- 10 -

COVERED AREA STATEMENT :-

S.No.	FLOORS	BLOCK - 1 3 BED ROOM TOWER - 48 NOS EWS = 8 NOS FREE OF F.A.R. I	BLOCK - 1 UNDER F.A.R. II	BLOCK - 2 3 BED ROOM TOWER - 48 NOS EWS = 8 NOS FREE OF F.A.R. III	BLOCK - 2 UNDER F.A.R. IV	BLOCK - 3 2 BED ROOM TOWER - 36 NOS EWS = 3 NOS FREE OF F.A.R. V	BLOCK - 3 UNDER F.A.R. VI	BLOCK - 4 SHOPS/ OFFICES/ BPOs & COMMUNITY CENTRE FREE OF F.A.R. VII	BLOCK - 4 UNDER F.A.R. VIII	TOTAL FREE OF F.A.R. IX	TOTAL UNDER F.A.R. X (II+IV+[illegible]	REMARKS
1.	BASEMENT	NIL		NIL		NIL						
			NIL		NIL		NIL		NIL		NIL	
2.	GROUND FLOOR	10,990.03		10,990.03		5,723.32		NIL		27,703.38		27.20% of plot area 13.80% of actual FAR
		(STILTS)	2,388.19	(STILTS)	2,388.19	(STILTS)	1651.13		3135.63	(STILTS)	9,563.14	convenient shops in Block - 4 at G.F.
3.	FIRST FLOOR	1,282.00		1,282.00		1,210.11		NIL		3,774.11		
		(BALCONIES)	12,096.22	(BALCONIES)	12,096.22	(BALCONIES)	6164.34		3135.63		33.492.41	offices/ BPO's in Block - 4 at F.F.
4.	SECOND FLOOR	1,282.00		1,282.00		1,210.11		NIL		3,774.11		
			12,096.22		12,096.22		6164.34		3135.63		33.492.41	multipurpose hall in Block - 4 at S.F.
5.	THIRD FLOOR	1,282.00		1,282.00		1,210.11		NIL		3,774.11		
			12,096.22		12,096.22		6164.34		2863.75		33.220.53	library in Block - 4 at T.F.
6.	FOURTH FLOOR	1,282.00		1,282.00		1,210.11		NIL		3,774.11		
			12,096.22		12,096.22		6164.34		NIL		30,356.78	
7.	FIFTH FLOOR	1,282.00		1,282.00		1,210.11		NIL		3,774.11		
			12,096.22		12,096.22		6164.34		NIL		30,356.78	
8.	SIXTH FLOOR	1,282.00		1,282.00		1,210.11		NIL		3,774.11		
			12,096.22		12,096.22		6164.34		NIL		30,356.78	
	GRAND TOTAL	18,682.03		18,682.03		12,983.98		NIL		50,348.04		
			74,965.51		74,965.51		38,637.17		12.270.64	(STILTS & BALCONIES) 38.065 % of plot area	2,00,838.83	
											146.60 % OF PLOT AREA	

PARKING AREA CALCULATIONS:

A	RESIDENTIAL	
1.	**TOTAL SALEABLE AREA ON ALL THE FLOORS** (REFER FAR CHART)	**=2,00,838.83 sqft.** **= 18,665.32 sqmt.**
2.	PARKING AREA REQUIRED AS /PRESCRIBED NORMS	= 33,783.41 sqft. = 3,139.72 sqmt.
i)	10 % of the gross area of the site i.e. 1,36,995.345 sqft. = 13,699.53 sqft.	
ii)	10 % of covered area on all the floors i.e. 2,00,838.83 sqft. = 20,083.88 sqft.	
3.	PARKING AREA ACTUALLY PROVIDED	= 34,871.51 sqft. = 3,240.85 sqmt.
a)	COVERED PARKING = 33,431.51 sqft. i) UNDER STILTS = 27,703.38 sqft. i) UNDER SHED = 5,728.13 sqft.	
b)	OPEN PARKING = 1,440.00 sqft.	
♦	IN FRONT OF COMMUNITY CENTRE 96'-0" X 15'-0" = 1,440.00 sqft.	
INFERENCE	PARKING AREA PROVIDED IS MORE THAN ADEQUATE (103.22 % OF THE MINIMUM PRESCRIBED) SUFFICIENT TO PARK 100 CARS, 125 TWO WHEELERS & 50 CYCLES & HENCE SAFE W.R.T. CURRENT NEEDS GENERATED BY SOCIO ECONOMIC FORCES	

