

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 (HQ)

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

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

Chairman
B.P.A.C.

J.D.

P.A.

A.T.P.

DD (AT) | Ram Avtar Bassi
MEMBER
B.P.A.C. AD(HQ)

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

AREA STATEMENT		6.3760 ACRES	21751.8188 SQ. MTRS.	
TOTAL PLOT AREA		6.3760 ACRES	21751.8188 SQ. MTRS.	
PERMISSIBLE COMMERCIAL @ 2% OF 6.3760 ACRE		0.1275 ACRES	435.0364 SQ. MTRS.	
PERMISSIBLE RESIDENTIAL @ 98% OF 6.3760 ACRE		6.2485 ACRES	21316.7824 SQ. MTRS.	
PERMISSIBLE/REQUIRED				PROPOSED
COMMERCIAL PLOT AREA				
PERMISSIBLE FAR ON COMMERCIAL		0.1275 ACRES	435.0364 SQ. MTRS.	
12% EXTRA FAR FOR IGBC GOLD GREEN RATING (REG. NO. GAH221172 DATED JUNE 2022) FOR COMMERCIAL		0.12%	761.3137 SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL			52.204 SQ. MTRS.	1.861%
GROUND COVERAGE FOR COMMERCIAL			813.6180 SQ. MTRS.	809.8300 SQ. MTRS. 809.630 SQ. MTRS.
REMAINING PLOT AREA FOR RESIDENTIAL				
PERMISSIBLE FAR ON RESIDENTIAL		6.2485 ACRES	21316.7824 SQ. MTRS.	
COVERED AREA FOR RESIDENTIAL		2.26%	47962.7603 SQ. MTRS.	
12% EXTRA FAR FOR IGBC GOLD GREEN RATING (REG. NO. GAH221172 DATED JUNE 2022) FOR RESIDENTIAL		0.12%	2558.0139 SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL			50520.7742 SQ. MTRS.	50511.870 SQ. MTRS. 5001.90 SQ. MTRS.
GROUND COVERAGE FOR RESIDENTIAL				50. MTRS. (STILT AREA + COMMERCIAL AREA + AANGANWADI AREA)
GROUND COVERAGE = RESIDENTIAL + COMMERCIAL + AANGANWADI + MILK BOOTH + GUARD ROOM + NON FAR			10875.9004 SQ. MTRS.	7071.87
TOTAL BUILTUP AREA = FAR + COMMERCIAL + ANGANWADI + COMMUNITY + MUMTY				
		50 %		32.5 %
				59456.280 SQ. MTRS.
NO. OF DWELLING UNITS PERMISSIBLE OCCUPANCY PER DWELLING UNIT				
		790-966	NO	798 UNITS
			8 PER UNIT	8 PERSON PER UNIT
TOTAL POPULATION DENSITY				
		3950.62-4830.75 PERSONS		3900 PERSONS
		750-900 PPA		757.475 PPA
GREEN AREA				
		15 % OF THE PLOT		15.276 % OF THE PLOT
		3262.773 SQ. MTRS.		3322.780 SQ. MTRS.
PARKING				
		0.500 ECS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING		
		1 PER DWELLING UNIT 1152 TWO WHEELERS		
TWO WHEELER PARKING REQUIRED				
		798 TWO WHEELERS		
TOTAL ECS REQUIRED				
		399 ECS		
TOTAL ECS PROVIDED EXTRA ECS AS PER POLICY 1 NO. OF AANGANWADI 1 NO. OF COMMUNITY HALL MILK + VEGETABLE BOOTH				
		576-399		576 ECS 177 ECS
			185.810 SQ. MTRS.	223.640 SQ. MTRS.
			185.810 SQ. MTRS.	223.640
				27.500

S.NO.	TOWER NO.	NO. OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL 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	117	375.93	534.64	7860.89	936.84	44.85	8971.04
2	2	(G+14)	GROUND	1	5	117	375.93	534.64	7860.89	936.84	44.85	8971.04
3	3	(G+14)	GROUND	1	4	116	311.12	534.64	7796.08	936.84	44.85	8971.04
4	4	(G+14)	GROUND	1	4	116	311.12	534.64	7796.08	936.84	44.85	8971.04
5	5	(G+14)	GROUND	1	8	112	311.12	534.64	7796.08	936.84	44.85	8971.04
6	6	(G+13)	GROUND	1	8	112	455.15	419.65	5910.60	658.85	41.90	7083.05
7	7	(G+12)	GROUND	1	8	104	455.15	419.65	5400.95	658.85	38.95	6172.75
TOTAL					798			50511.57	6001.90		364.70	58111.00

