

COMMERCIAL AT GURUGRAM			
Sr. No.	Description	Area Smt	Area Sft
1	PLOT AREA	2472.59	26614.71
2	AREA AT GROUND FLOOR LEVEL	1362	14660.43
3	AREA AT FIRST FLOOR LEVEL	1362	14660.43
4	AREA AT SECOND FLOOR LEVEL	596	6415.28
5	AREA AT BASEMENT LEVEL	1240.63	13354.02
6	TOTAL BUILT-UP AREA ACHIEVED	3320	35736.15
7	GROUND COVERAGE ACHIEVED @ 55%	1362	14660.43

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	3347.09	5600.364
		TOTAL CONSTRUCTION AREA=	5600.36	SQ.M.

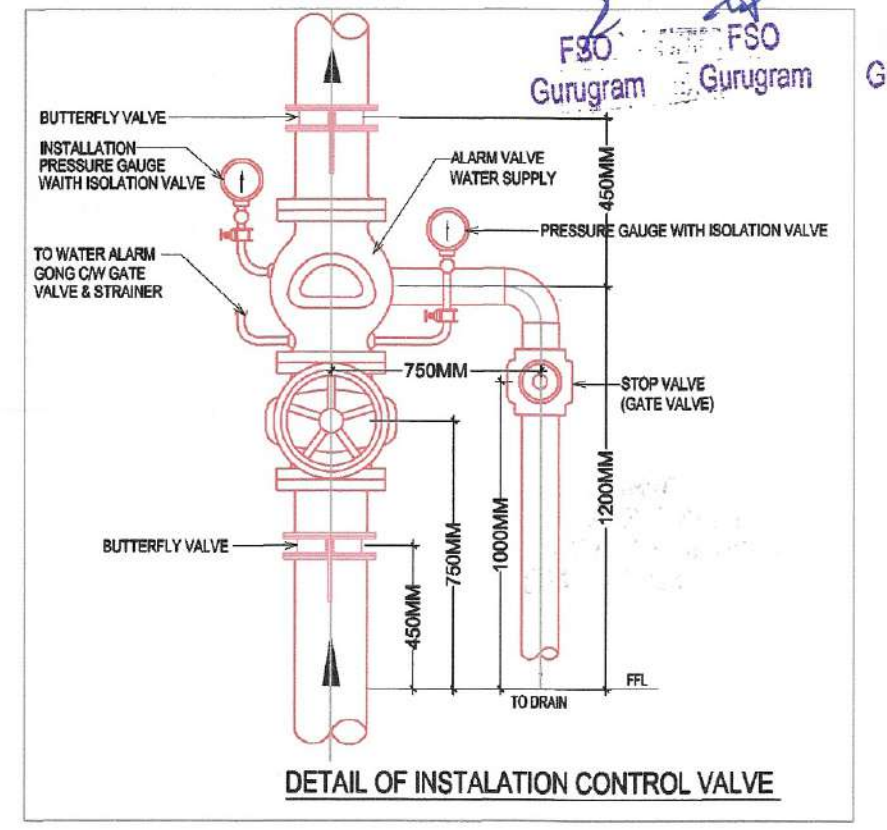
PARKING DETAILS		
PARKING REQUIRED @2ECS/100 SQ.MT. OF TOTAL FAR AREA (3347.09/100)*2=	66.94	67 NOS
ACHIEVED PARKING UNDER BASEMENT@32 SQ.M. FOR 1ECS(WITH 100% STACKS)=(1350.37/32) x 2 =		84.620 NOS

LEGEND	
[Symbol]	150Ø A.G SPRINKLER PIPE
[Symbol]	150Ø U.G SPRINKLER PIPE
[Symbol]	150Ø A.G HYDRANT PIPE
[Symbol]	150Ø U.G HYDRANT PIPE
[Symbol]	100Ø WET RISER WITH SINGLE HYDRANT VALVE, BRANCH PIPE, 2 NOS RRL HOSE (15M LENGTH), 30M LENGTH HOSE REEL (25M DIA) AND FIRE MAN AXES
[Symbol]	150Ø SPRINKLER RISER
[Symbol]	HUME PIPE
[Symbol]	22.5 KG CO2 FIRE EXTINGUISHER TROLLEY BASE
[Symbol]	50LTR. AFFF FOAM TROLLEY BASE
[Symbol]	4WAY F.B INLET FOR TANK FILLING
[Symbol]	DRAWL CONNECTION
[Symbol]	YARD HYDRANT
[Symbol]	3WAY F.B INLET FOR HYDRANT SYSTEM
[Symbol]	ICV =INSTALLATION CONTROL VALVE
[Symbol]	3WAY F.B INLET FOR HYDRANT SYSTEM

PUMP DETAIL			
S.NO.	DESCRIPTION	LPM	HEAD
1	D.P DIESEL STAND BY PUMP	2280	60
2	H.P HYDRANT PUMP	2280	60
3	J.P JOCKEY PUMP	180	60

DRG. NO.-2441/F-01

PROJECT:
 PROPOSED COMMERCIAL PCKET 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 15.700 ACRE IN SECTOR-93 GURUGRAM UNDER THE MASTER PLAN OF GURGAONMANESAR URBAN COMPLEX 2031. FOR:- ORA LAND AND HOUSING PVT.LTD. NOW BELING-SH. MANINDER SINGH as per N.B.C. Part-IV, revised 2016



IT IS CERTIFIED THAT DRAWINGS ARE AS PER ORIGINAL DRAWINGS APPROVED BY CHAIRMAN BUILDING PLAN APPROVAL COMMITTEE, FOR LICENSED COLONIES/ CONTROLLED AREA GURGAON,

