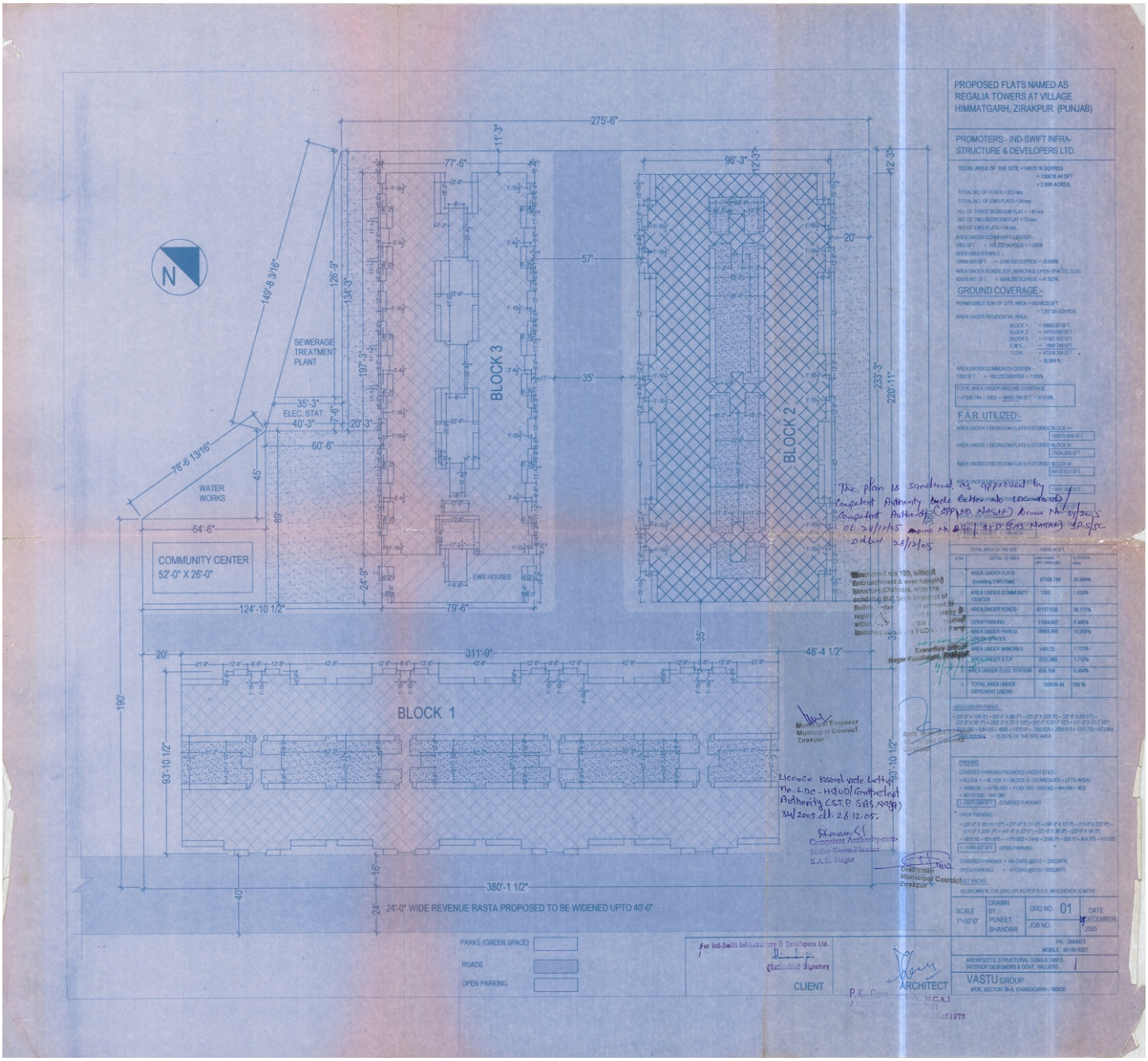

PROPOSED FLATS NAMED AS REGALIA TOWERS AT VILLAGE HIMMATGARH, ZIRAKPUR (PUNJAB)

PROMOTERS:- IND-SWIFT INFRA-STRUCTURE & DEVELOPERS LTD.

TOTAL AREA OF THE SITE = 14515.16 SQYRDS
= 130636.44 SFT.
= 2.999 ACRES.