S.NO.	COMMERCIAL NO.	GROUND FLOOR FAR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA	BUILTUP AREA
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		NO OF UNITS	CARPET AREA	BALCONY TERRACE AREA	TOTAL AREA
TOWER-1	TYPE 302 (BHK)	2	59.96	14.81	119.52
	TYPE 302 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK+STOR)	1	59.96	13.30	59.74
	TYPE 202 (BHK)	4	59.96	13.30	239.84
	TYPE 202 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK)	26	59.96	13.30	1553.24
TOWER-2	TYPE 302 (BHK)	2	59.96	14.81	119.52
	TYPE 302 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK+STOR)	1	59.96	13.30	59.74
	TYPE 202 (BHK)	4	59.96	13.30	239.84
	TYPE 202 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK)	26	59.96	13.30	1553.24
TOWER-3	TYPE 302 (BHK)	2	59.96	14.81	119.52
	TYPE 302 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK+STOR)	1	59.96	13.30	59.74
	TYPE 202 (BHK)	4	59.96	13.30	239.84
	TYPE 202 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK)	26	59.96	13.30	1553.24
TOWER-4	TYPE 302 (BHK)	2	59.96	14.81	119.52
	TYPE 302 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK+STOR)	1	59.96	13.30	59.74
	TYPE 202 (BHK)	4	59.96	13.30	239.84
	TYPE 202 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK)	26	59.96	13.30	1553.24
TOWER-5	TYPE 302 (BHK)	2	59.96	14.81	119.52
	TYPE 302 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK+STOR)	1	59.96	13.30	59.74
	TYPE 202 (BHK)	4	59.96	13.30	239.84
	TYPE 202 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK)	26	59.96	13.30	1553.24
TOWER-6	TYPE 302 (BHK)	2	59.96	14.81	119.52
	TYPE 302 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK+STOR)	1	59.96	13.30	59.74
	TYPE 202 (BHK)	4	59.96	13.30	239.84
	TYPE 202 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK)	26	59.96	13.30	1553.24
TOWER-7	TYPE 302 (BHK)	2	59.96	14.81	119.52
	TYPE 302 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK+STOR)	1	59.96	13.30	59.74
	TYPE 202 (BHK)	4	59.96	13.30	239.84
	TYPE 202 (BHK+STOR)	2	59.96	13.30	119.48
	TYPE 202 (BHK)	26	59.96	13.30	1553.24
TOTAL		298			4803.38

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

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-7 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.

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

APPLICANT'S SIGN.

