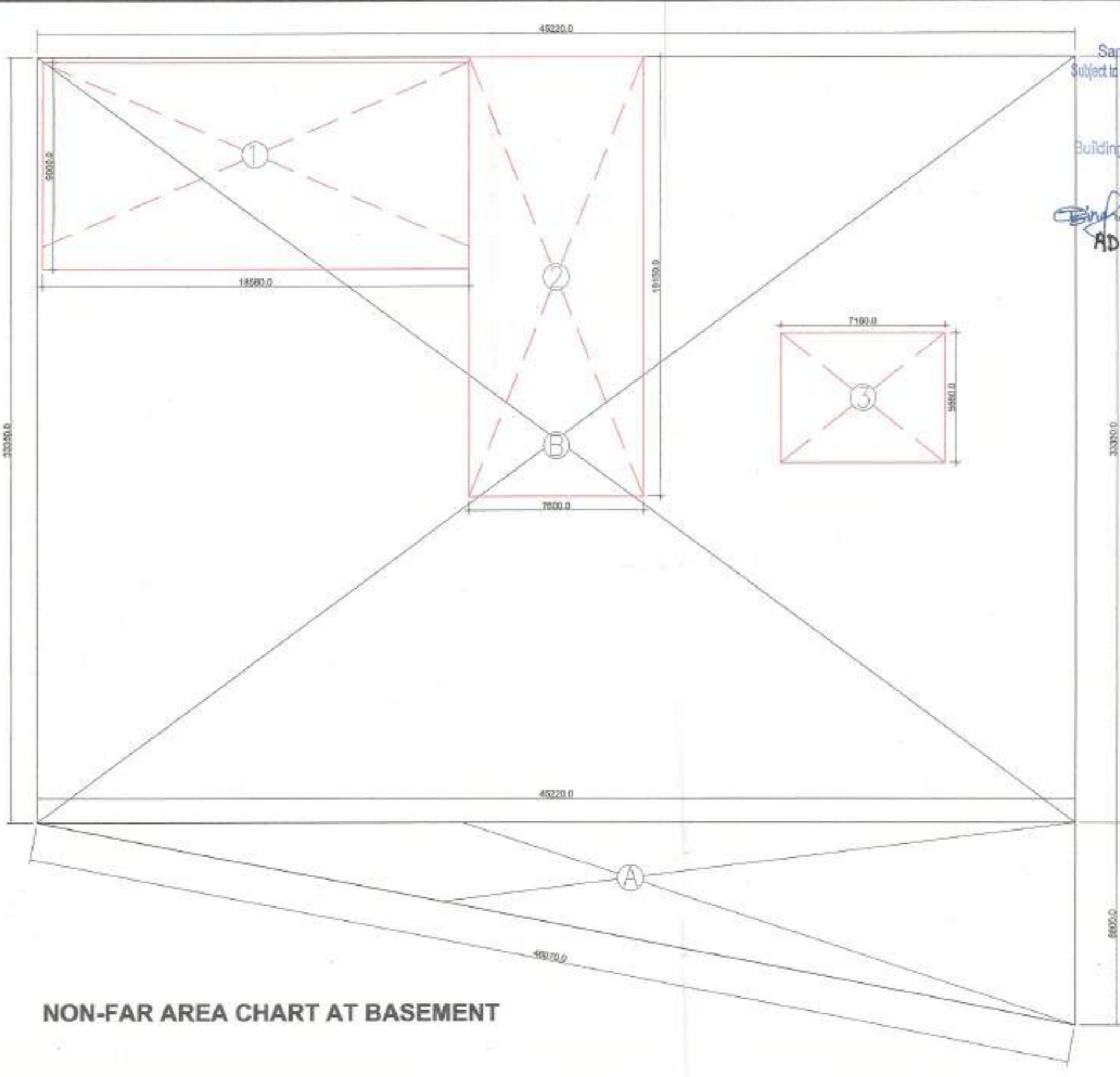


RUNNING LENGTH OF 1.83 M HIGH PLOT BOUNDARY (53.76+51.10+54.94+40.48 =200.28 METERS)



BASEMENT PLAN

TOTAL NO. OF STACKS=33
 NO. OF CAR (33X2)=66
 TOTAL NO. OF HANDICAP PARKING=1
 TOTAL NO. OF TWO WHEELER PARKING=45



NON-FAR AREA CHART AT BASEMENT

BASEMENT PARKING CALCULATIONS					
ADDITION					
S.No	NAME	LENGTH	WIDTH	Nos	TOTAL(SQ.MT.)
1	A	1/2(8.800X45.220)		1	198.96
2	B	33.35	45.22	1	1508.09
SUB TOTAL					1707.05
DEDUCTION (COVERED AREA UNDER BASEMENT SERVICES)					
S.No	NAME	LENGTH	WIDTH	Nos	TOTAL(SQ.MT.)
1	1	18.580	9.000	1	167.220
2	2	7.600	19.150	1	145.540
3	3	7.160	5.660	1	40.526
TOTAL COVERED AREA UNDER BASEMENT SERVICES					353.286
TOTAL AREA ACHIEVED UNDER BASEMENT FOR PARKING=					1353.76
ACHIEVED PARKING UNDER BASEMENT@32 SQ.M. FOR 1ECS(WITH 100% STACKS)=(1353.76/32) x 2 =					84.62 NOS

NON FAR AREA BASEMENT					
ADDITION					
S.No	NAME	LENGTH	WIDTH	Nos	TOTAL(SQ.MT.)
1	A	1/2(8.800X45.220)		1	198.96
2	B	33.35	45.22	1	1508.09
TOTAL AREA ACHIEVED UNDER BASEMENT					1707.05
COVERED AREA CALCULATION BASEMENT					
ADDITION					
S.No	NAME	LENGTH	WIDTH	Nos	TOTAL(SQ.MT.)
1	1	18.580	9.000	1	167.220
2	2	7.600	19.150	1	145.540
3	3	7.160	5.660	1	40.526
TOTAL					353.286

Sanctioned and Valid For 2 Years
 Subject to Validity of License/Extension Permission
 Chairperson
 Building Plan Committee Controlled Area
 Gurgaon Circle, Gurgaon
 AD PA ATP

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

SANJEEV JAIN
 11/17/20, Lower Ground Floor
 Chittranjan Park, New Delhi, 110019
 Phone: (011) 41644915/16, 41603114/15,16

Project Name :
 COMMERCIAL POCKET AREA MEASURING 2499.65 Sqm (0.81 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.

