

Member Secretary
BPC
DINESH KUMAR
SD (HQ)
Member
BPC
Member
BPC

12 M WIDE SERVICE ROAD
60.0 M WIDE ROAD



AREA STATEMENT			
TOTAL PLOT AREA	6.03403 ACRES	20371.9643 SQ. MTRS.	
COMMERCIAL	0.20138 ACRES	814.8788 SQ. MTRS.	
RESIDENTIAL	4.83267 ACRES	19557.0857 SQ. MTRS.	
		PERMISSIBLE/REQUIRED	PROPOSED
COMMERCIAL PLOT AREA		0.20138 ACRES	
FAR ON COMMERCIAL		814.8788 SQ. MTRS.	1.870
COMMERCIAL COVERED AREA		1426.03760 SQ. MTRS.	1623.6200 SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR COMMERCIAL		97.7185 SQ. MTRS.	99.90 % (COVERAGE)
TOTAL FAR FOR COMMERCIAL		1623.75610 SQ. MTRS.	
GROUND COVERAGE FOR COMMERCIAL		1236.480 SQ. MTRS.	86.71 % (COVERAGE)
REMAINING PLOT AREA FOR RESIDENTIAL		4.83267 ACRES	
FAR ON RESIDENTIAL		19557.0857 SQ. MTRS.	2.367
COVERED AREA FOR RESIDENTIAL		44003.44290 SQ. MTRS.	46294.860 SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR RESIDENTIAL		2346.86029 SQ. MTRS.	98.88 % (COVERAGE)
TOTAL FAR FOR RESIDENTIAL		46350.2932 SQ. MTRS.	
GROUND AREA		37178.54 SQ. MTRS.	6304.15 SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL			6304.15 SQ. MTRS.
GROUND COVERAGE = (GROUND AREA + COMMERCIAL AREA + AANGANWADI AREA)		10185.98215 SQ. MTRS.	6192.610 SQ. MTRS. (GROUND AREA + COMMERCIAL AREA + AANGANWADI AREA)
TOTAL BUILTUP AREA = FAR+COMMERCIAL+ANGANWADI+COMMUNITY+MUMTY		50 %	30.4 %
NO. OF UNITS		726	726 UNITS
OCCUPANCY PER DWELLING UNIT		5	5 PERSON PER UNIT
TOTAL POPULATION		3624.45-4349.34 PERSONS	3630 PERSONS
DENSITY		750-900 PPA	761.138 PPA
GREEN AREA		15 % OF THE PLOT	21.26 % OF THE PLOT
CAR PARKING		0.500 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING	750 TWO WHEELERS
TWO WHEELER PARKING REQUIRED		726 TWO WHEELERS	10578.62 SQ. MTRS.
TOTAL CAR PARKING SPACE			
TOTAL AREA FOR PARKING			
COMMUNITY BUILDINGS DETAIL			
1 NO. OF AANGANWADI		185.810 SQ. MTRS.	207.600 SQ. MTRS.
1 NO. OF COMMUNITY HALL		185.810 SQ. MTRS.	207.600

PROPOSED AREA FOR HOUSING														
S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL FLOOR FAR	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TYPICAL FLOOR AREA	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTRS	MUMTY NON FAR AREA	
1	1	(S+13)	1st To 12th	8	96	102	55.20	537.508	6450.096	6912.67	574.81	41.70	55.20	SQMT
2	2	(S+12)	13th	6	6	6	55.20	407.376	407.376	6005.30	574.81	38.75	55.20	SQMT
3	3	(S+14)	1st To 12th	8	96	108	55.20	537.508	6450.096	7322.32	574.81	44.65	55.20	SQMT
4	4	(S+14)	13th To 14th	6	12	12	55.20	408.511	817.022	7322.32	574.81	44.65	55.20	SQMT
5	5	(S+14)	1st To 12th	8	96	108	55.20	537.508	6450.096	7322.32	574.81	44.65	55.20	SQMT
6	6	(S+14)	13th To 14th	6	12	12	55.20	408.511	817.022	7322.32	574.81	44.65	55.20	SQMT
7	7	(S+14)	1st To 9th	8	72	102	52.54	419.543	3775.887	5454.97	886.89	44.65	52.54	SQMT
			10th To 14th	6	30	30	52.54	325.308	1626.54	5454.97	886.89	44.65	52.54	SQMT
TOTAL					726					46294.86	4647.83		381.08	