MEMO NO- 7514
 DATED:- 23-11-2023

OWNER'S SIGNATURE
 ARCHITECT'S SIGNATURE

ARCHITECT'S SIGNATURE
 DNA Studio
 B-14, KALKAJI, ND-19
 Ar. PROBIR ARORA
 CA/200841924

FIRE CONSULTANT'S SIGNATURE
 E.F. RAMKUNWAR
 RAMKUNWAR & ASSOCIATES
 CONSULTING ENGINEERING SERVICES
 Fire Protection, Fire Alarm & Mechanical Ventilation System
 100, Indra Colony-1, Sector-52, Gurgaon (Hr.)
 Mob. : 9899004192

FIRE PROTECTION CONSULTANT
RAMKUNWAR AND ASSOCIATES
 CONSULTING ENGINEERING SERVICES
 100, G.F. INDIRA COLONY-1
 SECTOR-52, GURUGRAM.
 MOB. 09899004192

DRG. TITLE
 FIRE SUBMISSION
 .SITE PLANS

DATE DEC/2023	DRG. NO. 2441/F-01
SCALE 1:125	SIZE
DRAWN BY- SHIVANI	A1

PROJECT: PROPOSED 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 GURGAONMANESAR URBAN COMPLEX 2031. FOR:- ORA LAND AND HOUSING PVT.LTD. NOW BEING-SH. MANINDER SINGH AND SH. PREM SINGH.

as per N.B.C. Part-IV, revised 2013

LEGEND	
	SIDE WALL SPRINKLER
	SMOKE DETECTOR
	SPRINKLER PIPE
	PENDENT SPRINKLER
	4KG ABC FIRE EXTINGUISHER
	4.5KG CO2 FIRE EXTINGUISHER
	MANUAL CALL POINT
	HOOTER
	100# WET RISER WITH SINGLE HYDRANT VALVE, BRANCH PIPE, 2 NOS RRL HOSE (15M LENGTH), 30M LENGTH HOSE REEL (25M DIA) AND FIRE MAN AXES
	B.V. = BUTTERFLY VALVE
	FLOW SWITCH
	FD = FIRE SMOKE CHECK DOOR SIZE = 1.5X2.10M. HT.
	FD1 = FIRE SMOKE CHECK DOOR SIZE = 1.0X2.10M. HT.

IT IS CERTIFIED THAT DRAWINGS ARE AS PER ORIGINAL DRAWING APPROVED BY CHAIRMAN BUILDING PLAN APPROVAL COMMITTEE, FOR LICENSED COLONIES/ CONTROLLED AREA GURGAON.

