

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE(HQ).....DW.....

Superintending Engineer (HQ) for Chief Engineer - I, Haryana, Gurgaon  
Rakesh Bansal ATP (HQ)

S.T.P. Member Secretary B.P.A.C.

Member B.P.A.C. Chairman B.P.A.C.

**SANCTIONED**  
MEMO NO.:  
DATED:

DDT MEMBER B.P.A.C. AD(HQ)

TOTAL PLOT AREA		AREA STATEMENT	
PERMISSIBLE COMMERCIAL @ 2% OF 5.3750 ACRE	0.1076 ACRES	21761.8188 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL @ 98% OF 5.3750 ACRE	5.2674 ACRES	435.0364 SQ. MTRS.	
		21316.7824 SQ. MTRS.	
		<b>PERMISSIBLE/REQUIRED</b>	<b>PROPOSED</b>
COMMERCIAL PLOT AREA	0.1076 ACRES		
PERMISSIBLE FAR ON COMMERCIAL	435.0364 SQ. MTRS.		
COMMERCIAL COVERED AREA	1.76 %		
12% EXTRA FAR FOR IGC GOLD GREEN RATING (REG. NO. GAH221172 DATED JUNE 2022) FOR COMMERCIAL	761.3137 SQ. MTRS.		
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	62.204 SQ. MTRS.		1.851 %
GROUND COVERAGE FOR COMMERCIAL	813.5180 SQ. MTRS.		809.6300 SQ. MTRS.
809.6300 SQ. MTRS.			
REMAINING PLOT AREA FOR RESIDENTIAL	5.2674 ACRES		
PERMISSIBLE FAR ON RESIDENTIAL	21316.7824 SQ. MTRS.		
COVERED AREA FOR RESIDENTIAL	2.28 %		
12% EXTRA FAR FOR IGC GOLD GREEN RATING (REG. NO. GAH221172 DATED JUNE 2022) FOR RESIDENTIAL	47962.7603 SQ. MTRS.		
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	2558.0139 SQ. MTRS.		2.370 %
GROUND COVERAGE FOR RESIDENTIAL	50620.7742 SQ. MTRS.		50611.6700 SQ. MTRS.
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GROUND COVERAGE = RESIDENTIAL + COMMERCIAL + AANGANWADI + MILK BOOTH + GUARD ROOM + NON FAR	10875.9094 SQ. MTRS.		707.167 %
50 %			32.5 %
TOTAL BUILTUP AREA = FAR-COMMERCIAL + AANGANWADI + COMMUNITY + MUMTY			59456.2800 SQ. MTRS.
NO. OF DWELLING UNITS PERMISSIBLE	790-966	NO	798 UNITS
OCCUPANCY PER DWELLING UNIT	6 PERSON PER UNIT		6 PERSON PER UNIT
TOTAL POPULATION	3950.62-4830.75 PERSONS		3960 PERSONS
DENSITY	740-900 PPA		757.475 PPA
GREEN AREA	15 % OF THE PLOT		15.276 % OF THE PLOT
3262.773 SQ. MTRS.			3322.7600 SQ. MTRS.
PARKING	0.600 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING		
TWO WHEELER PARKING REQUIRED	798 TWO WHEELERS		1162 TWO WHEELERS
TOTAL ECS REQUIRED	399 ECS		576 ECS
EXTRA ECS AS PER POLICY	177 ECS		177 ECS
1 NO. OF AANGANWADI	185.810 SQ. MTRS.		223.640 SQ. MTRS.
1 NO. OF COMMUNITY HALL	185.810 SQ. MTRS.		223.640 SQ. MTRS.
MILK + VEGETABLE BOOTH			27.500

PROPOSED AREA FOR HOUSING														
S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL FLOOR AREA	TYPICAL FLOOR FAR	TOTAL FAR AREA (ground typical floor)	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	BUILTUP AREA		
1	1	(G+14)	GROUND	1	5	117	375.93	534.64	7860.89	936.84	44.85	52.10	8971.04	
			1st. To 14th.	14	8	112								
2	2	(G+14)	GROUND	1	5	117	375.93	534.64	7860.89	936.84	44.85	52.10	8971.04	
			1st. To 14th.	14	8	112								
3	3	(G+14)	GROUND	1	4	4	116	311.12	534.64	7796.08	936.84	44.85	52.10	8971.04
			1st. To 14th.	14	8	112								
4	4	(G+14)	GROUND	1	4	4	116	311.12	534.64	7796.08	936.84	44.85	52.10	8971.04
			1st. To 14th.	14	8	112								
5	5	(G+14)	GROUND	1	4	4	116	311.12	534.64	7796.08	936.84	44.85	52.10	8971.04
			1st. To 14th.	14	8	112								
6	6	(G+13)	GROUND	1	8	8	112	455.15	419.65	5910.60	658.85	41.90	52.10	7083.05
			1st. To 13th.	13	8	104								
7	7	(G+12)	GROUND	1	8	8	104	455.15	419.65	5490.95	658.85	38.95	52.10	6172.75
			1st. To 12th.	12	8	96								
TOTAL						798			50511.57	6001.90		364.70	58111.00	

