

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

Superintending Engineer (HQP)
for Chief Engineer-I
Rakesh Bansal
ATP (HQ)

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

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

S.T.P. (H)
Chairman
B.P.A.C.

S.D.
P.A.

A.T.P.

DDT
MEMBER
B.P.A.C.

AD(HQ)

SANCTIONED
MEMO NO.:
DATED:

TO BE READ WITH THIS OFFICE

AREA STATEMENT			
TOTAL PLOT AREA	5.3760 ACRES	21761.8188 SQ. MTRS.	
PERMISSIBLE COMMERCIAL @2% OF 5.3760 ACRE	0.1075 ACRES	435.0364 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL @98% OF 5.3760 ACRE	5.2675 ACRES	21316.7824 SQ. MTRS.	
		PERMISSIBLE/REQUIRED	PROPOSED
COMMERCIAL PLOT AREA		0.1075 ACRES	
		435.0364 SQ. MTRS.	
PERMISSIBLE FAR ON COMMERCIAL COVERED AREA		1.76 %	
12% EXTRA FAR FOR IGBC GOLD GREEN RATING		781.3137 SQ. MTRS.	
(REG.NO.GAH221172 DATED JUNE2022) FOR COMMERCIAL		0.12 %	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		82.204 SQ. MTRS.	1.881 %
GROUND COVERAGE FOR COMMERCIAL		813.5180 SQ. MTRS.	899.6300 SQ. MTRS.
			899.630 SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL		5.2675 ACRES	
		21316.7824 SQ. MTRS.	
PERMISSIBLE FAR ON RESIDENTIAL COVERED AREA FOR RESIDENTIAL		2.26 %	
12% EXTRA FAR FOR IGBC GOLD GREEN RATING		47962.7803 SQ. MTRS.	
(REG.NO.GAH221172 DATED JUNE2022) FOR RESIDENTIAL		0.12 %	
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		2558.0139 SQ. MTRS.	2.370 %
GROUND COVERAGE FOR RESIDENTIAL		50520.7742 SQ. MTRS.	60511.8700 SQ. MTRS.
			6001.900 SQ. MTRS.
GROUND COVERAGE =RESIDENTIAL+COMMERCIAL +AANGANWADI+MILK+BOOTH+GUARD ROOM+NON FAR		10875.9094 SQ. MTRS.	707.167 SQ. MTRS. (STILT AREA + COMMERCIAL AREA+ AANGANWADI AREA)
		60 %	32.6 %
			59458.280 SQ. MTRS.
NO. OF DWELLING UNITS PERMISSIBLE OCCUPANCY PER DWELLING UNIT	790.966	NO	798 UNITS
TOTAL POPULATION	3950.624830	5 PER UNIT	6 PERSON PER UNIT
DENSITY	750.900	PPA	3990 PERSONS
			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	1162 TWO WHEELERS
TOTAL ECS REQUIRED		798 TWO WHEELERS	
TOTAL ECS PROVIDED		399 ECS	
EXTRA ECS AS PER POLICY	676.399		676 ECS
1 NO. OF AANGANWADI		185.810 SQ. MTRS.	177 ECS
1 NO. OF COMMUNITY HALL		185.810 SQ. MTRS.	223.640 SQ. MTRS.
MILK +VEGETABLE BOOTH			223.640
			27.500

PROPOSED AREA FOR HOUSING											
S.NO.	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL FAR AREA	GROUND FLOOR FAR	TYPICAL FLOOR FAR	TOTAL FAR AREA (GROUND + TYPICAL FLOOR)	GROUND COVERAGE	HEIGHT IN MTS
1	1	(G+14)	GROUND	1	5	5	117	375.93	534.64	7860.89	936.84
2	2	(G+14)	GROUND	1	5	5	117	375.93	534.64	7860.89	936.84
3	3	(G+14)	GROUND	1	4	4	116	311.12	534.64	7796.08	936.84
4	4	(G+14)	GROUND	1	4	4	116	311.12	534.64	7796.08	936.84
5	5	(G+14)	GROUND	1	4	4	116	311.12	534.64	7796.08	936.84
6	6	(G+13)	GROUND	1	8	8	112	455.15	419.65	5910.60	658.85
7	7	(G+12)	GROUND	1	8	8	104	455.15	419.65	5490.95	658.85
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 MTS	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	223.640	
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 AREA	TOTAL AREA	GROUND FLOOR FAR	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA
1	TYPE 1G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
	TYPE 2G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
	TYPE 3G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
	TYPE 4G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
	TYPE 5G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
	TYPE 6G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
2	TYPE 1G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
	TYPE 2G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
	TYPE 3G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
	TYPE 4G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
	TYPE 5G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
	TYPE 6G (BRK)	2	58.96	14.81	113.92	117	375.93	534.64	7860.89
3	TYPE 1G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 2G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 3G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 4G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 5G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 6G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
4	TYPE 1G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 2G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 3G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 4G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 5G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 6G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
5	TYPE 1G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 2G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 3G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 4G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 5G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
	TYPE 6G (BRK)	2	58.96	14.81	113.92	116	311.12	534.64	7796.08
6	TYPE 1G (BRK)	2	58.96	14.81	113.92	112	455.15	419.65	5910.60
	TYPE 2G (BRK)	2	58.96	14.81	113.92	112	455.15	419.65	5910.60
	TYPE 3G (BRK)	2	58.96	14.81	113.92	112	455.15	419.65	5910.60
	TYPE 4G (BRK)	2	58.96	14.81	113.92	112	455.15	419.65	5910.60
	TYPE 5G (BRK)	2	58.96	14.81	113.92	112	455.15	419.65	5910.60
	TYPE 6G (BRK)	2	58.96	14.81	113.92	112	455.15	419.65	5910.60
7	TYPE 1G (BRK)	2	58.96	14.81	113.92	104	455.15	419.65	5490.95
	TYPE 2G (BRK)	2	58.96	14.81	113.92	104	455.15	419.65	5490.95
	TYPE 3G (BRK)	2	58.96	14.81	113.92	104	455.15	419.65	5490.95
	TYPE 4G (BRK)	2	58.96	14.81	113.92	104	455.15	419.65	5490.95
	TYPE 5G (BRK)	2	58.96	14.81	113.92	104	455.15	419.65	5490.95
	TYPE 6G (BRK)	2	58.96	14.81	113.92	104	455.15	419.65	5490.95
TOTAL		798							

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 RESISTANCE.
3. ALL COMMON AREA FULLY POWER BACKUP
4. ALL D1-DOOR 1 HOUR. 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 ACRES (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, GURUGRAM
(HARYANA)

For Pegasus Land and Housing Pvt. Ltd.

APPLICANT'S SIGN.

SCALE : 1:100

DRAWING NAME
EXTERNAL SITE PLAN
FIRE FIGHTING LAYOUT

SITE PLAN

DRAWING NO.-01

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

ARCHITECT'S SIGN

PARKING SUMMARY			
TOTAL NO.OF APARTMENTS	=	798	
PARKING REQUIRED @0.5 ECS PER DU	=	399	ECS
PARKING REQUIRED BY AREA			