

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE/HQ/.../2022

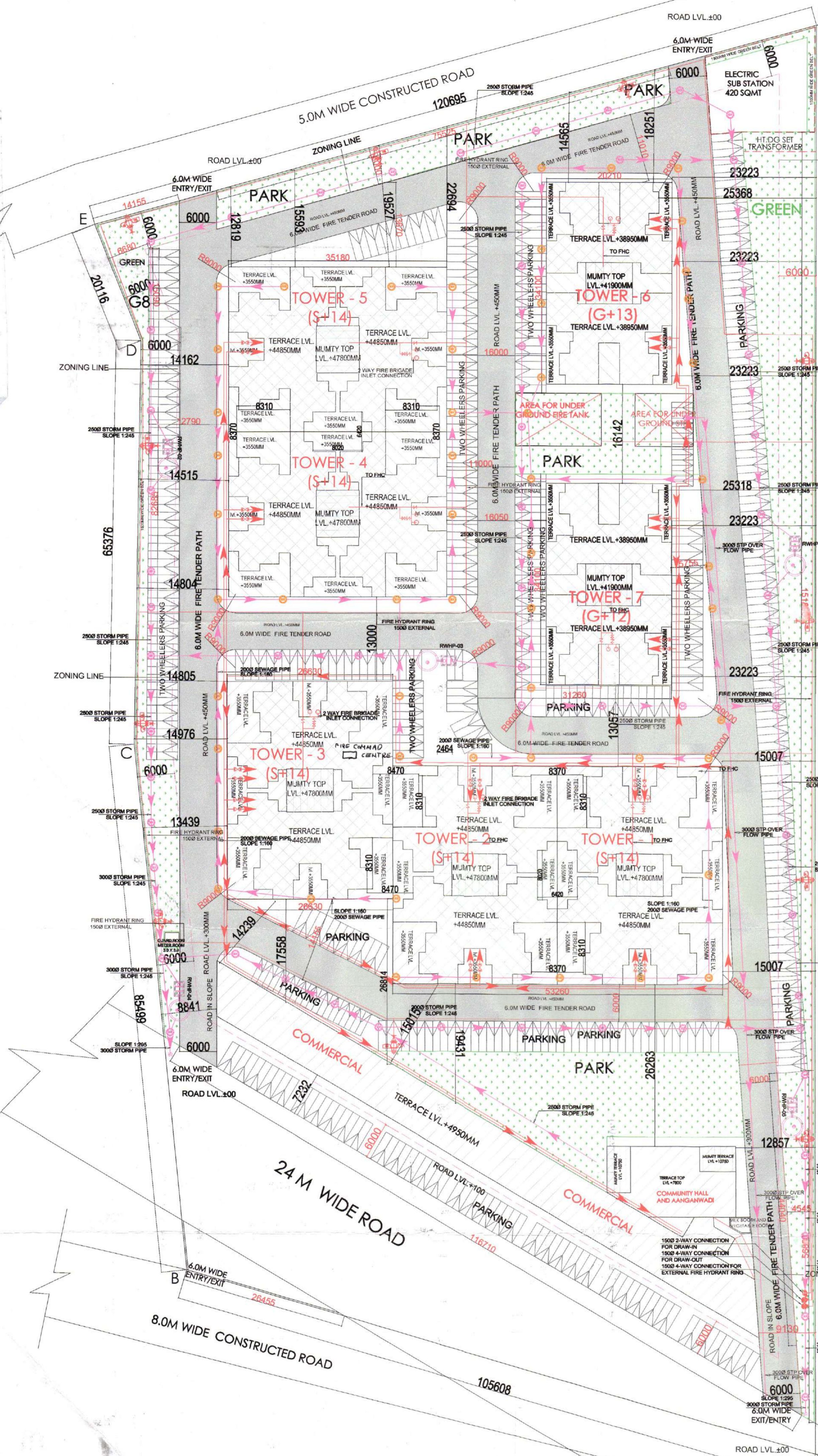
Superintending Engineer (HQ) for Chief Engineer - Haryana
Rakesh Bansal ATP (HQ)

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

Member B.P.A.C. Chairman B.P.A.C.

