

SHIVALIK HEIGHTS
(PREMIUM APARTMENTS)
AT
ZIRAKPUR
DISTT. PATIALA
PUNJAB

(WITHIN LIMITS OF NAC- ZIRAKPUR)
(1.00 ACRE SCHEME)

PROMOTERS :
M/S SHIVALIK VIHAR SITES PVT. LTD
REGD OFFICE : SCO - 130 - 131 (BASEMENT)
SECTOR - 34 - A , CHANDIGARH
SITE OFFICE : PATIALA ROAD, ZIRAKPUR
TEL : 98143 - 33624, 98147 - 05916, 98147 - 36191

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ACTUAL GROUND COVERAGE			
MAIN BLOCK - I			
S.No	SIZE	AREA (sqft)	REMARKS
	147'-6" x 147'-6"	21,756.25	
DEDUCTIONS		(-) 8,312.92	
No.	Size	Qty	Area
1	16'-7 1/2" x 16'-7 1/2" - (1/2 X 4'-1 1/2" x 4'-1 1/2")	04	= 1,071.56
2	7'-3" x 4'-3"	04	= 123.25
3	11'-6" x 7'-3"	04	= 333.50
4	8'-6" x 3'-6"	04	= 119.00
5	12'-0" x 8'-6"	04	= 408.00
6	14'-10 1/2" x 3'-3"	04	= 193.37
7	18'-1 1/2" x 14'-10 1/2"	04	= 1,078.44
8	8'-1 1/2" x 32'-3"	04	= 1,048.12
9	24'-1 1/2" x 8'-1 1/2"	04	= 784.06
10	46'-0" x 2'-4 1/2"	04	= 437.00
11	21'-4 1/2" x 23'-9"	04	= 2,030.62
12	32'-0" x 20'-3"	01	= 648.00
13	2'-4 1/2" x 8'-0"	02	= 38.00
TOTAL AREA OF BLOCK		13,443.33	(SQFT)
BLOCK - II			
COMMUNITY CENTRE, CONVENIENT SHOPS			
01	25'-0" x 50'-0"	01	= 1,250.00
02	8'-0" x 15'-0"	02	= 240.00
01	14'-0" x 15'-0"	01	= 210.00
TOTAL AREA		1,700.00	(SQFT)
TOTAL AREA		15,143.33	(SQFT)
(13,443.33 + 1,700.00)		OR 1,682.59	(SQYD.)
		34.76 %	

AREA STATEMENT FOR COMMUNITY CENTRE & LIBRARY		
PERMISSIBLE COVERED AREA 2.5% OF PLOT AREA BUT NOT EXCEEDING 6000 SQFT (43,560 x 2.5%) 2 = 2,178.00	2178.00	SFT
ACTUAL COVERED AREA PROVIDED 1. GROUND FLOOR : 25'-0" x 50'-0" = 1,250.00 SQFT 2. SECOND FLOOR : 25'-0" x 40'-0" = 875.00 SQFT	2125.00	SFT
	1250 sqft for community centre at Ground floor 875 sqft for library at first floor	

COVERED AREA STATEMENT						
S.No	PARTICULARS	MAIN BLOCK - I		BLOCK - II		TOTAL
		FREE OF F.A.R.	UNDER F.A.R.	FREE OF F.A.R.	UNDER F.A.R.	
1.	BASEMENT	NIL	NIL	NIL	NIL	NIL
2.	GROUND FLOOR	14,576.07 (STILT PROJ.)	357.50	100.00 (PROJECTION)	1700.00	14,676.07
3.	FIRST FLOOR	1,490.24 (BALCONIES)	13,443.33	100.00 (BALCONY)	875.00	1,590.24
4.	SECOND FLOOR	1,490.24	13,443.33			1,490.24
5.	THIRD FLOOR	1,490.24	13,443.33			1,490.24
6.	FOURTH FLOOR	1,490.24	13,443.33			1,490.24
7.	FIFTH FLOOR	1,490.24	13,443.33			1,490.24
8.	SIXTH FLOOR	1,490.24	13,443.33			1,490.24
	GRAND TOTAL	23,517.51	81,017.48	200.00	2575.00	23,717.51
						83,592.48
						191.90 % OF PLOT AREA

AREA UNDER ORGANISED PARKS & GREEN STRIPS				
S.No	PARTICULARS	SIZE	AREA (sqyds)	REMARKS
A ORGANISED PARKS				
1	PARK - I	112'-0" x 15'-9" + 42'-0" x 26'-3" = 1764.00 + 1102.50 = 2866.50 SQFT	318.50	
2	PARK - II	40'-6" x 22'-3" + 15'-9" x 28'-6" = 901.125 + 448.875 = 1350.00 SQFT	150.00	
3	PARK - III	106'-1 1/2" x 17'-9" + 41'-3" x 28'-3" = 1883.71 + 1082.81 = 2,966.52 SQFT	329.61	
TOTAL AREA UNDER ORGANISED PARKS			798.11	(<15 minimum required)
B GREEN STRIPS				
	G.S. - I	47'-9" x 15'-9"	83.56	
	G.S. - II	67'-6" x 15'-9"	118.12	
	G.S. - III	32'-9" x 17'-9"	64.59	
TOTAL AREA UNDER GREEN STRIPS			266.27	(5.50%)
TOTAL AREA UNDER ORGANISED PARKS & GREEN STRIPS (852.96 + 266.27)			1064.38	(21.99%)

