

		AREA STATEMENT	
TOTAL PLOT AREA	6.3750 ACRES	21751.8188 SQ. MTRS.	
PERMISSIBLE COMMERCIAL @ 2% OF 6.3750 ACRE	0.1275 ACRES	435.0364 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL @ 98% OF 6.3750 ACRE	6.2475 ACRES	21316.7824 SQ. MTRS.	
		PERMISSIBLE/REQUIRED	PROPOSED
COMMERCIAL PLOT AREA	0.1075 ACRES		
COMMERCIAL COVERED AREA	435.0364 SQ. MTRS.		
COMMERCIAL COVERED AREA	1.75%		
12% EXTRA FAR FOR IGBC GOLD GREEN RATING (REG. NO. GAH221172 DATED JUNE 2022) FOR COMMERCIAL	761.3137 SQ. MTRS.		
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	0.12%		
GROUND COVERAGE FOR COMMERCIAL	52.204 SQ. MTRS.		1.861%
PERMISSIBLE FAR ON RESIDENTIAL	813.6180 SQ. MTRS.		809.6300 SQ. MTRS.
COVERED AREA FOR RESIDENTIAL	809.6300 SQ. MTRS.		809.6300 SQ. MTRS.
PERMISSIBLE FAR ON RESIDENTIAL	5.2675 ACRES		
COVERED AREA FOR RESIDENTIAL	21316.7824 SQ. MTRS.		
12% EXTRA FAR FOR IGBC GOLD GREEN RATING (REG. NO. GAH221172 DATED JUNE 2022) FOR RESIDENTIAL	2.25%		
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	47962.7803 SQ. MTRS.		
GROUND COVERAGE FOR RESIDENTIAL	2568.0139 SQ. MTRS.		2.370%
PERMISSIBLE FAR ON RESIDENTIAL	50520.7742 SQ. MTRS.		50511.6700 SQ. MTRS.
COVERED AREA FOR RESIDENTIAL	50520.7742 SQ. MTRS.		6001.90 SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL			
GROUND COVERAGE = RESIDENTIAL + COMMERCIAL			
+ AANGANWADI + MILK BOOTH + GUARD ROOM + NON FAR	10875.9094 SQ. MTRS.		7071.67 SQ. MTRS. (STILT AREA + COMMERCIAL AREA + AANGANWADI AREA)
TOTAL BUILTUP AREA = FAR + COMMERCIAL + AANGANWADI + COMMUNITY + MUMTY	60%		32.5%
NO. OF DWELLING UNITS PERMISSIBLE	790-966	NO	798 UNITS
OCCUPANCY PER DWELLING UNIT	6 PER UNIT		6 PERSON PER UNIT
TOTAL POPULATION	3950.62-4830.75		3990 PERSONS
DENSITY	750-900 PPA		757.475 PPA
GREEN AREA	15% OF THE PLOT		15.27% OF THE PLOT
	3282.773 SQ. MTRS.		3322.700 SQ. MTRS.
PARKING	0.500 ECS PER DWELLING UNIT. BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING		
TWO WHEELER PARKING REQUIRED	1 PER DWELLING UNIT 1162 TWO WHEELERS		
TOTAL ECS REQUIRED	798 TWO WHEELERS		
TOTAL ECS PROVIDED	399 ECS		
EXTRA ECS AS PER POLICY	576-399		576 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 UNITS	GROUND FLOOR FAR	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	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	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 FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA	MUMTY	BUILTUP AREA	SQMT
1	COMMERCIAL	809.63	G	1	809.63	809.63	6.15			
2	TOTAL				809.63	809.63			809.63	SQMT
3	AANGANWADI OR CRECHE NON FAR AREA				223.64		223.640		223.640	SQMT
4	COMMUNITY HALL NON FAR AREA						223.640		275.505	SQMT
5	MILK AND VEGETABLE BOOTH				27.50				27.50	SQMT
6	GUARD ROOM				9.00				9.00	SQMT
TOTAL					1069.77		447.28		1345.28	