(Signature)

ARCHITECT
DNA STUDIO
 B-14 GROUND FLOOR
 KALKAJI
 NEW DELHI- 110019
 E-MAIL: dna.studio1@gmail.com

ARCHITECT'S SIGNATURE
(Signature)

Project Name :

Drawing Name :
BASEMENT PLAN

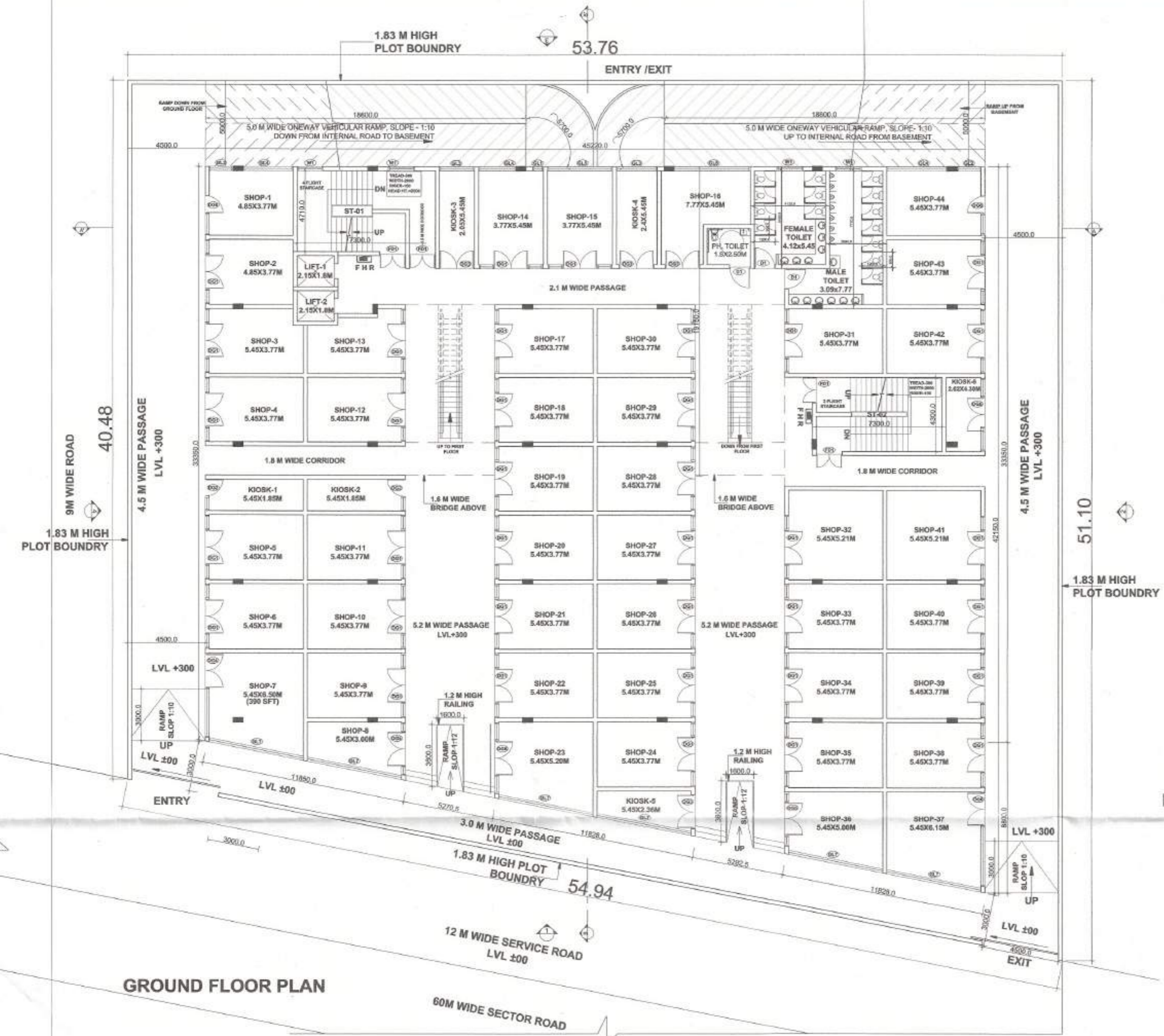
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DRAWING NUMBER
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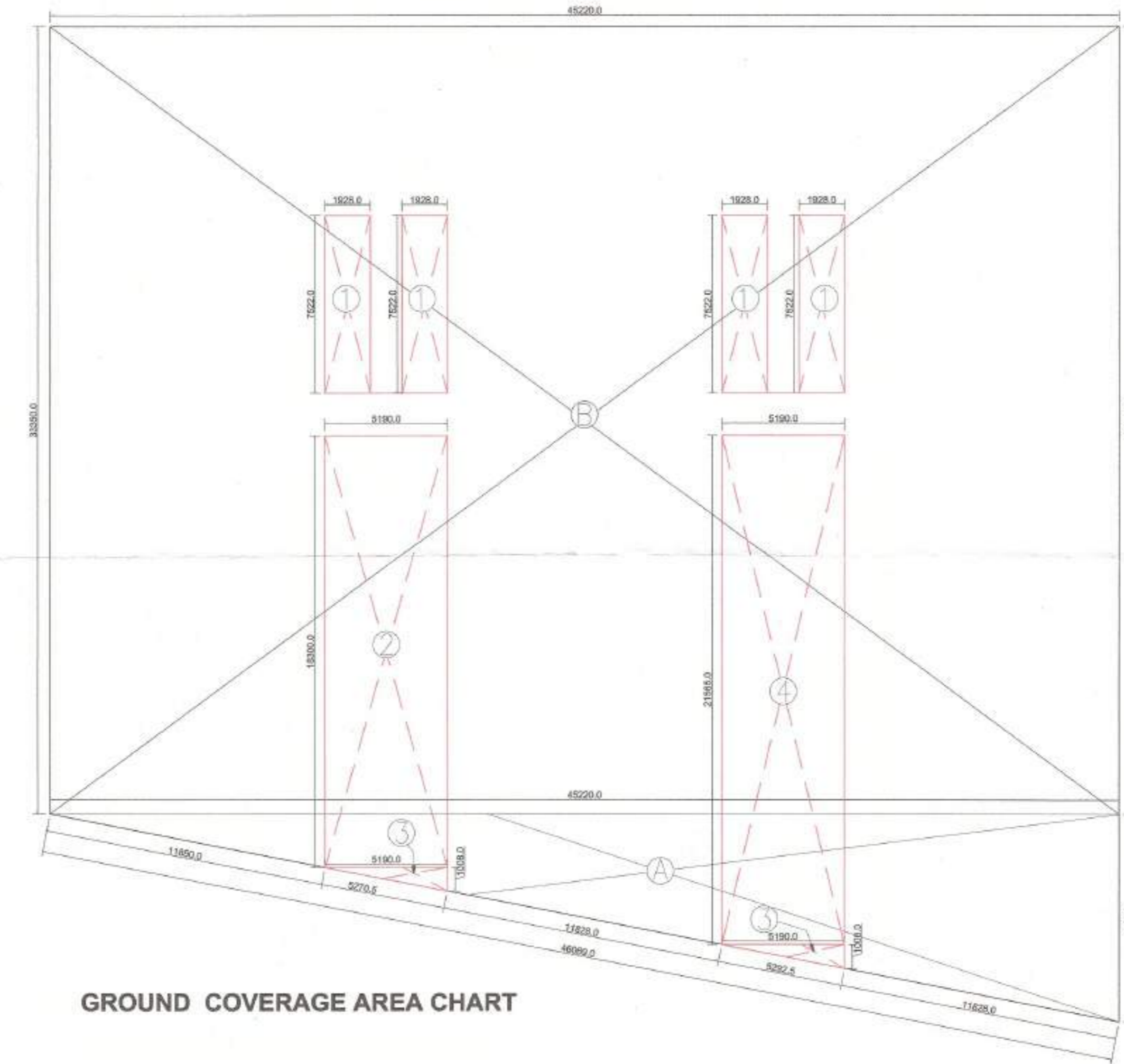
Sanctioned and Valid For 2 Years
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Chairperson
Building Plan Committee Controlled Area
Gurgaon Circle, Gurgaon

