Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. SE(HQ/____)DV(____)

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Rakesh Bansal ATP (HQ)

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

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

(Hr.) Chairman B.P.A.C.

JD.

P.A.

A.T.P.

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

DD(T) MEMBER BPAC

Ram Avtar Bassi AD(HQ)

ZONING LINE

ROAD LVL ±00

5.0M WIDE CONSTRUCTED ROAD

6.0M WIDE ENTRY/EXIT

6.0M WIDE FIRE TENDER PATH

TWO WHEELERS PARKING

PARKING

PARK

GREEN

COMMERCIAL

24 M WIDE ROAD

8.0M WIDE CONSTRUCTED ROAD

ELECTRIC SUB STATION 420 SQMT

HT.DG SET TRANSFORMER

AREA FOR UNDER GROUND FIRE TANK

AREA FOR UNDER GROUND ST

STP CAP - 457 KL AREA-275 SQMT CLEAR HT.-4.5 Mtr.

TOWER - 1 (S+14)

TOWER - 2 (G+13)

TOWER - 3 (S+14)

TOWER - 4 (S+14)

TOWER - 5 (S+14)

TOWER - 6 (G+13)

TOWER - 7 (G+12)

MUMTY TOP LVL.+47800MM

MUMTY TOP LVL.+41900MM

MUMTY TOP LVL.+47600MM

TERRACE LVL.+38950MM

TERRACE LVL.+44850MM

TERRACE LVL.+49500MM

2 WAY FIRE BRIGADE INLET CONNECTION

FIRE HYDRANT RING 150Ø EXTERNAL

STP OVER FLOW PIPE

RWHP-01 RWHP-02 RWHP-03 RWHP-04 RWHP-05 RWHP-06

BORE-WELL 150Ø 2-WAY CONNECTION FOR DRAW-IN 150Ø 4-WAY CONNECTION FOR DRAW-OUT 150Ø 4-WAY CONNECTION FOR EXTERNAL FIRE HYDRANT RING

SIZE - 8.0x7.2x3.5 CAP - 200 KL DOM. TANK-01

SIZE - 8.0x7.2x3.5 CAP - 200 KL DOM, W. TANK-02

SIZE - 5.0x4.3x3.5 CAP - 75 KL FIRE TANK-02

SIZE - 5.0x4.3x3.5 CAP - 75 KL FIRE TANK-01

PUMP ROOM

COMMUNITY HALL AND AANGANWADI

PARKING SUMMARY

TOTAL NO.OF APARTMENTS	=	798	
PARKING REQUIRED @0.5 ECS PER DU	=	399	ECS
PARKING REQUIRED BY AREA			
PROPOSED OPEN PARKING AREA	=	10801.09	SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE@23SQ.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 @1PARKING PER DU		798	
2WHEELERS PROVIDED ON STILIT		212	NO.S
2 WHEELERS PROVIDED ON OPEN SITE		940	NO.S
TOTAL 2 WHEELERS PROVIDED		**1152**	NO.S

RECHARGE BORE WELL

DETAILED SETION OF RECHARGE WELL SYSTEMM OF COLLECTION OF RWP FROM ROOF TOP

PROPOSED HARVESTING SYSTEM

WALL FOUNDATION

WALL FOUNDATION

STANDARD FOOTING SECTION

GENERAL NOTES :-

1. LIFT / SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP.
2. THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF THE ARCHITECT/ OWNER/ENGINEER.
3. HANDICAP RAMP WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS.
4. STRUCTURAL DRAWINGS SHALL BE READ IN CONJUCTION WITH
5. RELEVANT ARCHITECTURAL AND SERVICES DRAWING.
6. DO NOT SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
7. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE SPECIFIED
8. UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL DRAWINGS ARE STRUCTURAL LEVELS ONLY.
9. FOR GENERAL NOTES AND STANDARD DETAILS REFER STANDARD DRG.
10. COVER
    a) BEAM 25 MM
    b) SLAB 20MM
11. CONCRETE MIX
    a) BEAM M25
    b) SLAB M25
12. TOP REINF.
13. BOTTOM REINF.
14. REINFORCEMENT : REINF. STEEL SHALL BE TMT BARS OF GRADE FE 500 CONFIRMING TO IS 1786-1985
15. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987 IS-456:2000, IS-13920:1993
16. PROVIDED DIST. REINF. WHEREVER REQD. AS FOLLOW
    TOP ST.@200 C/C
    BOT. ST.@QC

CONSTRUCTION DETAILS :-

1. THE COLUMNS (RECTANGULAR) OR COLUMN LEG (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINES.
2. 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.
3. ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C.P.W.D. SPECIFICATIONS, 1996 (VOL.-I TO VOL.-VI) WITH CORRECTION SLIPS AND IS:456-2000.
4. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP-34:1987, IS-456:2000, IS-13920:1993
5. GATE & BOUNDARY WALL AS /STD. DESIGN