UNIT SUMMARY					
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	TOTAL AREA
1	TOWER-1	TYPE-1G2(BHK)	2	59.96	119.92
		TYPE-2G2(BHK)	2	59.74	119.48
		TYPE-2G2(BHK+STORE)	1	59.74	119.48
		TYPE-1P1(BHK)	4	59.96	239.84
		TYPE-2P1(BHK)	2	59.74	119.48
		TYPE-2P1(BHK+STORE)	2	59.74	119.48
2	TOWER-2	TYPE-1G2(BHK)	2	59.96	119.92
		TYPE-2G2(BHK)	2	59.74	119.48
		TYPE-2G2(BHK+STORE)	1	59.74	119.48
		TYPE-1P1(BHK)	4	59.96	239.84
		TYPE-2P1(BHK)	2	59.74	119.48
		TYPE-2P1(BHK+STORE)	2	59.74	119.48
3	TOWER-3	TYPE-1G2(BHK)	2	59.96	119.92
		TYPE-2G2(BHK)	2	59.74	119.48
		TYPE-2G2(BHK+STORE)	1	59.74	119.48
		TYPE-1P1(BHK)	4	59.96	239.84
		TYPE-2P1(BHK)	2	59.74	119.48
		TYPE-2P1(BHK+STORE)	2	59.74	119.48
4	TOWER-4	TYPE-1G2(BHK)	2	59.96	119.92
		TYPE-2G2(BHK)	2	59.74	119.48
		TYPE-2G2(BHK+STORE)	1	59.74	119.48
		TYPE-1P1(BHK)	4	59.96	239.84
		TYPE-2P1(BHK)	2	59.74	119.48
		TYPE-2P1(BHK+STORE)	2	59.74	119.48
5	TOWER-5	TYPE-1G2(BHK)	2	59.96	119.92
		TYPE-2G2(BHK)	2	59.74	119.48
		TYPE-2G2(BHK+STORE)	1	59.74	119.48
		TYPE-1P1(BHK)	4	59.96	239.84
		TYPE-2P1(BHK)	2	59.74	119.48
		TYPE-2P1(BHK+STORE)	2	59.74	119.48
6	TOWER-6	TYPE-1G2(BHK)	2	59.96	119.92
		TYPE-2G2(BHK)	2	59.74	119.48
		TYPE-2G2(BHK+STORE)	1	59.74	119.48
		TYPE-1P1(BHK)	4	59.96	239.84
		TYPE-2P1(BHK)	2	59.74	119.48
		TYPE-2P1(BHK+STORE)	2	59.74	119.48
7	TOWER-7	TYPE-1G2(BHK)	2	59.96	119.92
		TYPE-2G2(BHK)	2	59.74	119.48
		TYPE-2G2(BHK+STORE)	1	59.74	119.48
		TYPE-1P1(BHK)	4	59.96	239.84
		TYPE-2P1(BHK)	2	59.74	119.48
		TYPE-2P1(BHK+STORE)	2	59.74	119.48
TOTAL			798	44833.28	

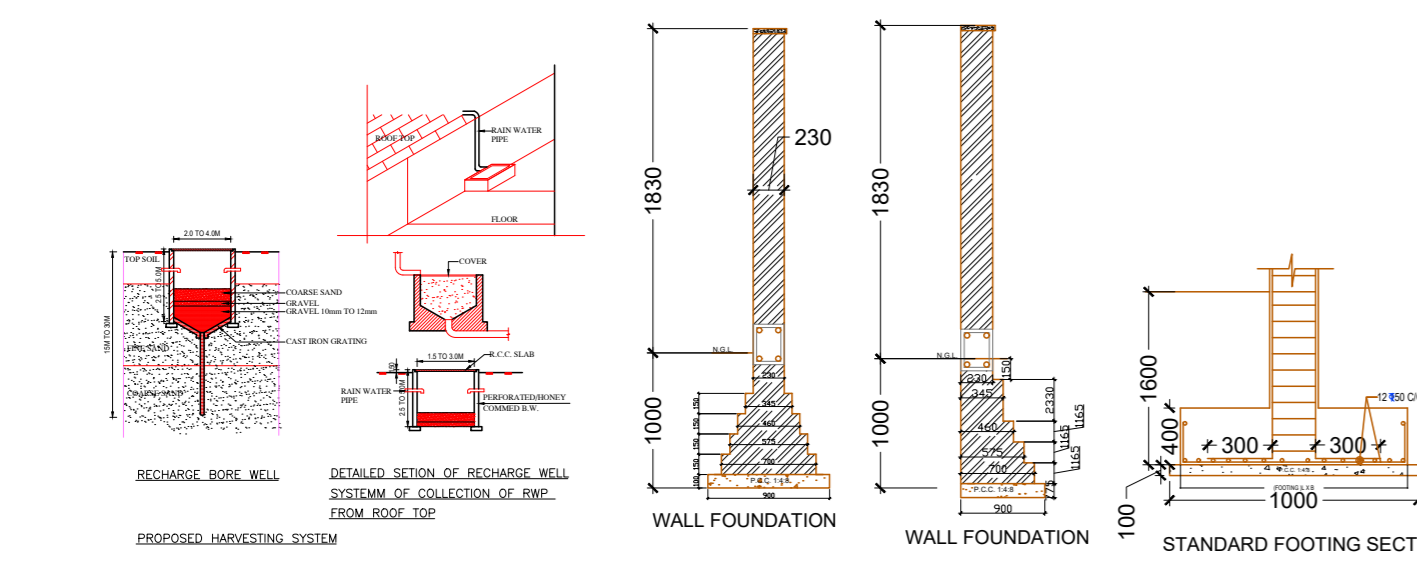
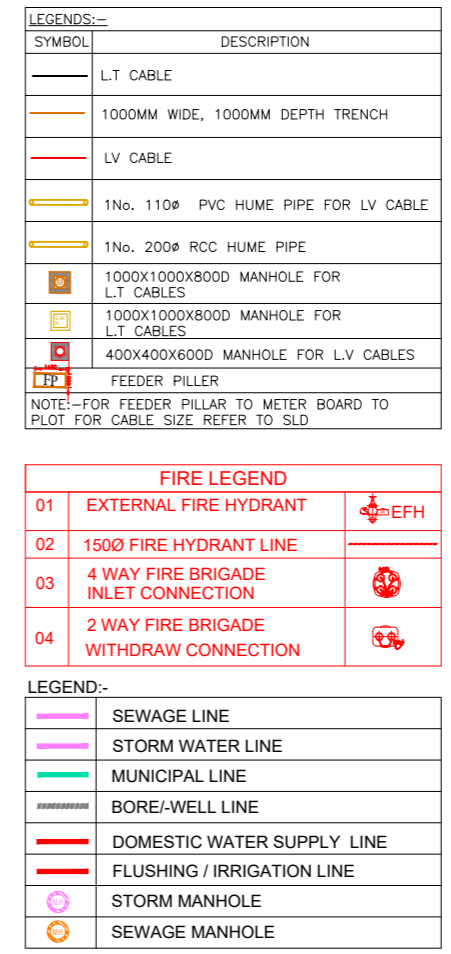
STILT PARKING AREA	
TOWER-1 AND TOWER-2	
GROUND COVERAGE AREA	= 936.84
GROUND FAR AREA	= 375.93
GROUND STILT PARKING AREA	= 560.91
TOTAL PARKING AREA	= 1121.82
PARKING AREA @ 28	= 40.07
TOTAL ECS	= 40 ECS
TOWER-3	
GROUND COVERAGE AREA	= 936.84
GROUND FAR AREA	= 311.12
LT. ROOM & FIRE CENTER	= 36.43
GROUND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