TWO BED ROOM UNIT BLOCK

COVERED AREA STATEMENT ON TYPICAL FLOOR

S.NO.	PARTICULARS	NO.	SIZE	AREA (in sft)
1	BLOCK 3 (40X26'-9"+2X38'-4½"+4(6'-...220'-1½")	01	220'-1½" X 29'-9" - 6X10'-3"X 6'-3" =6548.72 - 384.38 =6,164.34 SFT	6,164.34
AREA UNDER PROJECTIONS / BALCONIES				
2	BLOCK 3	01	2 X 11'-1½"X4'-6" +4 X 11'-6" X 4'-6" + 6 X 11'-4½" X 4'-6" + 6(10'-3"X 9'-3" + 2X 9"X3'-0") = 1210.11 SFT	1210.11

SKYLARK APARTMENTS AT KHARAR PUNJAB

LDC No: 66/06

Licence issued vide letter No. LDC-H&UD/Competent Authority (S.T.P. SAS Nagar) No. 4079, Dated 16.11.06

(Within Municipal Limits of Kharar)
(3.145 ACRE SCHEME) AS ON 31.12.2005

PROMOTERS : -
M/S SKYLARK HOUSING DEV. PVT. LTD.
REGD. OFFICE: 2351/4, MM TOWN, MANIMAJRA
ADMN.OFFICE : KHARAR - LANDRAN ROAD, SANTEMAJRA, ROPAR
TEL:-0160-3291171,0172-2402140
MOBILE:-98551-14200, 98551-14100

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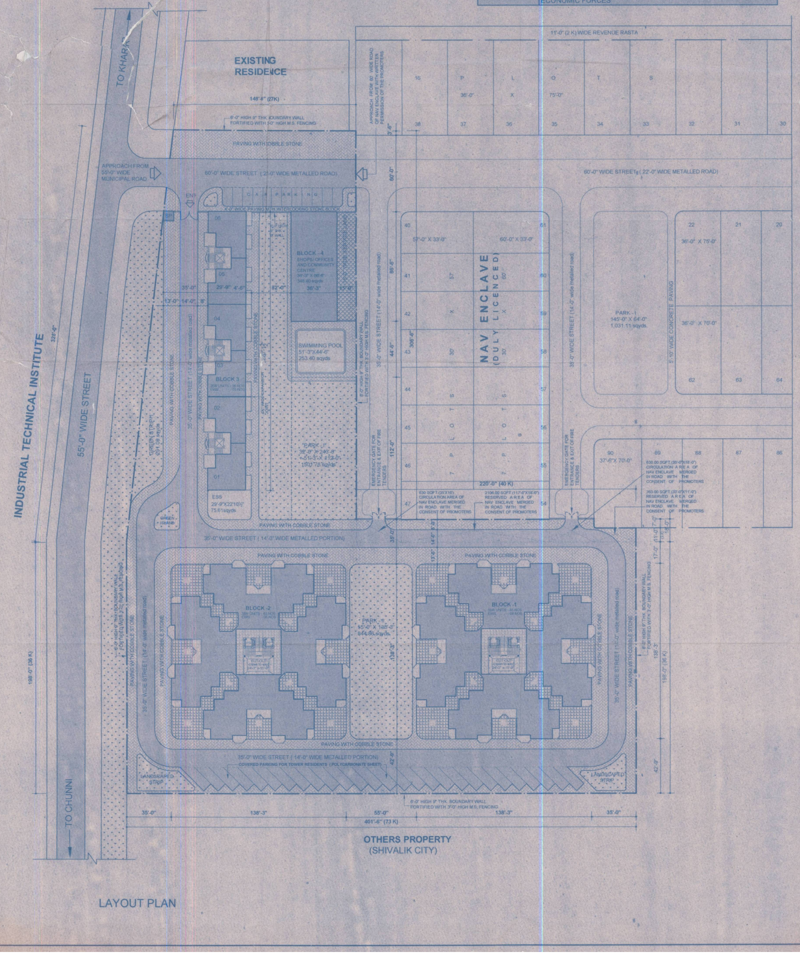
TO KHARAR
EXISTING RESIDENCE
148'-4" (27K)
6'-0" HIGH 9" THK BOUNDARY WALL FORTIFIED WITH 3'-0" HIGH M.S. FENCING
PAVING WITH COBBLE STONE
APPROACH FROM 55'-0" WIDE MUNICIPAL ROAD
60'-0" WIDE STREET (22'-0" WIDE METALLED ROAD)
APPROACH FROM 60' WIDE ROAD OF NAV ENCLAVE WITH WRITTEN PERMISSION OF THE PROMOTERS
11'-0" (2 K) WIDE REVENUE RASTA
CAR PARKING
4'-0" WIDE PAVING WITH INTERLOCKING STONE BLOCK
ENT
SP
BLOCK -4 SHOPS/ OFFICES AND COMMUNITY CENTRE 36'-3" X 86'-6" 348.40 sqyds
SWIMMING POOL 51'-3"X44'-6" 253.40 sqyds
BLOCK 3
PARK - I 32'-0" X 243'-0" + 51'-3" X 112'-0" 1501.78 sqyds
GREEN STRIP 291.00 sqyds
ESS 29'-9"X22'10½" 75.61sqyds
GREEN ISLAND
35'-0" WIDE STREET (14'-0" wide metalled road)
PAVING WITH COBBLE STONE
INDUSTRIAL TECHNICAL INSTITUTE
55'-0" WIDE STREET
328'-0"
306'-6"
NAV ENCLAVE (DULY LICENCED)
PLOTS
57'-0" X 33'-0"
60'-0" X 33'-0"
PARK - I 145'-0" X 64'-0" 1,031.11 sqyds.
5'-10" WIDE CONCRETE PAVING
36'-0" X 75'-0"
36'-0" X 70'-0"
37'-6" X 70'-0"
220'-0" (40 K)
EMERGENCY GATE FOR ENTRANCE & EXIT OF FIRE TENDERS
630 SQFT (35'X18') CIRCULATION AREA OF NAV ENCLAVE MERGED IN ROAD WITH THE CONSENT OF PROMOTERS
2106.00 SQFT (117'-0"X18'-0") RESERVED AREA OF NAV ENCLAVE MERGED IN ROAD WITH THE CONSENT OF PROMOTERS
393.00 SQFT (33'-0"X11'-0") RESERVED AREA OF NAV ENCLAVE MERGED IN ROAD WITH THE CONSENT OF PROMOTERS
35'-0" WIDE STREET (14'-0" WIDE METALLED PORTION)
BLOCK -2
BLOCK -1
PARK - II 55'-0" X 138'-3" 844.86 sqyds.
CUT-OUT (open to sky) 24'-3" x 15'-0"
COVERED PARKING FOR TOWER RESIDENTS (POLYCARBONATE SHEET)
LANDSCAPED STRIP
198'-0" (36 K)
138'-3"
42'-9"
TO CHUNNI
35'-0"
138'-3"
55'-0"
401'-6" (73 K)
OTHERS PROPERTY (SHIVALIK CITY)