FIRE LEGEND		
01	EXTERNAL FIRE HYDRANT	EFH
02	150Ø FIRE HYDRANT LINE	
03	4 WAY FIRE BRIGADE INLET CONNECTION	
04	2 WAY FIRE BRIGADE WITHDRAW CONNECTION	

LEGEND:-

	SEWAGE LINE
	STORM WATER LINE
	MUNICIPAL LINE
	BORE/-WELL LINE
	DOMESTIC WATER SUPPLY LINE
	FLUSHING / IRRIGATION LINE
	STORM MANHOLE
	SEWAGE MANHOLE

LEGENDS:-

SYMBOL	DESCRIPTION
	LT CABLE
	1000MM WIDE, 1000MM DEPTH TRENCH
	LV CABLE
	1No. 110Ø PVC HUME PIPE FOR LV CABLE
	1No. 200Ø RCC HUME PIPE
	1000X1000X8000 MANHOLE FOR LT CABLES
	1000X1000X8000 MANHOLE FOR LT CABLES
	400X400X8000 MANHOLE FOR LV CABLES
FP	FEEDER PILLER

NOTE:-FOR FEEDER PILLAR TO METER BOARD TO PLOT FOR CABLE SIZE REFER TO SLD.

FIRE LEGEND		
01	EXTERNAL FIRE HYDRANT	EFH
02	150Ø FIRE HYDRANT LINE	
03	4 WAY FIRE BRIGADE INLET CONNECTION	
04	2 WAY FIRE BRIGADE WITHDRAW CONNECTION	

LEGEND:-

	SEWAGE LINE
	STORM WATER LINE
	MUNICIPAL LINE
	BORE/-WELL LINE
	DOMESTIC WATER SUPPLY LINE
	FLUSHING / IRRIGATION LINE
	STORM MANHOLE
	SEWAGE MANHOLE

AREA STATEMENT

TOTAL PLOT AREA	5.3750	ACRES	21751.8188	SQ. MTRS.
PERMISSIBLE COMMERCIAL@2% OF 5.3750 ACRE	0.1075	ACRES	435.0364	SQ. MTRS.
PERMISSIBLE RESIDENTIAL@98% OF 5.3750 ACRE	5.2675	ACRES	21316.7824	SQ. MTRS.

	PERMISSIBLE/REQUIRED		PROPSOED	
COMMERCIAL PLOT AREA	0.1075	ACRES		
	435.0364	SQ. MTRS.		
PERMISSIBLE FAR ON COMMERCIAL	1.75	%		
COMMERCIAL COVERED AREA	761.3137	SQ. MTRS.		
12% EXTRA FAR FOR IGBC GOLD GREEN RATING (REG.NO.GAH221172 DATED JUNE2022) FOR COMMERCIAL	0.12	%		
	52.204	SQ. MTRS.	1.861	%
TOTAL PERMISSIBLE FAR FOR COMMERCIAL	813.5180	SQ. MTRS.	809.6300	SQ. MTRS.
GROUND COVERAGE FOR COMMERCIAL			809.630	SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL	5.2675	ACRES		
	21316.7824	SQ. MTRS.		
PERMISSIBLE FAR ON RESIDENTIAL	2.25	%		
COVERED AREA FOR RESIDENTIAL	47962.7603	SQ. MTRS.		
12% EXTRA FAR FOR IGBC GOLD GREEN RATING (REG.NO.GAH221172 DATED JUNE2022) FOR RESIDENTIAL	0.12	%		
	2558.0139	SQ. MTRS.	2.370	%
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL	50520.7742	SQ. MTRS.	50511.570	SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL			6001.90	SQ.MTRS.
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)
	50	%	32.5	%
TOTAL BUILTUP AREA = FAR+COMMERCAIL+ ANGANWUDI+COMMUNITY+MUMTY			59456.280	SQ. MTRS.
NO. OF DWELLING UNITS PERMISSIBLE	790-966	NO	798	UNITS
OCCUPANCY PER DWELLING UNIT	5	PER UNIT	5	PERSON PER UNIT
TOTAL POPULATION	3950.62-4830.75	PERSONS	3990	PERSONS
DENSITY	750-900	PPA	757.475	PPA
GREEN AREA	15	% OF THE PLOT	15.276	% OF THE PLOT
	3262.773	SQ. MTRS.	3322.760	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	1152	TWO WHEELERS
	798	TWO WHEELERS		
TOTAL ECS REQUIRED	399	ECS		
TOTAL ECS PROVIDED			576	ECS
EXTRA ECS AS PER POLICY	576-399		177	ECS
1 NO. OF AANGANWADI	185.810	SQ.MTRS.	223.640	SQ.MTRS.
1 NO. OF COMMUNITY HALL	185.810	SQ.MTRS.	223.640	
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	
1	COMMERCIAL	809.63	G	1	809.63	809.63	6.15			SQMT
2	TOTAL				809.63	809.63			809.63	
3	AANGANWADI OR CRECHE NON FAR AREA					223.64		223.640	223.640	SQMT
4	COMMUNITY HALL NON FAR AREA							223.640	51.865	275.505 SQMT
5	MILK AND VEGETABLE BOOTH					27.50			27.50	
6	GUARD ROOM					9.00			9.00	
TOTAL						1069.77		447.28		1345.28