MEMO NO. - 7514
DATED - 23-11-2023

OWNER'S SIGN ARCHITECTS SIGN

OWNER'S SIGNATURE

ARCHITECTS SIGNATURE

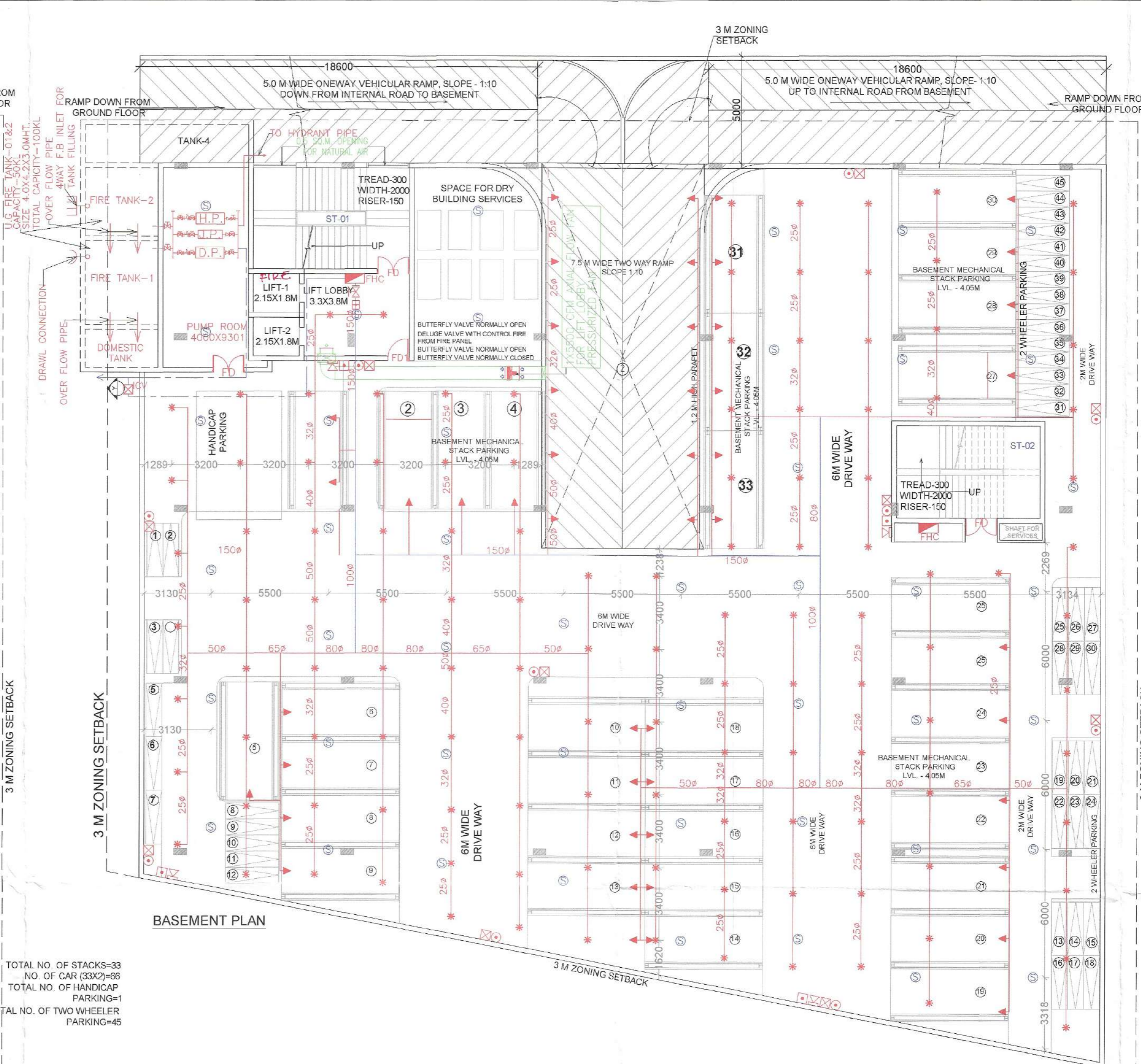
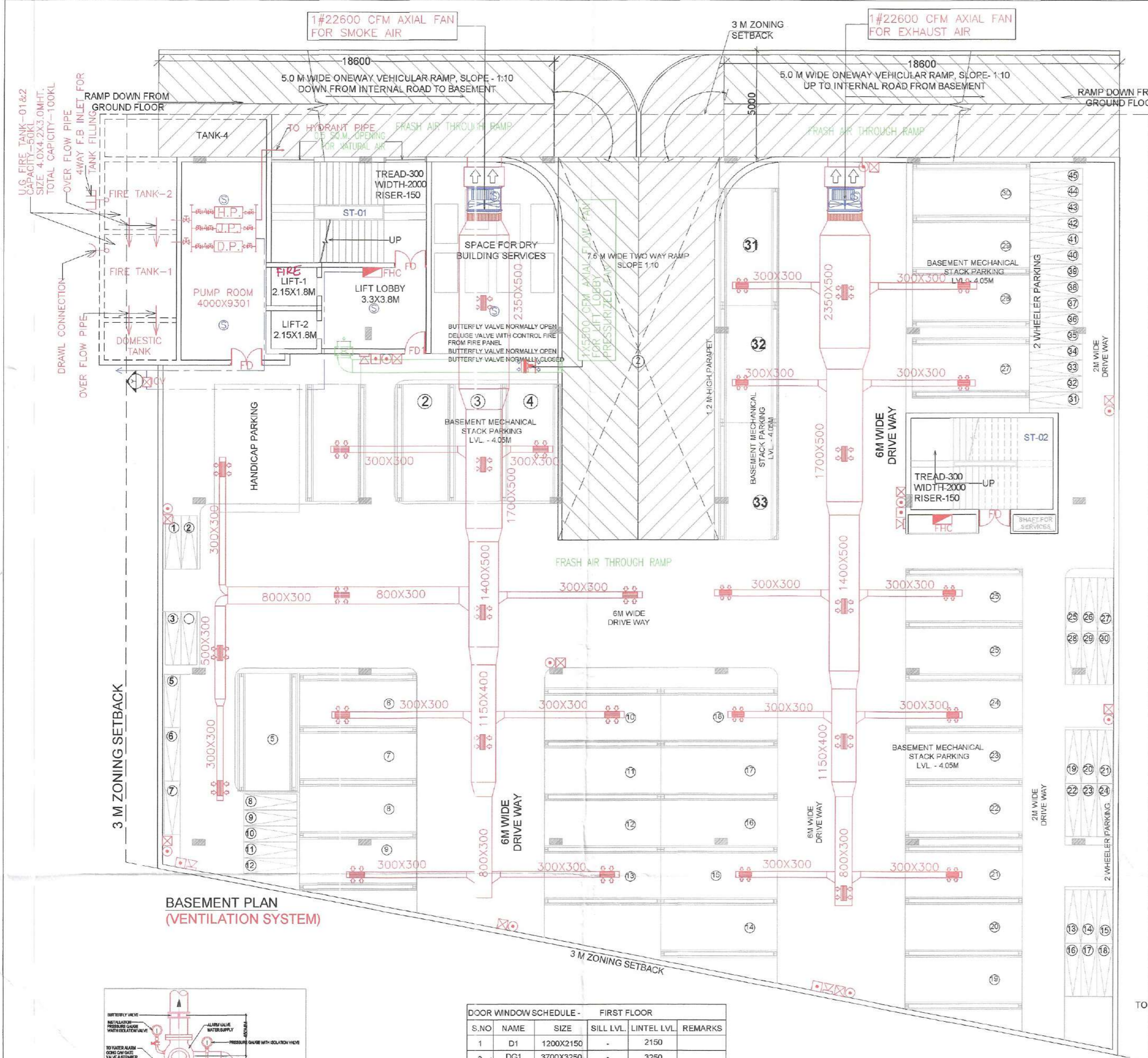
ARCHITECTS SIGNATURE

FIRE PROTECTION CONSULTANT'S SIGNATURE

DR. RAMKUNWAR
RAMKUNWAR & ASSOCIATES
CONSULTING ENGINEERING SERVICES
Fire Protection, Fire Alarm & Mechanical Ventilation System
100, Indira Colony-1, Sector-52, Gurugram. (Ht.)
Mob.: 9899004192

FIRE PROTECTION CONSULTANT
RAMKUNWAR AND ASSOCIATES
CONSULTING ENGINEERING SERVICES
100, G.F. INDIRA COLONY-1
SECTOR-52, GURUGRAM,
MOB. 9899004192

DRG. TITLE FIRE SUBMISSION BASEMENT FLOOR PLAN, SECTION & ELEVATION,	DATE JAN/2024	DRG. NO. 2441/F-02
SCALE 1:150	SIZE	
DRAWN BY- URVASHI	A1	



