

AREA UNDER 200'-0" WIDE SECTOR ROAD	=	108900	SQ.FT	=	25	ACRES
AREA UNDER COMMERCIAL CHUNK-1, CHUNK-2	=	10018.8	SQ.FT	=	0.23	ACRES
AREA UNDER INSTITUTION ZONE AS PER MASTER PLAN	=	126759.6	SQ.FT	=	2.91	ACRES
AREA UNDER SCHOOL	=	3745	SQ.FT	=	0.08	ACRES
AREA UNDER SCHOOL	=	44045.79	SQ.FT	=	1.01	ACRES
TOTAL AREA USED FOR AFFORDABLE HOUSING	=	25-0.23	SQ.FT	=	24.77	ACRES
AREA FOR AFFORDABLE HOUSING	=	1078981.2	SQ.FT	=	24.77	ACRES
F.A.R PERMISSIBLE	=	3		=		
	=	1078981.2		=	x 3	
	=	3236943.6	SQ.FT			

GROUND COVERAGE			Floor Area	Stilt Area	Total
BLOCK A1	=		6421.23 +	653.75	7074.98 SQ.FT.
BLOCK A2	=		6421.23 +	653.75	7074.98 SQ.FT.
BLOCK A3	=		6421.23 +	653.75	7074.98 SQ.FT.
BLOCK A4	=		6880.50 +	576	7456.5 SQ.FT.
BLOCK A5	=		6880.50 +	576	7456.5 SQ.FT.
BLOCK A6	=		6421.23 +	653.75	7074.98 SQ.FT.
BLOCK B1	=		6880.50 +	576	7456.5 SQ.FT.
BLOCK B2	=		6880.50 +	576	7456.5 SQ.FT.
BLOCK B3	=		6880.50 +	576	7456.5 SQ.FT.
BLOCK C1	=		6421.23 +	653.75	7074.98 SQ.FT.
BLOCK C2	=		6880.50 +	576	7456.5 SQ.FT.
BLOCK C3	=		6880.50 +	576	7456.5 SQ.FT.
BLOCK C4	=		6421.23 +	653.75	7074.98 SQ.FT.
BLOCK C5	=		6421.23 +	653.75	7074.98 SQ.FT.
BLOCK C6	=		3382 +	603.75	3985.75 SQ.FT.
BLOCK C7	=		4527.41 +	576	5103.41 SQ.FT.
BLOCK C8	=		4527.41 +	576	5103.41 SQ.FT.
CFC	=				2728.47 SQ.FT.
SCHOOL (404)	=				17514.304 SQ.FT.
SECURITY POST (2 NOS.)	=				324 SQ.FT.
TOTAL	=				136339.704 SQ.FT.
ACHIEVED GROUND COVERAGE	=				12.64 %

Area under Reserved 1,2 & 3 = 20499.74 + 2938.71 + 784.08 = 24222.53 Sft.
Area under CFC = 2728.47 Sft.
Area under S.T.P. = 10200.00 Sft.
Area under E.G.S. = 9115.50 Sft.
Area under W.W. = 5925.00 Sft.
NOTE:-
1. No boundary wall shall be allowed on revenue rasta.
2. Commercial area shall be developed as per policy.
3. All L.T. lines passing through this site will be shifted before the commencement of the construction work.

F.A.R UTILIZED				
1) BLOCK A1	=	6421.23 SQ.FT	=	109160.91 SQ.FT
AREA UNDER BLOCK A1	=	5+17	HEIGHT - 170'-0"	(A)
2) BLOCK A2/A3/A4/C3	=	6421.23 SQ.FT	=	802653.75 SQ.FT
AREA UNDER BLOCK A2/A3/A4/C3	=	5+25	HEIGHT - 250'-0"	(B)
3) BLOCK A4/A5/B1/B2/B3/C2/C3	=	6880.50 SQ.FT	=	1200587.5 SQ.FT
AREA UNDER BLOCK A4/A5/B1/B2/B3/C2/C3	=	7+1	HEIGHT - 250'-0"	(C)
4) BLOCK C1	=	6880.50 SQ.FT	=	38527.38 SQ.FT
AREA UNDER BLOCK C1	=	5+6	HEIGHT - 160'-0"	(D)
5) BLOCK C6	=	6880.50 SQ.FT	=	84550 SQ.FT
AREA UNDER BLOCK C6	=	5+25	HEIGHT - 250'-0"	(E)
6) AREA UNDER EWS BLOCK C7/C8	=	4527.41 SQ.FT	=	226370.5 SQ.FT
AREA UNDER BLOCK C7/C8	=	5+25	HEIGHT - 250'-0"	(F)
SCHOOL	=	65678.64 SQ.FT	=	2728.47
CFC	=	2530257.15 SQ.FT	=	2.80 %
TOTAL F.A.R UTILIZED	=	A+B+C+D+E+F+G+H		