LAYOUT PLAN

AREA UNDER ORGANISED PARKS / GREEN STRIPS

S.NO.	PARTICULARS	SIZE	AREA (sqyds)	
A	AREA UNDER PARKS			
1	PARK - I	32'-0" x243'-0" + 51'-3" x112'-0"	1,501.78	
2	PARK - II	55'-0" x 138'-3"	844.86	
	TOTAL AREA UNDER PARKS		2,346.64 sqyds.	(15.42%)
B	AREA UNDER GREEN STRIPS			
3	G.S. - I		291.00	
	TOTAL AREA UNDER G. STRIPS		291.00 sqyds.	(1.91%)
	TOTAL AREA (A+B)		2637.64 sqyds.	(17.33%)

ACTUAL GROUND COVERAGE

1	SALEABLE AREA		9,563.14 sft
	A) RESIDENTIAL (Constructed)	6427.51	
	I) THREE BED ROOM TOWER BLOCK "1 & 2" = 4776.38sft a) Stairs / lifts = 2x(24'-3"x14'-9") = 715.38 b) EWS = 2X8x15'-6"x16'-4½" = 4061.00 II) TWO BED ROOM BLOCK "3" =1651.13 sft a) Stairs / lifts = 3 X 18'-6"x18'-3" = 1012.88 b) EWS = 3x18'-9"x11'-6" = 638.25		
	B) SHOPS/ OFFICES & COMMUNITY CENTRE i) BLOCK "4" = 36'-3"X86'-6" = 3135.63 sft	3135.63 sft	
2	AREA FREE OF FAR (STILTS) A) RESIDENTIAL (Constructed)	23,929.27 sft	23,929.27 sft
	i) 3BR BLOCK "1 & 2" = area on F. F. - saleable area on G.F =2 X (12,096.22 - 2388.19) = 19,416.06 ii) 2 BR BLOCK "3" = area on F. F. - saleable area on G.F = 6,164.34 - 1651.13 = 4513.21		
	B) SHOPS/ OFFICES & COMMUNITY CENTRE	NIL	
	TOTAL (9,563.14 + 23,929.27)		33,492.41 sft = 24.45% OF PLOT AREA