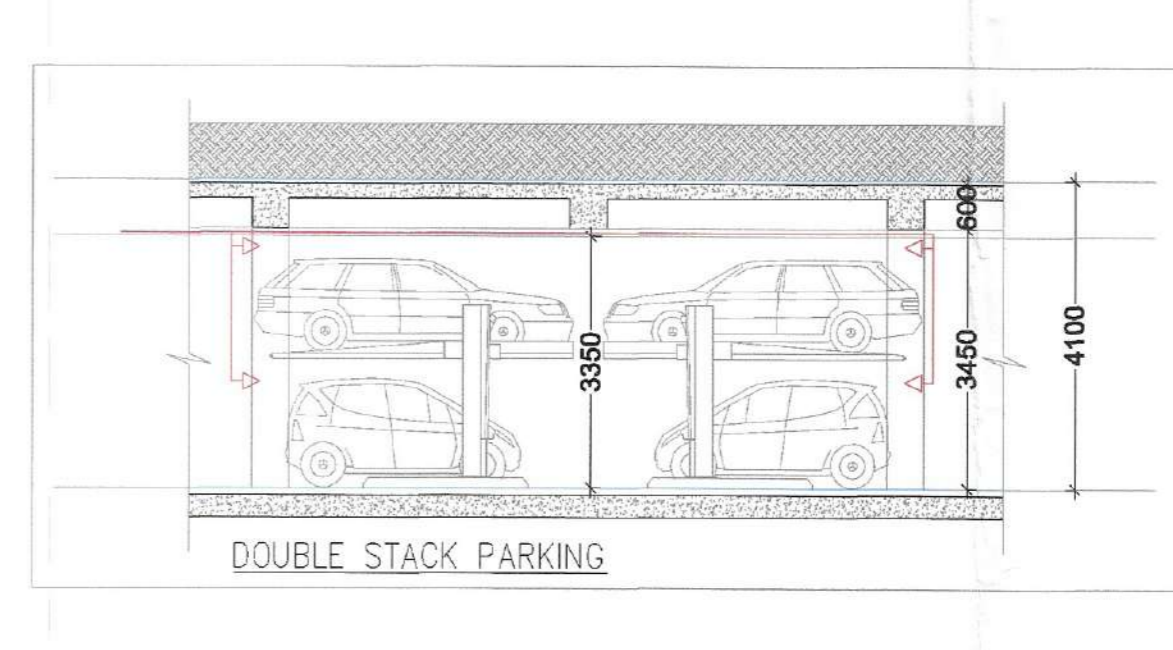
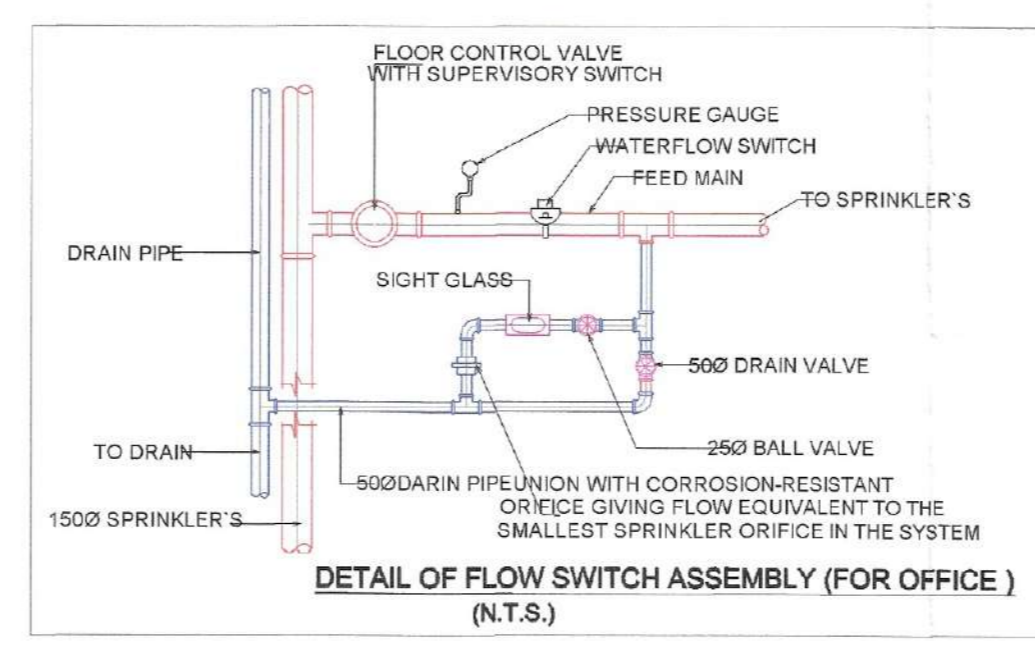
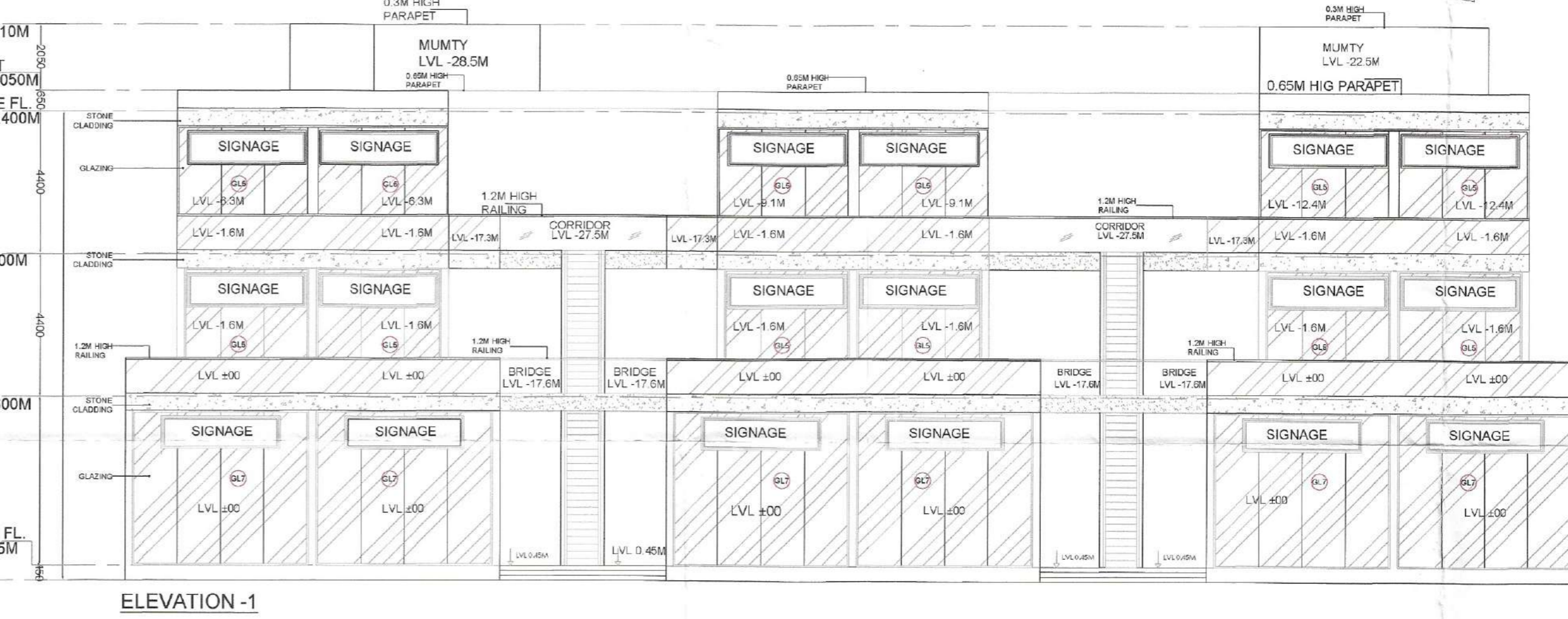
TOTAL NO. OF STACKS=33
NO. OF CAR (30X2)=66
TOTAL NO. OF HANDICAP PARKING=1
TOTAL NO. OF TWO WHEELER PARKING=45

