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AREA DETAIL :-

TOTAL PLOT AREA = 6.45 ACRES
= 26102.02 SQ.MT.
PERMISSIBLE GROUND COVERAGE 30% = 7830.606 SQ.MT.
PERMISSIBLE F.A.R 2.50 = 65255.05 SQ.MT.
PERMISSIBLE OPEN SPACE 25% = 6525.505 SQ.MT.

PERMISSIBLE DENSITY = DWELLING UNIT UPTO 1200 SQ.FT. = 375 PPA (DENSITY)
ABOVE 1200 SQ.FT. TO 3000 SQ.FT. = 300 PPA (DENSITY)
= ABOVE 1200 SQ.FT. TO 3000 SQ.FT. = 194 UNITS
60 UNITS PER ACRE = 194 / 60 = 3.2333 ACRES
REST = 6.45 - 3.2333 = 3.2167 ACRES
= UPTO 1200 SQ.FT. = 75 UNITS PER ACRE
= 3.2167 X 75 = 241 UNITS
= TOTAL PERMISSIBLE UNITS = 194 + 241 = 435 UNITS
= PERMISSIBLE DENSITY = 435 X 5 = 2175 PERSONS

PARKING REQUIRED = 1.5 ECS PER DWELLING UNIT UPTO 1200 SQ.FT
2 ECS PER DWELLING UNIT UP TO 3000 SQ.FT.
AND ADDITIONAL 10 % GUEST PARKING
= 236 X 1.5 = 354 ECS
= 194 X 2 = 388 ECS
= 742 X 10% = 74.20 ECS SAY 75 ECS
= TOTAL = 354+ 388 + 75 = 817 ECS

PROPOSED PARKING = BASEMENT PARKING = 510 ECS
= STILT PARKING = 149 ECS
= OPEN PARKING = 158 ECS
TOTAL PARKING = 817 ECS

DETAIL OF PROPOSED AREA :-

PROPOSED GROUND COVERAGE = 5692.6248 SQ.MT. (21.8091 %)
PROPOSED F.A.R. = 61769.9492 SQ.MT. (2.3664)
ACHIEVED OPEN SPACE = 6999.17 SQ.MT. (26.814 %)
PROPOSED DENSITY = 2150 PERSONS OR 430 UNITS
PROPOSED PARKING = 817 ECS

AREA STATEMENT

S.NO.	TYPE	DESCRIPTION	NO. OF FLAT/FL	NO. OF FLOOR	TOTAL NO. OF FLATS	SINGLE FLAT AREA	AREA IN SQ.MT.	TOTAL F.A.R AREA IN SQ.MT.	TOTAL GROUND COVERAGE IN SQ.MT.
1.	TOWER-A B+S+22 FL.	4 BHK UNIT & 3 BHK UNIT	4	20 FLOORS + 2 PENT HOUSE	82	3 BHK AREA = 147.5296=1587.418SFT. 4 BHK AREA =185.3005=1993.83SFT.		15111.2437	728.7527
2.	TOWER-B B+S+12 FL.	3 BHK UNIT	4	12	48	3 BHK AREA = 128.979=1387.81SFT.		7349.137	617.4742
3.	TOWER-C & D B+S+8 FL.	3 BHK UNIT	8	8	64	3 BHK AREA = 128.979=1387.81SFT.		9907.7268	1234.9484
4.	TOWER-E,F,G&H B+S+12 FL.	2 BHK UNIT +1 STUDY ROOM	16	12	192	2 BHK+1 STUDY ROOM AREA = 97.0927=1044.71 SFT.		21904.8084	1826.3844
5.	TOWER - I B+S+11 FL.	2 BHK UNIT +1 STUDY ROOM	4	11	44	2 BHK+1 STUDY ROOM AREA = 97.0927=1044.71 SFT.		5029.7746	456.5961
	TOTAL NO. OF FLATS				430 FLATS				
6.	E.W.S. FLATS G+3 FL.	1 BHK UNIT	11	4	43		27.26 SQ.MT	1259.441	319.363
7.	COMMUNITY CENTRE/CFC (G+1FL)							639.00	319.50
8.	CONNECTING CORRIDOR AREA							568.818	189.606
9.	BASEMENT AREA								
	TOTAL AREAS							61769.9492 SQ.MT. F.A.R. = 2.3664	5692.6248 SQ.MT. G.COVERAGE=21.8091%

