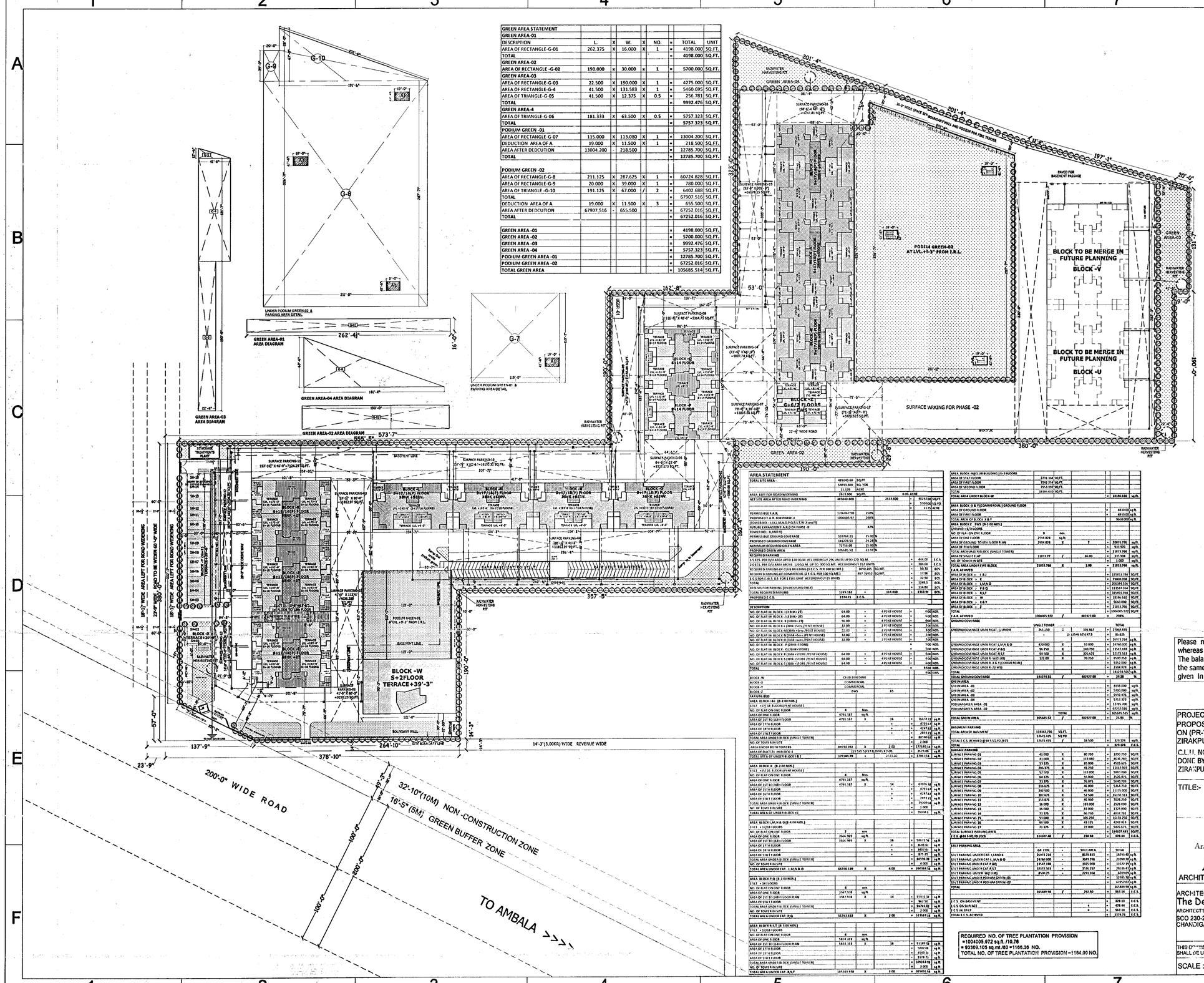
GREEN AREA STATEMENT								
GREEN AREA-01								
DESCRIPTION	L.	X	W.	X	NO.	=	TOTAL	UNIT
AREA OF RECTANGLE-G-01	262.375	X	16.000	X	1	=	4198.000	SQ.FT.
TOTAL						=	4198.000	SQ.FT.
GREEN AREA-02								
AREA OF RECTANGLE -G-02	190.000	x	30.000	x	1	=	5700.000	SQ.FT.
GREEN AREA-03								
AREA OF RECTANGLE-G-03	22.500	X	190.000	X	1	=	4275.000	SQ.FT.
AREA OF RECTANGLE-G-04	41.500	X	131.583	X	1	=	5460.695	SQ.FT.
AREA OF TRIANGLE-G-05	41.500	X	12.375	X	0.5	=	256.781	SQ.FT.
TOTAL						=	9992.476	SQ.FT.
GREEN AREA-4								
AREA OF TRIANGLE-G-06	181.333	X	63.500	X	0.5	=	5757.323	SQ.FT.
TOTAL						=	5757.323	SQ.FT.
PODIUM GREEN -01								
AREA OF RECTANGLE-G-07	115.000	X	113.080	X	1	=	13004.200	SQ.FT.
DEDUCTION AREA OF A	19.000	X	11.500	X	1	=	218.500	SQ.FT.
AREA AFTER DEDCUTION	13004.200		218.500			=	12785.700	SQ.FT.
TOTAL						=	12785.700	SQ.FT.
PODIUM GREEN -02								
AREA OF RECTANGLE-G-8	211.125	X	287.675	X	1	=	60724.828	SQ.FT.
AREA OF RECTANGLE-G-9	20.000	X	39.000	X	1	=	780.000	SQ.FT.
AREA OF TRIANGLE -G-10	191.125	X	67.000	/	2	=	6402.688	SQ.FT.
TOTAL						=	67907.516	SQ.FT.
DEDUCTION AREA OF A	19.000	X	11.500	X	3	=	655.500	SQ.FT.
AREA AFTER DEDCUTION	67907.516		655.500			=	67252.016	SQ.FT.
TOTAL						=	67252.016	SQ.FT.
GREEN AREA -01						=	4198.000	SQ.FT.
GREEN AREA -02						=	5700.000	SQ.FT.
GREEN AREA -03						=	9992.476	SQ.FT.
GREEN AREA -04						=	5757.323	SQ.FT.
PODIUM GREEN AREA -01						=	12785.700	SQ.FT.
PODIUM GREEN AREA -02						=	67252.016	SQ.FT.
TOTAL GREEN AREA						=	105685.514	SQ.FT.



