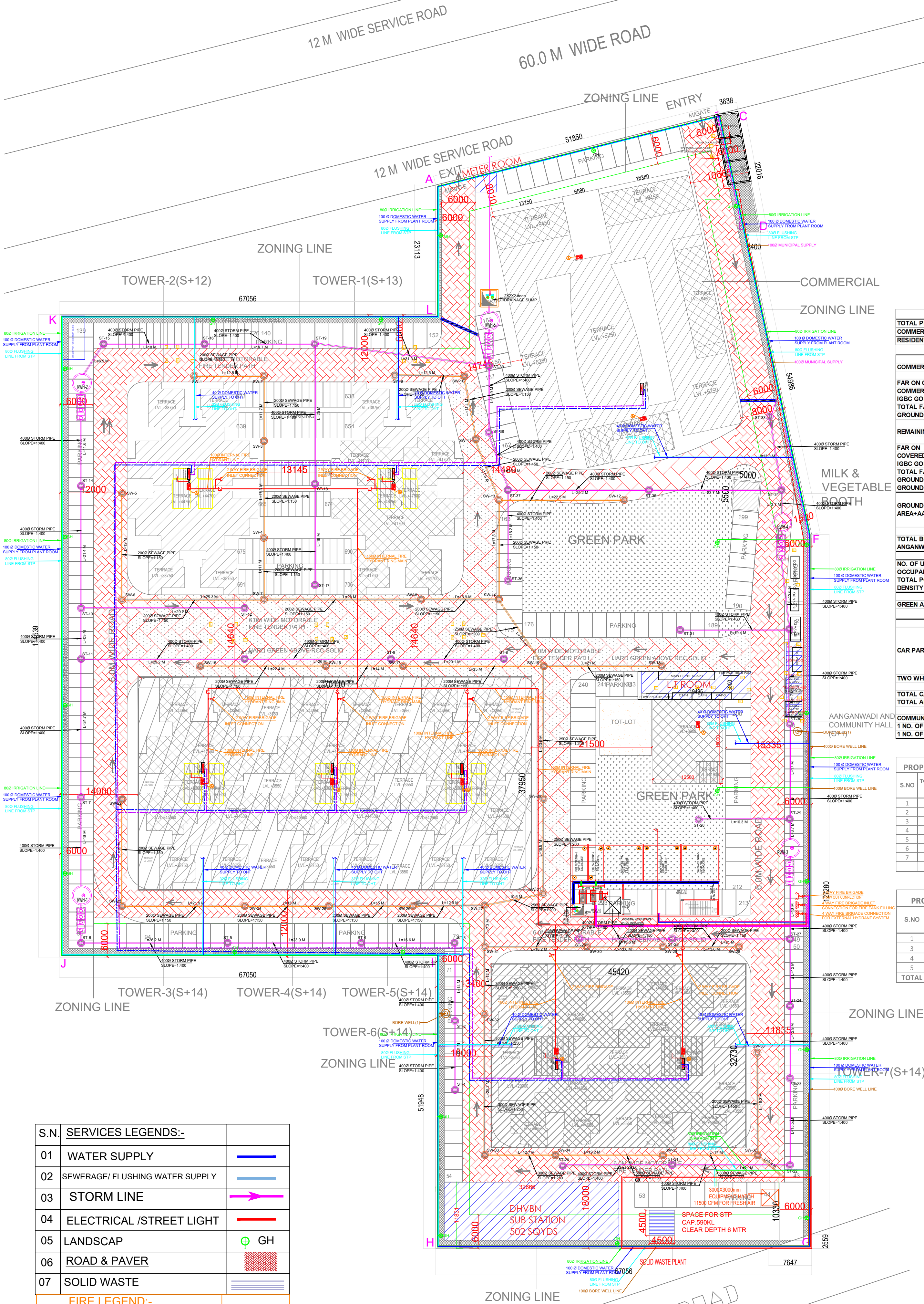
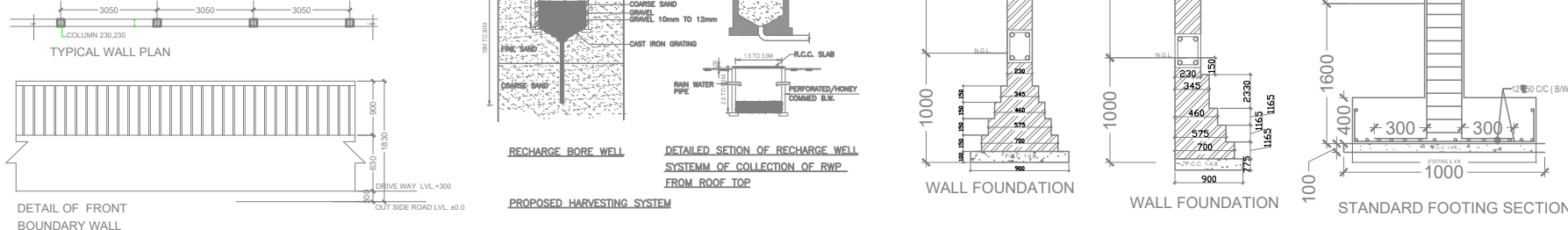