STILT PARKING AREA STATEMENT

S.NO.	TYPE	GROUND FLOOR AREA	CORE AREA	STILT PARKING AREA
1.	TOWER-A	728.7527	158.6619	570.0908
2.	TOWER-B	617.4742	79.1112	538.363
3.	TOWER-C & D	1234.9484	158.2224	1076.726
4.	TOWER-E,F,G&H	1826.3844	224.0052	1602.3792
5.	TOWER - I	456.5961	56.0013	400.5948
		TOTAL AREAS		4188.1538

TOTAL NO. OF CARS OF STILT PARKING ACHIEVED = 4188.1538 / 28 = 149

BASEMENT CAR PARKING AREA DETAIL :-

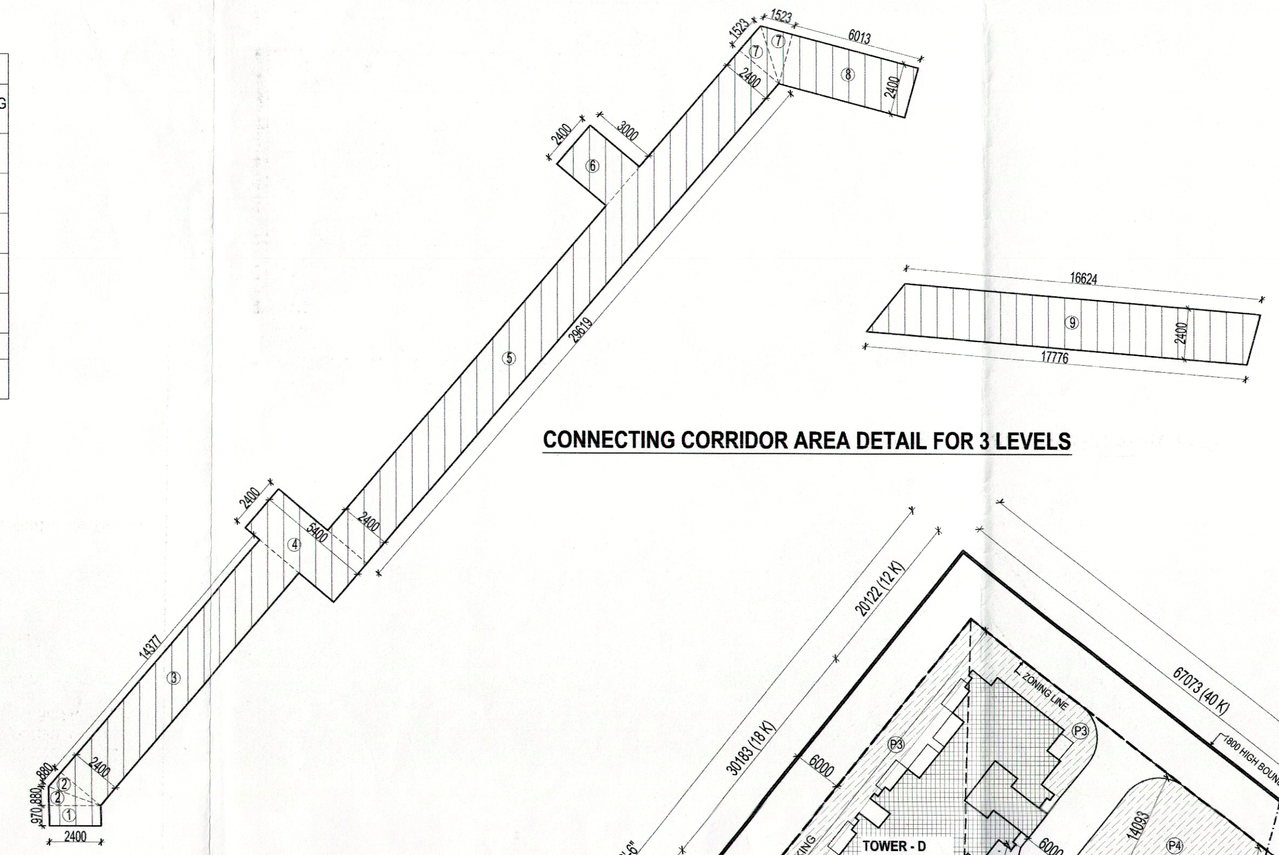
TOTAL AREA OF BASEMENT = 16699.5967 SQ.MT.
BASEMENT PARKING AREA - EWS PARKING
16699.5967 - 375.00 = 16324.5967 SQ.MT.
1 ECS = 32 SQM . (FOR BASEMENT PARKING)
= 16324.5967 / 32 = 510.14 CARS SAY = 510 CARS

