

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

Superintending Engineer (H.O.)
for Chief Engineer-I
Rakesh Bansal
ATP (HO)

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

Chairman
B.P.A.C.

DDT
MEMBER
B.P.A.C.

Chairman
B.P.A.C.

DDT
MEMBER
B.P.A.C.

Chairman
B.P.A.C.

SANCTIONED
MEMO NO.:
DATED:

DDT
MEMBER
B.P.A.C.

Chairman
B.P.A.C.

TOTAL PLOT AREA		5.3750 ACRES	21751.8188 SQ. MTRS.	
PERMISSIBLE COMMERCIAL @ 2% OF 5.3750 ACRE		0.1075 ACRES	436.0364 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL @ 98% OF 5.3750 ACRE		5.2675 ACRES	21315.7824 SQ. MTRS.	
COMMERCIAL PLOT AREA		0.1075 ACRES		
PERMISSIBLE FAR ON COMMERCIAL		436.0364 SQ. MTRS.		
COMMERCIAL COVERED AREA		761.3107 SQ. MTRS.		
12% EXTRA FAR FOR IGBC GOLD GREEN RATING (REG. NO. GAH221172 DATED JUNE 2022) FOR COMMERCIAL		0.12%		
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		813.6180 SQ. MTRS.		
GROUND COVERAGE FOR COMMERCIAL		809.6300 SQ. MTRS.		
REMAINING PLOT AREA FOR RESIDENTIAL		5.2675 ACRES		
PERMISSIBLE FAR ON RESIDENTIAL		21316.7824 SQ. MTRS.		
12% EXTRA FAR FOR IGBC GOLD GREEN RATING (REG. NO. GAH221172 DATED JUNE 2022) FOR RESIDENTIAL		47962.7603 SQ. MTRS.		
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		2568.0139 SQ. MTRS.		
GROUND COVERAGE FOR RESIDENTIAL		50520.7742 SQ. MTRS.		
GROUND COVERAGE - RESIDENTIAL - COMMERCIAL + AANGANWADI + MILK BOOTH + GUARD ROOM + NON FAR		10875.9094 SQ. MTRS.		
TOTAL BUILTUP AREA + FAR + COMMERCIAL + AANGANWADI + COMMUNITY + MUMTY		60%		
NO. OF DWELLING UNITS PERMISSIBLE		789-966		
OCCUPANCY PER DWELLING UNIT		5 PER UNIT		
TOTAL POPULATION		3950.62430.76 PERSONS		
DENSITY		750-900 PPA		
GREEN AREA		15.276% OF THE PLOT		
PARKING		0.5000 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		
TOTAL ECS REQUIRED		399		
TOTAL ECS PROVIDED		576-399		
EXTRA ECS AS PER POLICY		185.810 SQ. MTRS.		
1 NO. OF AANGANWADI		223.640 SQ. MTRS.		
1 NO. OF COMMUNITY HALL		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								
EMPIRE 18	1	1	(G+14)	GROUND	1	5	5	117	375.93	534.64	7860.89	936.84	44.85	52.10								
				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								
				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								
				1st. To 14th.	14	8	112															
EMPIRE 18-24	4	4	(G+14)	GROUND	1	4	4	116	311.12	534.64	7796.08	936.84	44.85	52.10								
				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								
				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								
				1st. To 13th.	13	8	104															
EMPIRE 18-24	7	7	(G+12)	GROUND	1	8	8	104	455.15	419.65	5490.95	658.85	38.95	52.10								
				1st. To 12th.	12	8	96															

S.NO.		COMMERCIAL NO.		GROUND FLOOR FAR		NO. OF FLOORS		TOTAL FAR AREA		GROUND COVERAGE		HEIGHT IN MTS		NON FAR AREA		BUILTUP AREA	
1	1	COMMERCIAL		809.63		G	1	809.63		809.63		6.15				809.63	
2	2	TOTAL						809.63		809.63						809.63	
3	3	AANGANWADI OR CRECHE NON FAR AREA						223.64					223.640			223.640	
4	4	COMMUNITY HALL NON FAR AREA											223.640			223.640	
5	5	MILK AND VEGETABLE BOOTH						27.50								27.50	
6	6	GUARD ROOM						9.00								9.00	
TOTAL								1069.77					447.28			1345.28	

TOWER NO.		UNIT SUMMARY		TOTAL FAR AREA		GROUND COVERAGE		HEIGHT IN MTS		NON FAR AREA		BUILTUP AREA	
1	TOWER-1	TYPE 101 (G+14)	2	58.96	14.81	115.92							
2	TOWER-2	TYPE 101 (G+14)	2	58.96	14.81	115.92							
3	TOWER-3	TYPE 101 (G+14)	2	58.96	14.81	115.92							
4	TOWER-4	TYPE 101 (G+14)	2	58.96	14.81	115.92							
5	TOWER-5	TYPE 101 (G+14)	2	58.96	14.81	115.92							
6	TOWER-6	TYPE 101 (G+14)	2	58.96	14.81	115.92							
7	TOWER-7	TYPE 101 (G+14)	2	58.96	14.81	115.92							
TOTAL													

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 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

For Pegasus Land and Housing Pvt. Ltd.

Authorised Sign

APPLICANT'S SIGN.

ARCHITECT'S SIGN

SCALE: 1:100

DRAWING NAME

SITE PLAN EXTERNAL SITE PLAN

STORM WATER LAYOUT

DRAWING NO.-01

VIMAL BAJAJ

Architect CA/96/19791

938, Sector-14, Gurgaon

Authorised Sign

APPLICANT'S SIGN.

ARCHITECT'S SIGN

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 @ 235 Q.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