DOOR WINDOW SCHEDULE - FIRST FLOOR

S.NO	NAME	SIZE	SILL LVL.	LINTEL LVL.	REMARKS
1	D1	1200X2150	-	2150	
2	DG1	3700X3250	-	3250	
3	DG2	1850X3250	-	3250	
4	DG3	2000X3250	-	3250	
5	DG4	2800X3250	-	3250	
6	GL1	800X3250	-	3250	
7	GL2	2650X3250	-	3250	
8	GL3	2770X3250	-	3250	
9	GL4	3770X3250	-	3250	
10	GL5	3840X3250	-	3250	
11	WT	1500X1900	800	2150	
12	FD1	1500X2150	-	2150	

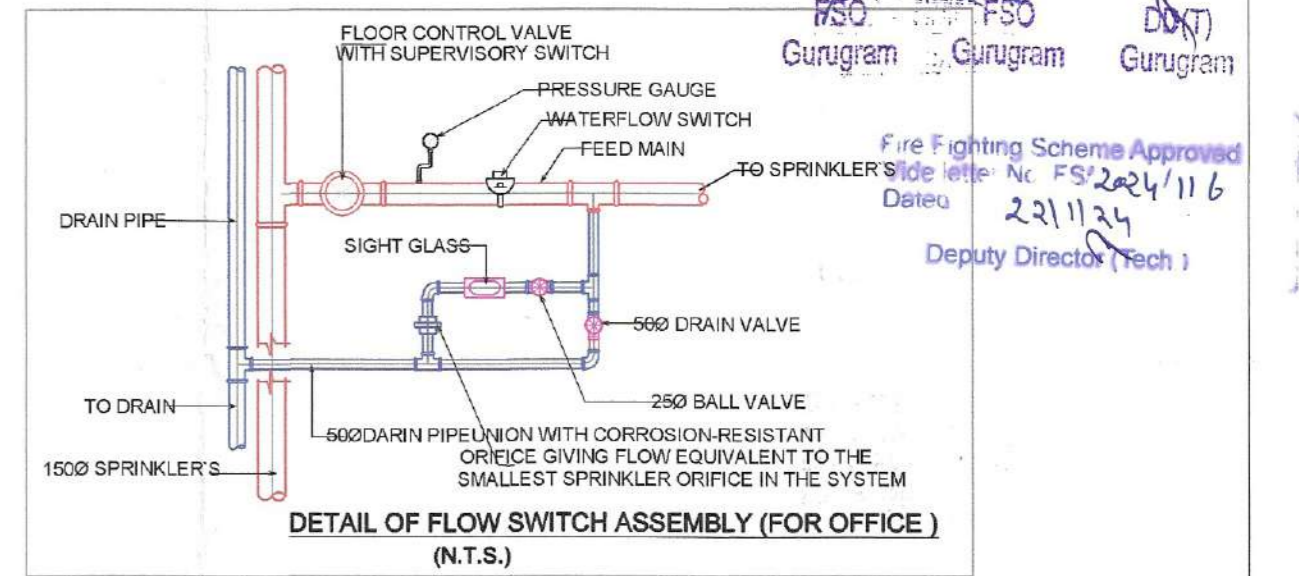
PUMP DETAIL

S.NO.	DESCRIPTION	LPM	HEAD
1	D.P. DIESEL STAND BY PUMP	2280	60
2	H.P. HYDRANT PUMP	2280	60
3	J.P. JOCKEY PUMP	180	60



PROJECT:
PROPOSED 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 GURGAONMANESAR URBAN COMPLEX 2031. FOR:- ORA LAND AND HOUSING PVT.LTD. NOW BELONGING:- SH. MANINDER SINGH AND SH. PREM SINGH. Certified that fire Fighting Scheme is as per N.B.C. Part-IV, revised 2016

