

PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WE/A0220 & WE/A0219
(Independents Floor)
SECTOR-85, WAVE ESTATE,
S.A.S NAGAR, MOHALI.

SANCTIONED
DATE: 30-06-2019
DAIRY NO. 24/936

CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRG NO. 3,
SR.NO. 28 DATED 17-07-2018 AND
AS PER PUDA BUILDING RULES - 2018,
AS AMENDED FROM TIME TO TIME.

PROMOTER / OWNER:
M/S JOY HOMES
SCO 7, 1ST FLOOR
SECTOR-127, SHIVALIK ENCLAVE
GREATER MOHALI

ARCHITECT:

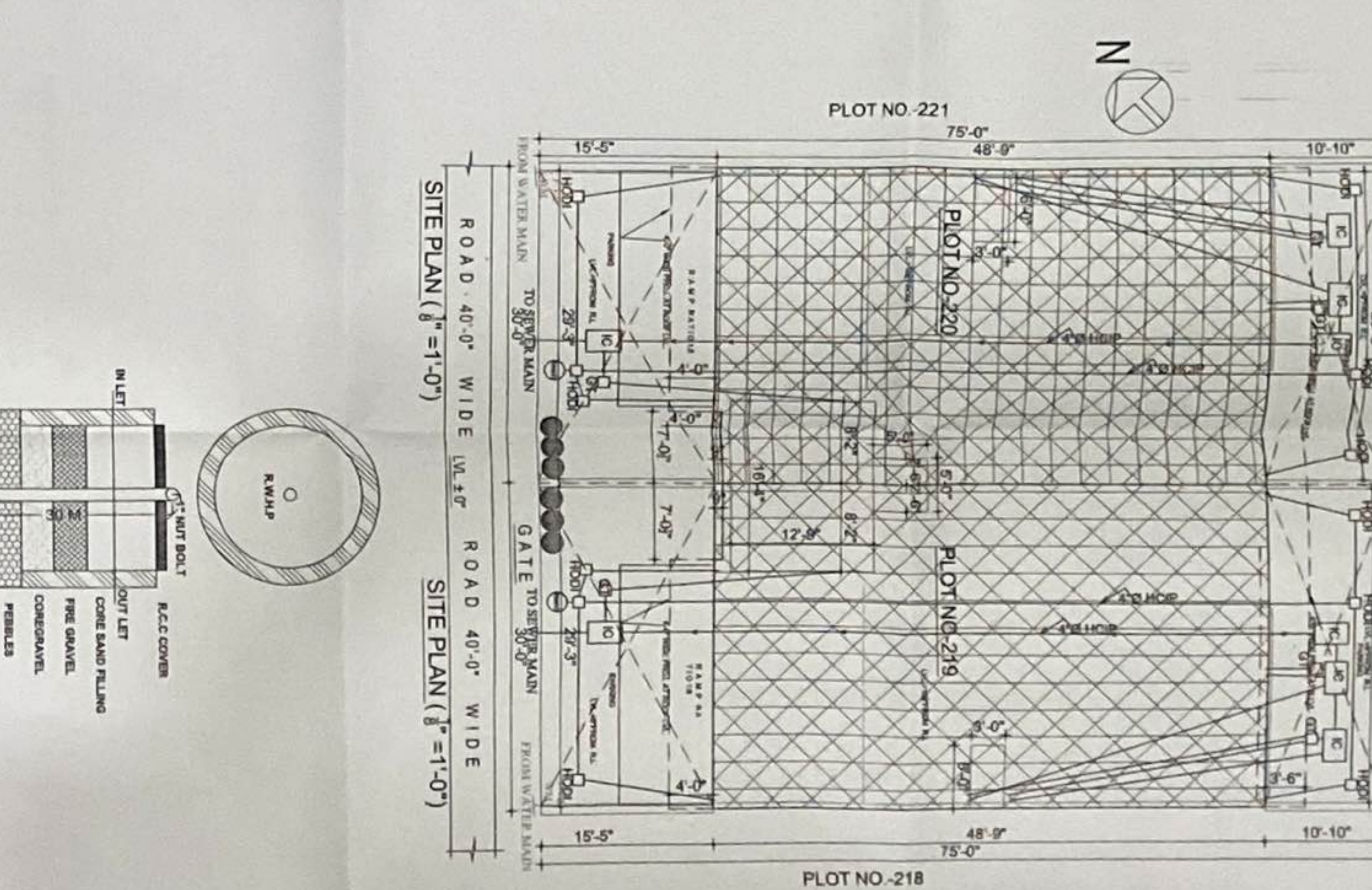
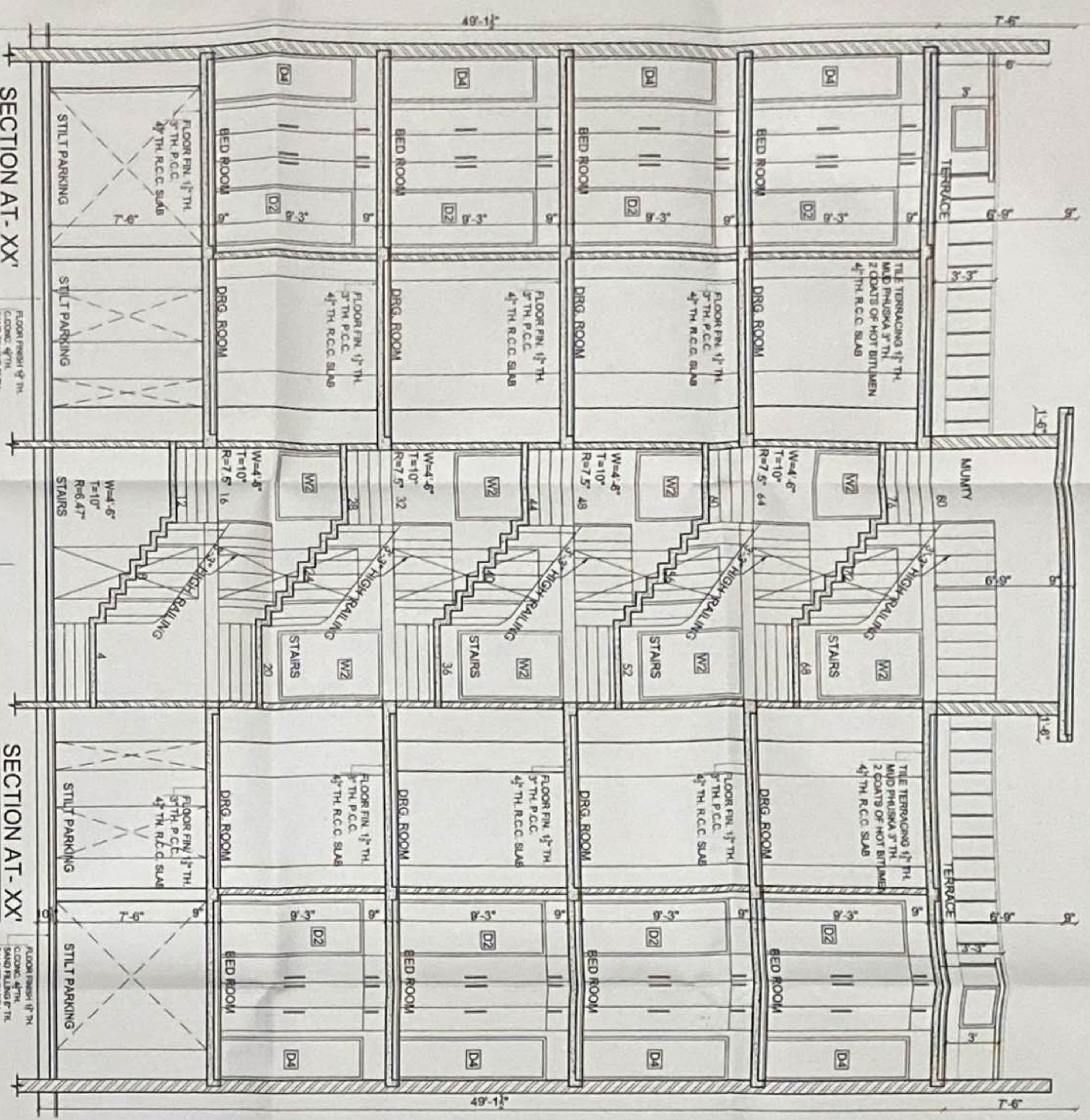
M. Anand Kumar
Mob No. 940201718000
Ph. No. 0172 2964012, 8869-9999
44A/11, Sector 79, Mohali

PARKING REQUIRED:
15 ECS FOR ONE DWELLING UNIT UP TO 120 SQM
15 x 4 = 60 ECS
TOTAL ECS = 60 ECS
PARKING PROVIDED
PARKING AREA ON STILT - 28 SQM PER EQUIVALENT CAR SPACE
= 118.24 SQM = 4.22 ECS
PARKING AREA ON OPEN - 23 SQM PER EQUIVALENT CAR SPACE
OPEN AREA = 28.37 x 15.5 x 29.3 x 10.5 = 450.94 + 306.91
= 756.85 SQFT OR 70.31 SQM
= 4.08 ECS
TOTAL PARKING = 4.22 ECS + 4.08 ECS = 8.30 ECS

PARKING REQUIRED:
15 ECS FOR ONE DWELLING UNIT UP TO 120 SQM
15 x 4 = 60 ECS
TOTAL ECS = 60 ECS
PARKING PROVIDED
PARKING AREA ON STILT - 28 SQM PER EQUIVALENT CAR SPACE
= 118.24 SQM = 4.22 ECS
PARKING AREA ON OPEN - 23 SQM PER EQUIVALENT CAR SPACE
OPEN AREA = 28.37 x 15.5 x 29.3 x 10.5 = 450.94 + 306.91
= 756.85 SQFT OR 70.31 SQM
= 4.08 ECS
TOTAL PARKING = 4.22 ECS + 4.08 ECS = 8.30 ECS

AREA DETAIL PLOT NO WE/A0220
TOTAL PLOT AREA = 30.07 x 75.0 = 2250.00 SQ. FT.
F.A.R. 1.28 (5650.00 SQ. FT.)
PER COV. AREA ON G.F. = 1462.5 SQ. FT.
PARKING AREA ON STILT FLOOR = 3.37 x 5.5 x 7.0 x 12.0 = 18.59 + 88.33 = 118.02 SQ. FT.
NON PARKING AREA ON STILT FLOOR
= 30.07 x 48.0 - (3.37 x 5.5 x 7.0 x 12.0) = 1462.5 - 118.02 = 1344.48 SQ. FT.
COV. AREA ON FIRST FLOOR
= 30.07 x 48.0 - (6.07 x 3.0 + 2.0 x 7.5 x 0 + 2.11 x 7.2 x 6 + 7.0 x 7.0 x 7) = 1462.5 - (18.00 + 12.5 + 7.29 + 3.52) = 1425.41 SQ. FT.
COV. AREA ON SECOND FLOOR
= 30.07 x 48.0 - (6.07 x 3.0 + 2.0 x 7.5 x 0 + 2.11 x 7.2 x 6 + 7.0 x 7.0 x 7) = 1462.5 - (18.00 + 12.5 + 7.29 + 3.52) = 1425.41 SQ. FT.
COV. AREA ON FOURTH FLOOR
= 30.07 x 48.0 - (6.07 x 3.0 + 2.0 x 7.5 x 0 + 2.11 x 7.2 x 6 + 7.0 x 7.0 x 7) = 1462.5 - (18.00 + 12.5 + 7.29 + 3.52) = 1425.41 SQ. FT.
TOTAL COV. AREA UNDER FAR = 6.22 x 12.0 = 104.16 SQ. FT.
STILT (118.02) F.F. (1421.19) + S.F. (1421.19) + F.F. (1421.19) = 5602.78 SQ. FT.
TOTAL AREA FOR SCRUTINY FEES = STILT (118.02) + MUMINTY (104.16) + 5602.78 = 7725.96 SQ. FT.

