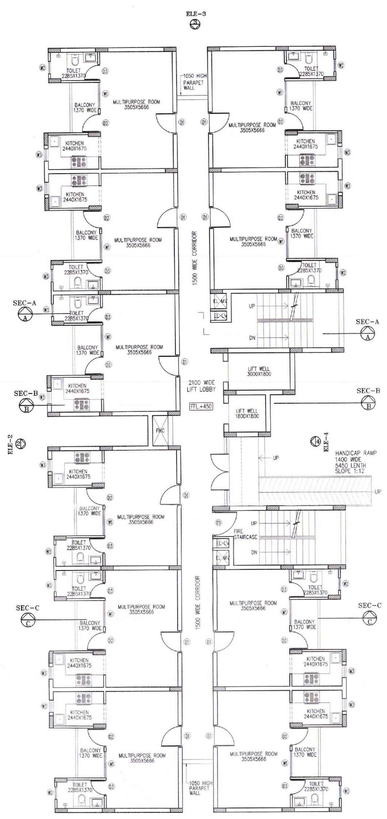
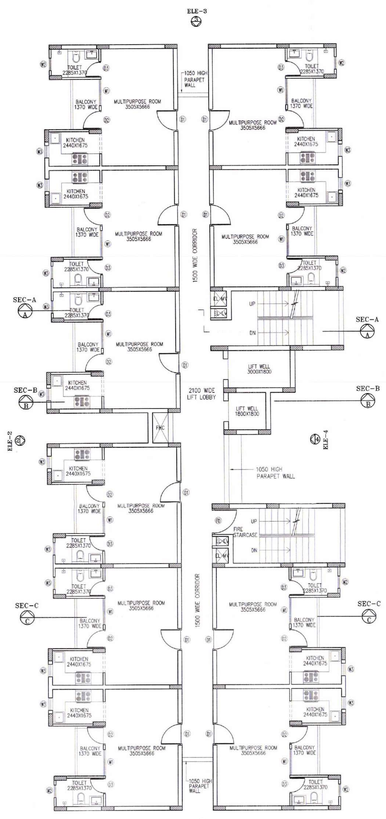
Sanctioned u/s 187 and 188 Encroachment & over hanging structure / Chajjaha with the condition that each storey of the building Plan and all cases is without projection beyond of boundary & sanctioned under the PUDA Act & any other rules.

MUNICIPAL COUNCIL, ZIRAKPUR

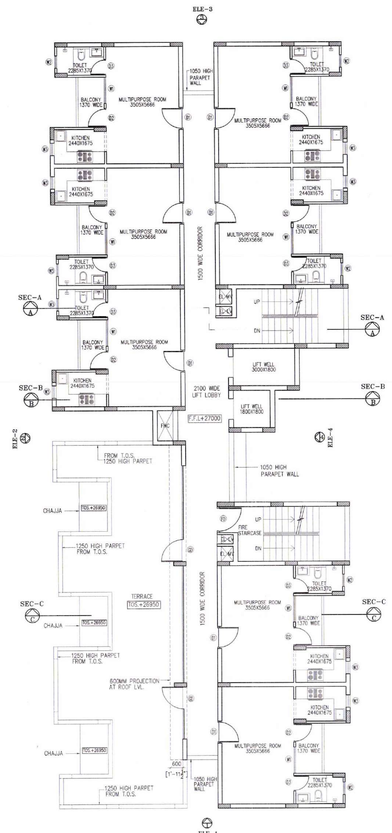
Executive Officer
Municipal Council, Zirakpur