Gurugram Gurugram Gurugram
Date: 23/11/24
Deputy Director (Tech 1)



ELECTRICAL SHAFT

S.NO	NAME	SIZE	SILL LVL	LINTEL LVL	REMARKS
1	D1	1200X150	-	2150	
2	DK1	3700X250	-	3250	
3	DG2	1800X250	-	3250	
4	DG3	2000X250	-	3250	
5	DG4	2800X250	-	3250	
6	GL1	800X350	-	3250	
7	GL2	2500X350	-	3250	
8	GL3	2700X350	-	3250	
9	GL4	3700X350	-	3250	
10	GL5	3900X350	-	3250	
11	W1	1500X1800	800	2150	
12	FD1	1500X2100	-	2150	

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MEMO NO. - 7514
DATED - 23-11-2023

OWNER'S SIGN
ARCHITECT'S SIGN

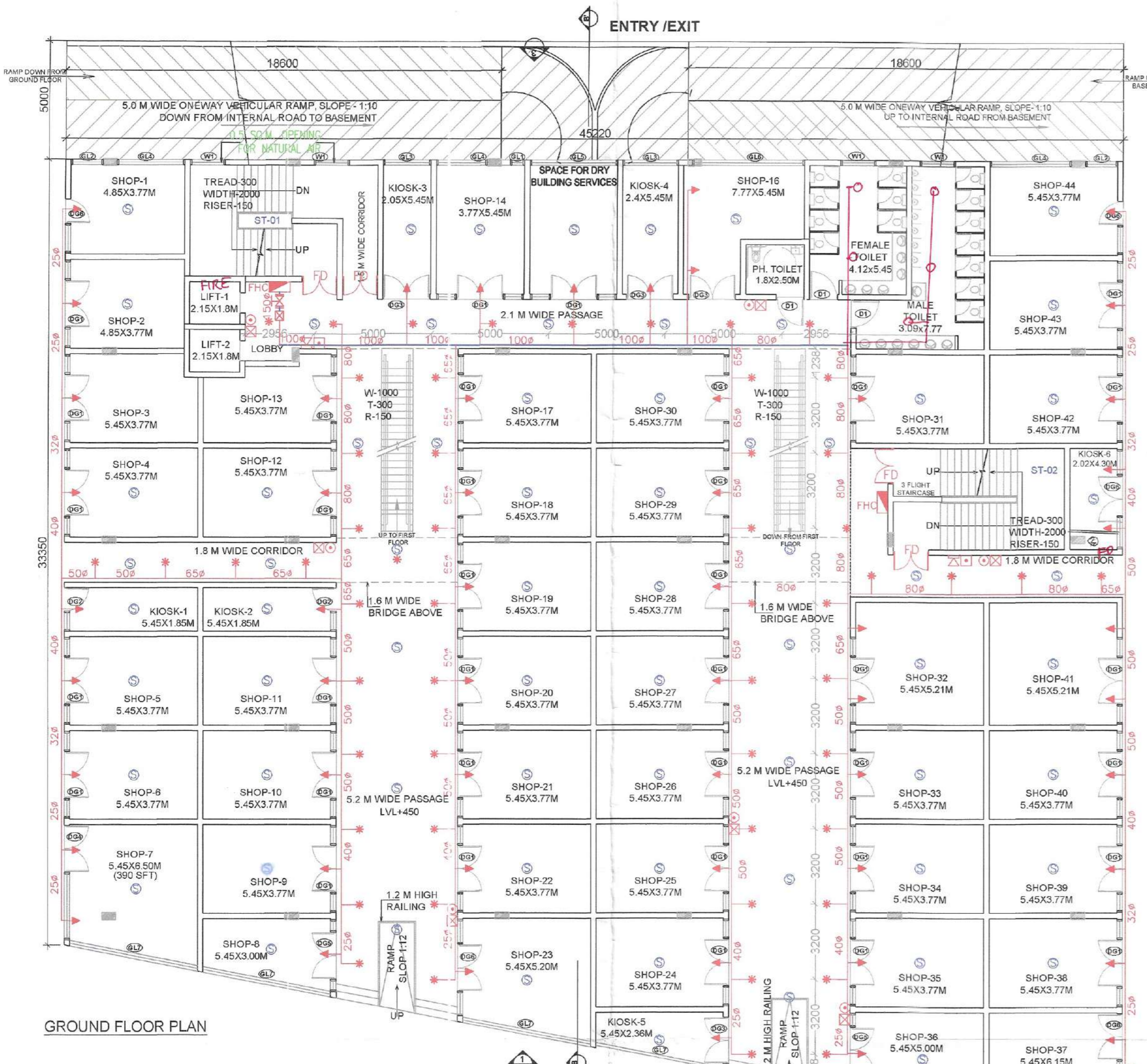
ARCHITECT'S SIGNATURE

FIRE CONSULTANT'S SIGNATURE

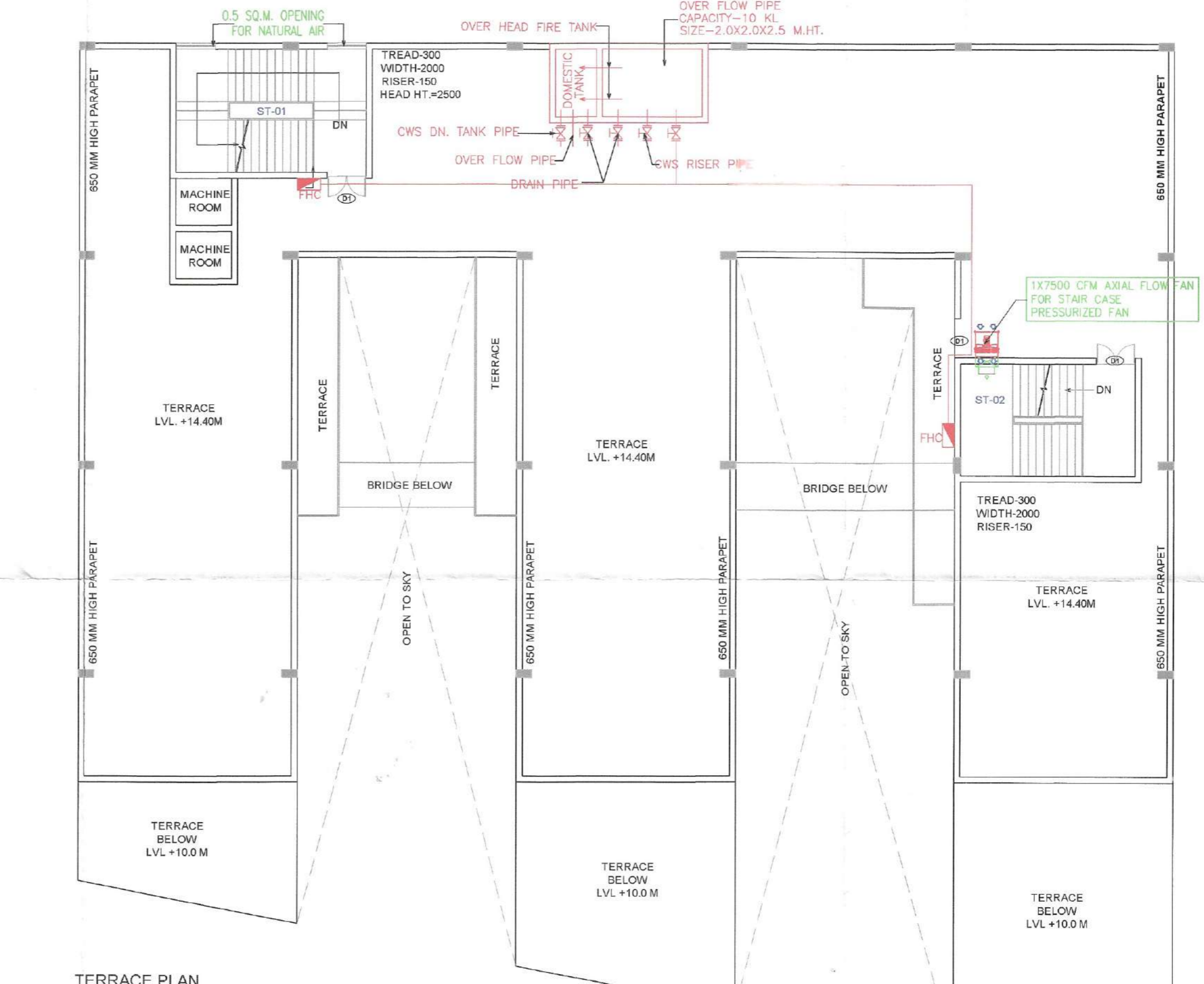
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100, G.F. INDIRA COLONY-1
SECTOR-52, GURUGRAM.
MOB. 09899004192

DRG. TITLE
FIRE SUBMISSION
GROUND FLOOR PLAN,
FIRST FLOOR PLAN,
SECOND FLOOR PLAN,
TERRACE PLAN,
DATE
JAN/2024
DRG. NO.
2441/F-03
SCALE 1:150
SIZE
DRAWN BY-
URVASHI
A1