CONNECTING CORRIDOR AREA DETAIL

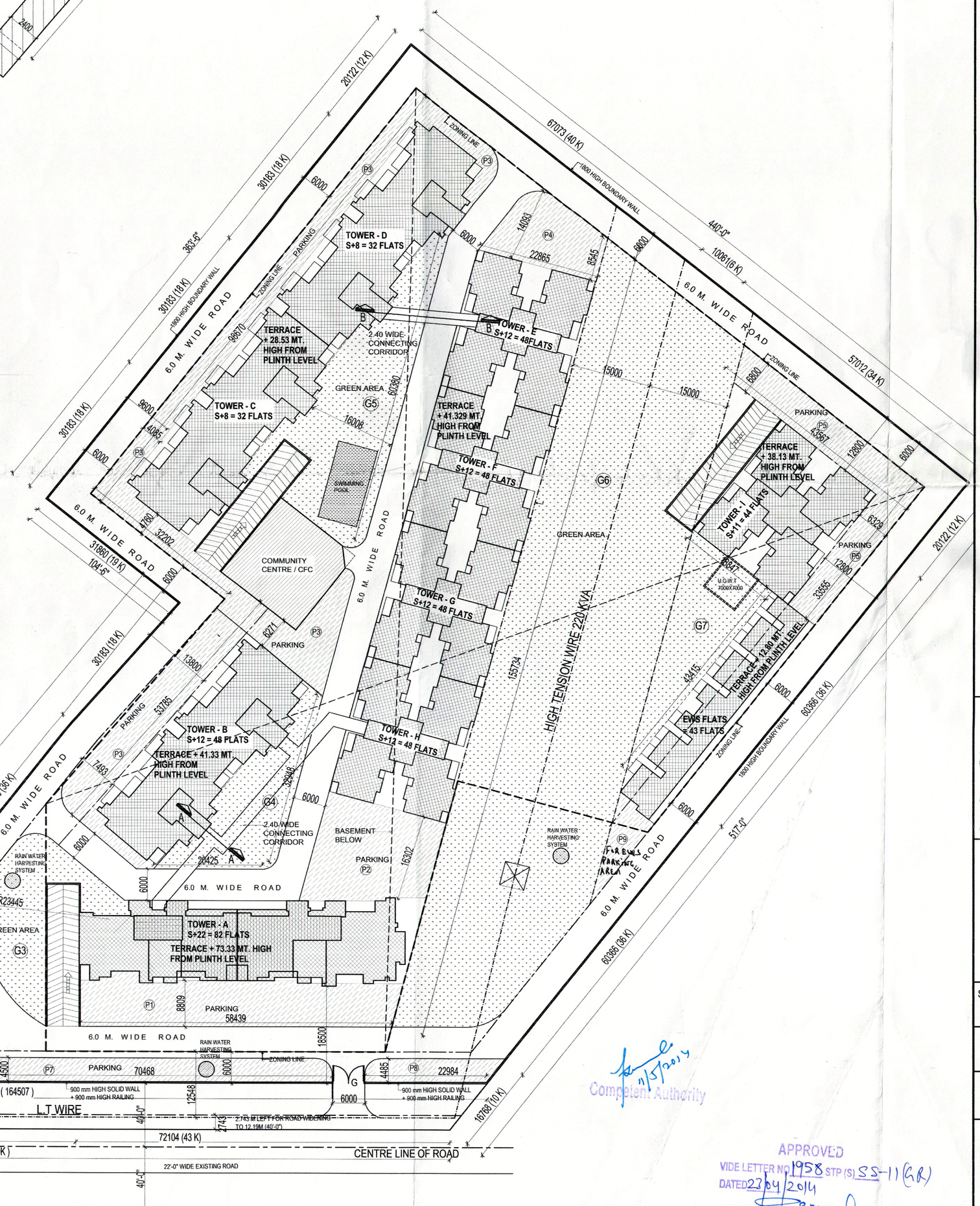
ADDITIONS

S.NO.	SIZE	AREA	NOS.	TOTAL AREA AREA IN SQ.MT.
1.	2.40 X 0.97	2.38	1	2.38
2.	½ X 2.40 X 0.88	1.056	2	2.112
3.	14.377 X 2.40	34.504	1	34.504
4.	2.40 X 5.40	12.96	1	12.96
5.	2.40 X 29.619	71.085	1	71.085
6.	2.40 X 3.00	7.20	1	7.20
7.	½ X 2.40 X 1.523	1.827	2	3.654
8.	2.40 X 6.013	14.431	1	14.431
9.	½ X (16.624 + 17.776)X2.40	41.28	1	41.28
	TOTAL			189.606 SQ.MT.

TOTAL COVD. AREA ON CONNECTING CORRIDOR :-
= 189.606 X 3 = 568.818 SQ.MT.---------- (30)