AD PA ATP



FAR AREA CHART AT GROUND FLOOR



GROUND COVERAGE AREA CHART

GROUND COVERAGE AREA CALCULATION					
ADDITION					
S.No	NAME	LENGTH	WIDTH	Nos	TOTAL(SQ.MT.)
1	A	1/2(8.800X45.220)		1	198.96
2	B	33.35	45.22	1	1508.09
SUB TOTAL					1707.05
DEDUCTION (SERVICES)					
1	1	1.928	7.52	4	58.01
2	2	5.19	18.30	1	94.98
3	3	1/2(1.00X5.190)		2	5.19
4	4	5.19	21.57	1	111.92
TOTAL DEDUCTION					270.10
TOTAL GROUND COVERAGE = (ADDITION - DEDUCTIO)					1436.95

F.A.R. AREA CALCULATION					
GROUND FLOOR					
S.No	NAME	LENGTH	WIDTH	Nos	TOTAL(SQ.MT.)
1	A	1/2(8.800X45.220)		1	198.96
2	B	33.35	45.22	1	1508.09
SUB TOTAL					1707.05
DEDUCTION (SERVICES)					
1	1	1.928	7.522	4	58.010
2	2	5.19	18.300	1	94.977
3	3	1/2(1.00X5.190)		2	5.190
4	4	5.19	21.565	1	111.922
TOTAL DEDUCTION					270.099
TOTAL FAR = (ADDITION - DEDUCTION)					1436.95

DOOR WINDOW SCHEDULE - GROUND FLOOR					
S.No	NAME	SIZE	SILL LVL	LINTEL LVL	REMARKS
1	D1	1200X150	-	2150	
2	DG1	3700X3600	-	3900	
3	DG2	1800X3600	-	3900	
4	DG3	2000X3600	-	3900	
5	DG4	4800X3600	-	3900	
6	DG5	2000X3600	-	3900	
7	DG6	6200X3600	-	3900	
8	GL1	6000X3600	-	3900	
9	GL2	13700X3600	-	3900	
10	GL3	29500X3600	-	3900	
11	GL4	29500X3600	-	3900	
12	GL5	37700X3600	-	3900	
13	GL6	48000X3600	-	3900	
14	GL7	55500X3600	-	3900	
15	W1	1500X1800	900	2150	
16	PD1	1500X2150	-	2150	

NOTE: SILL AND LINTEL LEVELS FROM FLOOR FINISH UNLESS MENTIONED.

GROUND FLOOR (TOILET CALCULATION)					
TOTAL AREA (SQ.MT.)	OCCUPANT LOAD	NO OF OCCUPANTS	STAFF POPULATION	FLLOATING POPULATION	
2437.11	3	479.537	47.95	431.13	
REQUIREMENTS FOR STAFF (10%) AT MALE - FEMALE = 1:3					
	W.C.	W.B.	URINAL	W.C.	W.B.
MALE	1 FOR UPTO 15 2 FOR 16 TO 25	1 FOR UPTO 15 2 FOR 16 TO 25	NIL UPTO 6 1 FOR 7 TO 20 2 FOR 21 TO 45	1 FOR 1 TO 12 2 FOR 13 TO 25	1 FOR 1 TO 12 2 FOR 13 TO 25
23.95	2	2	23.95	2	2
REQUIREMENTS FOR PUBLIC (50%) AT MALE - FEMALE = 1:1					
	W.C.	W.B.	URINAL	W.C.	W.B.
MALE	1 PER 50 (MIN. 2)	1 PER 15 OR PART THERE OF	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)
215.57	4.31	4.31	215.57	4.31	4.31
TOTAL	7	7	7	7	7

HANDICAP TOILET WITH BARRIER FREE DESIGN = 1

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

SANJEEV JAIN
17 CIVIL, 162 (ELECTRICAL) 1514
1720, Lower Ground Floor
Chitranjan Park, New Delhi, 110019
Phone: (011) 41644915, 41644916

