

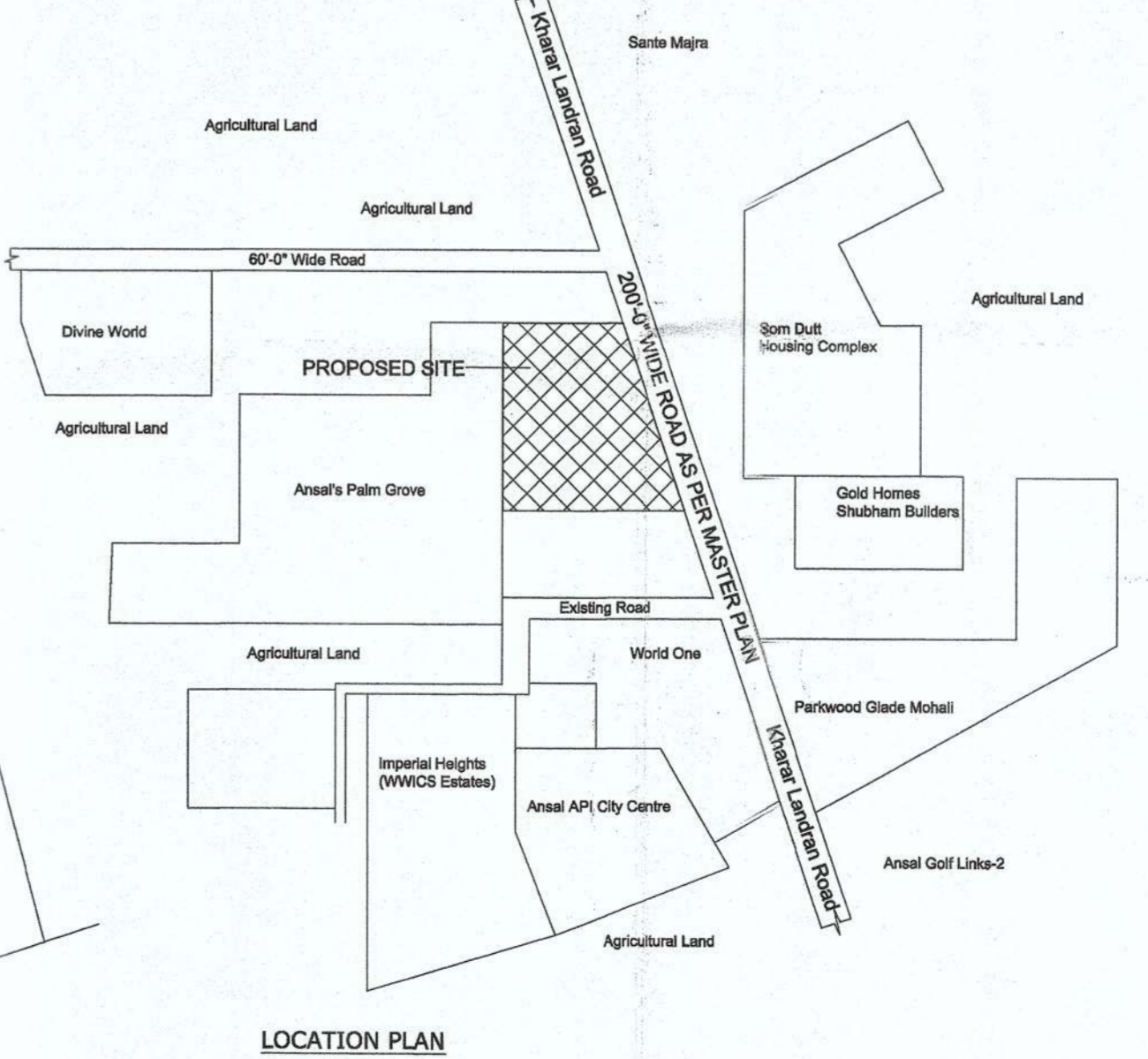
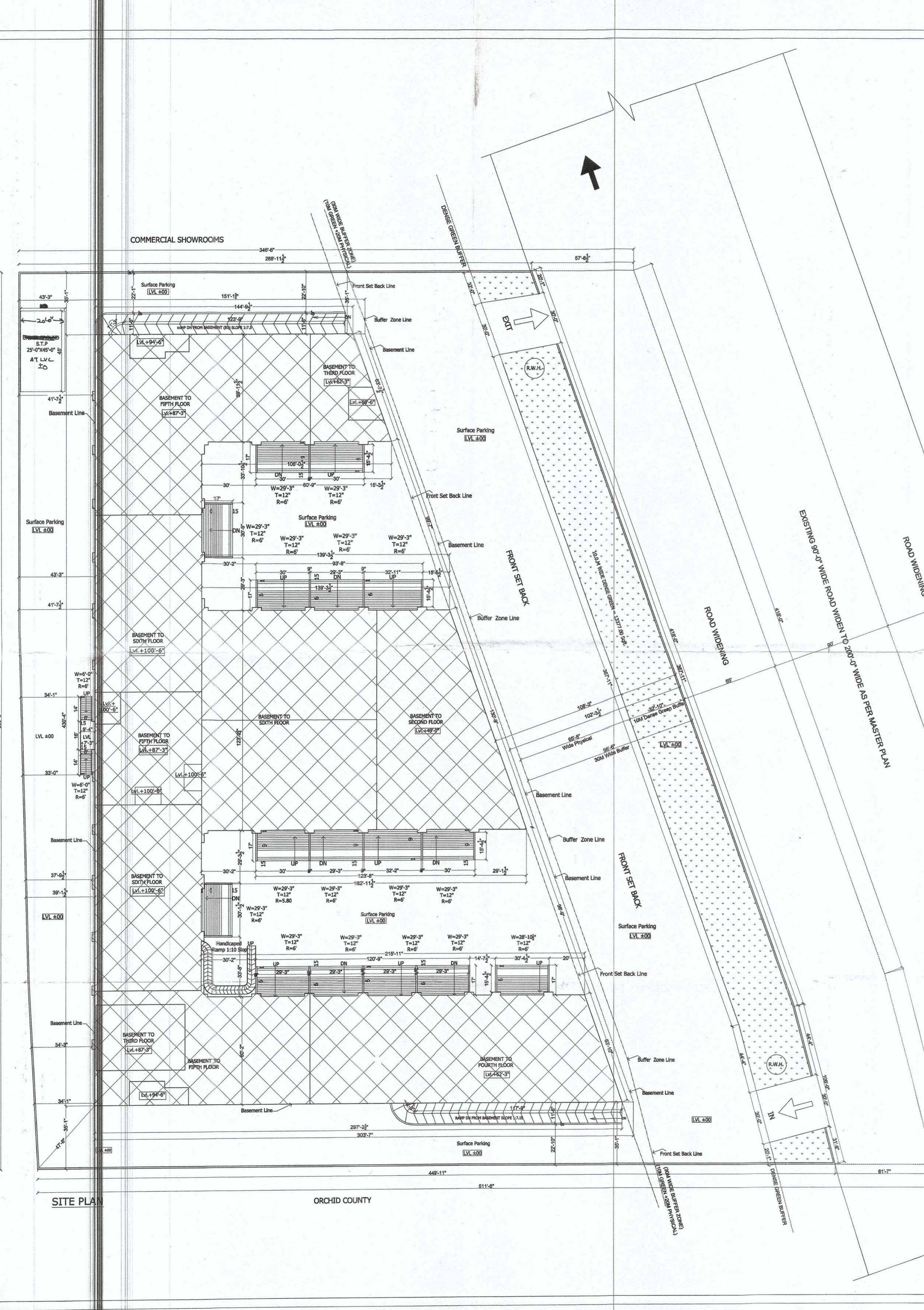
2495 दिनांक 25/07/2018
 राधा नगरा भवन नगरपालिका
 नगर कार्यपालिकाको कार्यालय
 नगर कार्यपालिकाको कार्यालय