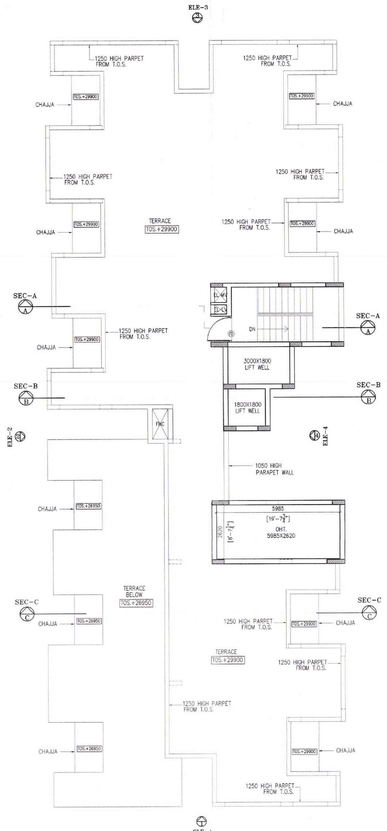
GROUND FLOOR PLAN



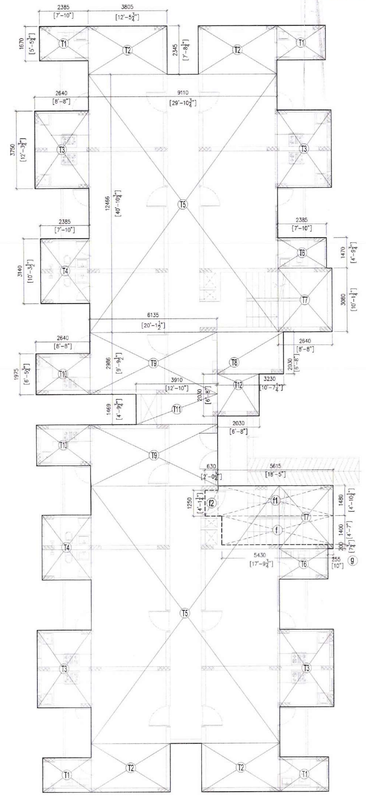
TYPICAL FLOOR PLAN
1st To 8th FLOOR



9TH FLOOR PLAN



TERRACE PLAN



GROUND FLOOR AREA DIAGRAM

GROUND FLOOR AREA CALCULATION								
						SQ.M.	SQ.FT.	
S.NO.	No.		LENGTH	WIDTH		REMARK		
G1	4	x	2.385	x 1.670	=	15.932	171.490	
G2	4	x	3.805	x 2.345	=	35.691	384.177	
G3	4	x	2.640	x 3.750	=	39.600	426.254	
G4	2	x	2.385	x 3.140	=	14.976	161.221	
G5	2	x	9.110	x 12.466	=	227.131	2,444.833	
G6	2	x	2.385	x 1.470	=	7.012	75.476	
G7	2	x	2.640	x 3.080	=	16.262	175.048	
G8	1	x	3.230	x 2.030	=	6.557	70.578	
G9	2	x	6.135	x 2.986	=	36.638	394.374	
G10	2	x	2.640	x 1.975	=	10.428	112.247	
G11	1	x	3.910	x 1.469	=	5.744	61.826	
G12	1	x	2.030	x 2.030	=	4.121	44.357	
TOTAL					=	420.093	4,521.882	G1

DEDUCATION AREAS								
r	1	x	5.430	x 1.400	=	7.602	81.828	
m	1	x	5.615	x 1.480	=	8.310	89.451	
c	1	x	0.630	x 1.250	=	0.788	8.477	
g	1	x	0.255	x 0.200	=	0.051	0.549	
TOTAL					=	16.751	180.305	

NET GROUND FLOOR AREA							
=	420.093	-	16.751	=	403.342	4,341.578	X1

AREA CALCULATION				
GROUND FLOOR AREA			SQ.M.	SQ.FT.
(X1)		=		
403.342	)	=	403.342	4,341.578
TYP. FL AREA (1st TO 8th FL)			SQ.M.	SQ.FT.
(X2)		=		
392.214	)	=	392.214	4,221.794
9TH. FL AREA				
(X7)		=		
301.277	)	=	301.277	3,242.948

AREA CALCULATION (NON F.A.R.)				
MUMTY,MACHENE ROOM & OHWT			SQ.M.	SQ.FT.
=	X6	=		
=	51.323	=	51.323	552.440
BALCONY AREA CALCULATION			SQ.M.	SQ.FT.
(GR TO 8th FL)				
10	(G2)	=		
19	(3.317)	=	33.168	357.017
(9th FL)				
7	(G2)	=		
7	(3.317)	=	23.217	249.912
GROUND COVERAGE IN TOWER			SQ.M.	SQ.FT.
(G1)		=		
420.093	)	=	420.093	4,521.882

AREA CAL (TOWER- I) (G+9)				
FLOOR	AREA	BALCONY	MUMTY M.RM & OHWT	D.U.
	(F.A.R.)	NON F.A.R.	NON F.A.R.	
	SQ.M.	SQ.M.	SQ.M.	
GROUND	403.342	33.168		10
1ST FL.	392.214	33.168		10
2nd FL.	392.214	33.168		10
3rd FL.	392.214	33.168		10
4th FL.	392.214	33.168		10
5th FL.	392.214	33.168		10
6th FL.	392.214	33.168		10
7th FL.	392.214	33.168		10
8th FL.	392.214	33.168		10
9th FL.	301.277	23.217		7
MUMTY			51.323	
TOTAL (SQ.M.)	3842.333	321.727	51.323	97
SQ.FT.	41358.877	3463.066	552.440	