PROPOSED AREA FOR COMMERCIAL										
S.NO	COMMERCIAL NO.	GROUND FLOOR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA	BUILTUP AREA		
1	COMMERCIAL	809.63	G	1	809.63	809.63	6.15			
2	TOTAL	809.63			809.63			809.63		
3	AANGANWADI OR CRECHE NON FAR AREA	223.64			223.64		223.640	223.640		
4	COMMUNITY HALL NON FAR AREA						223.640	51.865		
5	MILK AND VEGETABLE BOOTH	27.50			27.50			27.50		
6	GUARD ROOM	9.00			9.00			9.00		
TOTAL		1069.77			1069.77		447.28	1345.28		

UNIT SUMMARY										
S.NO	TOWER NO.	UNIT TYPE	NO OF UNIT	CARPET AREA	BALCONY/TERRACE AREA	TOTAL CARPET AREA				
1	TOWER 1	TYPE 102 (2BHK)	2	59.96	14.81	119.92				
		TYPE 202 (2BHK)	2	59.74	13.30	119.48				
		TYPE 302 (2BHK-STONE)	4	59.96	14.81	239.84				
		TYPE 402 (2BHK)	2	59.74	13.30	119.48				
		TYPE 502 (2BHK)	2	59.96	14.81	239.84				
		TYPE 602 (2BHK)	2	59.74	13.30	119.48				
2	TOWER 2	TYPE 102 (2BHK)	2	59.96	14.81	119.92				
		TYPE 202 (2BHK)	2	59.74	13.30	119.48				
		TYPE 302 (2BHK-STONE)	4	59.96	14.81	239.84				
		TYPE 402 (2BHK)	2	59.74	13.30	119.48				
		TYPE 502 (2BHK)	2	59.96	14.81	239.84				
		TYPE 602 (2BHK)	2	59.74	13.30	119.48				
3	TOWER 3	TYPE 102 (2BHK)	2	59.96	14.81	119.92				
		TYPE 202 (2BHK)	2	59.74	13.30	119.48				
		TYPE 302 (2BHK-STONE)	4	59.96	14.81	239.84				
		TYPE 402 (2BHK)	2	59.74	13.30	119.48				
		TYPE 502 (2BHK)	2	59.96	14.81	239.84				
		TYPE 602 (2BHK)	2	59.74	13.30	119.48				
4	TOWER 4	TYPE 102 (2BHK)	2	59.96	14.81	119.92				
		TYPE 202 (2BHK)	2	59.74	13.30	119.48				
		TYPE 302 (2BHK-STONE)	4	59.96	14.81	239.84				
		TYPE 402 (2BHK)	2	59.74	13.30	119.48				
		TYPE 502 (2BHK)	2	59.96	14.81	239.84				
		TYPE 602 (2BHK)	2	59.74	13.30	119.48				
5	TOWER 5	TYPE 102 (2BHK)	2	59.96	14.81	119.92				
		TYPE 202 (2BHK)	2	59.74	13.30	119.48				
		TYPE 302 (2BHK-STONE)	4	59.96	14.81	239.84				
		TYPE 402 (2BHK)	2	59.74	13.30	119.48				
		TYPE 502 (2BHK)	2	59.96	14.81	239.84				
		TYPE 602 (2BHK)	2	59.74	13.30	119.48				
6	TOWER 6	TYPE 102 (2BHK)	4	46.78	15.59	187.12				
		TYPE 202 (2BHK)	4	45.82	11.62	183.28				
		TYPE 302 (2BHK)	4	45.78	30.46	181.12				
		TYPE 402 (2BHK)	4	45.82	28.62	183.28				
		TYPE 502 (2BHK)	48	46.78	15.59	2245.44				
		TYPE 602 (2BHK)	48	45.82	11.62	2245.44				
7	TOWER 7	TYPE 102 (2BHK)	4	46.78	15.59	187.12				
		TYPE 202 (2BHK)	4	45.82	11.62	183.28				
		TYPE 302 (2BHK)	4	45.78	30.46	181.12				
		TYPE 402 (2BHK)	4	45.82	28.62	183.28				
		TYPE 502 (2BHK)	48	46.78	15.59	2245.44				
		TYPE 602 (2BHK)	48	45.82	11.62	2245.44				
TOTAL			798			44833.20				