SHEET NO 06/06



AREA DETAIL PLOT NO WE/A0219
TOTAL PLOT AREA = 30.07 x 75.0 = 2250.00 SQ. FT.
F.A.R. 1.28 (5650.00 SQ. FT.)
PER COV. AREA ON G.F. = 1462.5 SQ. FT.
PARKING AREA ON STILT FLOOR = 3.37 x 5.5 x 7.0 x 12.0 = 18.59 + 88.33 = 118.02 SQ. FT.
NON PARKING AREA ON STILT FLOOR
= 30.07 x 48.0 - (3.37 x 5.5 x 7.0 x 12.0) = 1462.5 - 118.02 = 1344.48 SQ. FT.
COV. AREA ON FIRST FLOOR
= 30.07 x 48.0 - (6.07 x 3.0 + 2.0 x 7.5 x 0 + 2.11 x 7.2 x 6 + 7.0 x 7.0 x 7) = 1462.5 - (18.00 + 12.5 + 7.29 + 3.52) = 1425.41 SQ. FT.
COV. AREA ON SECOND FLOOR
= 30.07 x 48.0 - (6.07 x 3.0 + 2.0 x 7.5 x 0 + 2.11 x 7.2 x 6 + 7.0 x 7.0 x 7) = 1462.5 - (18.00 + 12.5 + 7.29 + 3.52) = 1425.41 SQ. FT.
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= 30.07 x 48.0 - (6.07 x 3.0 + 2.0 x 7.5 x 0 + 2.11 x 7.2 x 6 + 7.0 x 7.0 x 7) = 1462.5 - (18.00 + 12.5 + 7.29 + 3.52) = 1425.41 SQ. FT.
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TOTAL AREA FOR SCRUTINY FEES = STILT (118.02) + MUMINTY (104.16) + 5602.78 = 7725.96 SQ. FT.

SHEET NO 06/06

PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WE/A0220 & WE/A0219
(Independents Floor)
SECTOR-85, WAVE ESTATE,
S.A.S. NAGAR, MOHALI

SANCTIONED UNDER SELF
CERTIFICATION SCHEME
SANCTIONED
DATED: 30-12-2018
DAIRY NO. 28/936

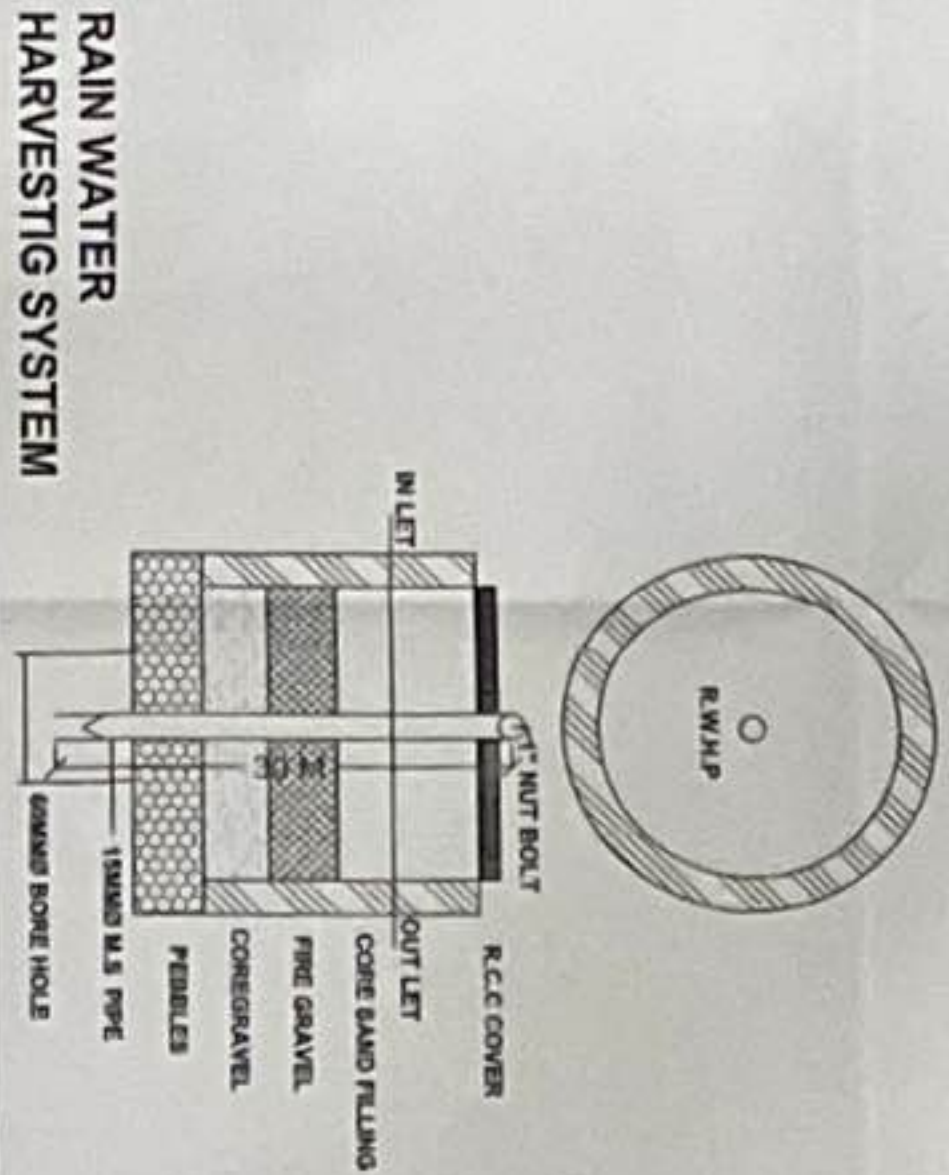
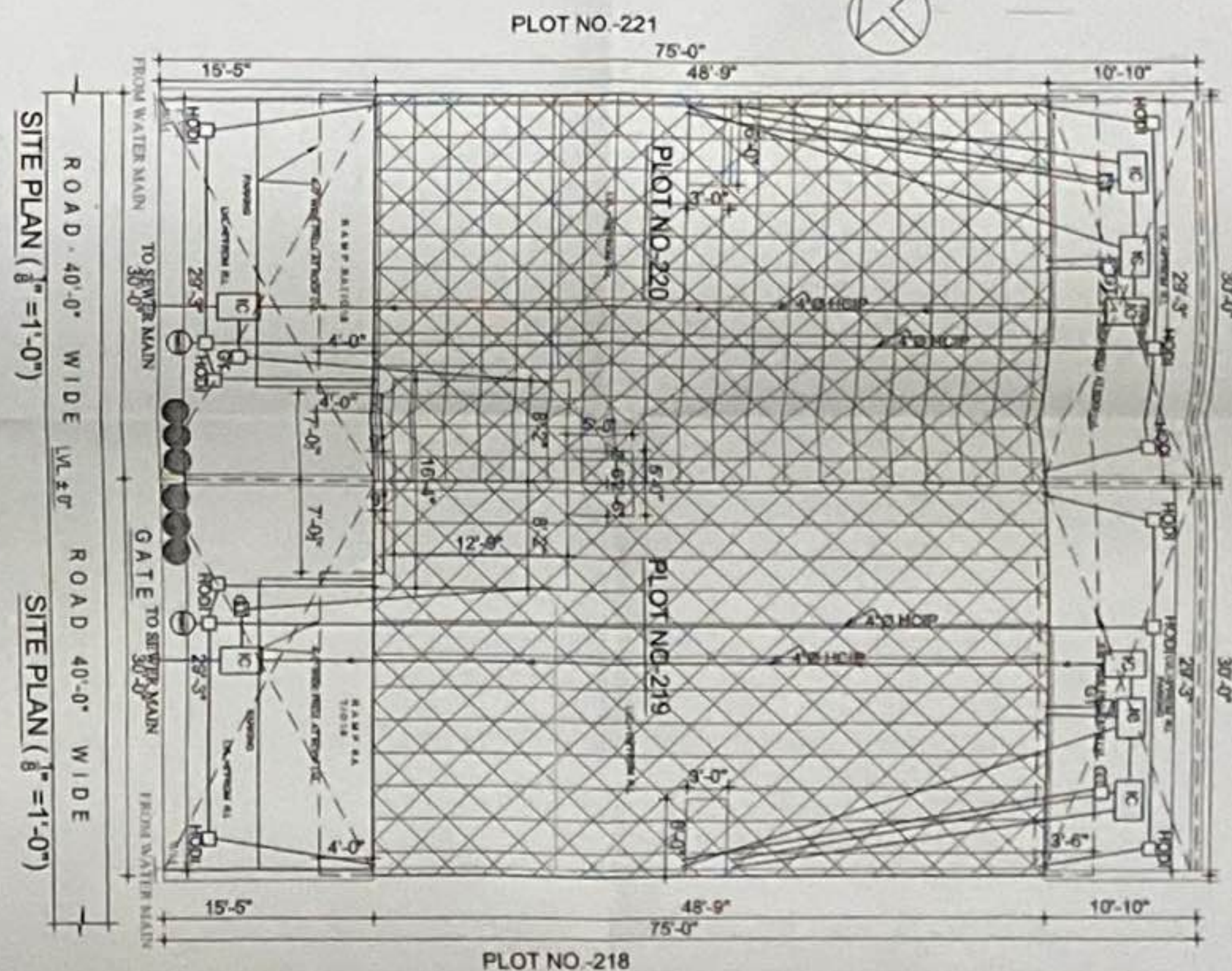
CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRG. NO. 3,
SR NO. 28 DATED: 17-07-2018 AND
AS PER PUDA BUILDING RULES - 2018,
AS AMENDED FROM TIME TO TIME.