PROPOSED FLATS	=	3084
TOTAL NO. OF FLATS IN BLOC A1 (2 BED+1 TOILET)	=	136
TOTAL NO. OF FLATS IN BLOC A2 (2 BED+1 TOILET)	=	200
TOTAL NO. OF FLATS IN BLOC A3 (2 BED+1 TOILET)	=	200
TOTAL NO. OF FLATS IN BLOC A4 (2 BED+2 TOILETS)	=	200
TOTAL NO. OF FLATS IN BLOC A5 (2 BED+2 TOILETS)	=	200
TOTAL NO. OF FLATS IN BLOC A6 (2 BED+1 TOILET)	=	200
TOTAL NO. OF FLATS IN BLOC B1 (2 BED+2 TOILETS)	=	200
TOTAL NO. OF FLATS IN BLOC B2 (2 BED+2 TOILETS)	=	200
TOTAL NO. OF FLATS IN BLOC B3 (2 BED+2 TOILETS)	=	200
TOTAL NO. OF FLATS IN BLOC C1 (2 BED+2 TOILETS)	=	48
TOTAL NO. OF FLATS IN BLOC C2 (2 BED+2 TOILETS)	=	200
TOTAL NO. OF FLATS IN BLOC C3 (2 BED+2 TOILETS)	=	200
TOTAL NO. OF FLATS IN BLOC C4 (2 BED+1 TOILET)	=	200
TOTAL NO. OF FLATS IN BLOC C5 (2 BED+1 TOILET)	=	200
TOTAL NO. OF FLATS IN BLOC C6 (2 BED+1 TOILET)	=	100
TOTAL NO. OF FLATS IN BLOC C7 (EWS)	=	200
TOTAL NO. OF FLATS IN BLOC C8 (EWS)	=	200
PERCENTAGE EWS FLATS	=	12.97 %

GREEN AREA DETAIL		
PARK 1	=	7254.125 sq.ft
PARK 2	=	13852.2 sq.ft
PARK 3	=	12123.75 sq.ft
PARK 4	=	2618.23 sq.ft
PARK 5	=	5034 sq.ft
PARK 6	=	37358.09 sq.ft
PARK 7	=	43013.39 sq.ft
PARK 8	=	29013.1 sq.ft
PARK 9	=	6259.18 sq.ft
PARK 10	=	17701.22 sq.ft
PARK 11	=	10954.12 sq.ft
PARK 12	=	14482.15 sq.ft
PARK 13	=	11000 sq.ft
PARK 14	=	9534.16 sq.ft
	=	220257.715 sq.ft
	=	20.23 %