AREA STATEMENT							
TOTAL SITE AREA -	485040.60	SQ.FT					
	53933.400	SQ. YDS					
	11.139	ACRE					
AREA LEFT FOR ROAD WIDENING	2613.600	SQ.FT.			0.06 ACRE		
NET SITE AREA AFTER ROAD WIDENING	485040.60	-		2613.600	=	482427.00	SQ.FT.
					=	53600.50	SQ.YD
					=	11.13	ACRE
PERMISSIBLE F.A.R.	1206067.50	250%					
PROPOSED F.A.R. FOR PHASE -2 (TOWER NO - I, J, K, L, M, N, O, P, Q, R, S, T, W, X and Y)	1004005.97	208%					
FUTURE EXPANSION F.A.R FOR PHASE -II TOWER NO - S, AND V)		42%					
PERMISSIBLE GROUND COVERAGE	169704.21	35.00%					
PROPOSED GROUND COVERAGE	141274.51	29.28%					
MINIMUM REQUIRED GREEN AREA	72756.09	15.00%					
PROPOSED GREEN AREA	105685.52	21.93%					
REQUIRED PARKING							
1.5 ECS. PER DU AREA UPTO 120 SQ.M. ACCORDING OF 296 UNITS UPTO 120 SQ.M.					=	444.00	E.C.S.
2.0 ECS. PER DU AREA ABOVE 120 SQ.M. UP TO. 300 SQ.MT. ACCORDING OF 152 UNITS					=	304.00	E.C.S.
REQUIRED PARKING OF CLUB BUILDING (E.C.S. PER 100 SQ.MT.)		3690.00	SQ.MT.		=	36.90	ECS.
REQUIRED PARKING OF COMMERCIAL (E.C.S. PER 100 SQ.MT.)	897.76952	SQ.MT.			=	17.96	ECS.
E.C.S FOR E.W.S. 0.5 FOR E.W.S UNIT ACCORDING OF 65 UNITS					=	32.50	E.C.S.
TOTAL					=	1249.1	ECS.
20 % VISITOR PARKING (ON HOUSING ONLY)					=	249.80	ECS.
TOTAL REQUIRED PARKING	1249.182	+		116.800	=	1365.98	ECS.
PROPOSED E.C.S.	1374.71	E.C.S.					