Project Name :
COMMERCIAL POCKET AREA MEASURING 2499.65 Sqm (0.61 Acre) FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA of LIC NO 93 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
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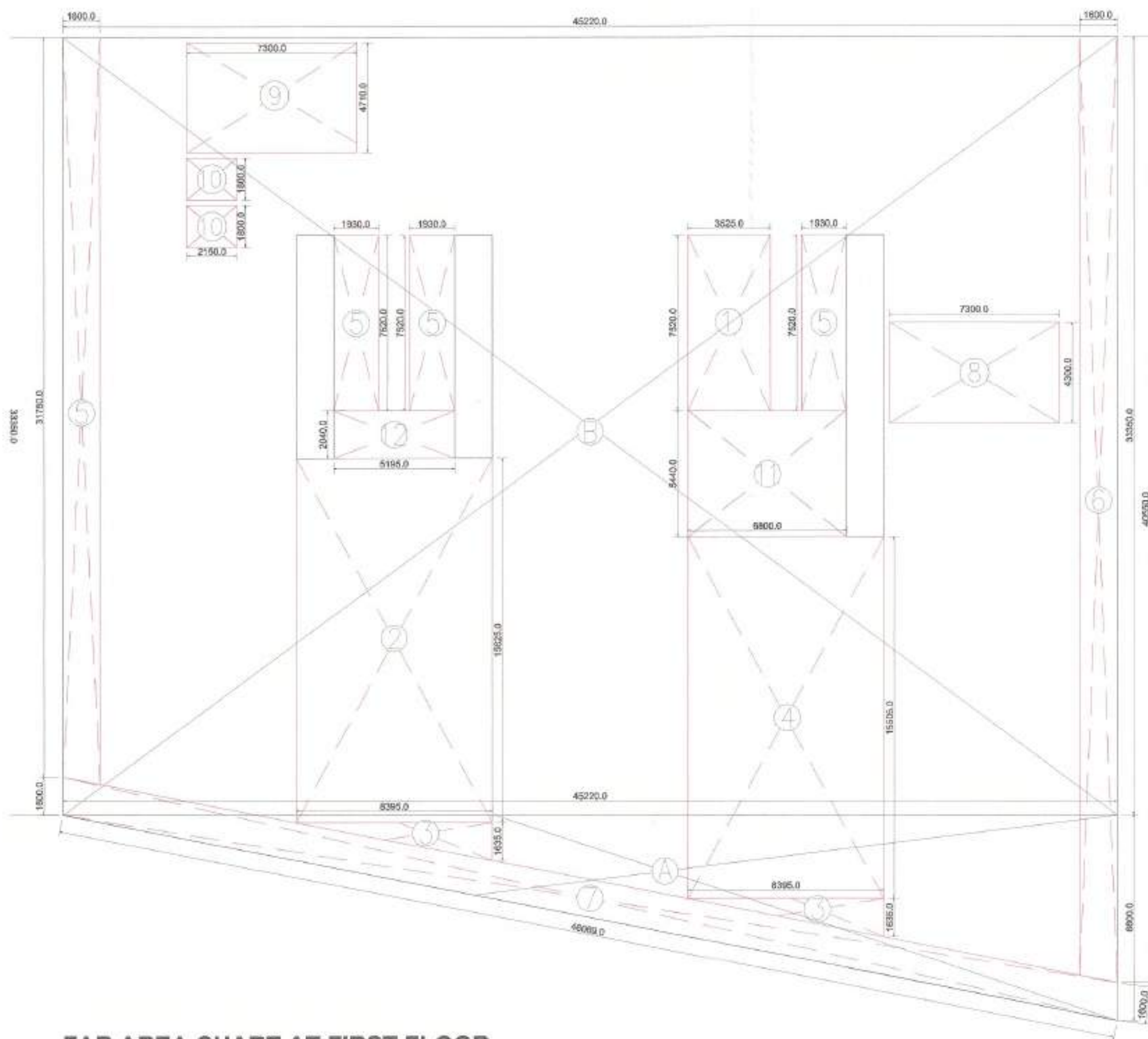
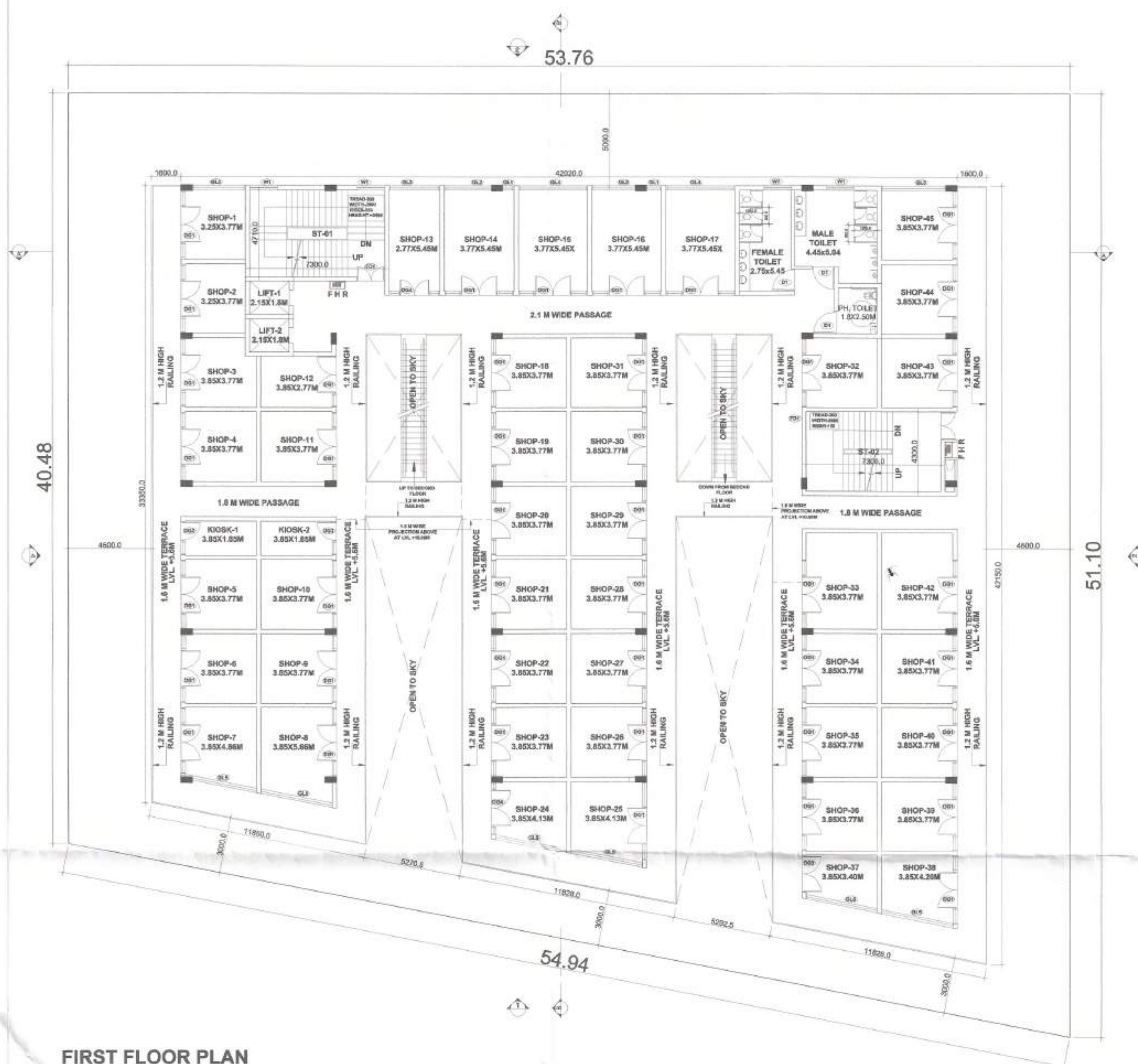
ARCHITECT
DNA STUDIO
B-14 GROUND FLOOR
KALKAJI
NEW DELHI-110019
E-MAIL: dna.studio1@gmail.com

Project Name :
Drawing Name : GROUND FLOOR PLAN AND AREA CHART
Scale :
Date :
DRAWING NUMBER : A-102

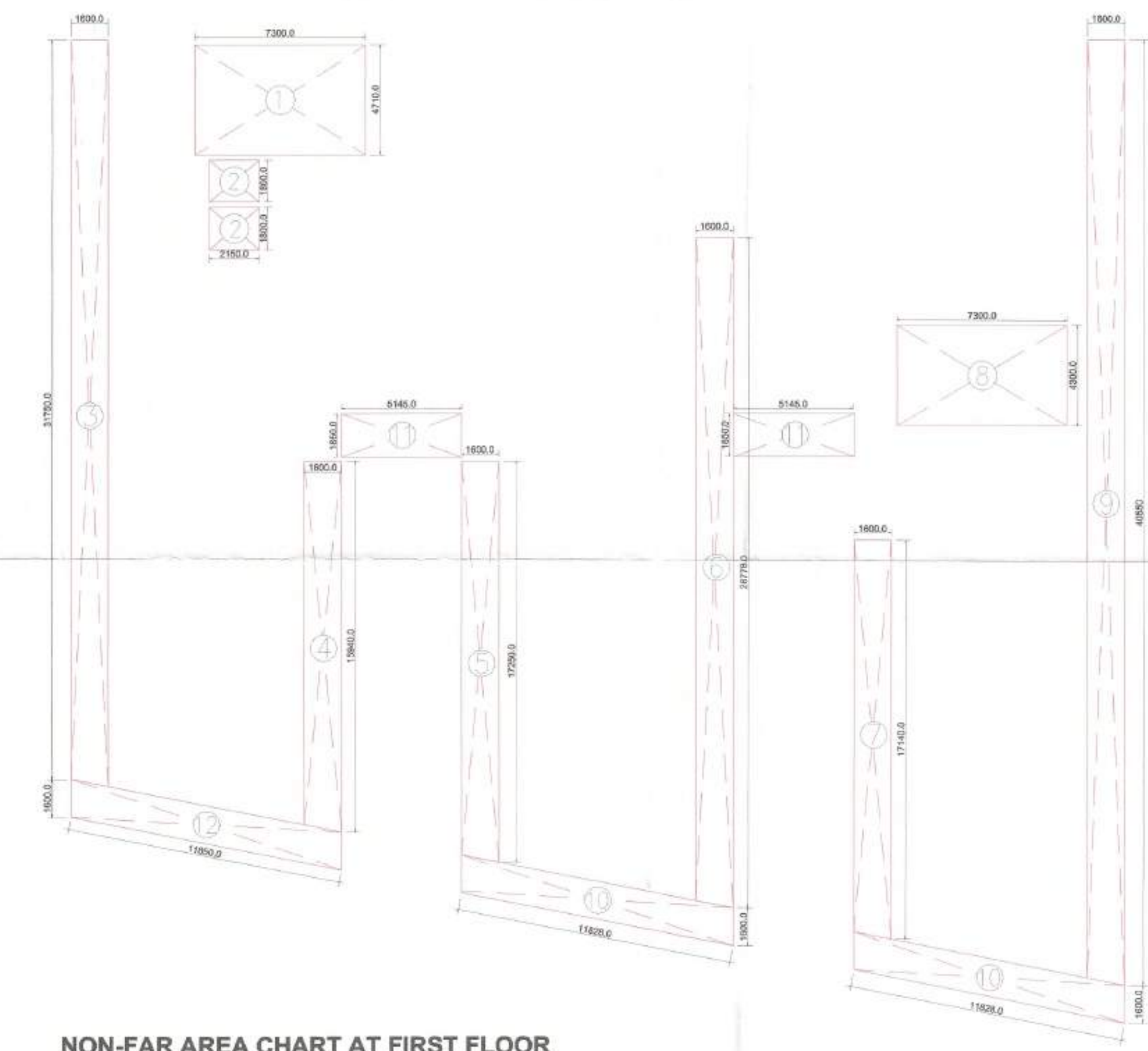
Sanctioned and Valid For 2 Years
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Chairperson
Building Plan Committee Controlled Area
Gurgaon Circle, Gurgaon