PROPOSED AREA FOR COMMERCIAL										
S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	MILK & VEGETABLE BOOTH	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTRS	NON FAR AREA	
1	COMMERCIAL	1236.48	259.54	27.5	(G+1)	2	1523.52	1236.48	9.45	82.66
3										82.66
4	AANGANWADI OR CRECHE NON FAR AREA						201.25			186.095
5	COMMUNITY HALL NON FAR AREA									186.095
TOTAL							1437.73			372.19

PARKING SUMMARY			
TOTAL NO. OF APARTMENTS	=	726	
PARKING REQUIRED @0.5 ECS PER DU	=	363	ECS
PARKING PROVIDED BY AREA	=	4721	SQMT
PROPOSED OPEN PARKING AREA	=	205.26	ECS
TOTAL NOS. OF PARKING IN OPEN SPACE @2350 M ² ECS	=	185.69	ECS
PROPOSED	SAY	185	ECS
PROPOSED STILL PARKING AREA	=	5199.5	SQMT
TOTAL NOS. OF PARKING STILL AREA @28 SQM/ECS	=	185.69	ECS
PARKING PROVIDED	SAY	185	ECS
TOTAL NO. OF APARTMENTS	=	726	
TWO WHEELER PARKING PROVIDED @1 PARKING PER DU	=	726	NOS.
2 WHEELERS PROVIDED ON SITE	=	410	NOS.
TOTAL 2 WHEELERS PROVIDED	=	780	NOS.

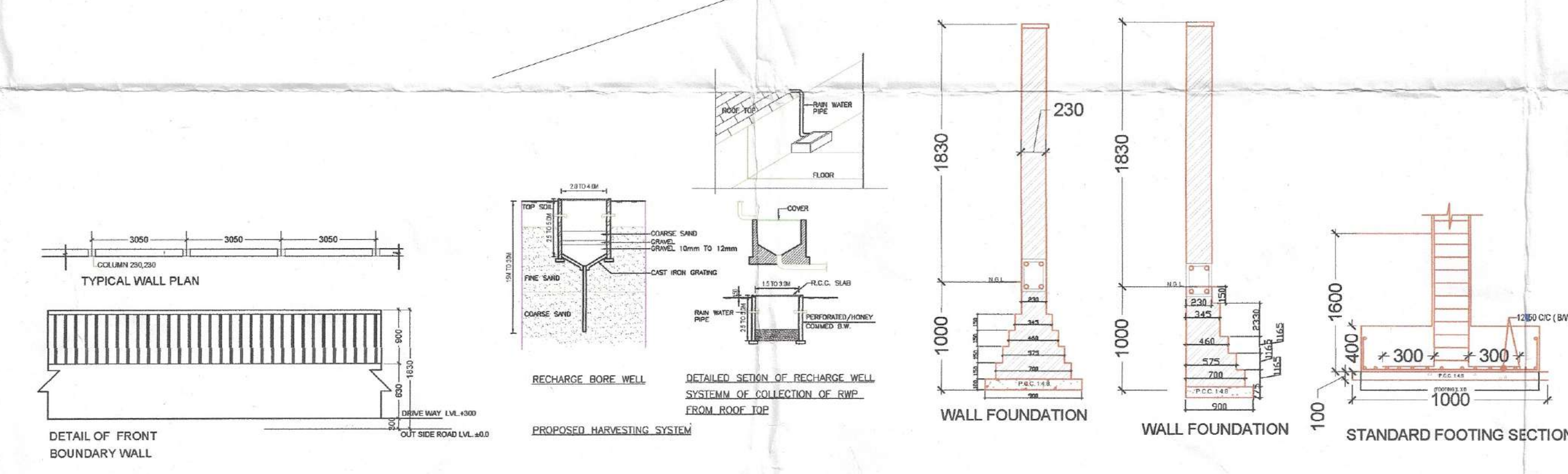
UNIT SUMMARY						
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY AREA	TERRACE AREA
1	TOWER-1	3BHK TYPE-1	48	59.75	13.81	
		3BHK TYPE-2	48	59.59	15.64	
		3BHK TYPE-1B	2	59.75	13.81	
2	TOWER-2	3BHK TYPE-2B	4	59.59	15.64	
		3BHK TYPE-1	48	59.75	13.81	
		3BHK TYPE-2	48	59.59	15.64	
3	TOWER-3	3BHK TYPE-1A	4	59.75	13.81	
		3BHK TYPE-2A	2	59.59	15.64	
		2BHK+S ROOM TYPE-3A	2	59.59	15.64	51.39
4	TOWER-4	3BHK TYPE-1	48	59.75	13.81	27.79
		3BHK TYPE-2	4	59.59	15.64	
		2BHK+S ROOM TYPE-3A	2	59.59	15.64	51.39
5	TOWER-5	3BHK TYPE-1	48	59.75	13.81	27.79
		3BHK TYPE-2	4	59.59	15.64	
		2BHK+S ROOM TYPE-3	2	59.59	15.64	51.39
6	TOWER-6	3BHK TYPE-1	4	46.69	14.40	38.41
		3BHK TYPE-2A	4	43.53	14.40	36.72
		2BHK TYPE-1	4	46.69	14.40	38.41
7	TOWER-7	3BHK TYPE-1	4	46.69	14.40	38.41
		3BHK TYPE-2A	4	43.53	14.40	36.72
		2BHK TYPE-1	4	46.69	14.40	38.41
TOTAL			726			

