

AREA DETAIL :-

TOTAL PLOT AREA = 6.45 ACRES
= 28102.02 SQ.MT.
PERMISSIBLE GROUND COVERAGE 30% = 7830.806 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)
60 UNITS PER ACRE = 121/60 = 2.0333 ACRES
REST = 6.45 - 2.0333 = 4.4167 ACRES
= UPTO 1200 SQ.FT. = 75 UNITS PER ACRE
= 4.4167 X 75 = 331 UNITS
= TOTAL PERMISSIBLE UNITS = 122 + 331 = 453 UNITS
= PERMISSIBLE DENSITY = 453 X 5 = 2265 PERSONS

PARKING REQUIRED = 15 ECS PER DWELLING UNIT UPTO 1200 SQ.FT.
ECS PER DWELLING UNIT UPTO 10,000 SQ.FT.
= 15000/1000 = 15% GUEST PARKING
= 772 X 15 = 1158 ECS
= 122 X 2 = 244 ECS
= 652 X 10% = 65.20 ECS SAY 66 ECS
= TOTAL = 408 + 244 + 66 = 718 ECS
(2 ECS/100SQM OF THE COVERED AREA)
= COMMERCIAL PARKING = 2 X 110/100 = 2.2 ECS SAY = 3 ECS
= TOTAL CARS REQUIRED = 718 + 3 = 721 ECS

PROPOSED PARKING = BASEMENT PARKING = 366 ECS
= STILT PARKING = 117 ECS
= OPEN PARKING = 245 ECS
TOTAL PARKING = 728 ECS

DETAIL OF PROPOSED AREA :-

PROPOSED GROUND COVERAGE = 4301.9033 SQ.MT. (16.481 %)
= 50966.8606 SQ.MT. (1.952 %)
= 6597.465 / 23 (FOR OPEN PARKING)
PROPOSED OPEN SPACE = 6597.465 / 23 (23.73 %)
= 6597 PERSONS ON 394 UNITS
PROPOSED PARKING = 728 ECS

AREA STATEMENT

S.NO.	TYPE	DESCRIPTION	NO. OF FLAT/FL.	NO. OF FLOOR	AREA IN SQ.MT.	TOTAL FAR AREA IN SQ.MT.	TOTAL GROUND COVERAGE IN SQ.MT.	TOTAL BUILDING HEIGHT FROM PLINTH TO MACHINE ROOM TERRACE LEVEL	REMARK / STATUS
1.	TOWER-A	4 BHK UNIT & B-S+22 FL.	4	20 FLOORS + 2 PENT HOUSE	82	15077.73	728.7487	74.36	ALL FLOOR PLAN ARE APPROVED
2.	TOWER-B	3 BHK UNIT & B-S+10 FL.	4	10	40	6151.5002	617.4742	39.17	ALL FLOOR PLAN ARE APPROVED
3.	TOWER-C & D	2 BHK UNIT & B-S+10 FL.	8	10	80	7083.622	699.796	39.30	ALL FLOOR PLAN ARE APPROVED
4.	TOWER-E,F,G,H	2 BHK UNIT & B-S+12 FL.	16	12	192	21904.8084	1826.3844	45.57	ALL FLOOR PLAN ARE APPROVED
TOTAL NO. OF FLATS					394 FLATS				
6.	COMMUNITY CENTRE/C/CG (G+H/L)					639.00	319.50	9.06	ALL FLOOR PLAN ARE APPROVED
6.	COMMERCIAL AREA					110.00	110.00	3.80	PROPOSED
TOTAL AREAS						50966.8606 SQ.MT	4301.9033 SQ.MT		F.A.R. = 1.952 G.COVERAGE=16.481%