AD PA ATP



FAR AREA CHART AT FIRST FLOOR



NON-FAR AREA CHART AT FIRST FLOOR

FIRST FLOOR PLAN

F.A.R AREA CALCULATION					
FIRST FLOOR					
ADDITION					
S.No	NAME	LENGTH	WIDTH	Nos	TOTAL(SQ.MT.)
1	A	1/2 (8.800x45.220)		1	198.96
2	B	33.35	45.22	1	1508.09
SUB TOTAL					1707.05
DEDUCTION (SERVICES)					
1	1	3.525	7.520	1	26.51
2	2	8.395	15.625	1	131.17
3	3	1/2 (1.635x8.395)		2	13.73
4	4	8.395	15.505	1	130.16
5	5	1.930	7.520	3	43.54
6	6	1.600	40.550	1	64.88
7	7	1.600	46.700	1	74.72
8	8	7.300	4.300	1	31.39
9	9	7.300	4.710	1	34.38
10	10	1.800	2.150	2	7.74
11	11	5.440	6.800	1	36.99
12	12	5.195	2.040	1	10.60
TOTAL DEDUCTION					605.813
TOTAL FAR =(ADDITION-DEDUCTION)					1101.23

NON F.A.R AREA CALCULATION					
FIRST FLOOR					
ADDITION					
S.No	NAME	LENGTH	WIDTH	Nos	TOTAL(SQ.MT.)
1	1	7.30	4.71	1	34.38
2	2	1.80	2.15	2	7.74
3	3	1.60	31.75	1	50.80
4	4	1.60	15.94	1	25.50
5	5	1.60	17.25	1	27.60
6	6	1.60	29.26	1	46.81
7	7	1.60	17.14	1	27.42
8	8	7.30	4.30	1	31.39
9	9	1.60	40.55	1	64.88
10	10	1.60	11.83	2	37.85
11	11	5.14	1.85	2	19.02
12	12	1.60	11.85	1	18.95
TOTAL					392.357

DOOR WINDOW SCHEDULE - FIRST FLOOR					
S.No	NAME	SIZE	SILL LVL.	LINTEL LVL.	REMARKS
1	D1	1200x2150	-	2150	
2	DG1	3100x250	-	250	
3	DG2	1800x250	-	250	
4	DG3	2800x250	-	250	
5	DG4	2800x250	-	250	
6	GL1	800x350	-	350	
7	GL2	2500x350	-	350	
8	GL3	2700x350	-	350	
9	GL4	3700x350	-	350	
10	GL5	3500x350	-	350	
11	WH	1800x1800	800	2150	
12	PH	1800x1800	-	2150	

NOTE: SILL AND LINTEL LEVELS FROM FLOOR FINISH UNLESS MENTIONED

FIRST FLOOR (TOILET CALCULATION)					
TOTAL AREA (SQ.MT.)	OCCUPANT LOAD	NO OF OCCUPANTS	STAFF POPULATION	FLUATING POPULATION	
1437.11	6	289.518	23.95	235.57	
REQUIREMENTS FOR STAFF (10%) AT MALE FEMALE =1:1					
	W.C.	W.B.	URNAL	W.C.	W.B.
MALE	1 FOR 15 TO 25 2 FOR 26 TO 35		NIL UPTO 6 1 FOR 7 TO 20 2 FOR 21 TO 45	1 FOR 1 TO 25 2 FOR 26 TO 35	1 FOR 1 TO 13 2 FOR 14 TO 25
11.98	1	1	1	11.98	1
REQUIREMENTS FOR PUBLIC (100%) AT MALE FEMALE =1:1					
	W.C.	W.B.	URNAL	W.C.	W.B.
MALE	1 PER 50 (MIN. 2)	1 PER 15 OR PART THERE OF	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)
107.78	2.16	2.16	2.16	107.78	2.16
TOTAL	3	3	3	3	3

HANDICAP TOILET WITH BARRIER FREE DESIGN = 1

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

SANJEEV JAIN
17, GROUND FLOOR, CHITTRANJAN PARK,
CHITTRANJAN PARK, NEW DELHI, 110019
Phone: (011) 41644915, 41644916

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COMMERCIAL POCKET AREA
MEASURING 2499.65 Sqm (0.61
Acre) FORMING PART OF
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ARCHITECT
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B-14 GROUND FLOOR
KALKAJI
NEW DELHI- 110019
E-MAIL: dna.studio1@gmail.com

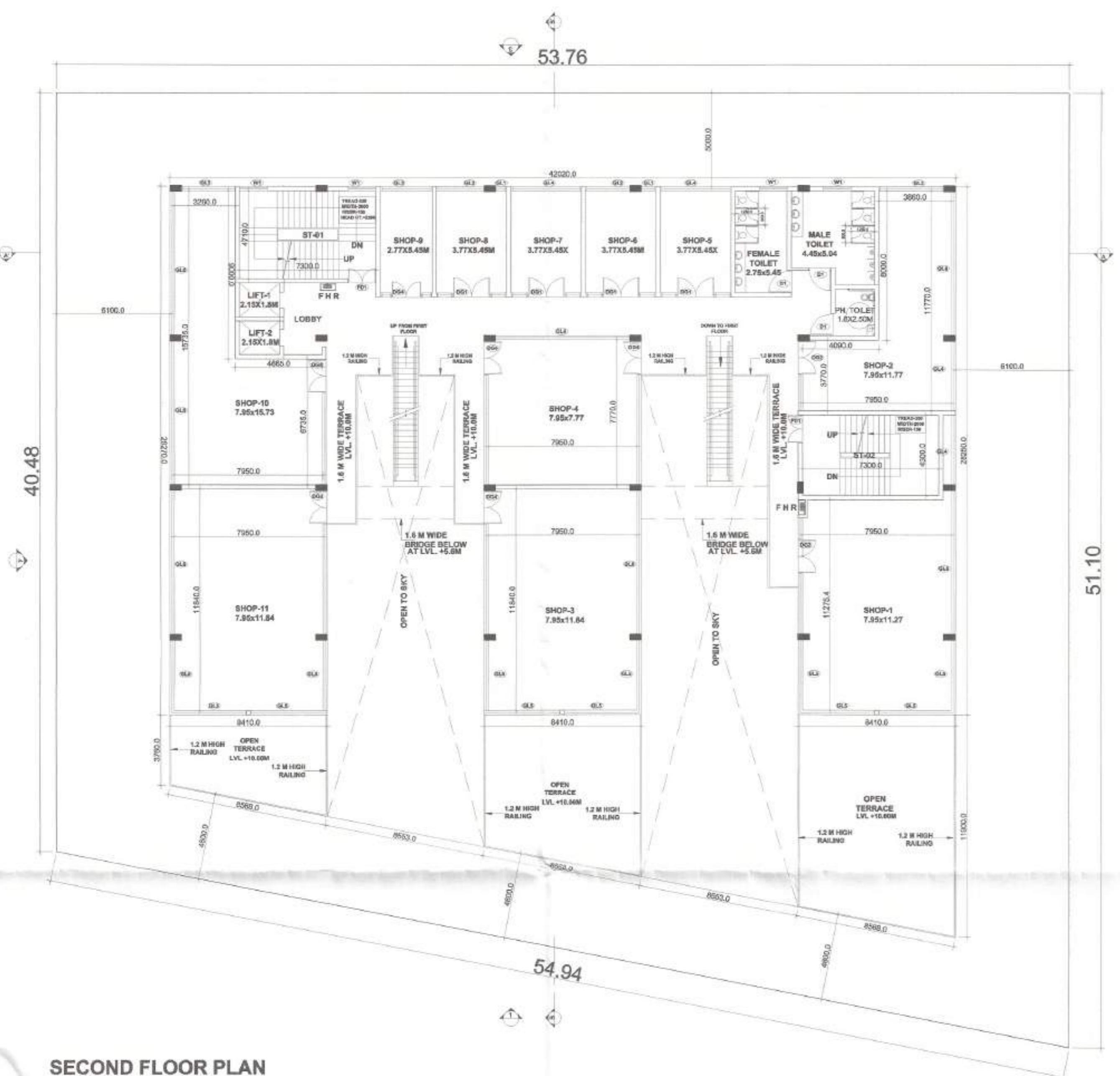
ARCHITECT'S SIGNATURE
PROF. ARCH. CAJAN...