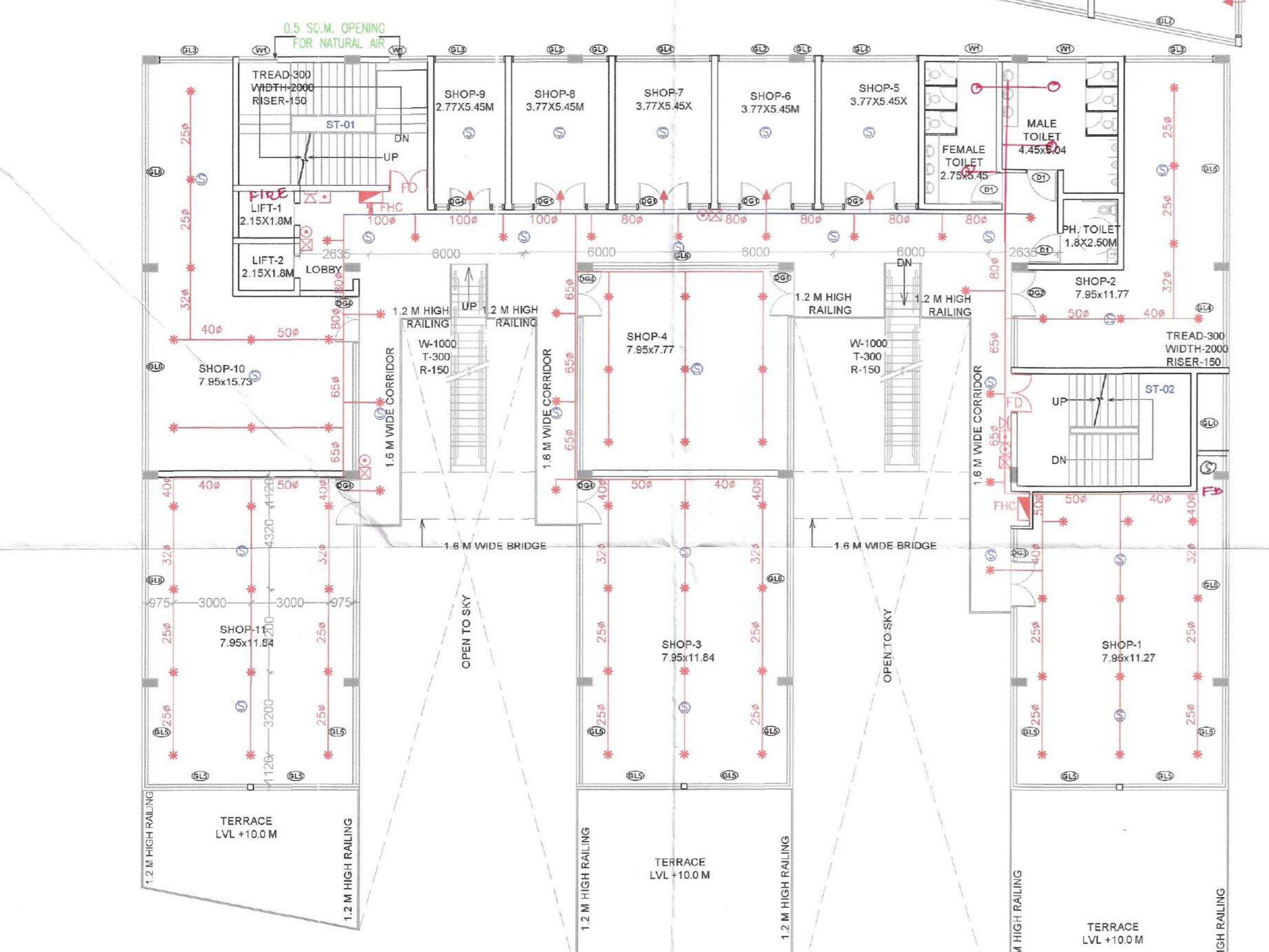


FIRST FLOOR PLAN

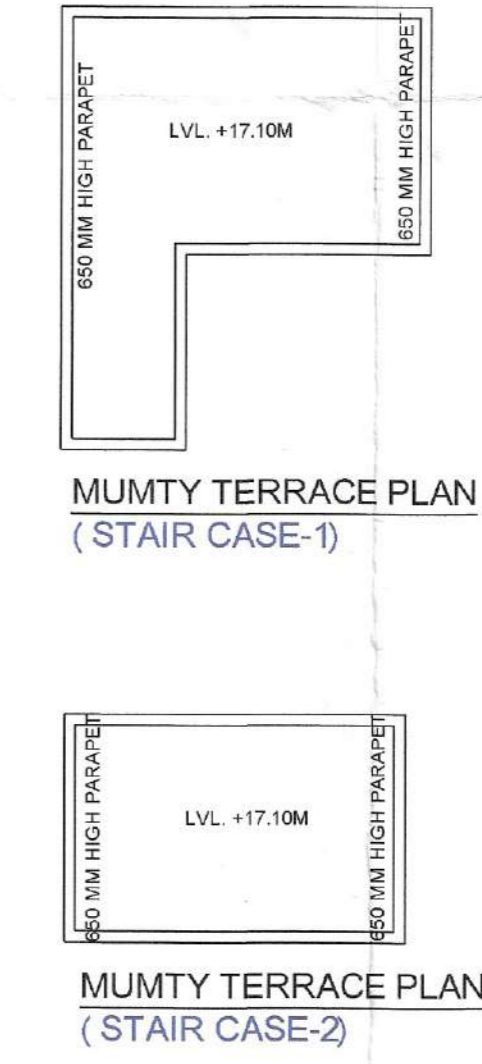


TERRACE PLAN

- LEGEND
- ▶ SIDE WALL SPRINKLER
 - ⊙ SMOKE DETECTOR
 - SPRINKLER PIPE
 - * PENDENT SPRINKLER
 - ⊗ 4KG ABC FIRE EXTINGUISHER
 - ⊕ 4.5KG CO2 FIRE EXTINGUISHER
 - MANUAL CALL POINT
 - ⊠ HOOTER
 - 100# WET RISER WITH SINGLE HYDRANT VALVE, BRANCH PIPE, 2 NOS RRL HOSE (15M LENGTH), 30M LENGTH HOSE REEL (25M DIA) AND FIRE MAN AXES 150# SPRINKLER RISER
 - B.V. = BUTTER FLY VALVE
 - ⊠ FLOW SWITCH
 - FD = FIRE SMOKE CHECK DOOR SIZE = 1.5X2.10M. HT.



SECOND FLOOR PLAN



MUMTY TERRACE PLAN (STAIR CASE-1)

MUMTY TERRACE PLAN (STAIR CASE-2)

From Director General
Fire Service, Haryana Panchkula

To **M/s** Sh Maninder Singh and Sh Prem Singh
Sector 93 Gurugram

Memo No. FS/2024/116 dated : 22/01/2024

Subject : Approval of fire fighting scheme Under 15 mtrs. from the fire safety point of view for Group F- Mercantile Building at residential plotted colony in Sector 93, Gurugram meas. 2499.65 Sq. mtrs. of Sh. Maninder Singh & Sh. Prem Singh :

Reference your Transaction Id 050262423000056 dated: 10/01/2024 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
01	G to 02	14.40 Mt.	1436.65 Sq. Mt.
Tower Name	Basement Level	Basement Area	Basement Remarks
	Basement- 01	1707.05 Sq. Mt.	-

- 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.
- 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 Two 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:- OK



Deputy Director (Technical)-I,
for Director General, Fire
Service, Haryana
Panchkula

Exercising the power of Director, Fire Services, Haryana