ACHIEVED OPEN PARK AREA

ADDITIONS	S.NO.	SHAPE	LENGTH	WIDTH	TOTAL AREA IN SQ.MT.
G1	TRIANGLE	30.00	12.87	393.05	
G2	RECT.	30.00	110.507	3315.21	
G3	TRIANGLE	30.00	32.357	485.355	
G4	TRIANGLE	10.027	28.135	141.054	
G5	TRIANGLE	10.027	15.99	80.165	
15% AREA					4214.834 SQ.MT. ---- (S)
					= 4214.834 / 26.02.02
					= 16.1475% (GREEN AREA)
G6	TRIANGLE	22.118	51.556	570.157	
G7	RECT.	30.838	3.31	102.073	
G8	TRIANGLE	30.838	10.056	155.053	
G9	RECT.	14.461	11.213	162.151	
G10	RECT.	3.176	12.077	38.356	
G11	TRIANGLE	3.01	12.282	18.484	
G12	RECT.	12.646	10.384	131.316	
G12A	RECT.	10.943	7.451	81.536	
G12B	TRIANGLE	7.38	8.705	32.121	
G21	1/2 X (5.97 + 13.843) X 8.72			86.384	
G22	TRIANGLE	13.843	29.43	203.699	
G23	RECT.	2.735	13.73	37.551	
G24	RECT.	6.58	27.15	19.09	
G25	TRIANGLE	6.392	14.90	47.62	
G26	RECT.	12.269	11.90	182.808	
G27	RECT.	6.71	5.67	38.045	
G28	TRIANGLE	15.603	36.37	283.74	
G29	RECT.	2.897	36.37	105.363	
G30	RECT.	7.70	25.92	199.584	
TOTAL					6709.965 SQ.MT. ---- (R)
DEDUCTIONS					
A1	RECT.	7.50	15.00	112.50	
TOTAL					112.50 SQ.MT. ---- (S)
= TOTAL GREEN AREA					
= (R) - (S)					= 6709.965 - 112.50 = 6597.465 SQ.MT.
					= 6597.465 / 26102.02
					= 25.275% (GREEN AREA)

OPEN PARKING AREA DETAIL

ADDITIONS					TOTAL AREA
S.NO.	SHAPE	LENGTH	WIDTH	NOS.	AREA IN SQ.MT.
P1	RECT.	58.439	8.409	1	514.789
P2	RECT.	22.984	4.50	1	103.428
P3	RECT.	67.468	4.50	1	303.606
P4	RECT.	7.391	7.392	1	55.447
P5	1/2 X (21.573 + 14.735) X 23.00			1	417.542
P6	RECT.	2.50	14.398	1	35.995
P7	RECT.	53.785	7.489	1	403.011
P8	TRIANGLE	11.76	21.389	1	125.826
P9	RECT.	6.279	6.867	1	43.117
P10	RECT.	3.60	9.882	1	35.575
P11	RECT.	6.00	16.57	1	99.42
P12	RECT.	5.75	98.67	1	567.3625
P13	RECT.	9.10	28.27	1	257.237
P14	RECT.	5.75	15.10	1	86.825
P15	1/2 X (14.093 + 8.545) X 22.865			1	258.508
P16	1/2 X (43.967 + 22.118) X 50.00			1	1642.125
P17	1/2 X 22.419 X 28.396			1	318.304
P18	RECT.	5.27	8.396	1	44.246
P19	1/2 X 10.942 X 9.01			1	49.293
P20	1/2 X (4.482 + 8.309) X 3.243			1	20.737
P21	RECT.	6.685	2.912	1	19.466
P22	1/2 X (5.96 + 4.23) X 6.429			1	32.755
P23	RECT.	4.60	6.543	2	60.195
P24	RECT.	8.83	4.014	1	35.443
P25	RECT.	8.83	3.751	1	33.121
P26	1/2 X 9.60 X 4.972			1	23.865
P27	RECT.	3.38	9.60	1	64.896
TOTAL					5652.4445 SQ.MT.
					= TOTAL NO. OF CARS (OPEN PARKING)
					= 5652.4445 / 23 (FOR OPEN PARKING)
					= 245.758 SAY 245 CARS

BASEMENT CAR PARKING AREA DETAIL :-
TOTAL AREA OF BASEMENT = 11726.271 SQ.MT.
1 ECS = 3 SQ.M. (FOR BASEMENT PARKING)
= 11726.271 / 3 = 386.446 CARS SAY = 386 CARS

LAYOUT PLAN

TDI PROJECT

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

NOTE:-
EWS CHARGES OF RS.1,77,54,000/- (ONE CRORE SEVENTY SEVEN LAKH FIFTY FOUR THOUSAND)
DEPOSITED TO PUNJAB BUREAU OF INVESTMENT PROMOTION
WIDE RECEIPTS ATTACHED

CLIENT
NORTH

ARCHITECT
DRG. NO. 01
CHECKED BY Ar. C.P. Kaushal
DEALT BY Rakesh Kumar
JOB NO. SWTC80
SCALE F.T.S
DATE 01-10-2019
TITLE :- LAYOUT PLAN

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