PARKING REQUIRED -
15 ECS FOR ONE DWELLING UNIT UP TO 120 SQM
TOTAL ECS = 6 ECS
PARKING PROVIDED
PARKING AREA ON STILT - 28 SQM PER EQUIVALENT CAR SPACE
= 118.24 SQM = 4.22 ECS
PARKING AREA ON OPEN - 21 SQM PER EQUIVALENT CAR SPACE
OPEN AREA = 28.3'x18.5' + 29.3'x10.5' = 450.94 + 305.91
= 756.85 SQFT OR 70.31 SQM
TOTAL PARKING = 4.22 ECS + 3.06 ECS = 7.28 ECS

PARKING REQUIRED -
15 ECS FOR ONE DWELLING UNIT UP TO 120 SQM
TOTAL ECS = 6 ECS
PARKING PROVIDED
PARKING AREA ON STILT - 28 SQM PER EQUIVALENT CAR SPACE
= 118.24 SQM = 4.22 ECS
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= 756.85 SQFT OR 70.31 SQM
TOTAL PARKING = 4.22 ECS + 3.06 ECS = 7.28 ECS

OWNER:
M/S JOY HOMES
SCO 7, 1ST FLOOR
SECTOR-127, SHIVALIK ENCLAVE
GREATER MOHALI

ARCHITECT:-

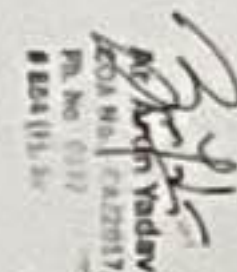


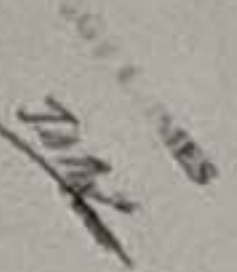
AREA DETAIL PLOT NO WE/A0220
TOTAL FLOOR AREA = 30.07X5.07 = 2250.00 SQ. FT.
F.A.R. = 1.28 (5860.00 SQ. FT.)
FAR AREA ON STILT FLOOR = 3.37X5.07 + 7.04X12.97
= 18.89 + 90.33 = 109.22 SQ. FT.
NON FAR AREA ON STILT FLOOR
= 30.07X48.97 - (3.37X5.07 + 7.04X12.97)
= 1482.5 - 109.22 = 1344.48 SQ. FT.
COND. AREA ON FIRST FLOOR
= 30.07X48.97 - (3.37X5.07 + 7.04X12.97)
= 1482.5 - 109.22 = 1344.48 SQ. FT.
COND. AREA ON SECOND FLOOR
= 30.07X48.97 - (3.37X5.07 + 7.04X12.97)
= 1482.5 - 109.22 = 1344.48 SQ. FT.
COND. AREA ON THIRD FLOOR
= 30.07X48.97 - (3.37X5.07 + 7.04X12.97)
= 1482.5 - 109.22 = 1344.48 SQ. FT.
COND. AREA ON FOURTH FLOOR
= 30.07X48.97 - (3.37X5.07 + 7.04X12.97)
= 1482.5 - 109.22 = 1344.48 SQ. FT.
TOTAL COND. AREA UNDER FAR
= 118.02 SQ. FT.
TOTAL FAR AREA UNDER FAR
= 118.02 SQ. FT.
TOTAL AREA FOR SCRUTINY FEES
= STILT (134.48) + MUMINTY (104.13) + 5802.78 = 7251.39 SQ. FT.

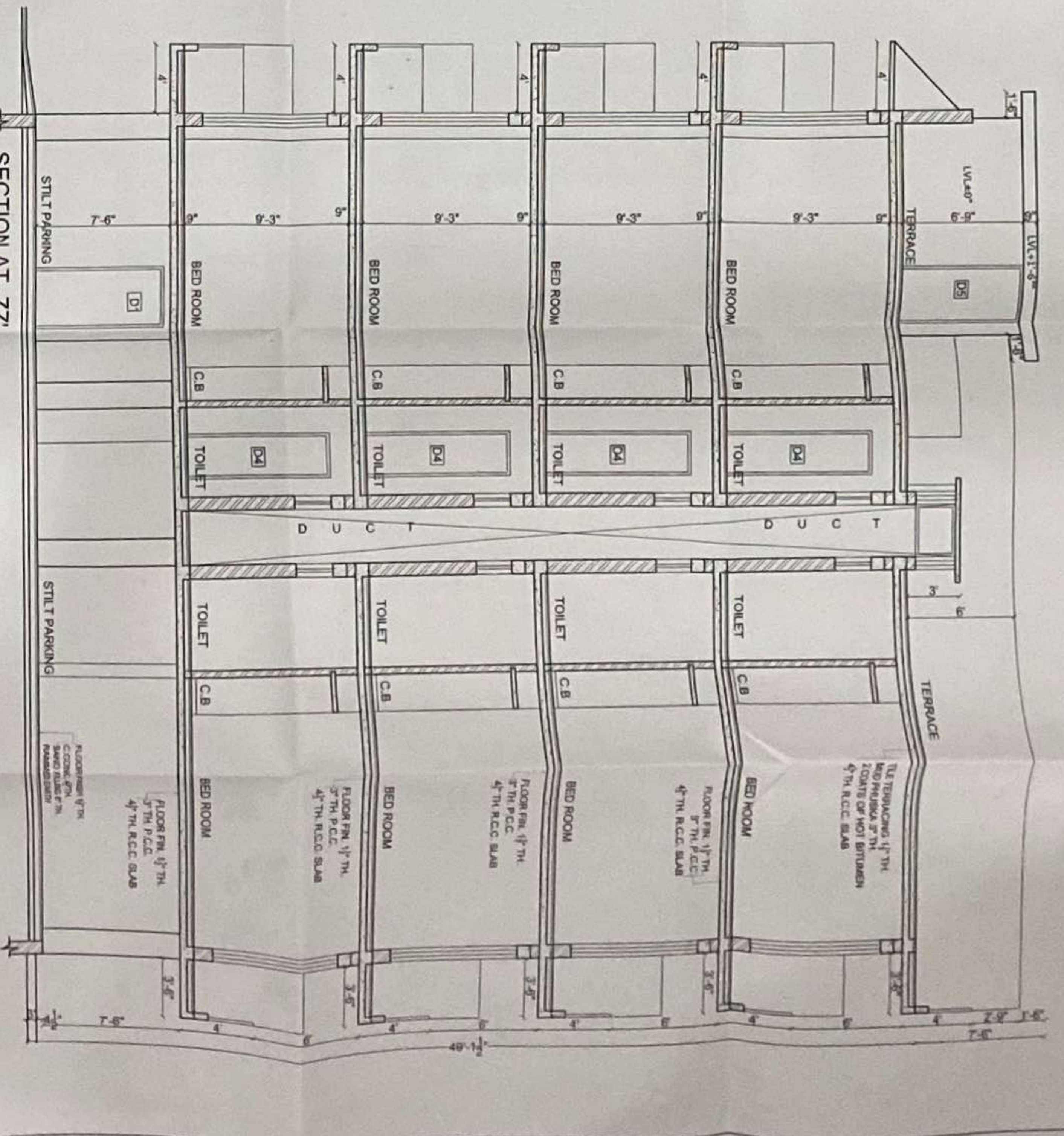
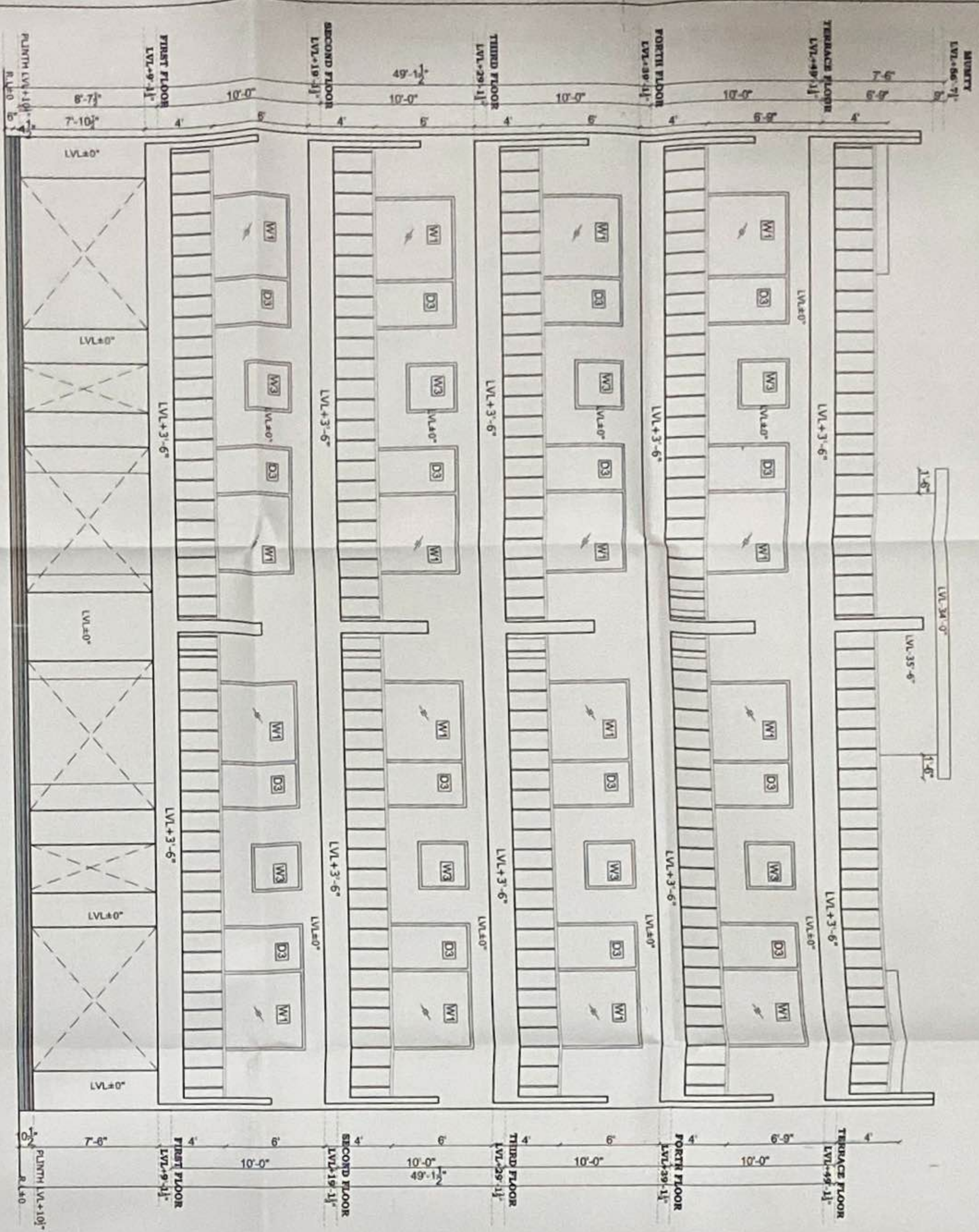
AREA DETAIL PLOT NO WE/A0219
TOTAL FLOOR AREA = 30.07X5.07 = 2250.00 SQ. FT.
F.A.R. = 1.28 (5860.00 SQ. FT.)
FAR AREA ON STILT FLOOR = 3.37X5.07 + 7.04X12.97
= 18.89 + 90.33 = 109.22 SQ. FT.
NON FAR AREA ON STILT FLOOR
= 30.07X48.97 - (3.37X5.07 + 7.04X12.97)
= 1482.5 - 109.22 = 1344.48 SQ. FT.
COND. AREA ON FIRST FLOOR
= 30.07X48.97 - (3.37X5.07 + 7.04X12.97)
= 1482.5 - 109.22 = 1344.48 SQ. FT.
COND. AREA ON SECOND FLOOR
= 30.07X48.97 - (3.37X5.07 + 7.04X12.97)
= 1482.5 - 109.22 = 1344.48 SQ. FT.
COND. AREA ON THIRD FLOOR
= 30.07X48.97 - (3.37X5.07 + 7.04X12.97)
= 1482.5 - 109.22 = 1344.48 SQ. FT.
COND. AREA ON FOURTH FLOOR
= 30.07X48.97 - (3.37X5.07 + 7.04X12.97)
= 1482.5 - 109.22 = 1344.48 SQ. FT.
TOTAL COND. AREA UNDER FAR
= 118.02 SQ. FT.
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= 118.02 SQ. FT.
TOTAL AREA FOR SCRUTINY FEES
= STILT (134.48) + MUMINTY (104.13) + 5802.78 = 7251.39 SQ. FT.

PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WE/A/0220 & WE/A/0219
(Independents Floor)
SECTOR-85, WAVE ESTATE,
S.A.S NAGAR, MOHALI.

SANCTIONED UNDER SELF
CERTIFICATION SCHEME
SANCTIONED
DATED 28-10-2019
GMADA DAIRY NO. 219/2019
CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRG. NO. 3,
SR NO. 28 DATED- 17-07-2018 AND
AS PER PUDA BUILDING RULES - 2018,
AS AMENDED FROM TIME TO TIME.

ARCHITECT:-

M. S. JAY HOMES
P. No. 0122
8888 8888

OWNER:-

SHEET NO 05/06



REAR ELEVATION
(PLOT NO 219)

REAR ELEVATION
(PLOT NO 220)

SECTION AT-ZZ'
(PLOT NO 219)

**PROPOSED BUILDING PLANS
OF RESIDENTIAL**
PLOT NO WE/A0220 & WE/A0219
(Independent Floor)
SECTOR-85, WAVE ESTATE,
S.A.S. NAGAR, MOHALI.

**SANCTIONED UNDER SELF
CERTIFICATION SCHEME**
SANCTIONED
DATED 30.08.2019
GMADA DAIRY NO. 24936

CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRG NO. 3,
SR NO. 28 DATED- 17-07-2018 AND
AS PER PUPDA BUILDING RULES - 2018,
AS AMENDED FROM TIME TO TIME.

Ar. Anurag
Ar. Anurag
C/O. No. 17/17, Sector 85, Wave Estate,
S.A.S. Nagar, Mohali.

ARCHITECT:-

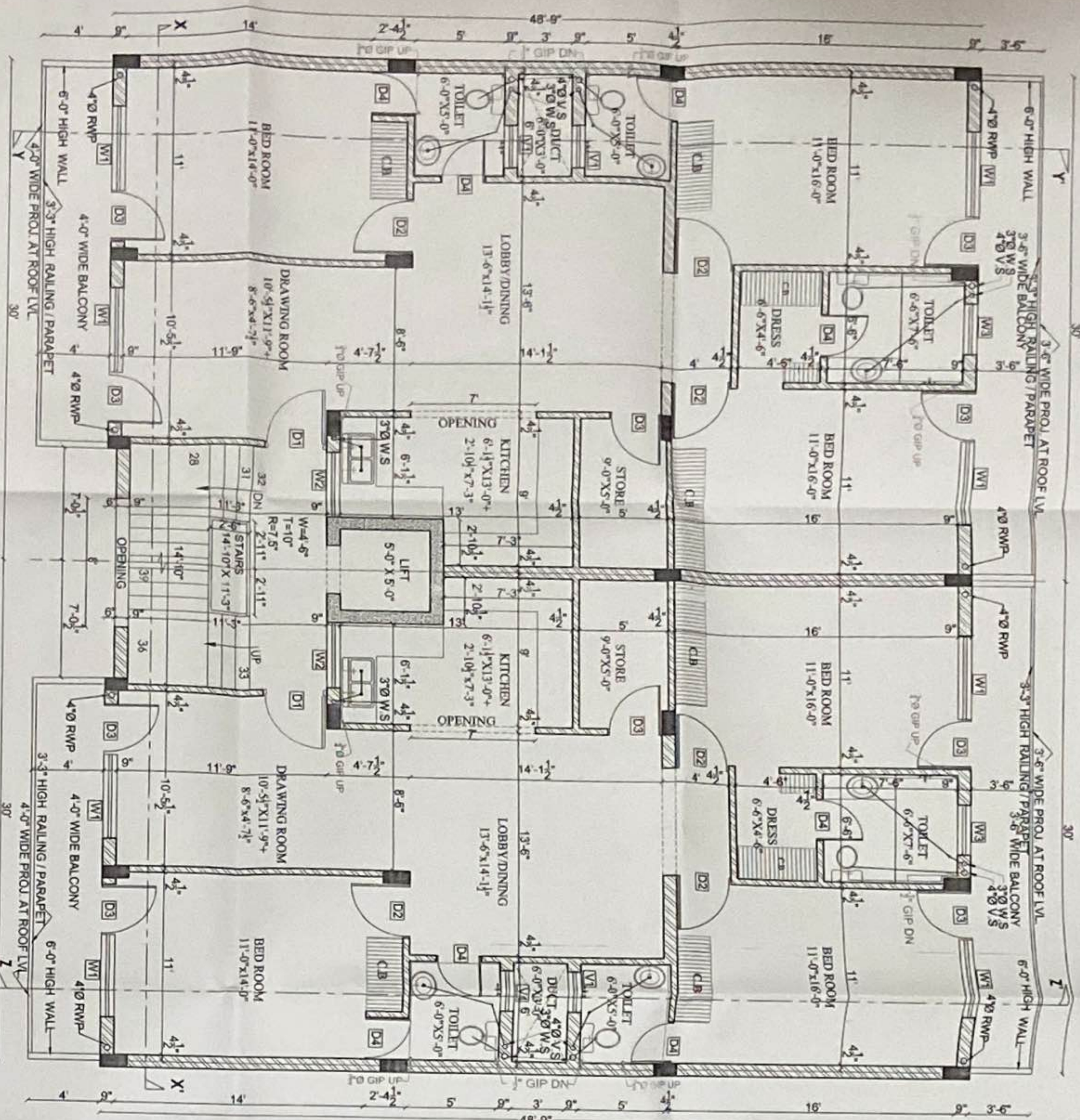
JOINERY DETAIL

- DOORS**
D1 = 3'-0" x 8'-0"
D2 = 3'-0" x 8'-0"
D3 = 3'-0" x 8'-0"
D4 = 2'-0" x 8'-0"
D5 = 3'-0" x 6'-0"
D6 = 2'-0" x 6'-0"
- WINDOWS**
W1 = 5'-0" x 7'-0"
W2 = 4'-0" x 4'-0"
W3 = 3'-0" x 3'-0"
W4 = 2'-0" x 2'-0"

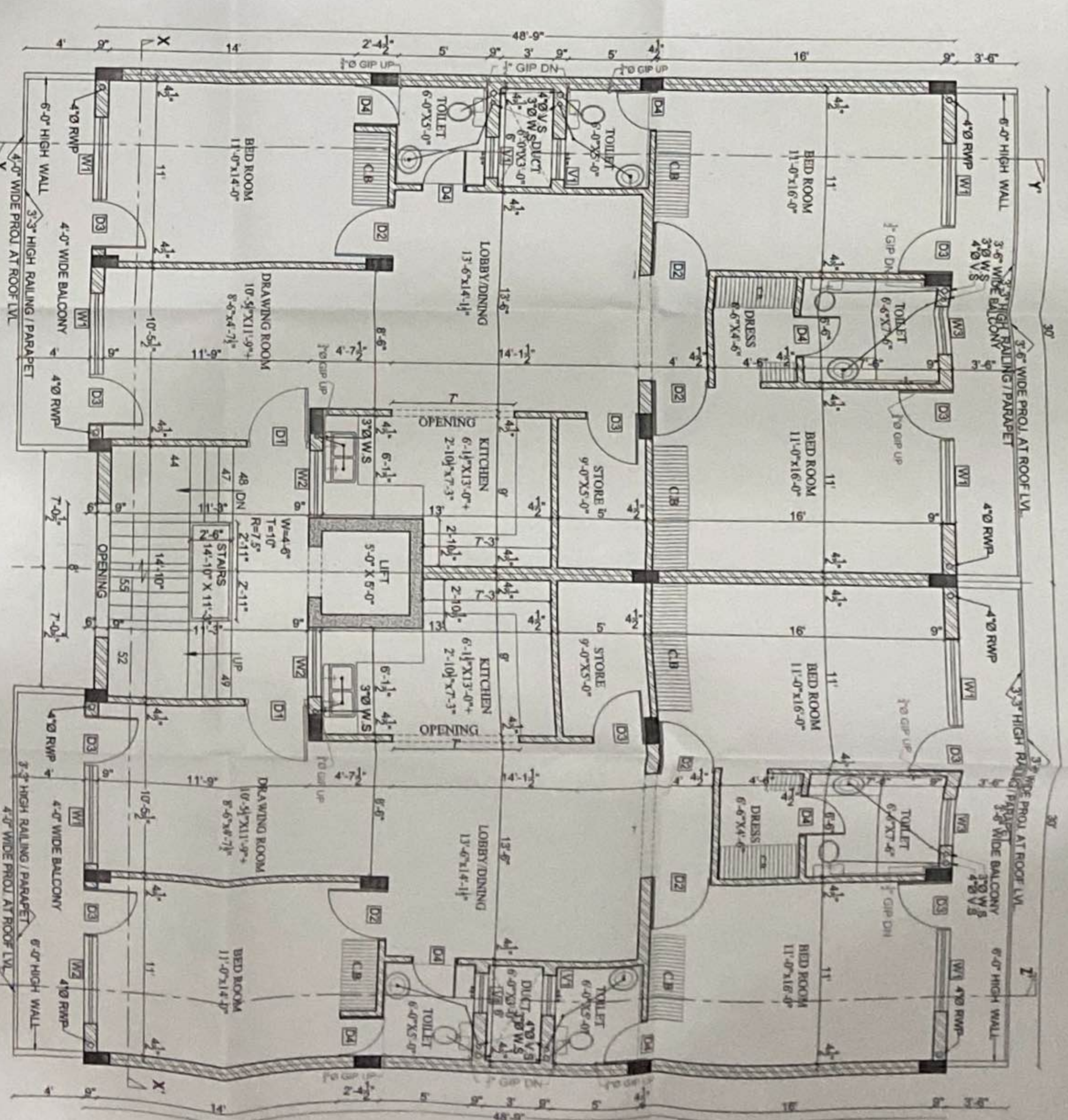
NOTE:-
PROPOSAL FOR P.H. SERVICES IS HERE BY APPROVED
SUBJECT TO THE CONDITION THAT ALLOTTEE SHALL PROVIDE
SYSTEM FOR RAIN WATER HARVESTING OF APPROPRIATE
SIZE AS PER THE PROVISION OF BUILDING BY LAWS.
SOLAR SYSTEM PROVISION NOTE
IT IS THE RESPONSIBILITY OF OWNER TO PROVIDE THE SOLAR
SYSTEM FOR HOT WATER & ELECTRIC PENAL AS PER GOVT INSTRUCTION