TYPICAL FLOOR AREA CALCULATION								
(1st to 8th FL)								
						SQ.M.	SQ.FT.	
S.NO.	No.		LENGTH	WIDTH		REMARK		
T1	4	x	2.385	x 1.670	=	15.932	171.490	
T2	4	x	3.805	x 2.345	=	35.691	384.177	
T3	4	x	2.640	x 3.750	=	39.600	426.254	
T4	2	x	2.385	x 3.140	=	14.976	161.221	
T5	2	x	9.110	x 12.466	=	227.131	2,444.833	
T6	2	x	2.385	x 1.470	=	7.012	75.476	
T7	2	x	2.640	x 3.080	=	16.262	175.048	
T8	1	x	3.230	x 2.030	=	6.557	70.578	
T9	2	x	6.135	x 2.986	=	36.638	394.374	
T10	2	x	2.640	x 1.975	=	10.428	112.247	
T11	1	x	3.910	x 1.469	=	5.744	61.826	
T12	1	x	2.030	x 2.030	=	4.121	44.357	
TOTAL					=	420.093	4,521.882	

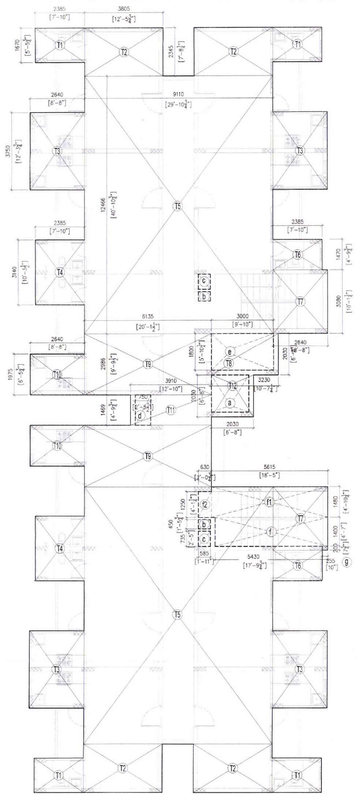
DEDUCATION AREAS								
a	1	x	1.800	x 1.800	=	3.240	34.875	
b	2	x	0.585	x 0.450	=	0.527	5.667	
c	2	x	0.585	x 0.735	=	0.860	9.257	
d	1	x	0.750	x 1.469	=	1.102	11.859	
e	1	x	3.000	x 1.800	=	5.400	58.126	
r	1	x	5.430	x 1.400	=	7.602	81.828	
m	1	x	5.615	x 1.480	=	8.310	89.451	
C	1	x	0.630	x 1.250	=	0.788	8.477	
g	1	x	0.255	x 0.200	=	0.051	0.549	
TOTAL					=	27.879	300.068	

NET TYPICAL FLOOR AREA							
=	420.093	-	27.879	=	392.214	4,221.794	X2

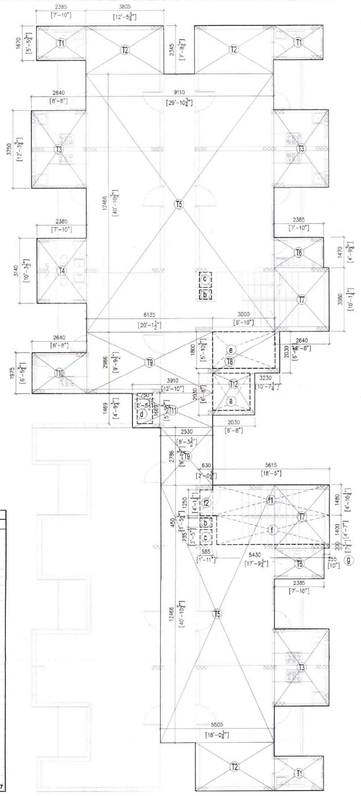
9th FLOOR AREA CALCULATION								
						SQ.M.	SQ.FT.	
S.NO.	No.		LENGTH	WIDTH		REMARK		
T1	3	x	2.385	x 1.670	=	11.949	128.617	
T2	3	x	3.805	x 2.345	=	26.768	288.133	
T3	3	x	2.640	x 3.750	=	29.700	319.691	
T4	1	x	2.385	x 3.140	=	7.488	80.611	
T5	1	x	9.110	x 12.466	=	113.565	1,222.416	
T6	2	x	2.385	x 1.470	=	7.012	75.476	
T7	2	x	2.640	x 3.080	=	16.262	175.048	
T8	1	x	3.230	x 2.030	=	6.557	70.578	
T9	1	x	6.135	x 2.986	=	18.319	197.187	
T10	1	x	2.640	x 1.975	=	5.214	56.123	
T11	1	x	3.910	x 1.469	=	5.526	70.244	
T12	1	x	2.030	x 2.030	=	4.121	44.357	
T13	1	x	5.505	x 12.466	=	68.625	738.663	
T14	1	x	2.530	x 2.786	=	7.049	75.871	
TOTAL					=	329.156	3,543.036	