Project Name :

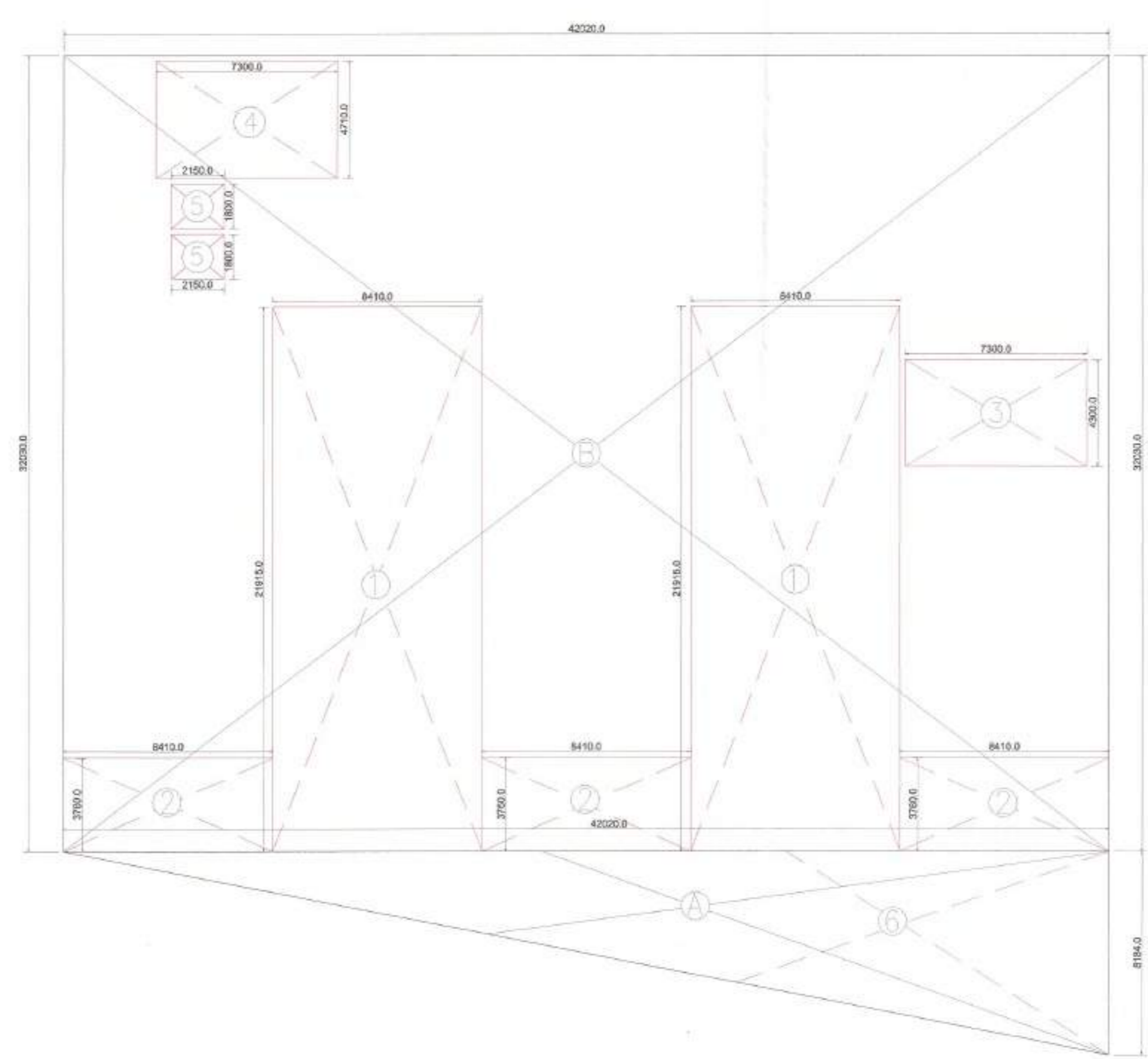
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Scale: Date: NORTH

DRAWING NUMBER: A-103



SECOND FLOOR PLAN



FAR AREA CHART AT SECOND FLOOR



NON-FAR AREA CHART AT SECOND FLOOR

F.A.R AREA CALCULATION				
SECOND FLOOR				
ADDITION				
S.No	NAME	LENGTH	WIDTH	TOTAL(SQ.MT.)
1	A	1/2(8.18x42.020)	1	171.86
2	B	32.03	42.02	1345.90
SUB TOTAL				1517.76
DEDUCTION (SERVICES)				
1	1	8.41	21.92	368.61
2	2	8.41	3.76	94.86
3	3	4.300	7.30	31.39
4	4	7.300	4.71	34.38
5	5	1.800	2.15	7.74
6	6	1/2(8.18x42.020)	1	171.86
TOTAL DEDUCTION				708.85
TOTAL FAR =(ADDITION-DEDUCTION)				808.91

NON F.A.R AREA CALCULATION				
SECOND FLOOR				
ADDITION				
S.No	NAME	LENGTH	WIDTH	TOTAL(SQ.MT.)
1	1	7.30	3.71	27.08
2	2	1.80	2.15	7.74
3	3	7.30	4.30	31.39
TOTAL				66.21

DOOR WINDOW SCHEDULE - SECOND FLOOR					
S.No	NAME	SIZE	SILL LVL.	LINTEL LVL.	REMARKS
1	D1	1200X150	-	2100	
2	DG1	3700X3250	-	3200	
3	DG2	3700X3250	-	3200	
4	DG3	5600X3250	-	3200	
5	DG4	7700X3250	-	3200	
6	GL1	600X3250	-	3200	
7	GL2	2880X3250	-	3200	
8	GL3	2770X3250	-	3200	
9	GL4	3770X3250	-	3200	
10	GL5	3900X3250	-	3200	
11	GL6	7700X3250	-	3200	
12	W1	1800X1800	900	2100	
13	FD1	1500X2150	-	2100	