S.N.	SERVICES LEGENDS:-	
01	WATER SUPPLY	—
02	SEWERAGE/ FLUSHING WATER SUPPLY	—
03	STORM LINE	—
04	ELECTRICAL /STREET LIGHT	—
05	LANDSCAP	⊕ GH
06	ROAD & PAVER	—
07	SOLID WASTE	—
FIRE LEGEND:-		
01	EXTERNAL FIRE HYDRANT	EFH
02	1500 FIRE HYDRANT PIPE	—
03	4 WAY FIRE BRIGADE INLET CONNECTION	—
04	2 WAY FIRE BRIGADE WITHDRAW CONNECTION	—
05	2 WAY FIRE BRIGADE WITHDRAW CONNECTION	—



DRAWING NAME :-

CO-ORDNATE SITE PLAN SEWERAGE,STORM WATER, WATER SUPPLY,ELECTRICAL,STREET LIGHT, FIRE FIGHTING DRAWING ,ROAD & PAVER ,SOLID WASTE, LANDSCAPE

ARCHITECT (H.Q.)
S.T.P.
Member Secretary
B.P.C.

ARCHITECT (H.Q.)
S.T.P.
Member Secretary
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S.T.P.
Member Secretary
B.P.C.

ARCHITECT (H.Q.)
S.T.P.
Member Secretary
B.P.C.

DINESH KUMAR
SD (HQ)

DDP (HQ)
Member
B.P.C.