Asstt. Municipal Engineer
 Municipal Council
 KHARAR
 Municipal Engineer
 Municipal Council
 KHARAR

नगर पुराना है।
 बाह्य सडक अडमल
 नगर कार्यपालिका

SUMMARY		
S.NO.	AS PER BYE LAWS	AS PER PROPOSED PLAN
1	MINIMUM PLOT AREA 4840.00 Sqyd.	TOTAL PLOT AREA AS PER CLU = 216711.00 Sqft. AREA LEFT FOR ROAD WIDENING = 29228.84 Sqft. NET PLOT AREA = 187481.16 Sqft.
2	ROAD 80'-0"	200'-0" Wide (55'-0" x 90'-0" x 55'-0")
3	BASEMENT 100%	97842.56 x 34202.85 = 132045.41 Sqft.
4	F.A.R. 1:1.75 of Total Plot Area = 216711.00 X 1.75 379244.25 Sqft.	ACHIEVED F.A.R. AREA ON ALL THE FLOORS FOR F.A.R. :- AREA ON LOWER GROUND FLOOR = 64037.07 Sqft. AREA ON UPPER GROUND FLOOR = 64581.57 Sqft. (Multipler=1623.13 Sqft) AREA ON FIRST FLOOR = 64030.20 Sqft. AREA ON SECOND FLOOR = 64030.20 Sqft. AREA ON THIRD FLOOR = 59470.95 Sqft. AREA ON FOURTH FLOOR = 44943.23 Sqft. (Multipler=36317.77 Sqft) AREA ON FIFTH FLOOR = 15440.40 Sqft. (Multipler=9067.26 Sqft.) AREA ON SIXTH FLOOR = 1006.38 Sqft. (Multipler=1006.38 Sqft.) TOTAL AREA ON ALL THE FLOORS (F.A.R) = 377540.00 Sqft. (1:1.74)
5	GROUND COV. 40% OF EFFECTIVE PLOT AREA (187481.16 Sqft.) = 74992.46 Sqft.	73910.21 (39.42%)
6	Green Area 10% of Total Open Area = 113570.95 X 10% = 11357.09 Sqft.	= 15347.00 Sqft. (13.51%)
7	Green Buffer	17317.00 Sqft.
8	FRONT SETBACK 25% OF NET PLOT AREA (46870.29 Sqft.)	= 56120.98 Sqft. (29.93%)
9	PARKING 1 E.C.S For Every 60 Sqyd. For Commercial and 2 E.C.S For Every 80 Sqyd. For Multiplex Area Accordingly For Commercial = 329525.46 Sqft. Or 36613.94 Sqyd. @ 60=610 E.C.S and for Multiplex = 48014.54 Sqft or 5334.94 Sqyd. @ 80 = 66.68 x 2 = 133 E.C.S Total Required Car Parking = 610 + 133 = 743 E.C.S	AREA OF BASEMENT B1 = 89036.95 Sqft. = 89180.70 / 9 = 9908.96 / 38.5 = 257 E.C.S AREA OF BASEMENT B2 = 32123.08 Sqft. = 32123.08 / 9 = 3569.23 / 38.5 = 92 E.C.S SURFACE PARKING = 96253.95 / 9 = 10694.88 / 26.5 = 403 E.C.S. TOTAL PARKING = 257 + 92 + 403 = 752 E.C.S.
10	NO. OF CINEMA MIN-2	4
11	No. of Seat MIN-150	287,305,344,353