NOTE:-
 1. GATE & BOUNDARY WALL AS PER STD DESIGN
 2. BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
 3. ALL COMMON AREA FULLY POWER BACKUP

PARKING SUMMARY		
TOTAL NO. OF APARTMENTS	=	798
PARKING REQUIRED @ 0.5 ECS PER DU	=	399 ECS
PARKING REQUIRED BY AREA		
PROPOSED OPEN PARKING AREA	=	10740.40 SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23SQ.M / ECS	=	466.97 ECS
SAY		467 ECS
PROPOSED STILT PARKING AREA		
PROPOSED STILT PARKING	=	106 ECS
TOTAL ECS PROVIDED	=	573 ECS
PARKING PROVIDED		
TWO WHEELER PARKING REQUIRED @ 1 PARKING PER DU		798
2WHEELERS PROVIDED ON STILT		212 NO.S
2 WHEELERS PROVIDED ON OPEN SITE		934 NO.S
TOTAL 2 WHEELERS PROVIDED		1146 NO.S

- GENERAL NOTES:-
- LIFT SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP.
 - THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTHQUAKE SHALL BE ENTIRELY OF THE ARCHITECT/OWNER/ENGINEER.
 - HANDICAP RAMP WITH RAILINGS HAS BEEN PROVIDED IN ALL THE COMMON AREAS.
 - STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH 500 CONTRIBUTION TO BS 8110:1985.
 - DO NOT SCALE FOR LOW 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 DRG.
 - COVER
 - REIN
 - SLAB
 - CONCRETE MIX
 - BEAM
 - SLAB
 - TOP REIN
 - BOTTOM REIN
 - REINFORCEMENT - REIN. STEEL SHALL BE TMT BARS OF GRADE FE 500 CONTRIBUTION TO BS 8110:1985.
 - DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987 & IS-456:2000, IS-1920:1993.
 - PROVIDED DIST. REIN. WHEREVER REQD. AS FOLLOWS:-
 TOP - FE25@100C
 BOT. - FE25@150C

- CONSTRUCTION DETAILS:-
- THE COLUMNS (RECTANGULAR OR COLUMN LEG G. SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINES.
 - 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, 1996 (VOL. 4 TO VOL. -VI) WITH CORRECTION SLIPS AND IS-456:2000.
 - DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456:2000, IS-1920:1993.
 - GATE & BOUNDARY WALL AS STD DESIGN



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.
 938, SECTOR 14, GURGAON HARYANA

SCALE : 1:100
 DRAWING NAME
 SITE PLAN
 DRAWING NO.-01

APPLICANT'S SIGN. ARCHITECT'S SIGN