AREA STATEMENT			
TOTAL PLOT AREA	5.03403 ACRES	20371.9643 SQ. MTRS.	
COMMERCIAL	0.2014 ACRES	814.5708 SQ. MTRS.	
RESIDENTIAL	4.8327 ACRES	19567.0877 SQ. MTRS.	
		PERMISSIBLE/REQUIRED	PROPOSED
COMMERCIAL PLOT AREA		0.2014 ACRES	
FAR ON COMMERCIAL		814.5708 SQ. MTRS.	1.865
COMMERCIAL COVERED AREA		1426.0375 SQ. MTRS.	1519.570 SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR COMMERCIAL		97.785 SQ. MTRS.	99.72 % (COVERAGE)
TOTAL FAR FOR COMMERCIAL		1523.8229 SQ. MTRS.	1236.480 SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL			86.71 % (COVERAGE)
REMAINING PLOT AREA FOR RESIDENTIAL		4.633 ACRES	
FAR ON RESIDENTIAL		19567.0877 SQ. MTRS.	2.369
COVERED AREA FOR RESIDENTIAL		44003.4429 SQ. MTRS.	46330.210 SQ. MTRS.
IGBC GOLD GREEN RATING 12% EXTRA FAR RESIDENTIAL		3346.580 SQ. MTRS.	99.72 % (COVERAGE)
TOTAL FAR FOR RESIDENTIAL		46350.293 SQ. MTRS.	5304.15 SQ. MTRS.
GROUND AREA			5304.15 SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL			5304.15 SQ. MTRS.
GROUND COVERAGE = (GROUND AREA + COMMERCIAL AREA + AANGANWADI AREA)		10185.982 SQ. MTRS.	6794.150 SQ. MTRS. (GROUND AREA + COMMERCIAL AREA + AANGANWADI AREA)
TOTAL BUILTUP AREA = FAR+COMMERCIAL+ AANGANWADI+COMMUNITY+MUMTY		50 %	33.4 %
NO. OF UNITS		725 MAX. AT 969 PPA	726 UNITS
OCCUPANCY PER DWELLING UNIT		3624.45-4349.34 PERSONS	6 PERSON PER UNIT
TOTAL POPULATION		750-800 PPA	3630 PERSONS
DENSITY			751.135 PPA
GREEN AREA		15 % OF THE PLOT	20.360 % OF THE PLOT
		3055.795 SQ. MTRS.	4147.780 SQ. MTRS.
CAR PARKING		0.500 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING	1200 TWO WHEELERS
TWO WHEELER PARKING REQUIRED		1 PER DWELLING UNIT	726 CARS
TOTAL CAR PARKING SPACE		726 TWO WHEELERS	726 CARS
TOTAL AREA FOR PARKING			16696.000 SQ. MTRS.
COMMUNITY BUILDINGS DETAIL			
1 NO. OF AANGANWADI		186.000 SQ.MTRS.	187.500 SQ.MTRS.
1 NO. OF COMMUNITY HALL		186.000 SQ.MTRS.	187.500

S.NO	TOWER NO.	GROUND FLOOR FAR	TYPICAL FLOOR FAR	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	MUMTY NON FAR AREA	
1	1	44.83	536.263	(S+13)	13	8	102	6887.36	581.708	41.70	55.20	SQMT
2	2	44.83	536.263	(S+12)	12	8	96	6479.99	581.708	38.75	55.20	SQMT
3	3	44.83	536.263	(S+14)	14	8	108	7294.27	886.89	44.65	55.20	SQMT
4	4	44.83	536.263	(S+14)	14	8	108	7294.27	886.89	44.65	55.20	SQMT
5	5	44.83	536.263	(S+14)	14	8	108	7294.27	886.89	44.65	55.20	SQMT
6	6	42.72	427.814	(S+14)	14	8	102	5540.03	740.03	44.65	52.54	SQMT
7	7	42.72	427.814	(S+14)	14	8	102	5540.03	740.03	44.65	52.54	SQMT
TOTAL							726	46330.21	5304.15		381.08	

S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	FIRST FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA	MUMTY	
1	COMMERCIAL	1236.48	283.07	(G+1)	2	1519.55	1236.48	9.45	44.2	SQMT
3	TOTAL					1519.55	1236.48		44.2	SQMT
4	AANGANWADI OR CRECHE NON FAR AREA						187.50			SQMT
5	COMMUNITY HALL NON FAR AREA						187.50			SQMT
TOTAL						1423.98	375.00			

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

ALL DRAWING IN MM,

CLINT :-
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.

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CLIENT:- PAGASUS LAND AND HOUSING PVT.LTD

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ARCHITECTS
Pinnacle Architects Pvt.Ltd.
PLOT NO.14, GURUGRAM
HARYANA

SCALE : 1:500
DRAWING NAME
SITE PLAN
SITE PLAN AND AREA DETAILS

DRAWING NO. 13-01
VIMAL BAJAJ
Architect
935, Sector-14, Gurgaon

APPLICANT'S SIGN.

ARCHITECT'S SIGN

DRAWING NO.
ODC-SP-CO-01