DESCRIPTION							
NO. OF FLAT IN BLOCK -I (3 BHK- 2T)	64.00	+	4 PENT HOUSE	=	68	NOS	
NO. OF FLAT IN BLOCK -J (3 BHK- 2T)	64.00	+	4 PENT HOUSE	=	68	NOS	
NO. OF FLAT IN BLOCK -K (3 BHK- 2T)	56.00	+	4 PENT HOUSE	=	60	NOS	
NO. OF FLAT IN BLOCK -L (3 BHK +Servi /PENT HOUSE)	32.00	+	2 PENT HOUSE	=	34	NOS	
NO. OF FLAT IN BLOCK -M (4BHK +Servi /PENT HOUSE)	32.00	+	2 PENT HOUSE	=	34	NOS	
NO. OF FLAT IN BLOCK -N (3BHK +Servi /PENT HOUSE)	32.00	+	2 PENT HOUSE	=	34	NOS	
NO. OF FLAT IN BLOCK -O (3BHK +Servi /PENT HOUSE)	32.00	+	2 PENT HOUSE	=	34	NOS	
NO. OF FLAT IN BLOCK -P (2BHK+STORE)				=	700	NOS	
NO. OF FLAT IN BLOCK -Q (2BHK+STORE)				=	500	NOS	
NO. OF FLAT IN BLOCK R (3BHK +STORE /PENT HOUSE)	64.00	+	4 PENT HOUSE	=	68	NOS	
NO. OF FLAT IN BLOCK S (3BHK +STORE /PENT HOUSE)	64.00	+	4 PENT HOUSE	=	68	NOS	
NO. OF FLAT IN BLOCK T (3BHK +STORE /PENT HOUSE)	64.00	+	4 PENT HOUSE	=	68	NOS	
TOTAL				=	8400	NOS.	
				=	8400	NOS	
BLOCK -W	CLUB BUILDING						
BLOCK -X	COMMERCIAL						
BLOCK -Y	COMMERCIAL						
BLOCK -Z	EWS		65				
PARKIFUNDED							
AREA BLOCK I &J (B-2.00 NOS.)							
STILT +12/ 18 FLOORS(PENT HOUSE)							
NO. OF FLAT ON ONE FLOOR	4	Nos.					
AREA OF ONE FLOOR	4791.187	sq.ft.					
AREA OF 1ST TO 16TH FLOOR	4791.187	X	16	=	76658.72	sq.ft.	
AREA OF 17TH FLOOR				=	4791.187	sq.ft.	
AREA OF 18TH FLOOR				=	4247.82	sq.ft.	
AREA OF 19TH FLOOR				=	2893.71	sq.ft.	
TOTAL AREA UNDER BLOCK (SINGLE TOWER)				=	88590.92	sq.ft.	
NO. OF TOWER IN SITE				=	2.00		
AREA UNDER BOTH TOWERS	88590.92	X	2.00	=	177181.84	sq.ft.	
AREA OF PLOT 21 IN BLOCK -I	15154.5	X	17.1	0.00	=	2613.00	sq.ft.
TOTAL AREA OF UNDER BLOCK I & J	177181.84	+	2613.00		=	179794.84	sq.ft.
AREA BLOCK K, [B-2.00 NOS.]							
STILT +12/ 18 FLOORS(PENT HOUSE)							
NO. OF FLAT ON ONE FLOOR	4	Nos.					
AREA OF ONE FLOOR	4791.187	sq.ft.					
AREA OF 1ST TO 14TH FLOOR	4791.187	X	14	=	67076.58	sq.ft.	
AREA OF 15TH FLOOR				=	4791.187	sq.ft.	
AREA OF 16TH FLOOR				=	4247.82	sq.ft.	
AREA OF 17TH FLOOR				=	2893.71	sq.ft.	
TOTAL AREA UNDER BLOCK (SINGLE TOWER)				=	80959.30	sq.ft.	
NO. OF TOWER IN SITE				=	2.00		
TOTAL AREA OF UNDER BLOCK K				=	161918.61	sq.ft.	
AREA BLOCK L,M,N & O (B-4.00 NOS.)							
STILT + 12/18 FLOORS							
NO. OF FLAT ON ONE FLOOR	2	nos.					
AREA OF ONE FLOOR	3566.969	sq.ft.					
AREA OF 1ST TO 16TH FLOOR	3566.969	X	16	=	57071.52	sq.ft.	
AREA OF 17TH FLOOR				=	3571.61	sq.ft.	
AREA OF 18TH FLOOR				=	3187.06	sq.ft.	
AREA OF 19TH FLOOR				=	2171.77	sq.ft.	
TOTAL AREA UNDER BLOCK (SINGLE TOWER)				=	66598.19	sq.ft.	
NO. OF TOWER IN SITE				=	4.00		
TOTAL AREA UNDER F.A.T - I, M, N & O	66598.19	X	4.00	=	266392.76	sq.ft.	
AREA BLOCK P,Q [B-2.00 NOS.]							
STILT + 14/18 FLOORS							
NO. OF FLAT ON ONE FLOOR	4	nos.					
AREA OF ONE FLOOR	3747.938	sq.ft.					
AREA OF 1ST TO 13TH FLOOR PLAN	3747.938	X	14	=	52431.32	sq.ft.	
AREA OF 15TH FLOOR				=	3627.32	sq.ft.	
AREA OF 16TH FLOOR				=	3179.72	sq.ft.	
TOTAL AREA UNDER BLOCK (SINGLE TOWER)				=	59238.36	sq.ft.	
NO. OF TOWER IN SITE				=	2.00		
TOTAL AREA UNDER F.A.T - P, Q	59238.36	X	2.00	=	117477.64	sq.ft.	
AREA BLOCK R,S,T [B-3.00 NOS.]							
STILT + 12/18 FLOORS							
NO. OF FLAT ON ONE FLOOR	4	nos.					
AREA OF ONE FLOOR	5414.313	sq.ft.					
AREA OF 1ST TO 13TH FLOOR PLAN	5414.313	X	14	=	75819.38	sq.ft.	
AREA OF 15TH FLOOR				=	5147.06	sq.ft.	
AREA OF 16TH FLOOR				=	4595.31	sq.ft.	
AREA OF 17TH FLOOR				=	3138.75	sq.ft.	
TOTAL AREA UNDER BLOCK (SINGLE TOWER)				=	104700.50	sq.ft.	
NO. OF TOWER IN SITE				=	3.00	sq.ft.	
TOTAL AREA UNDER F.A.T - R,S,T	104700.50	X	3.00	=	314101.50	sq.ft.	