SHEET NO. 02/06

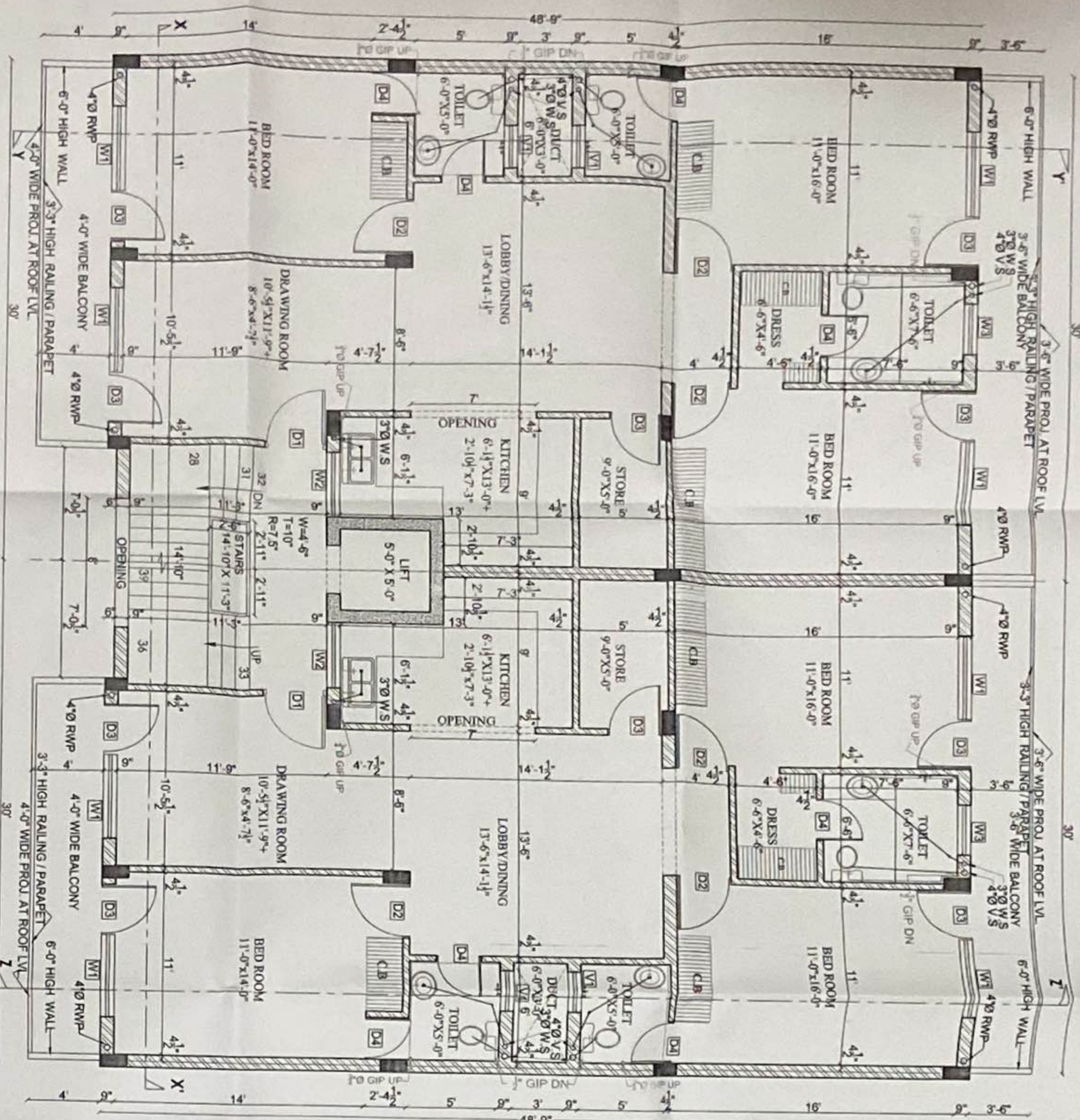
OWNER:-



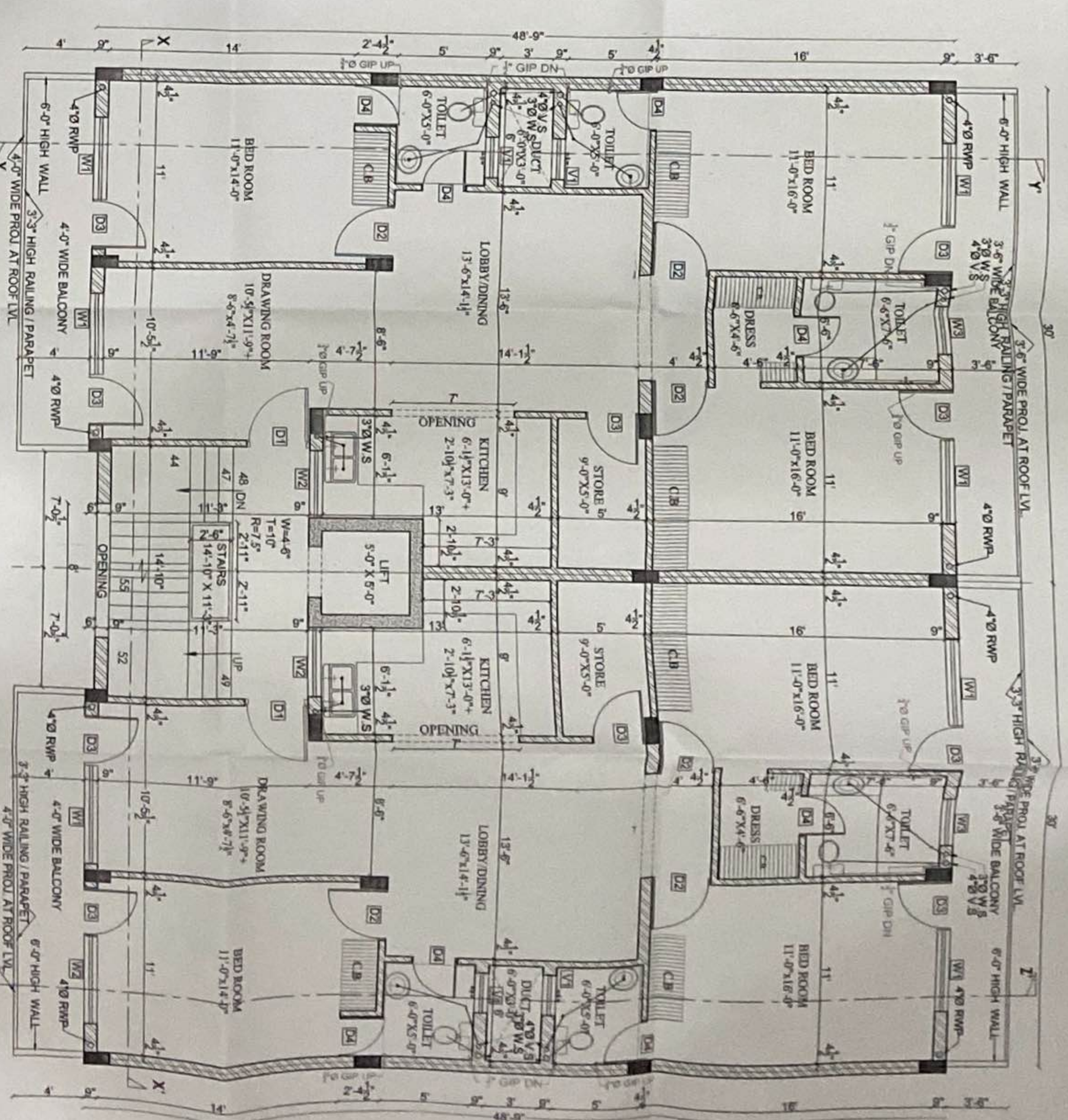
SECOND FLOOR PLAN(PLOT NO 220)



THIRD FLOOR PLAN(PLOT NO 220)



SECOND FLOOR PLAN(PLOT NO 219)



THIRD FLOOR PLAN(PLOT NO 219)

PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WE/A0220 & WE/A0219
(Independents Floor)
SECTOR-85, WAVE ESTATE,
S.A.S. NAGAR, MOHALI.