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

DDT MEMBER B.P.A.C. Ram Avtar Bassi AD(HQ)



TOTAL PLOT AREA		AREA STATEMENT	
6.3760 ACRES	21761.8188 SQ. MTRS.	6.3760 ACRES	21761.8188 SQ. MTRS.
PERMISSIBLE COMMERCIAL @ 2% OF 6.3760 ACRE	0.1275 ACRES	PERMISSIBLE COMMERCIAL @ 2% OF 6.3760 ACRE	0.1275 ACRES
PERMISSIBLE RESIDENTIAL @ 98% OF 6.3760 ACRE	6.2485 ACRES	PERMISSIBLE RESIDENTIAL @ 98% OF 6.3760 ACRE	6.2485 ACRES
COMMERCIAL PLOT AREA		PERMISSIBLE REQUIRED	
0.1076 ACRES		PROPOSED	
PERMISSIBLE FAR ON COMMERCIAL		1.75%	
12% EXTRA FAR FOR IGBC GOLD GREEN RATING (REG. NO. GAH221172 DATED JUNE 2022) FOR COMMERCIAL		761.3137 SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR COMMERCIAL		813.5180 SQ. MTRS.	
GROUND COVERAGE FOR COMMERCIAL		0.12%	
REMAINING PLOT AREA FOR RESIDENTIAL		6.2476 ACRES	
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 JUNE 2022) FOR RESIDENTIAL		2558.0139 SQ. MTRS.	
TOTAL PERMISSIBLE FAR FOR RESIDENTIAL		50551.5701 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.	
TOTAL BUILT UP AREA = FAR + COMMERCIAL + AANGANWADI + COMMUNITY + MUMTY		59456.280 SQ. MTRS.	
NO. OF DWELLING UNITS PERMISSIBLE		798 UNITS	
OCCUPANCY PER DWELLING UNIT		6 PERSON PER UNIT	
TOTAL POPULATION		3960 PERSONS	
DENSITY		760.90 PPA	
GREEN AREA		15.27% OF THE PLOT	
0.960 ECTS PER DWELLING UNIT, BUT ONLY TWO WHEELER PARKING TO BE PROVIDED AS PER APPROVED ZONING		3322.773 SQ. MTRS.	
TWO WHEELER PARKING REQUIRED		798 TWO WHEELERS	
TOTAL ECS REQUIRED		399 ECS	
TOTAL ECS PROVIDED		576 ECS	
EXTRA ECS AS PER POLY		177 ECS	
1 NO. OF COMMUNITY HALL		223.640 SQ. MTRS.	
MILK + VEGETABLE BOOTH		27.500 SQ. MTRS.	

PROPOSED AREA FOR HOUSING															
S.NO	TOWER NO.	NO OF FLOORS	TYPICAL FLOOR	UNIT PER FLOOR	TOTAL UNITS	TOTAL FLOOR AREA	TYPICAL FLOOR AREA	TOTAL FAR AREA (Ground typical floor)	GROUND COVERAGE	HEIGHT IN MTS	MUMTY FAR AREA	BUILT UP AREA			
1	1	(G+14)	GROUND	1	5	117	375.93	534.64	7860.89	936.84	44.85	52.10	8971.04		
1	1	(G+14)	1st. To 14th.	14	8	112	375.93	534.64	7860.89	936.84	44.85	52.10	8971.04		
3	3	(G+14)	GROUND	1	4	116	311.12	534.64	7796.08	936.84	44.85	52.10	8971.04		
3	3	(G+14)	1st. To 14th.	14	8	112	311.12	534.64	7796.08	936.84	44.85	52.10	8971.04		
4	4	(G+14)	GROUND	1	4	116	311.12	534.64	7796.08	936.84	44.85	52.10	8971.04		
4	4	(G+14)	1st. To 14th.	14	8	112	311.12	534.64	7796.08	936.84	44.85	52.10	8971.04		
5	5	(G+14)	GROUND	1	4	116	311.12	534.64	7796.08	936.84	44.85	52.10	8971.04		
5	5	(G+14)	1st. To 14th.	14	8	112	311.12	534.64	7796.08	936.84	44.85	52.10	8971.04		
6	6	(G+13)	GROUND	1	8	112	455.15	419.65	5910.60	658.85	41.90	52.10	7083.05		
6	6	(G+13)	1st. To 13th.	13	8	104	455.15	419.65	5490.95	658.85	38.95	52.10	6172.75		
7	7	(G+12)	GROUND	1	8	104	455.15	419.65	5490.95	658.85	38.95	52.10	6172.75		
7	7	(G+12)	1st. To 12th.	12	8	96	455.15	419.65	5490.95	658.85	38.95	52.10	6172.75		
TOTAL											798	50511.57	6001.90	364.70	58111.00