NOTE: SILL AND LINTEL LEVELS FROM FLOOR FINISH UNLESS MENTIONED

SECOND FLOOR (TOILET CALCULATION)					
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 (50%) AT MALE-FEMALE =1:1					
	W.C.	W.B.	URINAL	W.C.	W.B.
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	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	1	1
REQUIREMENTS FOR PUBLIC (50%) AT MALE-FEMALE =1:1					
	W.C.	W.B.	URINAL	W.C.	W.B.
MALE	1 PER 50 (MIN. 2)	1 PER 15 OR PART THERE OF	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)	1 PER 50 (MIN. 2)
60.67	1.21	1.21	1.21	1.21	1.21
TOTAL	3	3	3	3	3

HANDICAP TOILET WITH BARRIER-FREE DESIGN = 1

Sanctioned and Valid For 2 Years
Subject to Validity of License Extension Permission

Chairperson
Building Plan Committee Controlled Area
Gurgaon Circle, Gurgaon

AD PA ATP

STRUCTURAL CONSULTANTS
GHODIA TECHNO CONSULTANTS
I-1738, LOWER GROUND FLOOR,
CHITTRANJAN PARK, NEW
DELHI-110019.
PH : (011)-41644915, 41644916,

Project Name :
COMMERCIAL POCKET AREA
MEASURING 2499.65 Sqm (0.61
Acres) FORMING PART OF
AFFORDABLE RESIDENTIAL
PLOTTED COLONY UNDER DEEN
DAYAL JAIN 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-83 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: dna.studio1@gmail.com

Project Name :
SECOND FLOOR PLAN
AND AREA CHART

Scale: 1:100
Date: 08/08/23
DRAWING NUMBER: A-104

Sanctioned and Valid For 2 Years
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Chairperson
Building Plan Committee Controlled Area
Gurgaon Circle, Gurgaon

AD PA RTP



SECTION - AA'

STRUCTURAL CONSULTANTS
CHORDIA TECHNO CONSULTANTS
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CHITTRANJAN PARK, NEW
DELHI-110019,
PH : (011)-41644915, 41644916,

Sanjeev Jain
SANJEEV JAIN
17, CHANDI MARKET, NEW DELHI-110019, INDIA
101, KANSAL PARK, GURGAON
Phone: 011-41644915, 41644916

Project Name:
COMMERCIAL POCKET AREA
MEASURING 2472.59 Sqm (0.61
Acre) FORMING PART OF
AFFORDABLE RESIDENTIAL
PLOTTED COLONY UNDER DEEN
DAYAL JAN AWAS YOJNA OF LIC, NO
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MANESAR URBAN COMPLEX 2031.
BEING DEVELOP BY ORA LAND
AND HOUSING PVT.LTD.

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ORA LAND AND HOUSING PVT.LTD.

M. Anurag

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ARCHITECT'S SIGNATURE
PROJIR ARCH
C.A. 2023/11/14

Drawing Name:
SECTION - AA'

Scale: _____ Date: _____ Month: _____
DRAWING NUMBER
A-301



LVL. +17.10M MUMTY
 LVL. +15.050M PARAPET
 LVL. +14.400M TERRACE FL.
 LVL. +14.00M B.O.B
 LVL. +10.00M 2ND FL.
 LVL. +9.50M B.O.B
 LVL. +5.600M 1ST FL.
 LVL. +5.100M B.O.B
 LVL. +0.45M GROUND FL.
 LVL. ± 00 G.L.
 LVL. -4.05M BASEMENT FL.

SECTION - BB'

Sanctioned and Valid For 2 Years
 Subject to Validity of License/Extension Permission
 Chairperson
 Building Plan Committee Controlled Area
 Gurgaon Circle, Gurgaon
 AD PA ATP

STRUCTURAL CONSULTANTS
 CHORDIA TECHNO CONSULTANTS
 I-1738, LOWER GROUND FLOOR,
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SANJEEV JAIN
 15, 2ND FLOOR, NEW DELHI
 CHITTRANJAN PARK, NEW DELHI-110019
 Phone: 011-41644915, 41644916

Project Name:
 COMMERCIAL POCKET AREA
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 Acre) FORMING PART OF
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 AND HOUSING PVT.LTD.

CLIENT
ORA LAND AND HOUSING PVT.LTD.

ARCHITECT
DNA STUDIO

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 KALKALI
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 E-MAIL: dna.studio1@gmail.com

ARCHITECT'S SIGNATURE
PROBIR ARUKA

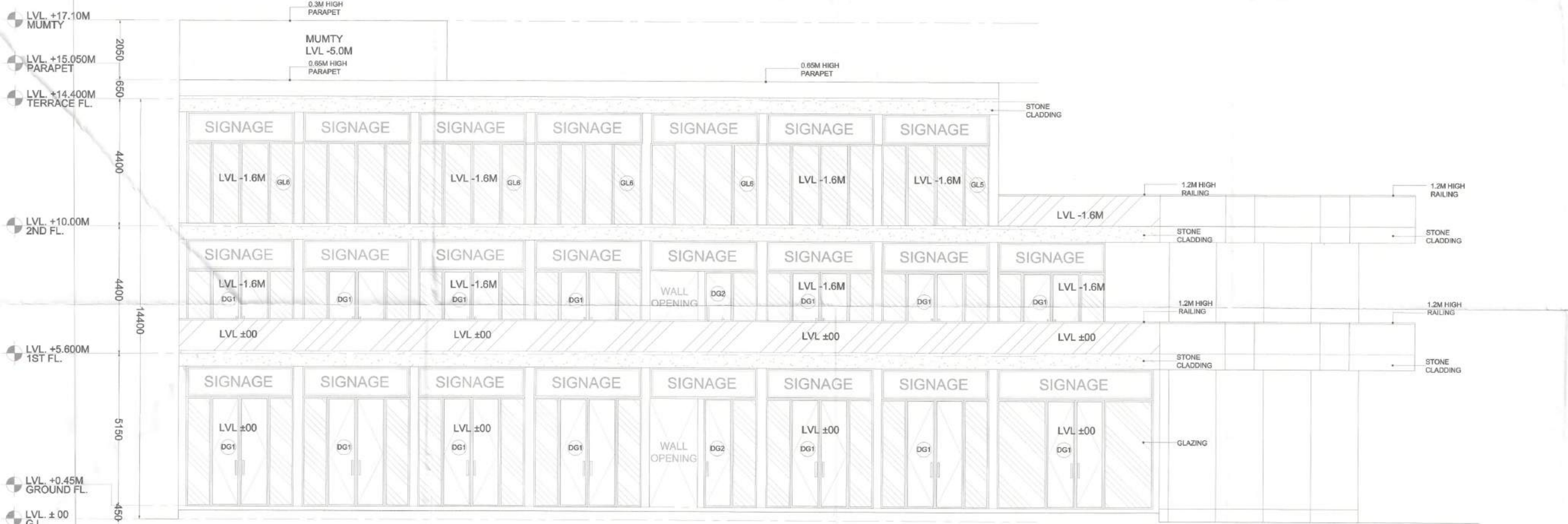
Drawing Name: SECTION - BB'

Scale: Date: Month:

DRAWING NUMBER
A-302



ELEVATION-3



ELEVATION-4

Sanctioned and Valid For 2 Years
Subject to Validity of License/Extension Permission
Chairperson
Building Plan Committee Controlled Area
Gurgaon Circle, Gurgaon

AD PA ATP

STRUCTURAL CONSULTANTS
CHORDIA TECHNO CONSULTANTS
1-1738, LOWER GROUND FLOOR,
CHITTRANJAN PARK, NEW
DELHI-110019.
PH : (011)-41644915, 41644916.