AREA BLOCK -W(FLUR BUILDING) 15+3 FLOORS						
AREA OF STILT FLOOR	2791.304	SQ.FT.				
AREA OF FIRST FLOOR	7592.254	SQ.FT.				
AREA OF SECOND FLOOR	7553.192	SQ.FT.				
TOTAL	18336.610	SQ.FT.				
TOTAL AREA UNDER BLOCK-W				=	18336.610	sq.ft.
AREA BLOCK X & Y(COMMERCIAL) GROUND FLOOR						
AREA OF GROUND FLOOR				=	4910.00	sq.ft.
AREA OF FIRST FLOOR				=	4810.00	sq.ft.
TOTAL AREA OF BLOCK X & Y					9610.000	sq.ft.
AREA BLOCK Z EWS (B-2.00 NOS.)						
GROUND + 6/8 FLOORS						
NO. OF FLA ON ONE FLOOR	9	nos.				
AREA OF ONE FLOOR	2144.826	sq.ft.				
AREA OF GROUND TO 6TH FLOOR PLAN	2144.826	X	7	=	20013.795	sq.ft.
AREA OF 7TH FLOOR				=	910.930	sq.ft.
TOTAL AREA UNDER BLOCK (SINGLE TOWER)				=	21013.768	sq.ft.
AREA OF SINGLE FLAT	21013.77	/	65.00	=	323.904	sq.ft.
NO. OF TOWER IN SITE				=	2.000	sq.ft.
TOTAL AREA UNDER EWS BLOCK	21013.768	X	2.00	=	21013.768	sq.ft.
F.A.R. ACHIVED						
AREA OF BLOCK :- I & J				=	179814.184	SQ.FT.
AREA OF BLOCK :- K				=	79009.058	SQ.FT.
AREA OF BLOCK :- L,M,N,O				=	266.598.556	SQ.FT.
AREA OF BLOCK :- P & Q				=	117.501.364	SQ.FT.
AREA OF BLOCK :- R,S,T				=	314.451.348	SQ.FT.
AREA OF BLOCK :- W				=	18336.610	SQ.FT.
AREA OF BLOCK :- X & Y				=	9610.000	SQ.FT.
AREA OF BLOCK :- Z				=	21013.768	SQ.FT.
TOTAL				=	1004005.972	SQ.FT.
F.A.R. ACHIVED	1004005.972	/	482427.00	=	208%	
GROUND COVERAGE						