STILT PARKING AREA	
TOWER-1 AND TOWER-2	
GROUND COVERAGE AREA	= 936.84
GROUND FAR AREA	= 375.93
GROUND STILT PARKING AREA	= 560.91
TOTAL PARKING AREA	= 1121.82
PARKING AREA @ 28	= 40.07
TOTAL ECS	= 40 ECS
TOWER-3	
GROUND COVERAGE AREA	= 936.84
GROUND FAR AREA	= 311.12
LT. ROOM & FIRE CENTER	= 36.43
GROUND STILT PARKING AREA	= 589.29
PARKING AREA @ 28	= 21
TOWER-4 AND TOWER-5	
GROUND COVERAGE AREA	= 936.84
GROUND FAR AREA	= 311.12
GROUND STILT PARKING AREA	= 625.72
TOTAL PARKING AREA	= 1251.44
PARKING AREA @ 28	= 44.69
TOTAL ECS	= 45 ECS
TOTAL STILT PARKING	= 106

- NOTE:-
- GATE & BOUNDARY WALL AS PER STD DESIGN
  - BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
  - ALL COMMON AREA FULLY POWER BACKUP
  - ALL D1-DOOR 1 HOUR. FIRE RATING DOOR
- ALL DIMENSIONS ARE IN MILLIMETERS

**CLIENT:-**  
SMT. AKSHY NATH W/O JITENDRA NATH & OTHERS IN COLLABORATION PEGASUS LAND AND HOUSING PVT. LTD.

**PROJECT :-**  
PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.375 ACRE (LICENCE NO. 58 DATED 13/05/2022.) IN SECTOR-78 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SMT. AKSHY NATH W/O JITENDRA NATH & OTHERS IN COLLABORATION PEGASUS LAND AND HOUSING PVT. LTD.

