

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE/10/2022 (DW) -

Superintending Engineer (H.O.) for Chief Engineer, P.W.D. (H.O.) Rakesh Bansal ATP (HQ)

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

S.T.P. (S) Member B.P.A.C.

Chairman B.P.A.C.

Sanctioned MEMO NO.: DATED: TO BE READ WITH THIS OFFICE

DDT MEMBER B.P.A.C.

Ad(HQ)

102/10/2022

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AREA STATEMENT			
TOTAL PLOT AREA	5.3750 ACRES	21781.8188 SQ. MTRS.	
PERMISSIBLE COMMERCIAL @ 2% OF 5.3750 ACRE	0.1075 ACRES	435.0364 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL @ 98% OF 5.3750 ACRE	6.2675 ACRES	21316.7824 SQ. MTRS.	
		PERMISSIBLE/REQUIRED	PROPOSED
COMMERCIAL PLOT AREA		0.1075 ACRES	
PERMISSIBLE FAR ON COMMERCIAL		435.0364 SQ. MTRS.	
COMMERCIAL COVERED AREA		761.3137 SQ. MTRS.	
12% EXTRA FAR FOR IGBC GOLD GREEN RATING		5.12%	
REG NO. 94H21172 DATED JUNE 2022 FOR COMMERCIAL		82.204 SQ. MTRS.	1.861 %
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		813.5180 SQ. MTRS.	809.6300 SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL			609.630 SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL		5.2675 ACRES	
PERMISSIBLE FAR ON RESIDENTIAL		21316.7824 SQ. MTRS.	2.26 %
COVERED AREA FOR RESIDENTIAL		47962.7603 SQ. MTRS.	
12% EXTRA FAR FOR IGBC GOLD GREEN RATING		5.12%	
REG NO. 94H21172 DATED JUNE 2022 FOR RESIDENTIAL		2668.9138 SQ. MTRS.	2.375 %
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		60620.7742 SQ. MTRS.	50511.670 SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL			600.190 SQ. MTRS.
GROUND COVERAGE = RESIDENTIAL + COMMERCIAL		10875.9094 SQ. MTRS.	707.167 SQ. MTRS. (STILT AREA + AANGANWADI AREA)
AANGANWADI MILK BOOTH + GUARD ROOM + NON FAR		50 %	32.5 %
TOTAL BUILTUP AREA = FAR + COMMERCIAL + AANGANWADI + COMMUNITY + MUMTY			69468.280 SQ. MTRS.
NO. OF DWELLING UNITS PERMISSIBLE		790.966	798 UNITS
OCCUPANCY PER DWELLING UNIT		6 PER UNIT	6 PERSON PER UNIT
TOTAL POPULATION		3860.62 4830.76 PERSONS	3990 PERSONS
DENSITY		750.400 PPA	767.475 PPA
GREEN AREA		15 % OF THE PLOT	15.275 % OF THE PLOT
		3262.773 SQ. MTRS.	3322.760 SQ. MTRS.
TWO WHEELER PARKING REQUIRED		0.600 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING	798 UNITS
TOTAL ECS REQUIRED		798 UNITS	576 ECS
TOTAL ECS PROVIDED		576 ECS	177 ECS
EXTRA ECS AS PER POLICY		576 ECS	223.640 SQ. MTRS.
NO. OF COMMUNITY HALL		165.810 SQ. MTRS.	223.640 SQ. MTRS.
MILK + VEGETABLE BOOTH		165.810 SQ. MTRS.	27.500

PROPOSED AREA FOR HOUSING											
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 MTRS	MUMTY NON FAR AREA
1	(G+14)	GROUND	1	5	5	117	375.93	534.64	7860.89	936.84	44.85
2	(G+14)	GROUND	1	5	5	117	375.93	534.64	7860.89	936.84	44.85
3	(G+14)	GROUND	1	4	4	116	311.12	534.64	7796.08	936.84	44.85
4	(G+14)	GROUND	1	4	4	116	311.12	534.64	7796.08	936.84	44.85
5	(G+14)	GROUND	1	4	4	116	311.12	534.64	7796.08	936.84	44.85
6	(G+13)	GROUND	1	8	8	112	455.15	419.65	5910.60	936.85	41.90
7	(G+12)	GROUND	1	8	8	104	455.15	419.65	5490.95	658.85	38.95
TOTAL						798		50511.57	6001.90		364.70

PROPOSED AREA FOR COMMERCIAL									
S.NO	COMMERCIAL NO.	GROUND FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTRS	NON FAR AREA	BUILTUP AREA	SQMT
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		223.640	223.640	
4	COMMUNITY HALL NON FAR AREA						223.640	51.865	
5	MILK AND VEGETABLE BOOTH				27.50			27.500	
6	GUARD ROOM				9.00			9.000	
TOTAL					1069.77		447.28	1345.28	

UNIT SUMMARY									
S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY VERANDAH AREA	TOTAL AREA	TOTAL FAR AREA	TOTAL FAR AREA	TOTAL FAR AREA
1	TOWER-1	TYPE-1 (2BHK)	2	59.96	14.81	119.92	59.96	119.92	119.92
2	TOWER-2	TYPE-2 (2BHK)	2	59.96	14.81	119.92	59.96	119.92	119.92
3	TOWER-3	TYPE-3 (2BHK)	2	59.96	14.81	119.92	59.96	119.92	119.92
4	TOWER-4	TYPE-4 (2BHK)	2	59.96	14.81	119.92	59.96	119.92	119.92
5	TOWER-5	TYPE-5 (2BHK)	2	59.96	14.81	119.92	59.96	119.92	119.92
6	TOWER-6	TYPE-6 (2BHK)	2	59.96	14.81	119.92	59.96	119.92	119.92
7	TOWER-7	TYPE-7 (2BHK)	2	59.96	14.81	119.92	59.96	119.92	119.92
TOTAL									

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
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
TOTAL STILT PARKING	= 106

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

For Pegasus Land and Housing Pvt. Ltd.

APPLICANT'S SIGN.

ARCHITECT'S SIGN

SCALE : 1:1000

DRAWING NAME

SUPERIMPOSE DEMARCATION PLAN / SITE PLAN

SITE PLAN

DRAWING NO.-01

VIMAL BAJAJ

Architect CA/96/19791

938, Sector-14, Gurgaon

PARKING SUMMARY	
TOTAL NO. OF APARTMENTS	798
PARKING REQUIRED @ 0.5 ECS PER DU	399
PARKING REQUIRED BY AREA	
PROPOSED OPEN PARKING AREA	= 10801.09 SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE @ 235Q.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

- CONSTRUCTION DETAILS:-
- THE COLUMN, RECTANGULAR OR CIRCULAR (L 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 CPWD SPECIFICATIONS, 1995 (VOL. I TO VOL. VI) WITH CORRECTION SLIPS AND IS 456-2000.
 - DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456:2000, IS-4326:1993
 - GATE & BOUNDARY WALL AS STD. DESIGN