Project Name :
COMMERCIAL POCKET AREA
MEASURING 2472.59 Sqm (0.61
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MANESAR URBAN COMPLEX 2031.
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ORA LAND AND HOUSING PVT.LTD.

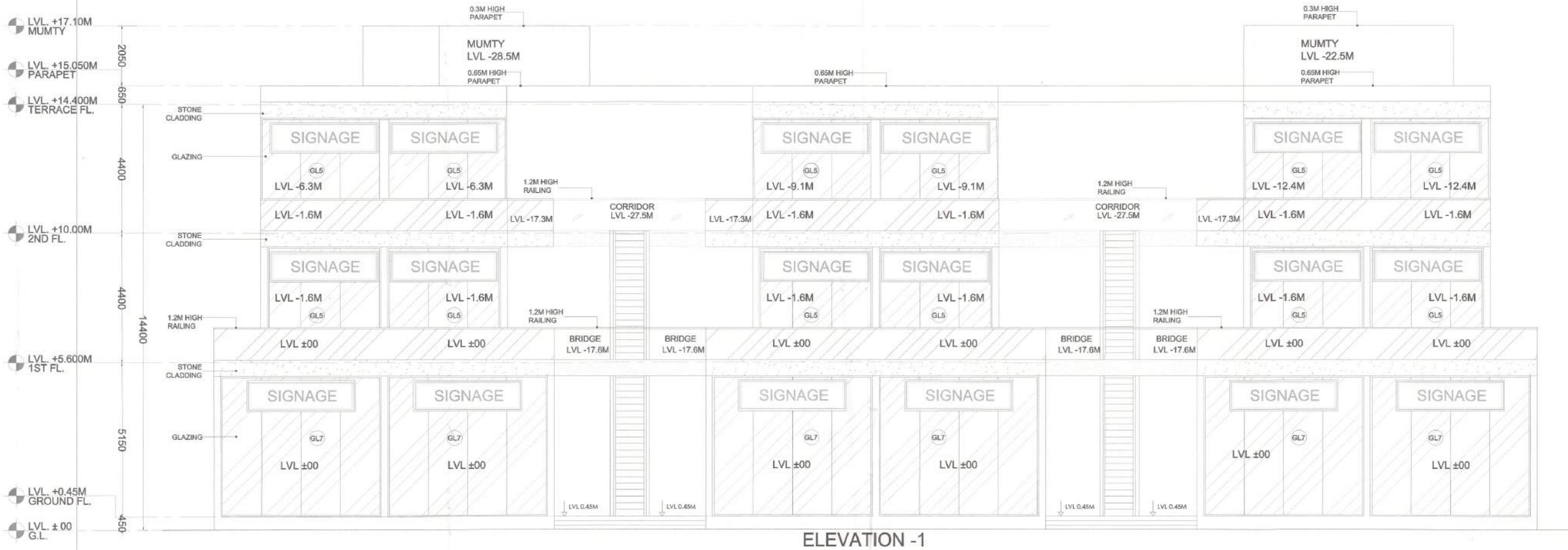
ARCHITECT
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KALKAJI
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E-MAIL: dna.studio1@gmail.com

ARCHITECT'S SIGNATURE
PRODR ARCHA
CA/308/04/1

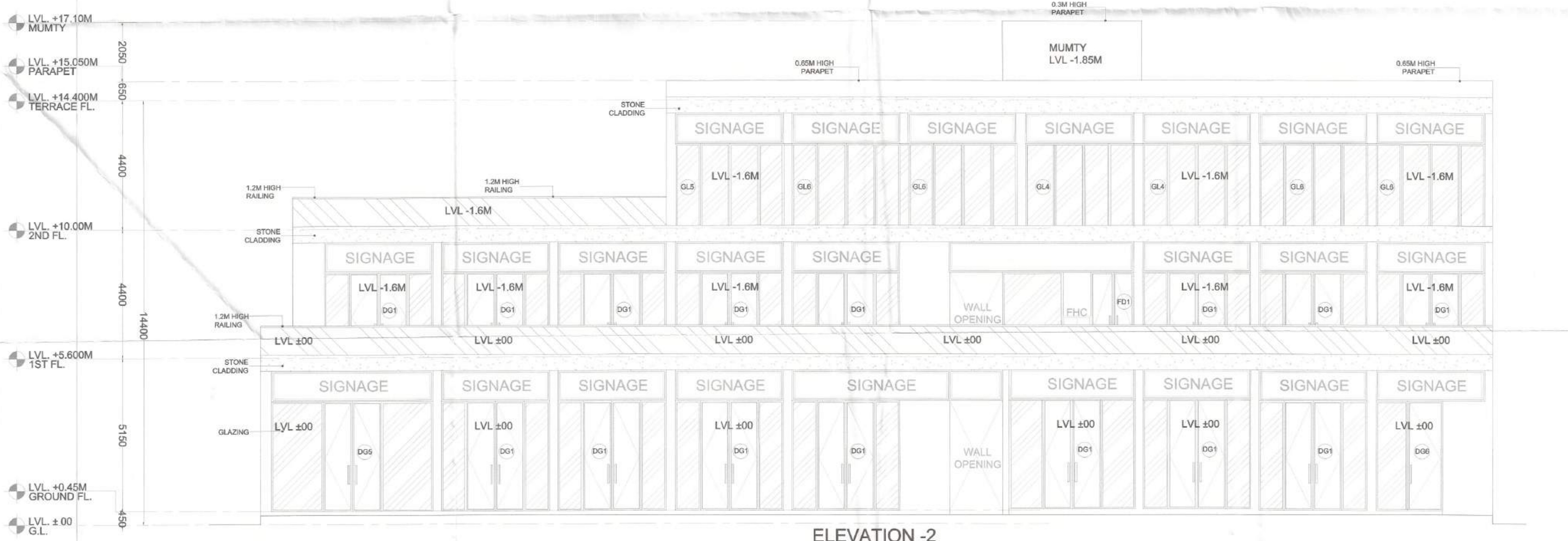
Drawing Name:
ELEVATION - 3 & 4

Scale: _____ Date: _____

DRAWING NUMBER
A-202



ELEVATION -1



ELEVATION -2

Sanctioned and Valid For 2 Years
 Subject to Validity of Licence/Extension Permission
 Chairperson
 Building Plan Committee Controlled Area
 Gurgaon Circle, Gurgaon

STRUCTURAL CONSULTANTS
 CHORDIA TECHNO CONSULTANTS
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 CHITTRANJAN PARK, NEW
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 PH : (011) -41644915, 41644916.

SANJEV JAIN
 11/11, ANANDAPUR, GURGAON
 110016, HARYANA
 PH: 99100 99100

Project Name :
 COMMERCIAL POCKET AREA
 MEASURING 2472.59 Sqm (0.61
 Acre) FORMING PART OF
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 PLOTTED COLONY UNDER DEEN
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CLIENT
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ARCHITECT'S SIGNATURE
 PROHIR ARORA

Drawing Name: ELEVATION - 1 & 2
 Scale: _____ Date: _____
 DRAWING NUMBER: A-202