AREA STATEMENT

TOTAL AREA OF LAND i) 24 KANAL - 09½ MARLA = 14,807.375 (as per revenue record) ii) 00 KANAL -13.697 MARLA = 414.33 (area of NAV ENCLAVE merged with SKYLARK apartments) (ref. site plan for calculations)		15,221.705 Sq.yds 3.145 ACRE 1.273 HECTARE
MAXIMUM PERMISSIBLE COVD. AREA ON GROUND FLOOR (50 % OF PLOT AREA)		7,610.85 Sq.yds
ACTUAL AREA PROPOSED TO BE COVERED ON GROUND FLOOR A- RESIDENTIAL = 3,372.98 SQYDS B- COMMUNITY FACILITIES = 348.40 SQYDS (COUNTED IN FAR)		3,721.38 Sq.yds (24.45%)
AREA UNDER PUBLIC AMENITIES		11,500.325 Sq.yds. (75.55%)
Parks, organised green spaces/strips & Swimming pool	= 2,891.04 SQYDS (18.99%)	
Water Works	NIL (0.00%)	
Electrical Sub Station	75.61 SQYDS (0.50%)	
Sewage T. Plant	NIL (0.00%)	
Roads & open spaces/ parking	= 8,533.675 SQYDS (56.06%)	
MAXIMUM PERMISSIBLE COVD. AREA ON ALL THE FLOORS WITH FAR = 2.0 (15,221.705 x9 x 2.0)		2,73,990.69 Sq.ft
ACTUAL COVD. AREA ON ALL FLOORS EXCLUDING AREA FREE OF FAR i.e. STILTS/ PROJECTIONS ETC. (9,563.14 x 1 +33,492.41 x 2 + 33,220.53 x 1 + 30,356.78 x 3) (REFER DETAILED AREA STATEMENT CHARTS)		2,00,838.83 Sq.ft (1.466 < 2.0)
PERMISSIBLE F.A.R.		2.00
ACTUAL F.A. R.	1.466	
NO. OF DWELLING UNITS 3 BR TOWER = 2 X 48 = 96 NOS 2 BR (ROW) = 1 X 36 = 36 NOS EWS = 2 X 8 + 1 X 3 = 19 NOS	151.	
MAXIMUM POPULATION @ 5 person per D.Unit (151 x 5)	755	
MAXIMUM PERMISSIBLE DENSITY OF D.UNITS/ACRE (40 + 60 + 80) ÷ 3		60.00
ACTUAL DENSITY OF D.UNITS/ACRE (151 ÷ 3.145)	48.01	
MAXIMUM PERMISSIBLE DENSITY OF POPULATION (PERSONS/ ACRE)		300.00
ACTUAL DENSITY OF POPULATION (PERSONS / ACRE) (755 ÷ 3.145)	240	

REVISIONS

S.NO.	DATE	PARTICULARS
1.	05102006	15'-0" WIDE SETBACK PROVIDED BETWEEN THE EDGE OF ANCILLIARY ZONE (BLOCK-4) AND THE BOUNDARY WALL ABUTTING NAV ENCLAVE ON EASTERN EDGE AS DESIRED BY THE COMPETENT AUTHORITY 1N THE MEETING ON 04102006

PROMOTERS	ARCHITECT	COMP.AUTHORITY
For Sky Lark Housing Development (P) Ltd. Kuldeep Singh Director	30/10/2006 (surya kant)	Licence issued vide memo no. 4079 STP(S)/SAS/SC, dtd. 16-11-06. Competent Authority-cum-Senior Town Planner S.A.S. Nagar

kant and associates
1327-sgtb complex, sector - 70, sas nagar -160070 (chandigarh)
tel:0172-2270327, fax. 0172- 2270325, website -www.kantassociates.com
email - skant@ kantassociates.com skant1@sify.com
CONSULTING ARCHITECTS, INTERIOR DESIGNERS, URBAN DESIGNERS, LANDSCAPE ARCHITECTS, ENVIRONMENT DESIGNERS AND PLANNERS

CORPORATION DRAWING

LAYOUT PLAN AND AREA STATEMENT

SCALE	PROJECT	DRAWING NO.	
1" = 32'-0"	ka 0762 -I	cd NAV APARTMENTS	02 (Revised)
	COLONY	KHARAR	

CONCEPT	DESIGN	DEALT	DRAWN	CHECKED	DATE
S.KANT	S.KANT	ANUJ	RAVI	S.KANT	19072006