**ARCHITECTS**  
Pinnacle Architects Pvt. Ltd.  
838, SECTOR 14, GURGAON HARYANA

**SCALE : 1:100**

**DRAWING NAME**  
SITE PLAN

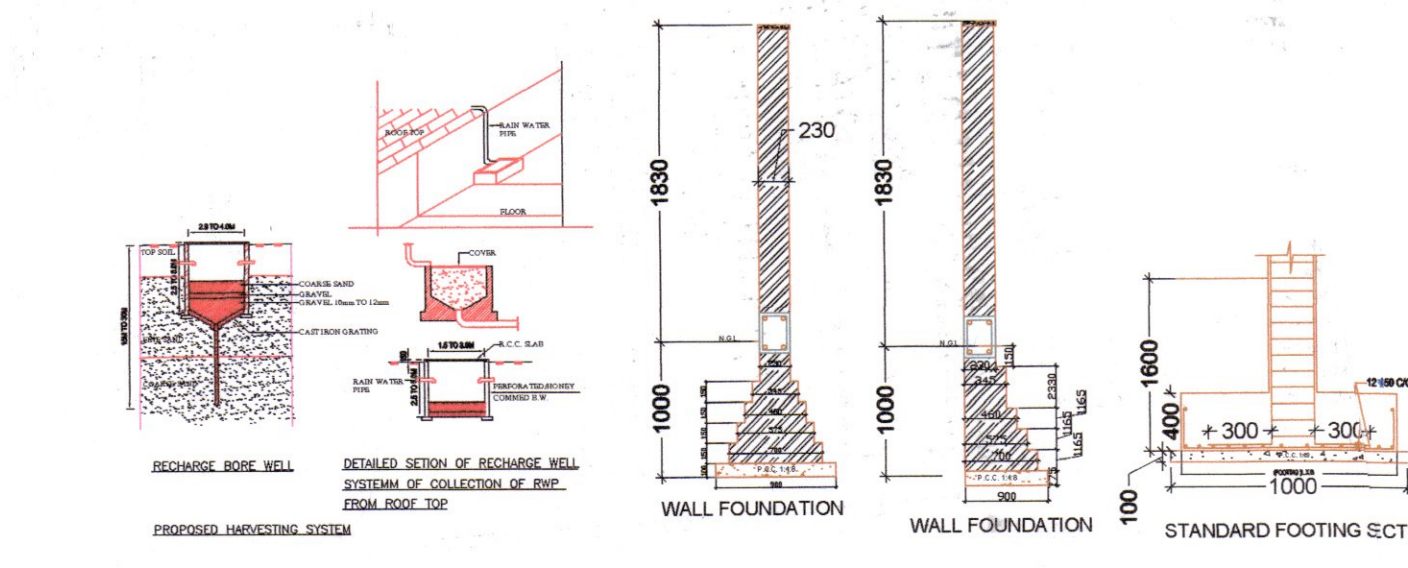
**DRAWING NO.-01**

**APPLICANT'S SIGN.** **ARCHITECT'S SIGN**

PARKING SUMMARY		
TOTAL NO. OF APARTMENTS	=	798
PARKING REQUIRED @ 0.5 ECS PER DU	=	399 ECS
PARKING REQUIRED BY AREA		
PROPOSED OPEN PARKING AREA	=	10801.09 SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE @ 235 SQ. M / ECS	=	469.61 ECS
	SAY	470 ECS
PROPOSED STILT PARKING AREA		
PROPOSED STILT PARKING	=	106 ECS
TOTAL ECS PROVIDED	=	576 ECS
PARKING PROVIDED		
TWO WHEELER PARKING REQUIRED @ 1 PARKING PER DU	=	798
2 WHEELERS PROVIDED ON STILT	=	212 NO.S
2 WHEELERS PROVIDED ON OPEN SITE	=	940 NO.S
TOTAL 2 WHEELERS PROVIDED	=	1152 NO.S

- GENERAL NOTES:-**
- LIFT SERVICES WILL BE INSTALLED WITH 100% POWER BACKUP.
  - THE RESPONSIBILITY OF THE STRUCTURE DESIGN AND STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF THE ARCHITECT'S OWNERSHIP.
  - HANDBOOK RAMP WITH RAILINGS HAS BEEN PROVIDED IN ALL THE COMMON AREAS.
  - STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND SERVICES DRAWING.
  - DO NOT SCALE/FOLLOW WRITTEN DIMENSIONS ONLY.
  - ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
  - UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL DRAWINGS ARE STRUCTURAL LEVELS ONLY.
  - FOR GENERAL NOTES AND STANDARD DETAILS REFER STANDARD 1980.
  - COVER: 25MM
  - SLAB: 200MM
  - CONCRETE MIX: M25
  - SLAB: M25
  - TOP REIN: 12MM
  - BOTTOM REIN: 10MM
  - REINFORCEMENT (REIN) STEEL SHALL BE TMT BARS OF GRADE Fe 415 TO DEVELOPMENT LENGTH IN TENSION.
  - DETAILS OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987 IS-456:2000, IS-13920:1993
  - PROVIDE DIST. REIN. WHEREVER REQD. AS FOLLOWS:-  
BOT. - ST8C  
TOP - ST8C

- CONSTRUCTION DETAILS:-**
- THE COLUMNS (RECTANGULAR) OR COLUMN LEG (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINE.
  - NOT MORE THAN 50% OF BARS SHALL BE LAPPED AT ANY SECTION. LAP LENGTH IN LONGITUDINAL BARS IN COLUMNS SHALL BE EQUAL TO DEVELOPMENT LENGTH IN TENSION.
  - ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C.P.W.D. SPECIFICATIONS, 1964 (VOL. 1 TO VOL. V) WITH CORRECTION SLIPS AND IS-456:2000.
  - DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456:2000, IS-13920:1993
  - GATE & BOUNDARY WALL AS STD. DESIGN



**LEGEND:-**

SYMBOL	DESCRIPTION
---	LT. CABLE
---	100MM WIDE, 100MM DEPTH TRENCH
---	LV CABLE
---	150x150 PVC HOME PIPE FOR LV CABLE
---	150x150 R/C NAME PIPE
---	1000x1000x800 MANHOLE FOR LT. CABLES
---	1000x1000x800 MANHOLE FOR LV CABLES
---	FEEDER PILLER
---	NOTE-FOR FEEDER PILLER TO MEET BOARD TO SLOT-FOR CABLE SIZE REFER TO S.D.

**FIRE LEGEND:-**

---	EXTERNAL FIRE HYDRANT
---	1500 FIRE HYDRANT LINE
---	4 WAY FIRE BRIDGE
---	2 WAY FIRE BRIDGE WITHDRAW CONNECTION

**LEGEND:-**

---	SEWAGE LINE
---	STORM WATER LINE
---	MUNICIPAL LINE
---	BORER WELL LINE
---	DOMESTIC WATER SUPPLY LINE
---	FLUSHING/IRRIGATION LINE
---	STORM MANHOLE
---	SEWAGE MANHOLE