DEDUCATION AREAS								
a	1	x	1.800	x 1.800	=	3.240	34.875	
b	2	x	0.585	x 0.450	=	0.527	5.667	
c	2	x	0.585	x 0.735	=	0.860	9.257	
d	1	x	0.750	x 1.469	=	1.102	11.859	
e	1	x	3.000	x 1.800	=	5.400	58.126	
r	1	x	5.430	x 1.400	=	7.602	81.828	
m	1	x	5.615	x 1.480	=	8.310	89.451	
C	1	x	0.630	x 1.250	=	0.788	8.477	
g	1	x	0.255	x 0.200	=	0.051	0.549	
TOTAL					=	27.879	300.068	

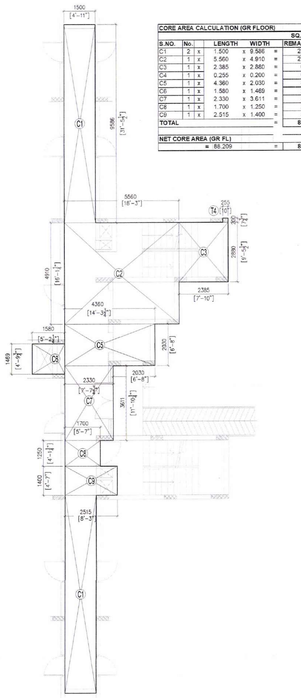
NET 9th FLOOR AREA							
=	329.156	-	27.879	=	301.277	3,242.948	X7



TYPICAL FLOOR AREA DIGRM
1st TO 8th FLOOR



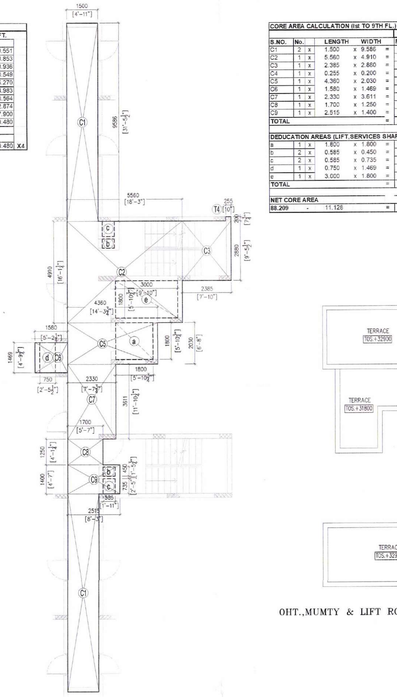
9TH FLOOR AREA DIGRM



(GROUND FLOOR CORE AREA DIAGRAM)

CORE AREA CALCULATION (GR FLOOR)							
						SQ.M.	SQ.FT.
S.NO.	No.		LENGTH	WIDTH		REMARK	
C1	2	x	1.500	x 9.586	=	28.758	309.551
C2	1	x	5.560	x 4.910	=	27.300	293.853
C3	1	x	2.385	x 2.880	=	6.869	73.936
C4	1	x	0.255	x 0.200	=	0.051	0.549
C5	1	x	4.360	x 2.030	=	8.851	95.270
C6	1	x	1.580	x 1.469	=	2.321	24.983
C7	1	x	2.330	x 3.611	=	8.414	90.564
C8	1	x	1.700	x 1.250	=	2.125	22.874
C9	1	x	2.515	x 1.400	=	3.521	37.900
TOTAL					=	88.209	949.480

NET CORE AREA (GR FL)							
=	88.209				=	88.209	949.480 X4

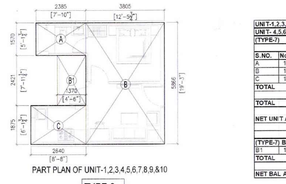


(TYP. FLOOR CORE AREA DIAGRAM)
(Ist to 9th FLOOR)