PROPOSED AREA FOR COMMERCIAL										
S.NO	COMMERCIAL NO.	GROUND FLOOR	NO OF FLOORS	TOTAL FAR AREA	GROUND COVERAGE	HEIGHT IN MTS	NON FAR AREA	BUILT UP 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			223.64		223.640	223.640		
4	COMMUNITY HALL NON FAR AREA						223.640	51.865		
5	MILK AND VEGETABLE BOOTH	27.50			27.50			27.500		
6	GUARD ROOM	9.00			9.00			9.000		
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 302 (BHK)	2	59.96	14.81	119.92				
		TYPE 202 (BHK)	2	59.74	13.30	119.48				
		TYPE 301 (BHK)	4	59.96	14.81	239.84				
		TYPE 201 (BHK)	2	59.74	13.30	119.48				
2	TOWER 2	TYPE 302 (BHK)	2	59.96	14.81	119.92				
		TYPE 202 (BHK)	2	59.74	13.30	119.48				
		TYPE 301 (BHK)	4	59.96	14.81	239.84				
		TYPE 201 (BHK)	2	59.74	13.30	119.48				
3	TOWER 3	TYPE 302 (BHK)	2	59.96	14.81	119.92				
		TYPE 202 (BHK)	2	59.74	13.30	119.48				
		TYPE 301 (BHK)	4	59.96	14.81	239.84				
		TYPE 201 (BHK)	2	59.74	13.30	119.48				
4	TOWER 4	TYPE 302 (BHK)	2	59.96	14.81	119.92				
		TYPE 202 (BHK)	2	59.74	13.30	119.48				
		TYPE 301 (BHK)	4	59.96	14.81	239.84				
		TYPE 201 (BHK)	2	59.74	13.30	119.48				
5	TOWER 5	TYPE 302 (BHK)	2	59.96	14.81	119.92				
		TYPE 202 (BHK)	2	59.74	13.30	119.48				
		TYPE 301 (BHK)	4	59.96	14.81	239.84				
		TYPE 201 (BHK)	2	59.74	13.30	119.48				
6	TOWER 6	TYPE 302 (BHK)	4	46.78	15.59	187.12				
		TYPE 202 (BHK)	4	46.82	11.62	187.28				
		TYPE 301 (BHK)	4	46.78	15.59	187.12				
		TYPE 201 (BHK)	4	46.82	11.62	187.28				
7	TOWER 7	TYPE 302 (BHK)	4	46.78	15.59	187.12				
		TYPE 202 (BHK)	4	46.82	11.62	187.28				
		TYPE 301 (BHK)	4	46.78	15.59	187.12				
		TYPE 201 (BHK)	4	46.82	11.62	187.28				
TOTAL							798	48833.28		