PARKING AREA CALCULATIONS:	
1. TOTAL SALEABLE AREA ON ALL THE FLOORS (REFER FAR CHART)	= 83,592.48 sqft.
2. PARKING AREA REQUIRED AS /PRESCRIBED NORMS	= 7,768.82 sqmt.
i) 10 % of the gross area of the site i.e. 43,560 sqft.	= 4,356.00 sqft.
ii) 10 % of covered area on all the floors i.e. 83,592.48 sqft.	= 8,359.24 sqft.
3. PARKING AREA ACTUALLY PROVIDED	= 18,437.59 sqft.
a) COVERED PARKING (UNDER STILTS/PROJECTIONS)	= 14,576.07 sqft.
b) OPEN PARKING	= 3,861.52 sqft.
• IN FRONT OF MAIN BLOCK	51'-3" x 26'-3" = 1,326.55 sqft.
• IN FRONT OF MAIN BLOCK	25'-0" x 19'-3" = 487.50 sqft.
• IN FRONT OF MAIN BLOCK	34'-0" x 61'-3" = 2,082.50 sqft.
• IN FRONT OF MAIN BLOCK	1/2 X 9'-9" x 9'-9" = 2,034.97 sqft.
INFERENCE	PARKING AREA PROVIDED IS MORE THAN ADEQUATE (145.00 % OF THE MINIMUM PRESCRIBED) SUFFICIENT TO PARK 90 CARS, 40 TWO WHEELERS & 30 CYCLES & HENCE SAFE W.R.T. CURRENT NEEDS GENERATED BY SOCIO ECONOMIC FORCES

AREA STATEMENT	
TOTAL AREA OF LAND (08 KANAL, 03 MARLA)	4,840.00 Sq.yds
(as per revenue record / field data) (ref site plan for calculations)	1.00 ACRE 0.405 HECTARE
MAXIMUM PERMISSIBLE COVD. AREA ON GROUND FLOOR (50 % OF PLOT AREA)	2,420.00 Sq.yds
ACTUAL AREA PROPOSED TO BE COVERED ON GROUND FLOOR	1,682.59 Sq.yds
A- RESIDENTIAL = 1,493.70 SQYDS	(34.76%)
B- COMMERCIAL = 50.00 SQYDS	
C- COMMUNITY CENTRE = 138.89 SQYDS	
AREA UNDER PUBLIC AMENITIES	3,157.41 Sq.yds (65.24%)
Parks & organised green spaces/strips	= 1,064.38 SQYDS (21.99%)
Water Works	= 65.28 SQYDS (1.35%)
Electrical Sub Station	= 43.00 SQYDS (0.89%)
Sewage T. Plant	= 62.11 SQYDS (1.28%)
Security Post	= 8.00 SQYDS (0.17%)
Roads, Pavings & open spaces/ parking	= 1,914.64 SQYDS (39.56%)
MAXIMUM PERMISSIBLE COVD. AREA ON ALL THE FLOORS WITH FAR = 2.0 (43,560 x 2)	87,120.00 Sq.ft
ACTUAL COVD. AREA ON ALL FLOORS EXCLUDING AREA FREE OF FAR i.e. STILTS/ PROJECTIONS ETC. (REFER DETAILED AREA STATEMENT CHARTS)	83,592.48 Sq.ft (191.90 < 2)
PERMISSIBLE F.A.R.	2.00
ACTUAL F.A.R.	1.919
NO. OF DWELLING UNITS APARTMENTS (8 X 6 FLOORS) = 48 NOS	48
MAXIMUM POPULATION @ 5 person per D.Unit (48 x 5)	240
MAXIMUM PERMISSIBLE DENSITY OF D.UNITS/ACRE	60.00
ACTUAL DENSITY OF D.UNITS/ACRE (48 / 1.00)	48.00
MAXIMUM PERMISSIBLE DENSITY OF POPULATION (PERSONS/ACRE)	300.00
ACTUAL DENSITY OF POPULATION (PERSONS / ACRE) (240 / 1)	240

REVISIONS		
S.No.	DATE	PARTICULARS

PROMOTERS	ARCHITECT	COMP AUTHORITY
Shivalik Vihar Sites Pvt. Ltd.	(Surya Kant)	Shivalik Vihar Sites Pvt. Ltd. (Surya Kant)

License issued vide letter No. LDC/HIS/JD/Competent Authority/ S.P. SA3 Nagar No. 46/2006 Dated. 07-03-06.

Shivalik Vihar Sites Pvt. Ltd. Chairman cum Managing Director

Shivalik Vihar Sites Pvt. Ltd. (Surya Kant) Competent Authority-cum Senior Town Planner S.A.S. Nagar

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CONSULTING ARCHITECTS, INTERIOR DESIGNERS, URBAN DESIGNERS, LANDSCAPE ARCHITECTS, ENVIRONMENT DESIGNERS AND PLANNERS

CORPORATION DRAWING
LAYOUT PLAN

SCALE 1" = 16'-0"	PROJECT ka CD 0838 SHIVALIK apartments ZIRAKPUR	DRAWING NO. 02
CONCEPT S.KANT	DESIGN S.KANT	DEALT ANUJ
DRAWN ANUJ	CHECKED S.KANT	DATE 14012006