CORE AREA CALCULATION (Ist TO 9TH FL.)							
						SQ.M.	SQ.FT.
S.NO.	No.		LENGTH	WIDTH		REMARK	
C1	2	x	1.500	x 9.586	=	28.758	309.551
C2	1	x	5.560	x 4.910	=	27.300	293.853
C3	1	x	2.385	x 2.880	=	6.869	73.936
C4	1	x	0.255	x 0.200	=	0.051	0.549
C5	1	x	4.360	x 2.030	=	8.851	95.270
C6	1	x	1.580	x 1.469	=	2.321	24.983
C7	1	x	2.330	x 3.611	=	8.414	90.564
C8	1	x	1.700	x 1.250	=	2.125	22.874
C9	1	x	2.515	x 1.400	=	3.521	37.900
TOTAL					=	88.209	949.480

DEDUCATION AREAS (LIFT,SERVICEB SHAFT)							
a	1	x	1.800	x 1.800	=	3.240	34.875
b	2	x	0.585	x 0.450	=	0.527	5.667
c	2	x	0.585	x 0.735	=	0.860	9.257
d	1	x	0.750	x 1.469	=	1.102	11.859
e	1	x	3.000	x 1.800	=	5.400	58.126
TOTAL					=	11.128	119.784

NET CORE AREA							
88.209	-	11.128			=	77.081	829.696 X5



PART PLAN OF UNIT-1,2,3,4,5,6,7,8,9,&10

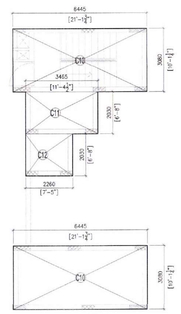
TYPE-9

UNIT-1,2,3,4,5,6,7,8,9,10 (GR TO 8TH FL.)								
UNIT - 4,5,6,7,8,9,10 (9TH FL.)								
(TYPE-7)								
AREA CALCULATION						SQ.M.	SQ.FT.	
S.NO.	No.		LENGTH	WIDTH		REMARK		
A	1	x	2.385	x 1.570	=	3.744	40.305	
B	1	x	3.805	x 5.866	=	22.325	240.254	
C	1	x	2.640	x 1.875	=	4.950	53.282	
TOTAL					=	31.015	333.841	
TOTAL					=	31.015	333.841	
NET UNIT AREA (TYPE-7)								
=	31.015				=	31.015	333.841	X3
(TYPE-7) BALCONY AREA (NON F.A.R.)								
B1	1	x	3.317	x 2.421	=	3.317	35.702	
TOTAL					=	3.317	35.702	
NET BAL AREA =	3.317				=	3.317	35.702	G2

SCHEDULE OF OPENING

TYPE	SIZE	CILL	LINTEL	REMARK
DW	3360x2450	--	2450	LOBBY
D1	1065x2100	--	2100	MULTI.
D2	915x2450	--	2450	MULTI.
D3	760x2100	--	2100	TOILET
CD	1065x2100	--	2100	CORRIDOR
FD	1250x2100	--	2100	STAIRCASE
W1	1275x1550	900	2450	MULTI.
W2	600x900	1200	2100	TOILET
W3	600x1050	1050	2100	KITCHEN

OHT.,MUMTY & LIFT ROOF PLAN



TERRACE AREA DIGRM

MUMTY,MACHINE ROOM & OHWT AREA CALCULATION								
						SQ.M.	SQ.FT.	
S.NO.	No.		LENGTH	WIDTH		REMARK		
C10	2	x	6.445	x 3.080	=	39.701	427.344	
C11	1	x	3.465	x 2.030	=	7.034	75.713	
C12	1	x	2.260	x 2.030	=	4.588	49.383	
TOTAL					=	51.323	552.440	
NET MUMTY AREA								
=	51.323				=	51.323	552.440	X6

ARCHITECT'S SIGN

BHUPENDRA KUMAR
ARCHITECT
CA/2004231378

CLIENT'S SIGN

For AMAZING REAL ESTATE PVT. LTD.
Authorised Signatory

CLIENT

AMAZING REAL ESTATE PRIVATE LIMITED

PROJECT

JOYNEST MOH.1
GROUP HOUSING AT BIR CHHAT,
ZIRAKPUR, PUNJAB

BUILDING NO.

TOWER - i (E.W.S.)

SHEET TITLE (PROPOSED/REVISED)

GROUND,TYPICAL & TERRACE PLANS & AREA CALCULATIONS

DEALT	SCALE	JOB NO	
----	1 : 100		
CHECKED	DATE	DRG. NO	REVISION
S.K.		ZP - SD - 11	R1

ARCHITECT

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11/17