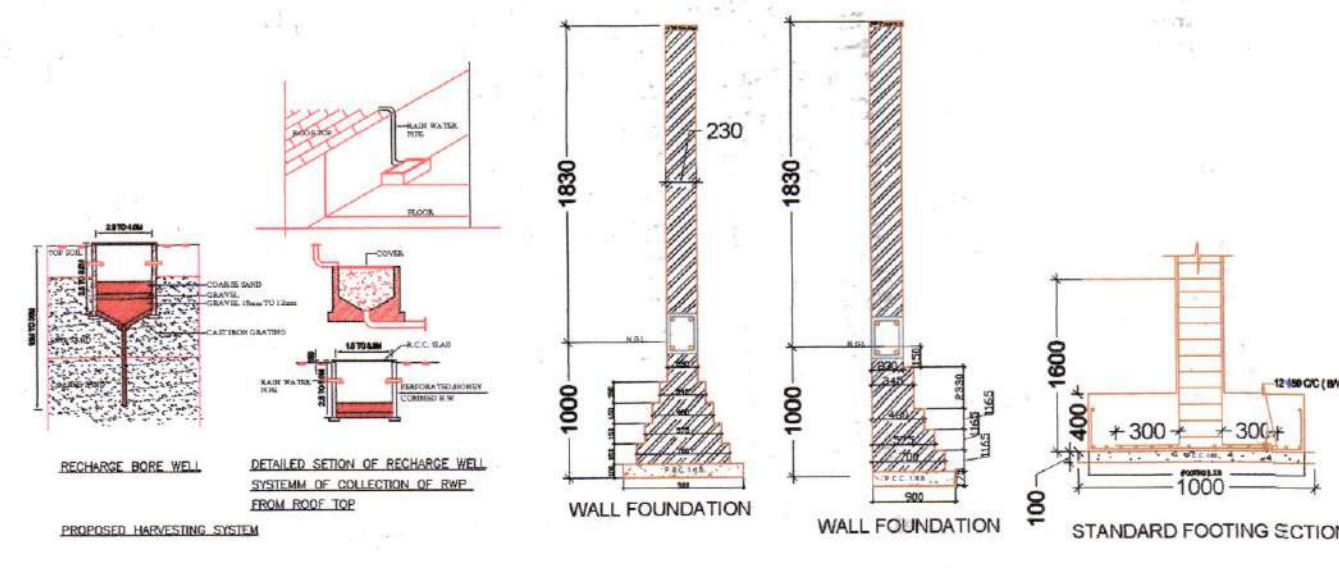
STILT PARKING AREA	
TOWER-1 AND TOWER-2	
GROUND COVERAGE AREA	= 936.84
GROUND FAR AREA	= 375.93
GROUND STILT PARKING AREA	= 560.91
TOTAL PARKING AREA	= 1121.82
PARKING AREA @ 28	= 40.07
TOTAL ECS	= 40 ECS
TOWER-3	
GROUND COVERAGE AREA	= 936.84
GROUND FAR AREA	= 311.12
LT. ROOM & FIRE CENTER	= 36.43
GROUND 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:-
- GATE & BOUNDARY WALL AS PER STD DESIGN
 - BUILDING STRUCTURE WILL BE DESIGNED AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE
 - ALL COMMON AREA FULLY POWER BACKUP
 - ALL D1-DOOR 1 HOUR. FIRE RATING DOOR
- ALL DIMENSIONS ARE IN MILLIMETERS

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 SQ. 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

- GENERAL NOTES:-
- LIFT SERVICES WILL BE INSTALLED WITH 100% POWER BACKUP.
 - THE RESPONSIBILITY OF THE STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST THE EARTH QUAKE SHALL BE ENTIRELY OF THE ARCHITECT'S OWNERS/DESIGNER.
 - HANDICAP RAMP WITH RAILING HAS BEEN PROVIDED IN ALL THE COMMON AREAS.
 - STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND SERVICES DRAWINGS.
 - DO NOT SCALE DIMENSIONS FROM DRAWINGS UNLESS SPECIFIED.
 - 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 DRAWING.

- CONSTRUCTION DETAILS:-
- THE COLUMNS (RECTANGULAR) OR COLUMN LEG (L SHAPED) SHALL BE SYMMETRICAL ABOUT CENTER LINE.
 - 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.
 - ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT ACCORDING TO C.P.W.D. SPECIFICATIONS, 1956 (VOL. II TO VOL. V) WITH CORRECTION SLIPS AND IS:456-2000.
 - DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO SP:34:1987, IS:456:2000, IS:13920:1993.
 - GATE & BOUNDARY WALL AS STD DESIGN.



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.
608, SECTOR 14, GURUGRAM HARYANA

SCALE : 1:100

DRAWING NAME
SITE PLAN

DRAWING NO.-01

APPLICANT'S SIGN. **ARCHITECT'S SIGN**