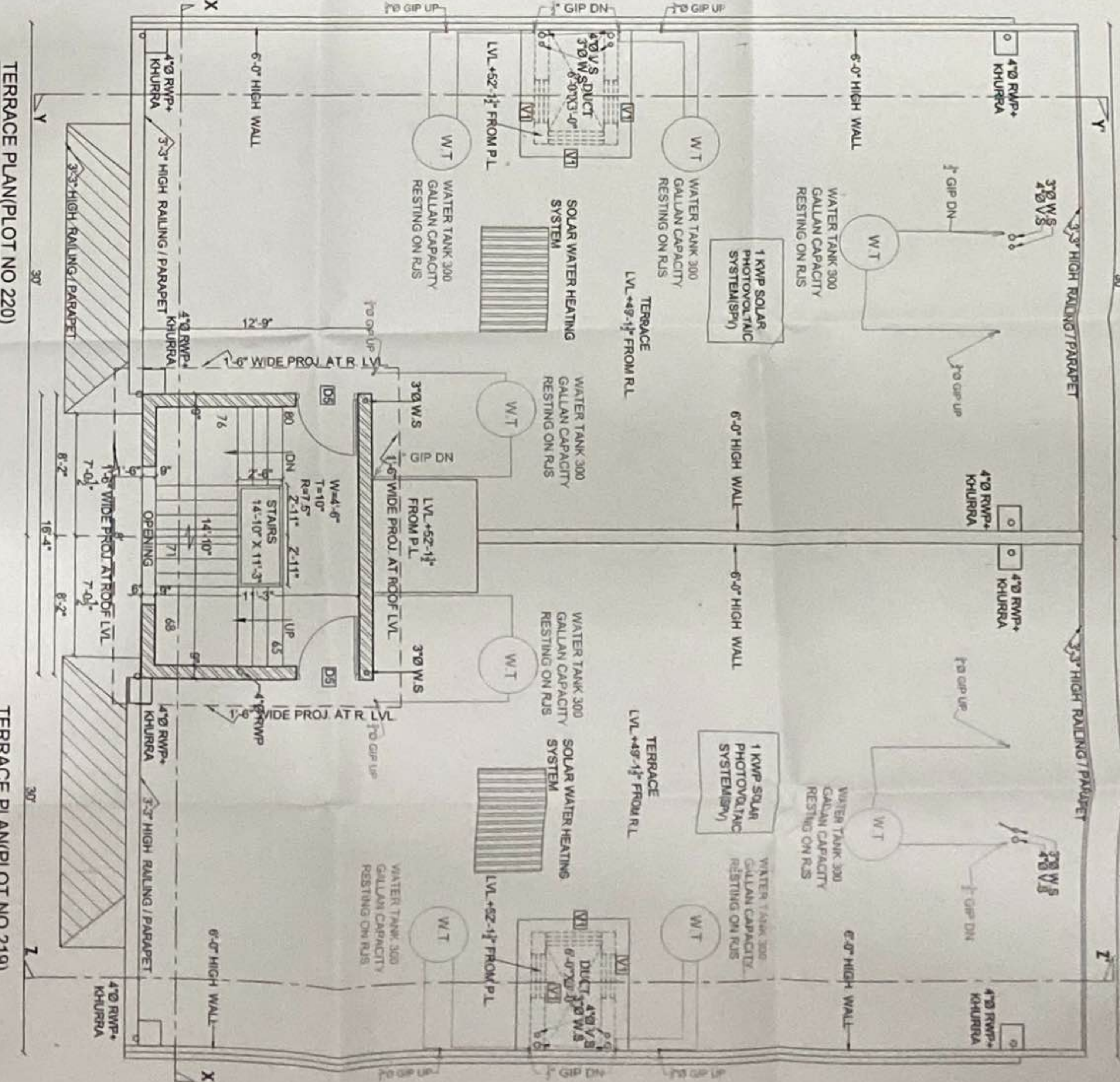
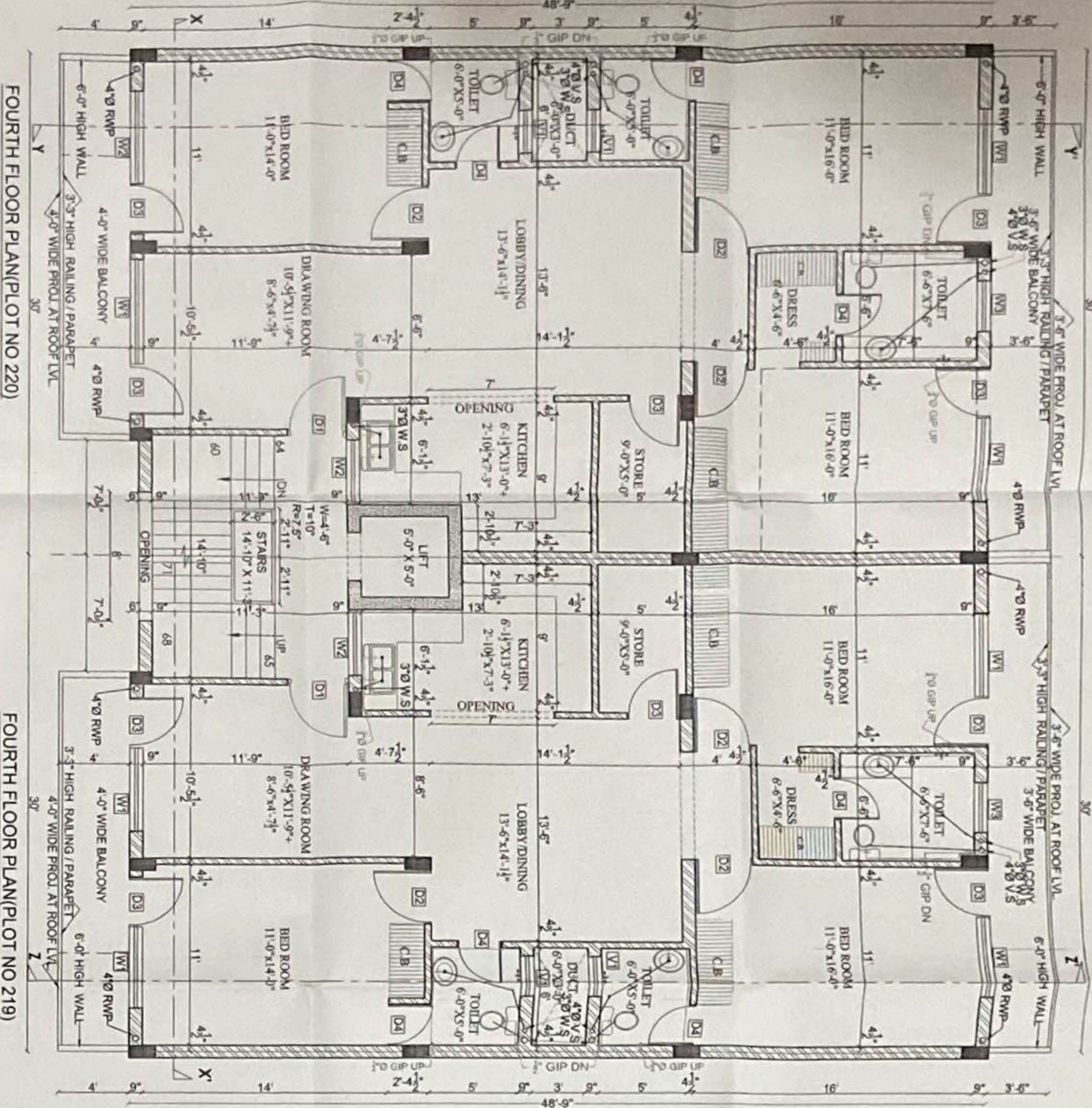
SANCTIONED UNDER SELF
CERTIFICATION SCHEME
SANCTIONED
DATED 29-09-2019
GMADA DAIRY NO. 84336
CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRG. NO. 3,
SR NO. 28 DATED - 17/07/2018 AND
AS PER PUDA BUILDING RULES - 2018,
AS AMENDED FROM TIME TO TIME.

ARCHITECT.

As/Arch/Verdov
GDA No. : CA/2017/14000
P. No. : 0372/TH/014, KSR-9999
B-14 P1, Sector 79, Mohali

JOINERY DETAIL
DOORS
D1 = 3'-6" X 8'-0"
D2 = 3'-3" X 8'-0"
D3 = 3'-0" X 8'-0"
D4 = 2'-6" X 8'-0"
D5 = 3'-6" X 6'-0"
W1 = 2'-6" X 2'-0"

WINDOWS
W1 = 5'-0" X 7'-0"
W2 = 4'-0" X 4'-6"
W3 = 3'-0" X 3'-0"



SHEET NO. 03/06

OWNER

**SANCTIONED UNDER SELF
CERTIFICATION SCHEME
SANCTIONED**

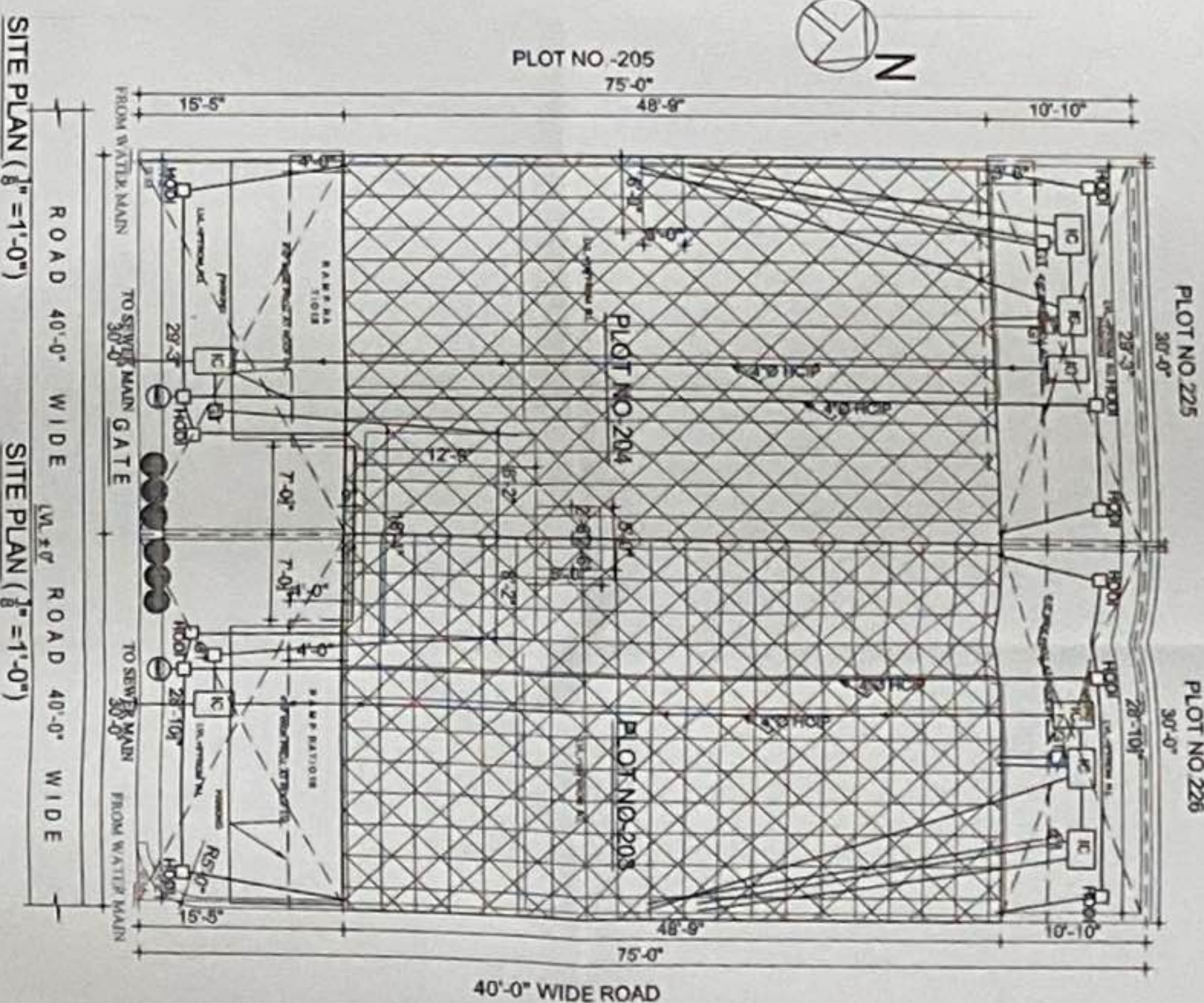
GMADA

DATED 04.11.2019
DAIRY NO. 25352

CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRG. NO. 3,
SR NO.28 DATED. 17-07-2018 AND
AS PER PUDA BUILDING RULES - 2018.
AS AMENDED FROM TIME TO TIME.