NOTE:-1. GATE & BOUNDARY WALL AS PER STD DESIGN
2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTENCE.
ALL DIMENSIONS ARE IN MILLIMETERS

S.N. PLUMBING LEGENDS:-	
01	STORM LINE
02	STORM MANHOLE
03	DE-SILTING CHAMBER (2000X1200)
04	OIL GREASE SEPARATOR (2000X1200)
05	RECHARGE PIT (3000Ø)
06	CATCH BASIN

S.N. PLUMBING LEGENDS:-	
01	SEWER LINE SW PIPE
02	SEWER MANHOLE

Domestic Water Supply Line
Flushing Water Supply Line



GENERAL NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
2. THE FOUNDATION OF THE BUILDING SHALL BE AS PER THE ARCHITECT'S DESIGN.
3. THE FOUNDATION OF THE BUILDING SHALL BE AS PER THE ARCHITECT'S DESIGN.
4. THE FOUNDATION OF THE BUILDING SHALL BE AS PER THE ARCHITECT'S DESIGN.
5. THE FOUNDATION OF THE BUILDING SHALL BE AS PER THE ARCHITECT'S DESIGN.
6. THE FOUNDATION OF THE BUILDING SHALL BE AS PER THE ARCHITECT'S DESIGN.
7. THE FOUNDATION OF THE BUILDING SHALL BE AS PER THE ARCHITECT'S DESIGN.
8. THE FOUNDATION OF THE BUILDING SHALL BE AS PER THE ARCHITECT'S DESIGN.
9. THE FOUNDATION OF THE BUILDING SHALL BE AS PER THE ARCHITECT'S DESIGN.
10. THE FOUNDATION OF THE BUILDING SHALL BE AS PER THE ARCHITECT'S DESIGN.

CLIENT:- PAGASUS LAND AND HOUSING PVT.LTD

PROJECT :- PROPOSED BUILDING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.03403 ACRE(LICENCE NO.19 OF 2020 DATED.01.08.2020) IN SECTOR-93 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY PAGASUS LAND AND HOUSING PVT. LTD.

ARCHITECTS: Pinnacle Architects Pvt.Ltd. 938, SECTOR 14, GURUGRAM HARYANA

SCALE: 1:500

DRAWING NAME: SITE PLAN AND AREA DETAILS

DRAWING NO. SUB-01

APPLICANT'S SIGN: Pegasus Land and Housing Pvt. Ltd.

ARCHITECT'S SIGN: VIMAL BAJAJ Architect CA/96/19791 938, Sector-14, Gurugram