TOTAL NO. OF FLATS = 312 nos.
TOTAL NO. OF EWS FLATS = 24 nos.
NO. OF THREE BEDROOM FLAT = 140 nos.
NO. OF TWO BEDROOM FLAT = 72 nos.
NO. OF EWS FLATS = 24 nos.
AREA UNDER COMMUNITY CENTER :-
1352 SFT. = 150.222 SQYRDS = 1.035%
AREA UNDER PARKS :-
19969.805 SFT. = 2185.533 SQYRDS = 15.059%
AREA UNDER ROADS, STP, W/WORKS, OPEN SPACES, ELEC
62005.661 SFT. = 6956.285 SQYRDS = 47.502%

GROUND COVERAGE:-

PERMISSIBLE 50% OF SITE AREA = 65318.22 SFT.
= 7257.58 SQYRDS
AREA UNDER RESIDENTIAL AREA :-
BLOCK 1 = 18993.97 SFT.
BLOCK 2 = 14763.593 SFT.
BLOCK 3 = 11361.502 SFT.
E.W.S. = 1997.749 SFT.
TOTAL = 47036.764 SFT.
= 35.994 %
AREA UNDER COMMUNITY CENTER :-
1352 SFT. = 150.222 SQYRDS = 1.035%
TOTAL AREA UNDER GROUND COVERAGE
= 47036.764 + 1352 = 48388.764 SFT. = 37.019%

F.A.R. UTILIZED:-

AREA UNDER 3 BEDROOM FLATS 6 STORIED BLOCK 1= 18993.970 SFT.
AREA UNDER 3 BEDROOM FLATS 6 STORIED BLOCK 2= 17604.303 SFT.
AREA UNDER 2 BEDROOM FLATS 6 STORIED BLOCK 3= 8913.512 SFT.
AREA UNDER EWS FLATS 6 STORIED = 1997.749 SFT.
TOTAL = 47509.534 SFT.

The plan is sanctioned as approved by Competent Authority vide letter No. LDC-HQUD/Competent Authority (SAS NAGAR) dated No. 34/2005 dt. 28/12/05 memo No. 8796 dated 29/12/05

Sanctioned vide No. 135, without Encroachment & over hanging Structure/Chhajja, with the condition that Such approval of Builder ... regularization ... launched into ... FUDA.

Executive Officer
Nagar Panchayat, Zirakpur

S.No.	DETAIL OF AREA	AREA UNDER (SFT) (SQYRDS)	% TO TOTAL AREA
1	AREA UNDER FLATS (including EWS Flats)	47509.784	36.994%
2	AREA UNDER COMMUNITY CENTER	1352	1.035%
3	AREA UNDER ROADS	47477.538	36.113%
4	OPEN PARKING	11084.937	8.485%
5	AREA UNDER PARKS/ GREEN SPACES	19969.805	15.059%
6	AREA UNDER W/WORKS	1451.25	1.111%
7	AREA UNDER S.T.P.	2231.968	1.710%
8	AREA UNDER ELEC STATION	658.156	0.504%
9	TOTAL AREA UNDER DIFFERENT USERS	130636.44	100 %

AREA UNDER PARKS:-
= (22'-2" X 134'-3") + (92'-6" X 89'-6") + (22'-0" X 233'-3") + (22'-6" X 60'-11") + (22'-6" X 56'-7") + (252'-3" X 231'-10") + (81'-7" X 231'-10") + (11'-2" X 231'-10")
= 2981.62 + 8284.50 + 4995 + 1370.65 + 1265.625 + 2259.813 + 1931.732 = 873.864 SQYRDS = 15.057% OF THE SITE AREA

PARKING

COVERED PARKING PROVIDED UNDER STILT :-
= BLOCK 1+ BLOCK 2 + BLOCK 3 - (STAIRCASES + LIFTS AREA)
= 18993.97 + 14763.593 + 11361.502 - 3913.062 = 404.004 = 363
= 4519.09 - 1447.386
= 2307.704 SFT. COVERED PARKING

OPEN PARKING
= (20'-2" X 93'-10 1/2") + (77'-0" X 11'-3") + (96'-3" X 12'-3") + (11'-0" X 222'-0") + (11'-0" X 233'-3") + (41'-4" X 22'-8") + (22'-0" X 35'-9") - (22'-0" X 18'-3")
= 1877.50 - 871.875 - 1179.062 = 2442 = 2585.75 - 503.75 = 804.375 = 410.625
= 11084.937 SFT. OPEN PARKING

COVERED PARKING = 184 CARS @ 13.5 SQMTR.
OPEN PARKING = 47 CARS @ 25 SQMTR.

SET BACKS:-
AS SHOWN IN THE DRG. OR AS PER N.A.C. WHICHEVER IS MORE

SCALE	DRAWN BY :-	DRG NO.	DATE
1"=32'-0"	PUNEET BHANDARI	01	DECEMBER 2005
		JOB NO.	

Licence issued vide Letter No. LDC-HQUD/Competent Authority (C.S.T.P. SAS NAGAR) 34/2005 dt. 28-12-05.

Municipal Engineer
Municipal Council
Zirakpur

Chairman
Municipal Council
Zirakpur

For Ind-Swift Infrastructure & Developers Ltd.
(Authorised Signatory)
CLIENT

ARCHITECT

P.K. [illegible] M.C.A.)
Architect
[illegible]

PH : 2694473
MOBILE : 9814016327

ARCHITECTS, STRUCTURAL CONSULTANTS, INTERIOR DESIGNERS & GOVT. VALUERS.

VASTU GROUP
#136, SECTOR 39-A, CHANDIGARH - 160036

of 1978