

DEMARCATION PLAN SUPER IMPOSE



AREA STATEMENT			
TOTAL PLOT AREA		6.03403 ACRES	20371.9643 SQ. MTRS.
COMMERCIAL		0.20136 ACRES	814.87867 SQ. MTRS.
RESIDENTIAL		4.83267 ACRES	19557.0857 SQ. MTRS.
PERMISSIBLE/REQUIRED			
COMMERCIAL PLOT AREA		0.20136 ACRES	814.87867 SQ. MTRS.
FAR ON COMMERCIAL		1.75	1426.03750 SQ. MTRS.
COMMERCIAL COVERED AREA		1.75	1426.03750 SQ. MTRS.
IOBC GOLD GREEN RATING 12% EXTRA FAR COMMERCIAL		97.785 SQ. MTRS.	97.785 SQ. MTRS.
TOTAL FAR FOR COMMERCIAL		1523.82293 SQ. MTRS.	1523.82293 SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL		1236.480 SQ. MTRS.	1236.480 SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL		4.83267 ACRES	19557.0857 SQ. MTRS.
FAR ON RESIDENTIAL		2.26	46294.880 SQ. MTRS.
IOBC GOLD GREEN RATING 12% EXTRA FAR RESIDENTIAL		2346.88029 SQ. MTRS.	2346.88029 SQ. MTRS.
TOTAL FAR FOR RESIDENTIAL		46350.2632 SQ. MTRS.	46350.2632 SQ. MTRS.
GROUND AREA		5304.15 SQ. MTRS.	5304.15 SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL		5304.15 SQ. MTRS.	5304.15 SQ. MTRS.
GROUND COVERAGE = (GROUND AREA + COMMERCIAL AREA + AANGANWADI AREA)		10185.98215 SQ. MTRS.	10185.98215 SQ. MTRS.
TOTAL BUILTUP AREA = FAR+COMMERCIAL+ AANGANWADI+COMMUNITY+MUMTY		50 %	30.4 %
NO. OF UNITS		725	725
OCCUPANCY PER DWELLING UNIT		5	5
TOTAL POPULATION DENSITY		3624.454343 PERSONS	3624.454343 PERSONS
GREEN AREA		15 % OF THE PLOT	21.26 % OF THE PLOT
CAR PARKING		3066.795 SQ. MTRS.	43.30 % SQ. MTRS.
TWO WHEELER PARKING REQUIRED		0.500 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING	10578.62 SQ. MTRS.
TOTAL CAR PARKING SPACE		726 TWO WHEELERS	726 TWO WHEELERS
TOTAL AREA FOR PARKING		343 ECS	343 ECS
COMMUNITY BUILDINGS DETAIL		185.910 SQ. MTRS.	207.550 SQ. MTRS.
1 NO. OF COMMUNITY HALL		185.910 SQ. MTRS.	207.550 SQ. MTRS.

PROPOSED AREA FOR HOUSING											
S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL FLOOR AREA	GROUND FLOOR AREA	TYPICAL FLOOR FAR	TOTAL FAR	GROUND COVERAGE	HEIGHT IN MTRS.
1	1	(S+13)	1st. To 12th.	8	96	102	55.20	537.508	6450.096	6932.67	574.81
2	2	(S+12)	1st. To 12th.	8	96	96	55.20	537.508	6450.096	6205.30	574.81
3	3	(S+14)	1st. To 14th.	8	96	108	55.20	537.508	6450.096	7322.32	574.81
4	4	(S+14)	1st. To 14th.	8	96	108	55.20	537.508	6450.096	7322.32	574.81
5	5	(S+14)	1st. To 14th.	8	96	108	55.20	537.508	6450.096	7322.32	574.81
6	6	(S+14)	1st. To 14th.	8	96	108	55.20	537.508	6450.096	7322.32	574.81
7	7	(S+14)	1st. To 14th.	8	96	108	55.20	537.508	6450.096	7322.32	574.81
TOTAL											

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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 MTS	NON FAR AREA						
	1	COMMERCIAL	1236.48	259.54	27.5	(G+1)	2	1523.52	1236.48	9.45	186.095	82.66	SQMT		
	3	TOTAL										82.66			
	4	AANGANWADI OR CRECHE NON FAR AREA										201.25	186.095	25.62	SQMT
	5	COMMUNITY HALL NON FAR AREA										186.095	25.62	SQMT	
	TOTAL							1437.73		186.095	82.66	106.28			

UNIT SUMMARY					
S.NO.	TOWER NO.	UNIT TYPE	NO. OF UNITS	CARPET AREA	BALCONY AREA
1	TOWER-1	3BHK TYPE-1	48	59.75	13.81
2	TOWER-2	3BHK TYPE-1	48	59.75	13.81
3	TOWER-3	3BHK TYPE-1	48	59.75	13.81
4	TOWER-4	3BHK TYPE-1	48	59.75	13.81
5	TOWER-5	3BHK TYPE-1	48	59.75	13.81
6	TOWER-6	3BHK TYPE-1	48	59.75	13.81
7	TOWER-7	3BHK TYPE-1	48	59.75	13.81

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

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

Pinola Architects Pvt.Ltd.
938, SECTOR 14, GURGAON
HARYANA

SCALE : 1:500
DRAWING NAME
SITE PLAN

DRAWING NO. SUB-01

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

Pagagus Land and Housing Pvt. Ltd.
Authorizing Signatory
APPLICANT'S SIGN.

ARCHITECT'S SIGN

SUPER IMPOSE DEMARCATION plan of Affordable Group Housing colony over an area measuring 5.03403 acres.
(LOI No.LC-4173/ASST(AK)2020/7320 Dated. 19-03-2020
Site measuring = 5.03403 acres
[Rect/Killa
No.32/3/2(1-19),8(8-0),9/2(7-2),12(8-0),13/1(4-0),13/2(4-0),18(8-0),19/1(1-2)
Belonging to PEGASUS LAND AND HOUSING Pvt. Ltd., falling in the Revenue
Estate of Village HAYATPUR, Sector-93, Gurugram.

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