SCALE : 1:100

DRAWING NAME

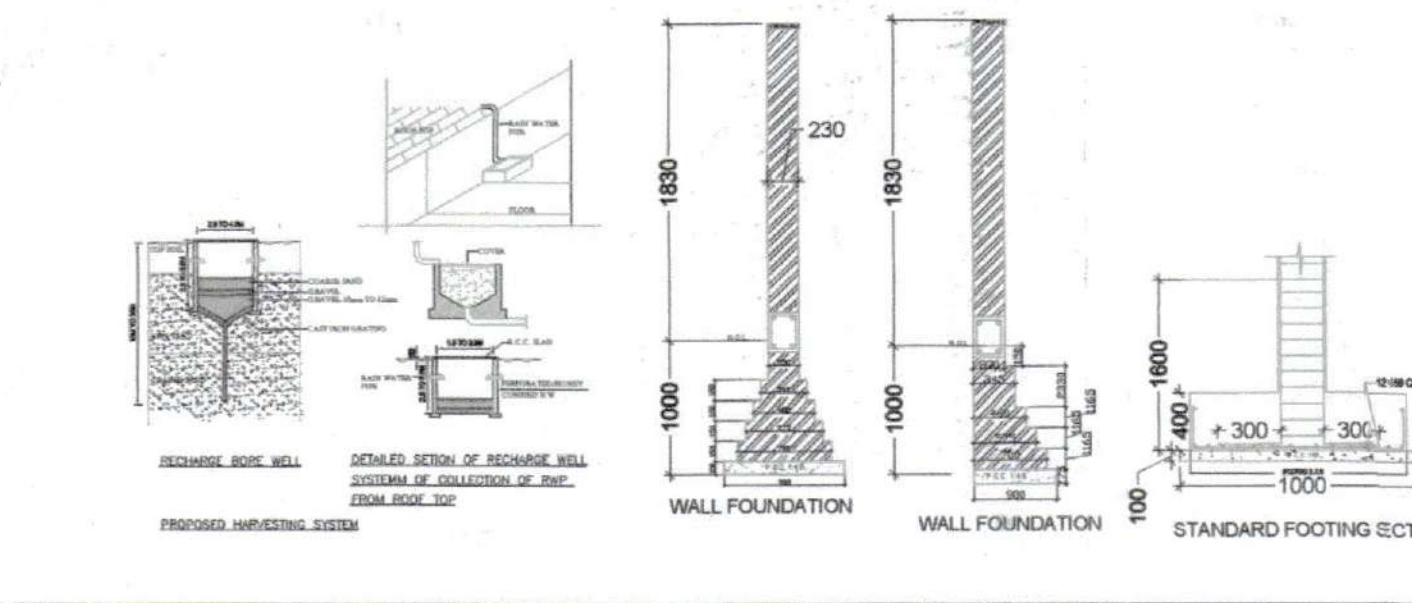
SITE PLAN EXTERNAL SITE PLAN
WATER SUPPLY LAYOUT

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
PARKING REQUIRED BY AREA		
PROPOSED OPEN PARKING AREA	=	10801.09 SQMT
TOTAL NOS. OF PARKING IN OPEN SPACE @ 23SQ.M / ECS	=	469.61
SAY		470
PROPOSED STILT PARKING AREA		
PROPOSED STILT PARKING	=	106
TOTAL ECS PROVIDED	=	576
PARKING PROVIDED		
TWO WHEELER PARKING REQUIRED @ 1 PARKING PER DU		798
2 WHEELERS PROVIDED ON STILT		212
2 WHEELERS PROVIDED ON OPEN SITE		940
TOTAL 2 WHEELERS PROVIDED		1152



GENERAL NOTES:-

- LIFT / SERVICES WILL BE INSTALLED WITH 100% POWER BACK UP
- THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF THE ARCHITECT'S OVERSEER/ENGINEER
- FOUNDATION RAMP WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS
- STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND SERVICES DRAWING
- DO NOT BRACKET/FOLLOW WRITTEN DIMENSIONS ONLY
- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED
- UNLESS SPECIFIED OTHERWISE, ALL LEVELS SHOWN IN STRUCTURAL DRAWINGS ARE STRUCTURAL LEVELS ONLY
- FOR GENERAL NOTES AND STANDARD DETAILS REFER STANDARD Dwg
- COVER
- BEAM: 250MM
- SLAB: 120MM
- CONCRETE MIX: M25
- BEAM: M25
- SLAB: M25
- TOP REIN: 12MM
- BOTTOM REIN: 10MM
- REINFORCEMENT: REIN. STEEL SHALL BE THE BARS OF GRADE 'FE 415' CONFORMING TO IS 1786-1985
- DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP 34:1987 (IS 456:2000, IS 10260:1993)
- PROVIDED DIST. REIN. WHEREVER REQ. AS FOLLOWS:-
TOP: 12MM @ 150MM
BOT: 10MM @ 150MM
- 12 TOP REIN
- 13 BOTTOM REIN
- 14 REINFORCEMENT: REIN. STEEL SHALL BE THE BARS OF GRADE 'FE 415' CONFORMING TO IS 1786-1985
- 15 DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP 34:1987 (IS 456:2000, IS 10260:1993)
- 16 PROVIDED DIST. REIN. WHEREVER REQ. AS FOLLOWS:-
TOP: 12MM @ 150MM
BOT: 10MM @ 150MM
- 17 TOP REIN: 12MM @ 150MM
- 18 BOT REIN: 10MM @ 150MM
- 19 TOP REIN: 12MM @ 150MM
- 20 BOT REIN: 10MM @ 150MM
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- 95 TOP REIN: 12MM @ 150MM
- 96 BOT REIN: 10MM @ 150MM
- 97 TOP REIN: 12MM @ 150MM
- 98 BOT REIN: 10MM @ 150MM
- 99 TOP REIN: 12MM @ 150MM
- 100 BOT REIN: 10MM @ 150MM

FIRE LEGEND

- 01 EXTERNAL FIRE HYDRANT
- 02 1500 FIRE HYDRANT LINE
- 03 4 WAY FIRE BRIGADE INLET CONNECTION
- 04 2 WAY FIRE BRIGADE WITHDRAWAL CONNECTION

LEGEND

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

CONSTRUCTION DETAILS:-

- THE COLUMNS (RECTANGULAR) OR COLUMN (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
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