	SINGLE TOWER			TOTAL	
GROUND COVERAGE UNDER CAT. I,J AND K	264.208	X	103.867	= 27442.819	
	+		(3-12)54-6,710.87,5	= 35.625	
				= 20173.216	sq.ft.
GROUND COVERAGE UNDER CAT. L,M,N & O	420.000	X	53.000	= 24360.000	sq.ft.
GROUND COVERAGE UNDER CAT. P & Q	96.250	X	110.750	= 17127.188	sq.ft.
GROUND COVERAGE UNDER CAT. R,S,T	90.500	X	226.625	= 22123.563	sq.ft.
GROUND COVERAGE UNDER W(FLUR)	121.00	X	70.250	= 8500.250	sq.ft.
GROUND COVERAGE UNDER X & Y (COMMERCIAL)				= 5353.000	sq.ft.
GROUND COVERAGE UNDER Z(EWS)				= 2184.928	sq.ft.
TOTAL				= 141278.500	sq.ft.
TOTAL GROUND COVERAGE	141274.51	/	482427.00	= 29.28	%
GREEN AREA					
GREEN AREA -01				= 4198.000	sq.ft.
GREEN AREA -02				= 5700.000	sq.ft.
GREEN AREA -03				= 9992.476	sq.ft.
GREEN AREA -04				= 5757.323	sq.ft.
PODIUM GREEN AREA -01				= 12785.700	sq.ft.
PODIUM GREEN AREA -02				= 67252.016	sq.ft.
		TOTAL		= 105685.515	sq.ft.
TOTAL GREEN AREA	105685.52	/	482427.00	= 21.91	%
BASEMENT PARKING					
TOTAL AREA OF BASEMENT	114342.736	SQ.FT.			
	12671.415	SQ.YD.			
TOTAL E.C.S. ACHIVED @1E.S.SQ.YD./ECS	12671.415	/	38.500	= 329.174	sq.ft.
TOTAL				= 329.174	E.C.S.
SURFACE PARKING					
SURFACE PARKING-01	41.000	X	80.750	= 3290.750	SQ.FT.
SURFACE PARKING-02	41.000	X	111.000	= 4549.240	SQ.FT.
SURFACE PARKING-03	53.125	X	85.000	= 4515.625	SQ.FT.
SURFACE PARKING-04	246.375	X	41.250	= 10162.969	SQ.FT.
SURFACE PARKING-05	57.500	X	117.000	= 5865.000	SQ.FT.
SURFACE PARKING-06	64.125	X	55.000	= 3526.875	SQ.FT.
SURFACE PARKING-07	71.375	X	70.875	= 5060.203	SQ.FT.
SURFACE PARKING-08	116.625	X	46.000	= 5364.750	SQ.FT.
SURFACE PARKING-09	242.500	X	45.000	= 10915.000	SQ.FT.
SURFACE PARKING-10	202.625	X	52.500	= 10639.313	SQ.FT.
SURFACE PARKING-11	151.875	X	45.000	= 6834.250	SQ.FT.
SURFACE PARKING-12	56.000	X	131.000	= 7336.000	SQ.FT.
SURFACE PARKING-13	35.000	X	51.000	= 1785.000	SQ.FT.
SURFACE PARKING-14	73.125	X	66.750	= 4881.281	SQ.FT.
SURFACE PARKING-15	51.500	X	105.250	= 5418.250	SQ.FT.
SURFACE PARKING-16	94.500	X	45.125	= 4262.813	SQ.FT.
SURFACE PARKING-17	71.125	X	72.000	= 5406.625	SQ.FT.
TOTAL SURFACE PARKING AREA				= 114107.48	SQ.FT.
E.C.S. @1E.S.SQ.YD./ECS	114107.48	/	238.50	= 478.44	E.C.S.
STILT PARKING AREA					
STILT PARKING UNDER CAT. I,J AND K	GA COV.	-	STILT AREA	TOTAL	
STILT PARKING UNDER CAT. L,M,N & O	20973.216	-	8679.615	= 18753.831	sq.ft.
STILT PARKING UNDER CAT. P & Q	24360.000	-	3049.298	= 21310.70	sq.ft.
STILT PARKING UNDER CAT. R,S,T	17127.188	-	2925.009	= 14202.19	sq.ft.
STILT PARKING UNDER CAT. R,S,T	22123.563	-	3536.157	= 18587.41	sq.ft.
STILT PARKING UNDER W(FLUR)	8500.25	-	2291.358	= 6209.09	sq.ft.
STILT PARKING UNDER X(ROOM GREEN -03)				= 12785.70	sq.ft.
STILT PARKING UNDER Y(ROOM GREEN -02)				= 67252.01	sq.ft.
TOTAL				= 161899.58	sq.ft.
	161899.58	/	292.50	= 553.50	E.C.S.
E.C.S. ON BASEMENT				= 329.23	E.C.S.
E.C.S. ON SURFACE				= 478.44	E.C.S.
E.C.S. IN STILT				= 553.50	E.C.S.
TOTAL E.C.S. ACHIVED				= 1359.21	E.C.S.