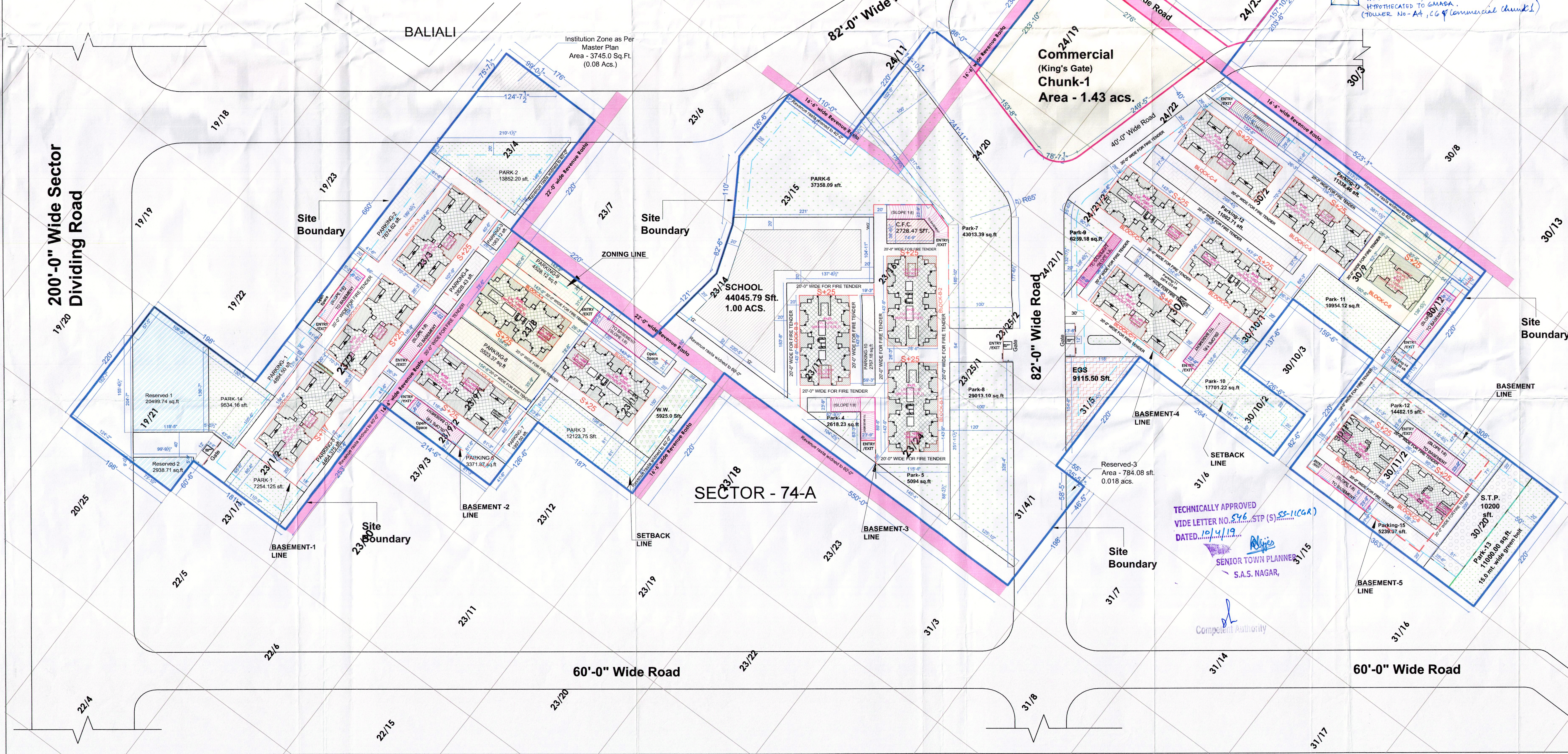
SURFACE PARKING		
PARKING 1	=	4894.5 SQ.FT.
PARKING 2	=	7874.62 SQ.FT.
PARKING 3	=	1063.12 SQ.FT.
PARKING 4	=	2828.43 SQ.FT.
PARKING 5	=	4464.375 SQ.FT.
PARKING 6	=	3371.87 SQ.FT.
PARKING 7	=	1997.5 SQ.FT.
PARKING 8	=	5523.37 SQ.FT.
PARKING 9	=	4528.12 SQ.FT.
PARKING 10	=	2767.18 SQ.FT.
PARKING 11	=	2974.125 SQ.FT.
PARKING 12	=	11002.71 SQ.FT.
PARKING 13	=	11388.46 SQ.FT.
PARKING 14	=	1392.09 SQ.FT.
PARKING 15	=	5239.37 SQ.FT.
	=	71259.84 SQ.FT.
	=	6620.201 SQ.MT.
	=	288 ECS

STILT PARKING UNDER BLOCK:		
BLOCK A1 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK A2 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK A3 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK A4 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK A5 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK A6 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK B1 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK B2 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK B3 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK C1 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK C2 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK C3 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK C4 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK C5 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK C6 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK C7 (LOBBY AREA)	=	10199.85 SQ.FT.
BLOCK C8 (LOBBY AREA)	=	10199.85 SQ.FT.
	=	161867.9 SQ.FT.
	=	15037.9 SQ.MT.
	=	537 ECS
TOTAL E.C.S ON STILT	=	288 ECS
TOTAL E.C.S ON SURFACE	=	1145 ECS
TOTAL E.C.S IN BASEMENT	=	1970 ECS
TOTAL PARKING ACHIEVED	=	1675 ECS
PARKING REQUIRED	=	

