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

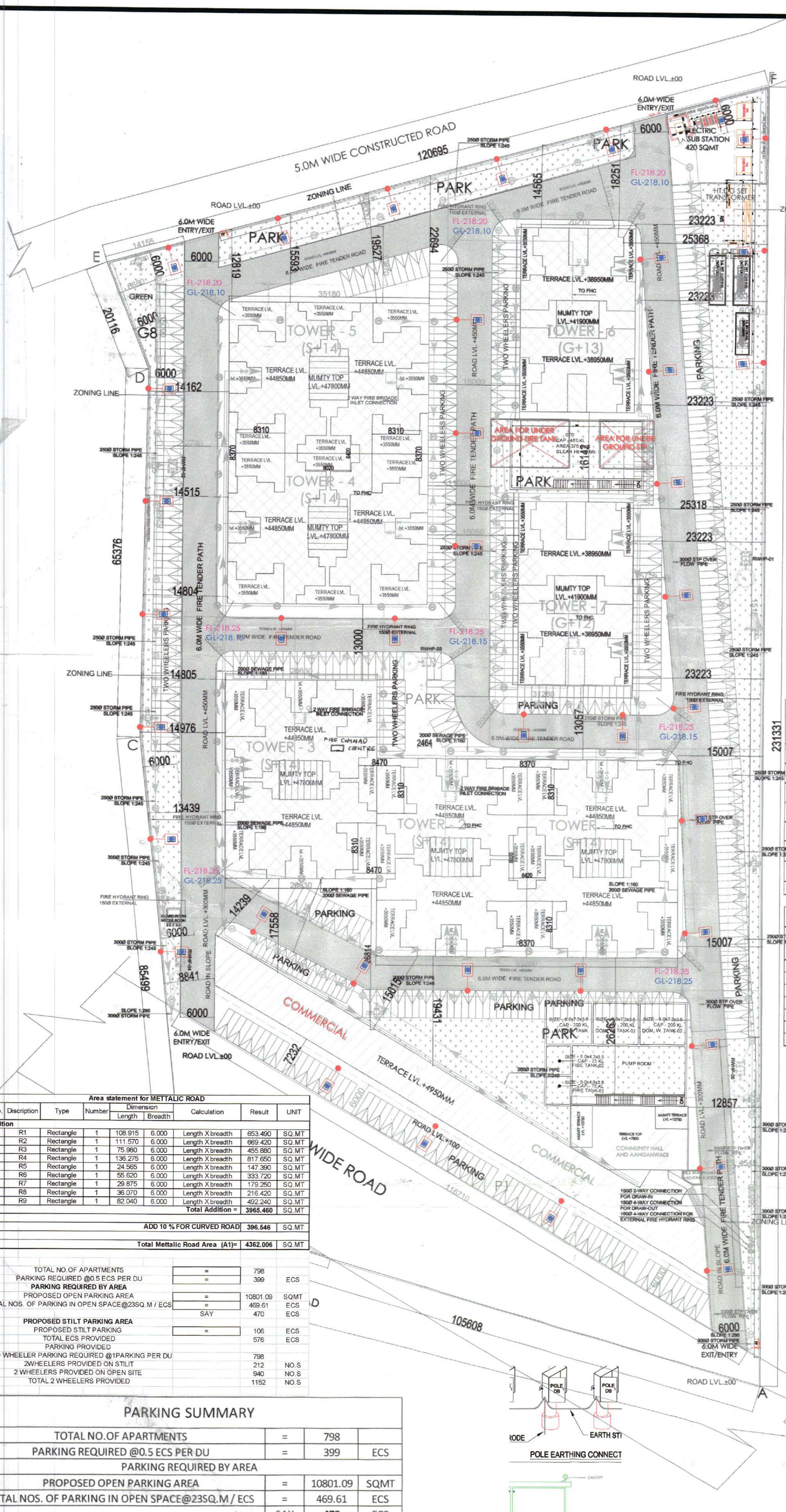
Superintending Engineer (HQ) for Chief Engineer-I HSVP Panchkula — S.T.P. Member Secretary B.P.A.C. — S.T.P.(G) Member B.P.A.C. — Chairman B.P.A.C.

Rakesh Bansal ATP (HQ)

JD. — P.A. — A.T.P.

DDT(T) MEMBER BPAC — Ram Avtar Bassi AD(HQ)

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



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			0.12	%	
(REG.NO.GAH221172 DATED JUNE2022) FOR COMMERCIAL			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			0.12	%	
(REG.NO.GAH221172 DATED JUNE2022) FOR RESIDENTIAL			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

S.NO	TOWER NO.	UNIT TYPE	NO OF UNITS	CARPET AREA	BALCONY/ TERRACE AREA	TOTAL CARPET AREA
1	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
2	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
3	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
4	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
5	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
6	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
7	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

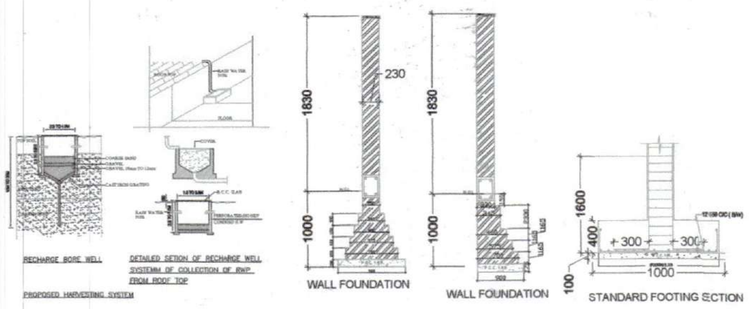
Area statement for METTALIC ROAD

S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Calculation	Result	UNIT
Addition								
1	R1	Rectangle	1	108.915	6.000	Length X breadth	653.490	SQ.MT
2	R2	Rectangle	1	111.570	6.000	Length X breadth	669.420	SQ.MT
3	R3	Rectangle	1	75.960	6.000	Length X breadth	455.880	SQ.MT
4	R4	Rectangle	1	136.275	6.000	Length X breadth	817.650	SQ.MT
5	R5	Rectangle	1	24.565	6.000	Length X breadth	147.390	SQ.MT
6	R6	Rectangle	1	55.620	6.000	Length X breadth	333.720	SQ.MT
7	R7	Rectangle	1	29.875	6.000	Length X breadth	179.250	SQ.MT
8	R8	Rectangle	1	36.070	6.000	Length X breadth	216.420	SQ.MT
9	R9	Rectangle	1	82.040	6.000	Length X breadth	492.240	SQ.MT
						Total Addition =	**3965.460**	SQ.MT
						ADD 10 % FOR CURVED ROAD	**396.546**	SQ.MT
						Total Mettalic Road Area (A1)=	**4362.006**	SQ.MT

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

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



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. - - 8T@200 C/C
    BOT. - 8T@C/C

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 DESIGN AND IS-456: 2000, IS-13920: 1993
5. GATE & BOUNDARY WALL AS /STD. DESIGN

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
	1000X1000X800D MANHOLE FOR L.T CABLES
	1000X1000X800D MANHOLE FOR L.T CABLES
	400X400X800D 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
	BOREI-WELL LINE
	DOMESTIC WATER SUPPLY LINE
	FLUSHING / IRRIGATION LINE
	STORM MANHOLE
	SEWAGE MANHOLE

For ONE DESIGN AND CONSULTANTS
FIRE FIGHTING / FIRE ALARM
VENTILATION / ELECTRICAL CONSULTANT

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

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
SECTOR 78 EL EXTERNAL LIGHTING LAYOUT & ROAD LAYOUT

DRAWING N0.-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