ARCHITECT:

PARKING REQUIRED - ALLOT 24
15 ECS FOR ONE DWELLING UNIT UP TO 120 SQM
15.4 = 6 ECS
TOTAL ECS = 6 ECS
PARKING PROVIDE
PARKING AREA ON SITI - 20 SQM PER EQUIVALENT CAR SPACE
= 116.21 SQM = 4.22 ECS
PARKING AREA ON OPEN - 20 SQM PER EQUIVALENT CAR SPACE
OPEN AREA = 29.37 X 19.57 = 573.57 SQM = 20.51 ECS
735.96 SQFT OR 70.31 SQM
4.06 ECS
TOTAL PARKING = 4.22 ECS + 20.51 ECS = 24.73 ECS

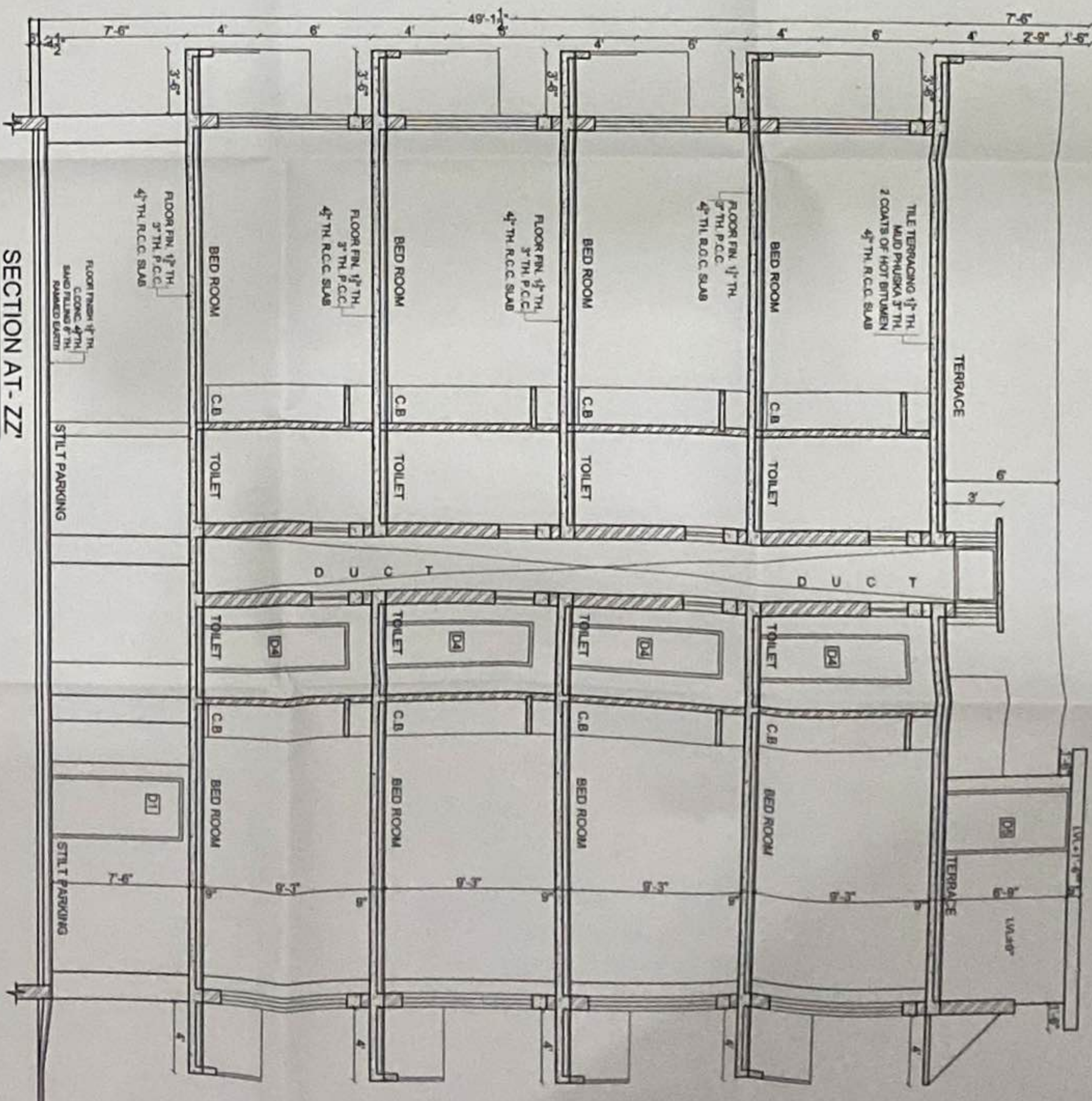


SHEET NO. 06106

GRATIE

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CONCLUSIONS

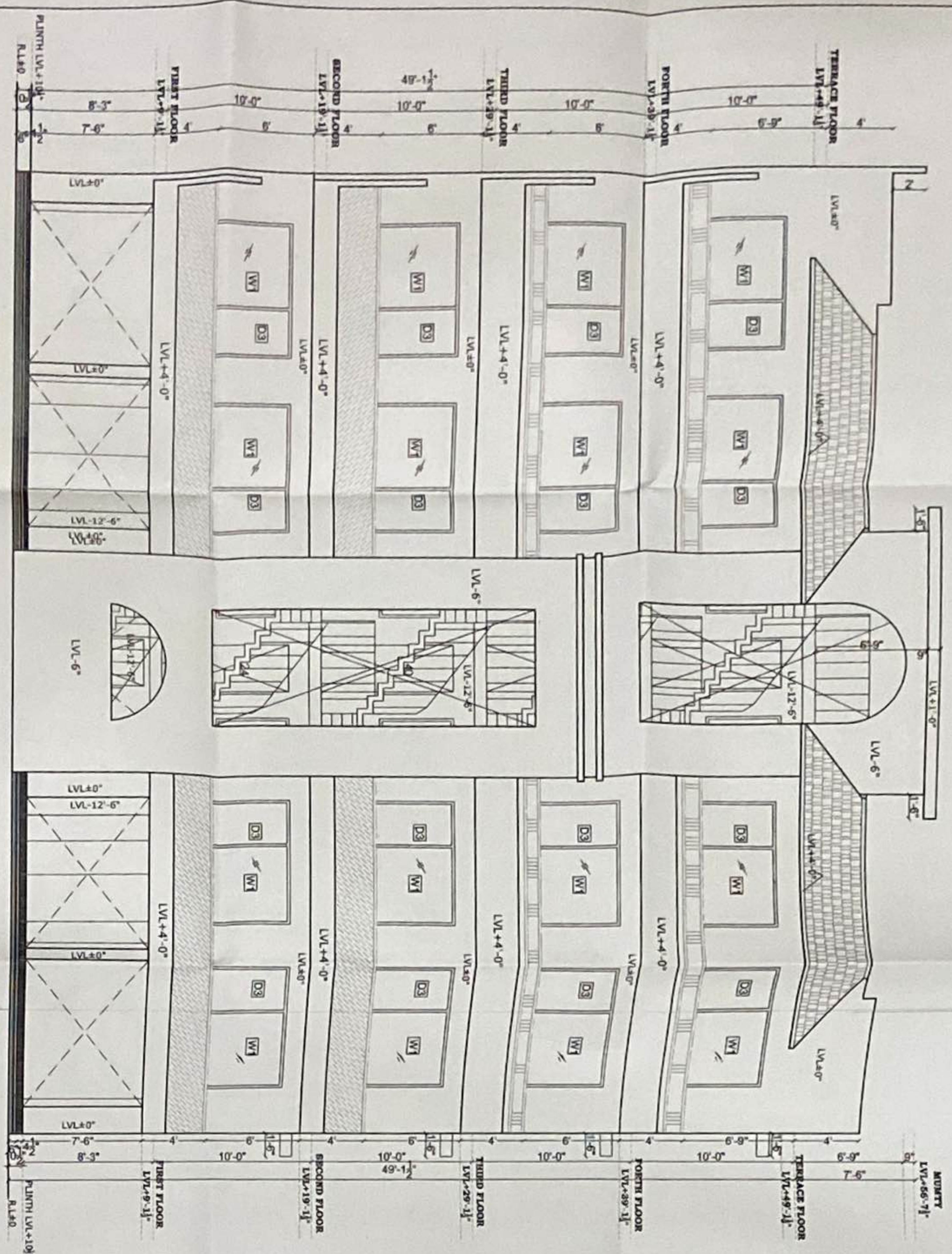


PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WE/A/0204 & WE/A/0203
(Independents Floor)
SECTOR-85, WAVE ESTATE,
S.A.S NAGAR, MOHALI.

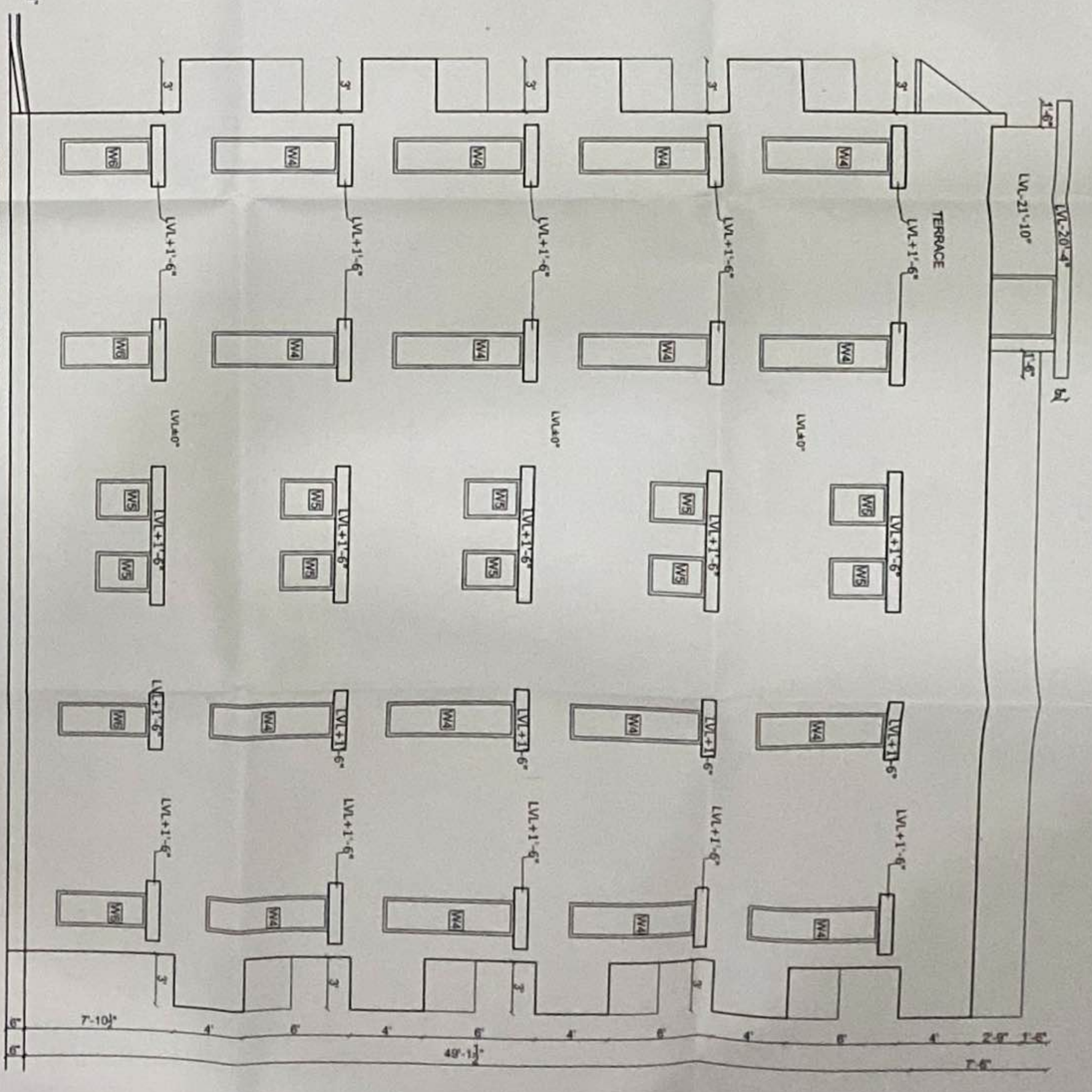
SANCTIONED UNDER SELF
CERTIFICATION SCHEME
SANCTIONED
GMADA DATED 25.11.2018
DAIRY NO. 95752
CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRG. NO. 3,
SR. NO. 28 DATED 17-07-2018 AND
AS PER PUDA BUILDING RULES - 2018,
AS AMENDED FROM TIME TO TIME.