UNIT SUMMARY

TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY/ TERRACE AREA	TOTAL CARPET AREA
TOWER-1	TYPE-1G(3BHK)	2	59.96	14.81	119.92
	TYPE-2AG(3BHK)	2	59.74	13.30	119.48
	TYPE-2G(2BHK+STORE)	1	59.74	13.30	59.74
	TYPE-1P(3BHK)	4	59.96	59.46	239.84
	TYPE-2AP(3BHK)	2	59.74	36.22	119.48
	TYPE-2P(2BHK+STORE)	2	59.74	36.22	119.48
	TYPE-1(3BHK)	52	59.96	14.81	3117.92
	TYPE-2A(3BHK)	26	59.74	13.30	1553.24
	TYPE-2(2BHK+STORE)	26	59.74	13.30	1553.24
TOWER-2	TYPE-1G(3BHK)	2	59.96	14.81	119.92
	TYPE-2AG(3BHK)	2	59.74	13.30	119.48
	TYPE-2G(2BHK+STORE)	1	59.74	13.30	59.74
	TYPE-1P(3BHK)	4	59.96	59.46	239.84
	TYPE-2AP(3BHK)	2	59.74	36.22	119.48
	TYPE-2P(2BHK+STORE)	2	59.74	36.22	119.48
	TYPE-1(3BHK)	52	59.96	14.81	3117.92
	TYPE-2A(3BHK)	26	59.74	13.30	1553.24
	TYPE-2(2BHK+STORE)	26	59.74	13.30	1553.24
TOWER-3	TYPE-1G(3BHK)	2	59.96	14.81	119.92
	TYPE-2AG(3BHK)	2	59.74	13.30	119.48
	TYPE-1P(3BHK)	4	59.96	59.46	239.84
	TYPE-2AP(3BHK)	4	59.74	36.22	238.96
	TYPE-1(3BHK)	52	59.96	14.81	3117.92
	TYPE-2A(3BHK)	52	59.74	13.30	3106.48
TOWER-4	TYPE-1G(3BHK)	2	59.96	14.81	119.92
	TYPE-2AG(3BHK)	1	59.74	13.30	59.74
	TYPE-2G(2BHK+STORE)	1	59.74	13.30	59.74
	TYPE-1P(3BHK)	4	59.96	59.46	239.84
	TYPE-2AP(3BHK)	2	59.74	36.22	119.48
	TYPE-2P(2BHK+STORE)	2	59.74	36.22	119.48
	TYPE-1(3BHK)	52	59.96	14.81	3117.92
	TYPE-2A(3BHK)	26	59.74	13.30	1553.24
	TYPE-2(2BHK+STORE)	26	59.74	13.30	1553.24
TOWER-5	TYPE-1G(3BHK)	2	59.96	14.81	119.92
	TYPE-2AG(3BHK)	1	59.74	13.30	59.74
	TYPE-2G(2BHK+STORE)	1	59.74	13.30	59.74
	TYPE-1P(3BHK)	4	59.96	59.46	239.84
	TYPE-2AP(3BHK)	2	59.74	36.22	119.48
	TYPE-2P(2BHK+STORE)	2	59.74	36.22	119.48
	TYPE-1(3BHK)	52	59.96	14.81	3117.92
	TYPE-2A(3BHK)	26	59.74	13.30	1553.24
	TYPE-2(2BHK+STORE)	26	59.74	13.30	1553.24
TOWER-6	TYPE-3G(2BHK)	4	46.78	15.59	187.12
	TYPE-4G(2BHK)	4	45.82	11.62	183.28
	TYPE-3P(2BHK)	4	46.78	30.46	187.12
	TYPE-4P(2BHK)	4	45.82	28.62	183.28
	TYPE-3(2BHK)	48	46.78	15.59	2245.44
	TYPE-4(2BHK)	48	45.82	11.62	2199.36
TOWER-7	TYPE-3G(2BHK)	4	46.78	15.59	187.12
	TYPE-4G(2BHK)	4	45.82	11.62	183.28
	TYPE-3P(2BHK)	4	46.78	30.46	187.12
	TYPE-4P(2BHK)	4	45.82	28.62	183.28
	TYPE-3(2BHK)	44	46.78	15.59	2058.32
	TYPE-4(2BHK)	44	45.82	11.62	2016.08
	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 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 RESISTENCE.
3. ALL COMMON AREA FULLY POWER BACKUP
4. ALL D1-DOOR 1HOUR FIRE RATING DOOR

ALL DIMENSIONS ARE IN MILLIMETERS

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 EXTERNAL SITE PLAN COORDINATE LAYOUT

DRAWING NO.-01

For Pegasus Land and Housing Pvt. Ltd.

Authorised Signatory

APPLICANT'S SIGN.

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

ARCHITECT'S SIGN