AREA STATEMENT
 TOTAL PLOT AREA AS PER CLU = 216711.00 Sqft. (4.975 Acre)
 AREA UNDER ROAD WIDENING = 29228.84 Sqft.
 NET PLOT AREA = 187481.16 Sqft. (4.303 Acre)
 PERMISSIBLE F.A.R - 216711.00 X 1.75 = 379244.25 Sqft.
 PERMISSIBLE GROUND COVERAGE (40%) = 74992.46 Sqft.
 COVERED AREA
 BASEMENT B1 AREA NON F.A.R. = 97842.56 Sqft.
 BASEMENT B2 AREA NON F.A.R. = 34202.85 Sqft.
 LOWER GROUND FLOOR AREA = 64037.07 Sqft.
 UPPER GROUND FLOOR AREA = 64581.57 Sqft.
 FIRST FLOOR AREA = 64030.20 Sqft.
 SECOND FLOOR AREA = 64030.20 Sqft.
 THIRD FLOOR AREA = 59470.95 Sqft.
 FOURTH FLOOR AREA = 44943.23 Sqft.
 FIFTH FLOOR AREA = 15440.40 Sqft.
 SIXTH / PROJECTOR ROOM = 1006.38 Sqft.
 ACHIEVED F.A.R = 377540.00 Sqft. (1:1.74)
 ACHIVED GROUND COVERAGE = 73910.21 Sqft. (39.42%)
 REQUIRED GREEN AREA = 10% OF TOTAL OPEN AREA = 113570.95 X 10% = 11357.09 Sqft.
 PROVIDED GREEN AREA = 15347.00 Sqft.
 PROVIDED GREEN BUFFER AREA = 17317.00 Sqft.
REQUIRED CAR PARKING :-
 1 E.C.S For Every 60 Sqyd. For Commercial and 2 E.C.S For Every 80 Sqyd. For Multiplex Area Accordingly For Commercial = 329525.46 Sqft. Or 36613.94 Sqyd. @ 60=610 E.C.S and for Multiplex = 48014.54 Sqft or 5334.94 Sqyd. @ 80 = 66.68 x 2 = 133 E.C.S Total Required Car Parking = 610 + 133 = 743 E.C.S
PROVIDED CAR PARKING :-
 AREA OF BASEMENT B1 = 89180.70 Sqft. = 89180.70 / 9 = 9908.96 / 38.5 = 257 E.C.S
 AREA OF BASEMENT B2 = 32123.08 Sqft. = 32123.08 / 9 = 3569.23 / 38.5 = 92 E.C.S
 SURFACE AREA :- (NET PLOT AREA - (GROUND COVERAGE + GREEN BUFFER)) = 187481.16 - (73910.21 + 17317.00) = 96253.95 Sqft.
 SURFACE PARKING = 96253.95 / 9 = 10694.88 / 26.5 = 403 E.C.S.
 TOTAL PARKING = 257 + 92 + 403 = 752 E.C.S.



Client's Signature

For M/s NK & KK Infra Developers Pvt. Ltd.
 [Signature]
 Auth. Signator

Developer/Owner

NK & KK INFRA DEVELOPERS PVT. LTD.

Project

PROPOSED MULTIPLEX BUILDING PLAN
 IN THE NAME & STYLE OF EARLWOOD AT
 VILL. SANTE MAJRA, UNDER MUNICIPAL
 COUNCIL, KHARAR
 (S.A.S. NAGAR MOHALI)

Architect's Signature

[Signature]
 AR. AMITA SAINI
 COA, AIA, IIDD, AIA
 CA - 75704

ARCHITECT

NIRMAAN ASSOCIATES
 an architecture studio
 ARCHITECTS, INTERIOR DESIGNERS
 LANDSCAPERS & ENGINEERS
 OFFICE : SHOW ROOM-2, 1ST FLOOR,
 SECTOR - 11, PANCHKULA, HARYANA
 (TRICITY CHANDIGARH)
 PHONE NO. 0172-5004498, 172-4064498, 9814168979
 EMAIL :- nirmaanassociates@gmail.com

DRAWING TITLE

SITE PLAN / AREA CHART

JOB.NO.	DM02	DRAWING NO.	REV.
DATE	02-07-2018	01/15	
SCALE	NTS		
DRAWN	Pk Verma	STUDIO-3	
CHECKED	Bhupinder	ENGINEERING WING	
PAPER SIZE	A1	PMC, Approvals, Designs, Valuations, Estimates and Tender Consultancy.	
NORTH	[North Arrow]		