UNIT AREA DETAILS		
BLOCK A1 (2BEDROOM + 1 TOILET 8 UNIT)	=	601.61 SQ.FT.
BLOCK A2 (2BEDROOM + 1 TOILET 8 UNIT)	=	601.61 SQ.FT.
BLOCK A3 (2BEDROOM + 1 TOILET 8 UNIT)	=	601.61 SQ.FT.
BLOCK A4 (2BEDROOM + 2 TOILET 8 UNIT)	=	644.47 SQ.FT.
BLOCK A5 (2BEDROOM + 2 TOILET 8 UNIT)	=	644.47 SQ.FT.
BLOCK A6 (2BEDROOM + 1 TOILET 8 UNIT)	=	601.61 SQ.FT.
BLOCK B1 (2BEDROOM + 2 TOILET 8 UNIT)	=	644.47 SQ.FT.
BLOCK B2 (2BEDROOM + 2 TOILET 8 UNIT)	=	644.47 SQ.FT.
BLOCK B3 (2BEDROOM + 2 TOILET 8 UNIT)	=	644.47 SQ.FT.
BLOCK C1 (2BEDROOM + 1 TOILET 8 UNIT)	=	601.61 SQ.FT.
BLOCK C2 (2BEDROOM + 1 TOILET 8 UNIT)	=	644.47 SQ.FT.
BLOCK C3 (2BEDROOM + 2 TOILET 8 UNIT)	=	644.47 SQ.FT.
BLOCK C4 (2BEDROOM + 1 TOILET 8 UNIT)	=	601.61 SQ.FT.
BLOCK C5 (2BEDROOM + 1 TOILET 8 UNIT)	=	601.61 SQ.FT.
BLOCK C6 (2BEDROOM + 1 TOILET 4 UNIT)	=	601.61 SQ.FT.
BLOCK C7 (Carpet area E.W.S Catg.)	=	323 SQ.FT.
BLOCK C8 (Carpet area E.W.S Catg.)	=	323 SQ.FT.

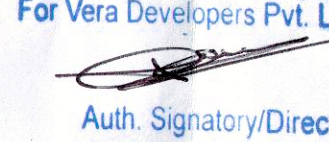
BASEMENT PARKING DETAIL		
E.C.S ACHIEVED IN BASEMENT 1	in Smt.	193 ECS
E.C.S ACHIEVED IN BASEMENT 2		204 ECS
E.C.S ACHIEVED IN BASEMENT 3		203 ECS
E.C.S ACHIEVED IN BASEMENT 4		431 ECS
E.C.S ACHIEVED IN BASEMENT 5		114 ECS
TOTAL E.C.S ACHIEVED IN BASEMENT		1145 ECS

- LEGEND
- SCHOOL
 - COMMUNITY HALL
 - PARK
 - PARKING
 - OPEN SPACE
 - E.G.S.
 - S.T.P.
 - WATER WORKS
 - INSTITUTION
 - RESERVED
 - LAYOUT BOUNDARY
 - SETBACK LINE
 - RESIDENTIAL TOWER
 - COMMERCIAL
 - NOT TO BE SOLD, HYPOTHECATED TO GNRA. (TOWER No-A4, C6 of Commercial chunk 1)



PROJECT:-
LAYOUT PLAN FOR "LOK AWAS" AT SECTOR - 74-A, SAS NAGAR

CLIENT :-
M/S Vera Developers Private Ltd.
SCO No. 1 Opp. Tricity Homes,
Vill. Peer Mushalla, Zirakpur,
Distt. S.A.S. Nagar

OWNER :-

Auth. Signatory/Director

ARCHITECT :-

RAJESH
2008/4/3/26

TITLE :-
LAYOUT PLAN

Checked By: Ar. Rajesh
Drawn: Ar. Shakshi
DATE: 01-04-2019

THIS DRAWING IS THE PROPERTY OF THE CONSULTANTS. NO PART OF THIS SHALL BE USED, COPIED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
SCALE : 1/8"=1'-0"
DRG.NO.:- 01