ARCHITECT:
Ar. Anil Yadav
Ar. Anil Yadav
Co. No. CA/2017/RE000
Ph. No. 0172-2564016, 85589-97998
BBA (I), Sector 78, Mohali

OWNER:
Ar. Anil Yadav
SHEET NO 04/06



FRONT ELEVATION
(PLOT NO 204)



RIGHT SIDE ELEVATION
(PLOT NO 203)

PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WE/A0204 & WE/A0203
(Independents Floor)
SECTOR-85, WAVE ESTATE,
S.A.S NAGAR, MOHALI

SANCTIONED UNDER SELF
CERTIFICATION SCHEME

SANCTIMED
DATED 05.11.2018
GMDA
DAIRY NO. 353552

CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRG. NO. 3,
SR. NO. 28 DATED- 17-07-2018 AND
AS PER PUPDA BUILDING RULES - 2018,
AS AMENDED FROM TIME TO TIME.

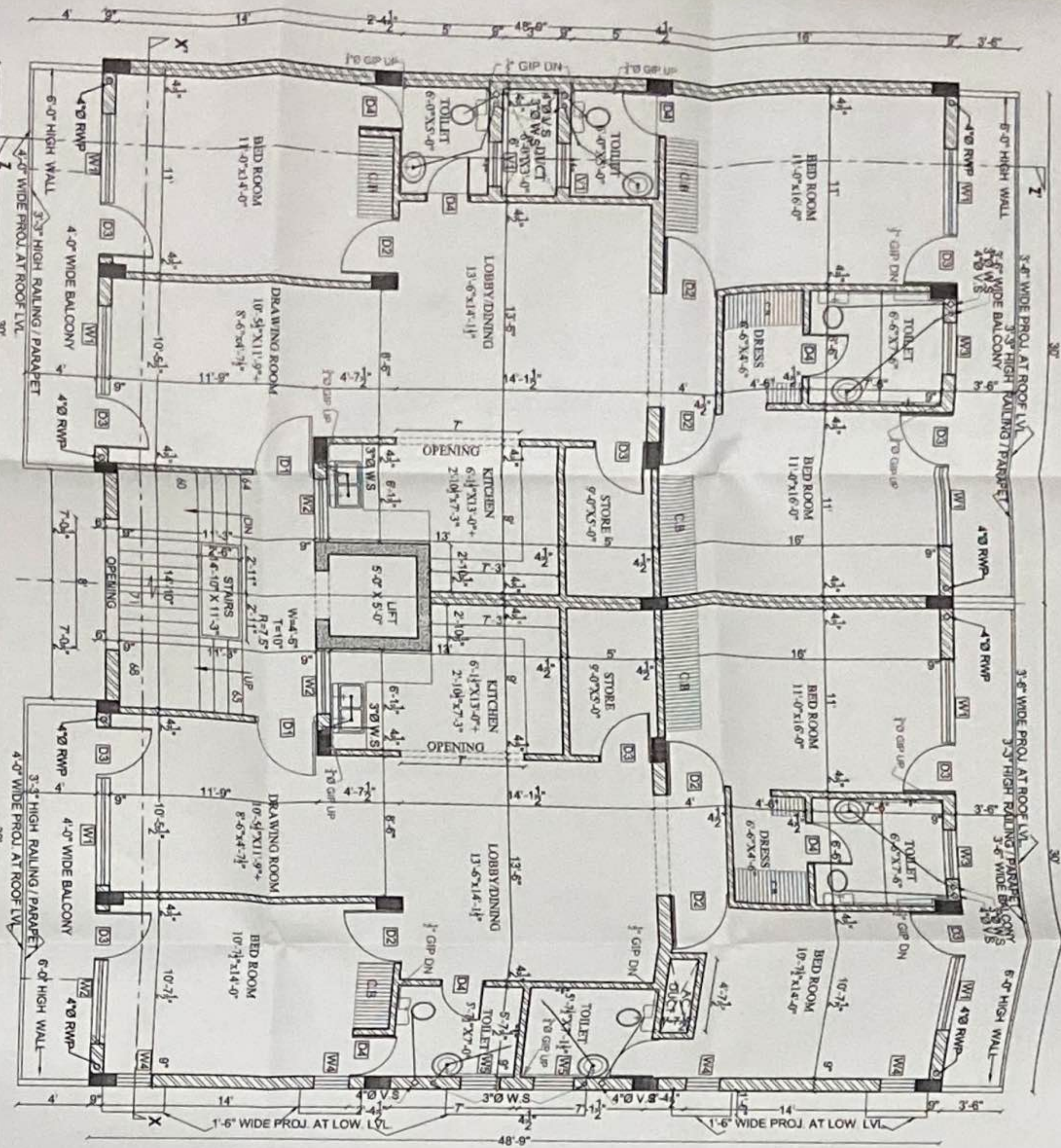
ARCHITECT:
Av Anshu Todyar
GDA No. 164/2013/18A009
P. No. 012/2006/016 K&EP 89594
684 P1, Sector 75, Mohali

JOINERY DETAIL

DOORS
D1=3'-6" X 8'-0"
D2=3'-3" X 8'-0"
D3=3'-0" X 8'-0"
D4=2'-6" X 8'-0"
D5=3'-6" X 8'-0"
V1=2'-6" X 2'-0"

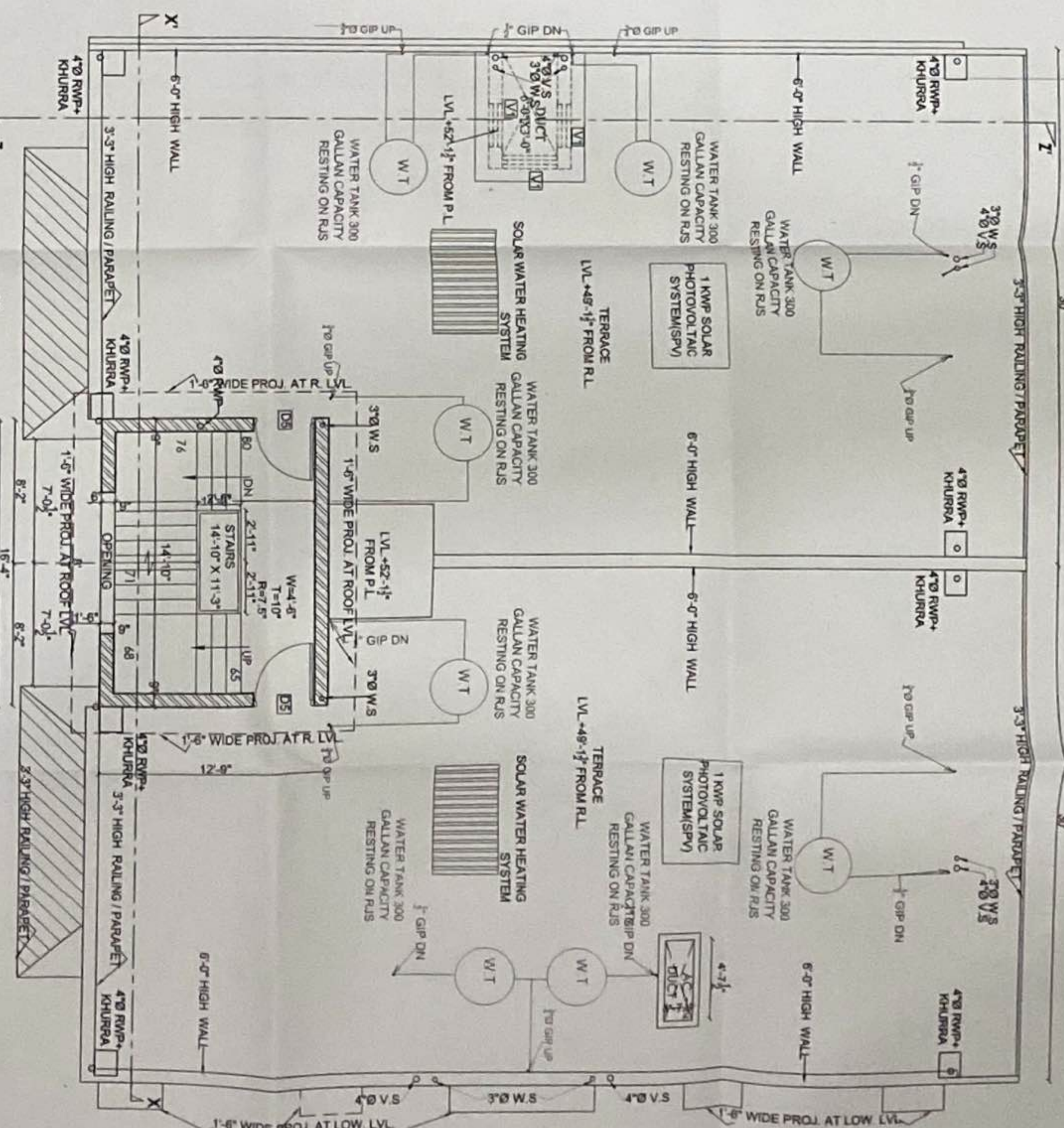
WINDOWS
W1=5'-0" X 7'-0"
W2=4'-0" X 4'-6"
W3=3'-0" X 3'-0"

OWNER:
SHEET NO. 03/06



FOURTH FLOOR PLAN/PLOT NO 204

FOURTH FLOOR PLAN/PLOT NO 203



TERRACE PLAN/PLOT NO 204

TERRACE PLAN/PLOT NO 203