REQUIRED NO. OF TREE PLANTATION PROVISION
=1004005.972 sq.ft. /10.76
= 93309.105 sq.mt./80 =1166.36 NO.
TOTAL NO. OF TREE PLANTATION PROVISION =1184.00 NO.

Please note that current layout are submitted with 2.08 FAR whereas the permissible FAR is 2.50.
The balance far has to be used In expansion for Phase 2 of the same project. Also the details of the above site noting is given In area statement submitted along with the layouts.

PROJECT:-
PROPOSED GROUP HOUSING OF" **ESCON PRIMERA"** ON (PR-7, 200'-0"WIDE ROAD) VILL.-CHATT AT ZIRAKPUR , DISTRICT-MOHALI. PUNJAB.
C.L.U. NO 2091/-STP(S)/55-11-GR DATED 10.10.2017 C.L.U. DONE BY S.T.P.-PUDA /UNDER REGIONAL MASTER PLAN ZIRAKPUR.

TITLE:-

SITE PLAN

Ar. Tripta Chauhan
CA/2006/34080
ARCHITECT

For Malwa Prjects Pvt. Ltd.
Managing Director
OWNER

ARCHITECTS :
The Design Studio
ARCHITECTS INTERIOR DESIGNERS & Turnkey projects
SCO 230-231, SECOND FLOOR , SEC. 34-A, CHANDIGARH. Ph. -0172-5016372

Approved
Drawn: Mukesh
Date: 11/01/2022

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SCALE : NTS
DRG. NO. 01