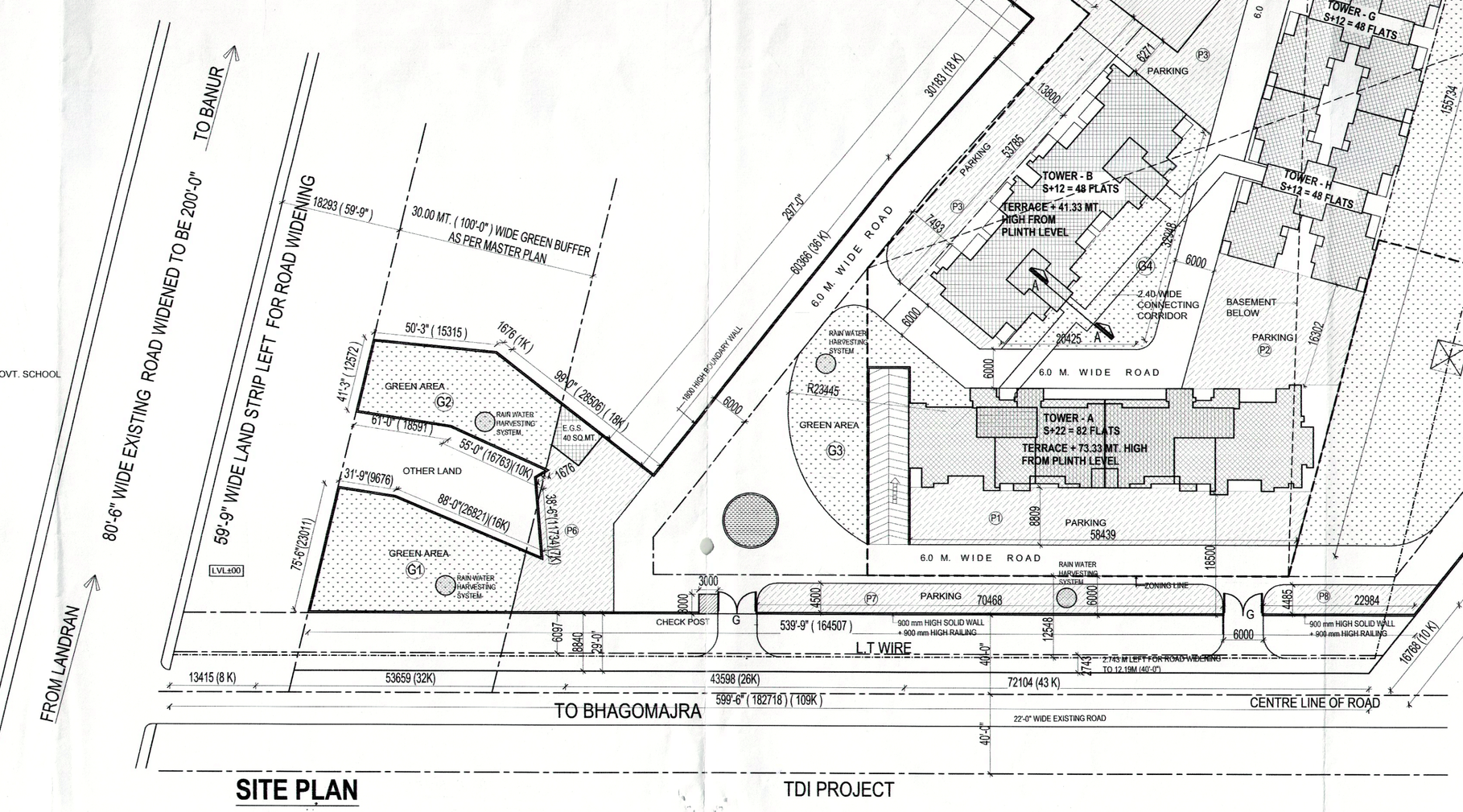
CONNECTING CORRIDOR AREA DETAIL FOR 3 LEVELS



GREEN AREA CALCULATION	
NO.	AREA
G-1	449.57 sq mt
G-2	347.40 sq mt
G-3	426.20 sq mt
G-4	400.00 sq mt
G-5	800.00 sq mt
G-6	4160.00 sq mt
G-7	416.00 sq mt
TOTAL GREEN AREA = 6999.17 SQ.MT. 26.814 %	

OPEN PARKING DETAIL	
NO.	AREA
P1	521.00 sq mt
P2	420.00 sq mt
P3	1241.00 sq mt
P4	241.00 sq mt
P5	455.00 sq mt
P6	334.00 sq mt
P7	313.00 sq mt
P8	110.00 sq mt
P9	86.00 sq mt (FOR EWS OPEN PARKING)
TOTAL OPEN PARKING AREA=	3721.00 SQ.MT.

TOTAL ECS PROVIDED = 3635 SQ.MT / 23 = 158 CARS



SITE PLAN

TDI PROJECT

Competent Authority

APPROVED
VIDE LETTER NO. 1958 STP (S) SS-11 (GR)
DATED 23.04.2014
SENIOR TOWN PLANNER
S.A.S. NAGAR

REVISED DRAWING FOR
M/S SANDWOODS INFRATECH
SECTOR 110 , S.A.S. NAGAR
AT LANDRAN-BANUR ROAD
VILLAGE :- BHAGO MAJRA , MOHALI (PUNJAB)

Sandwoods Infratech Projects (P) Ltd.
Authorised Signatory
CLIENT

Regd. No. CA/7302/92
ARCHITECT

SHEET NO.	CHECKED. BY	JOB NO.
02		
DEALT BY	SCALE	DATE APRIL , 2014

TITLE :-
SITE PLAN

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