

PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WEA/0216 &
WEA/0215
(Independents Floor)
SECTOR-85, WAVE ESTATE,
S.A.S. NAGAR, MOHALI.
PROMOTER / OWNER:
M/S JOY HOMES
SCO.7, 1ST. FLOOR
SECTOR-127, SHIVALIK ENCLAVE
GREATER MOHALI

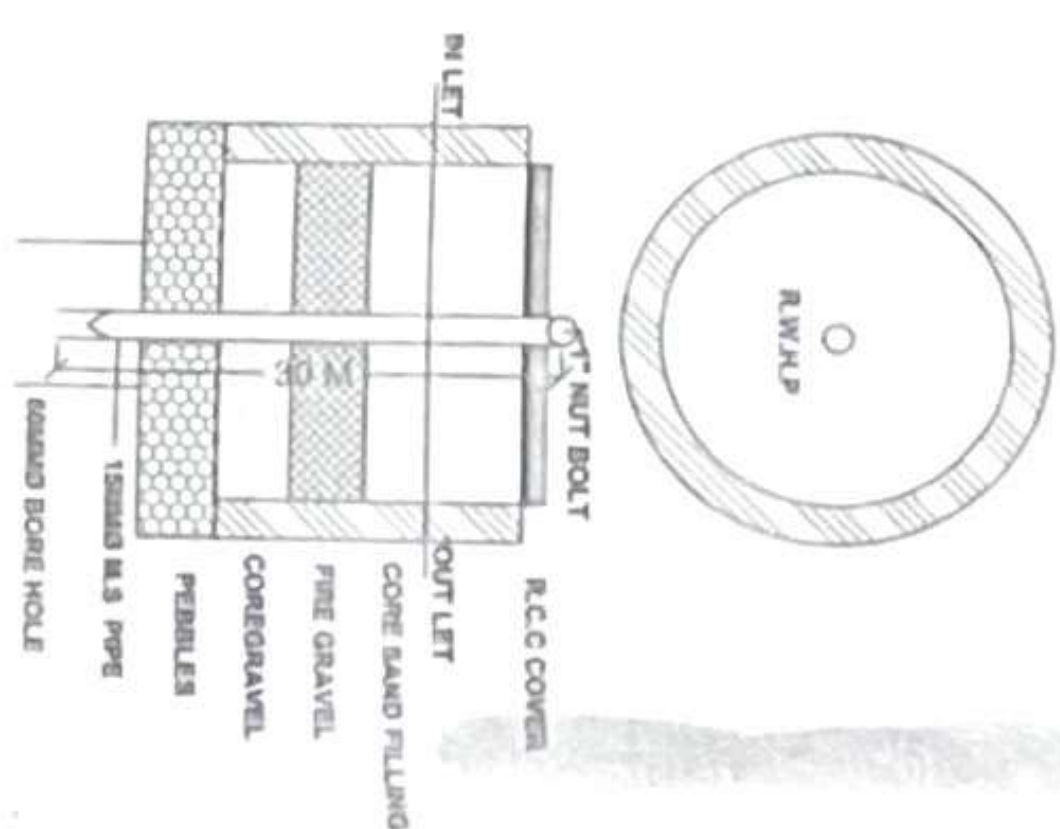
SANCTIONED UNDER SELF
CERTIFICATION SCHEME

SANCTIONED
DATED 14/08/2020
GMADA
DAIRY NO 24651

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:-

[Signature]
P. S. Singh Yadav
P. No. 0172 7964016, 85533-99998
B-25, P3, Sector 73, Mohali



RAIN WATER
HARVESTING SYSTEM

SHEET NO 05/06

OWNER:-

[Signature]

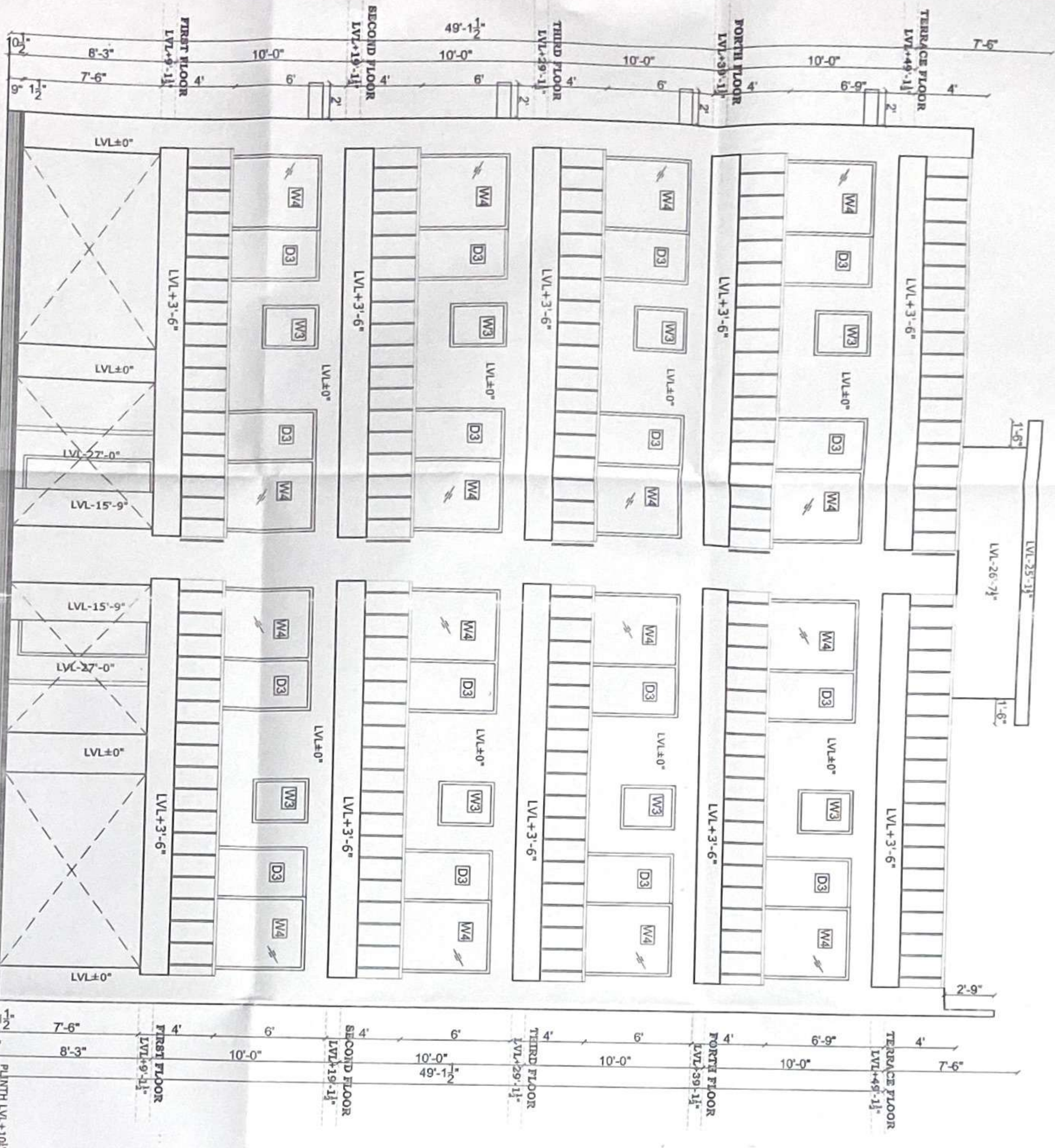
DATE

TIME

PLACE

SCALE

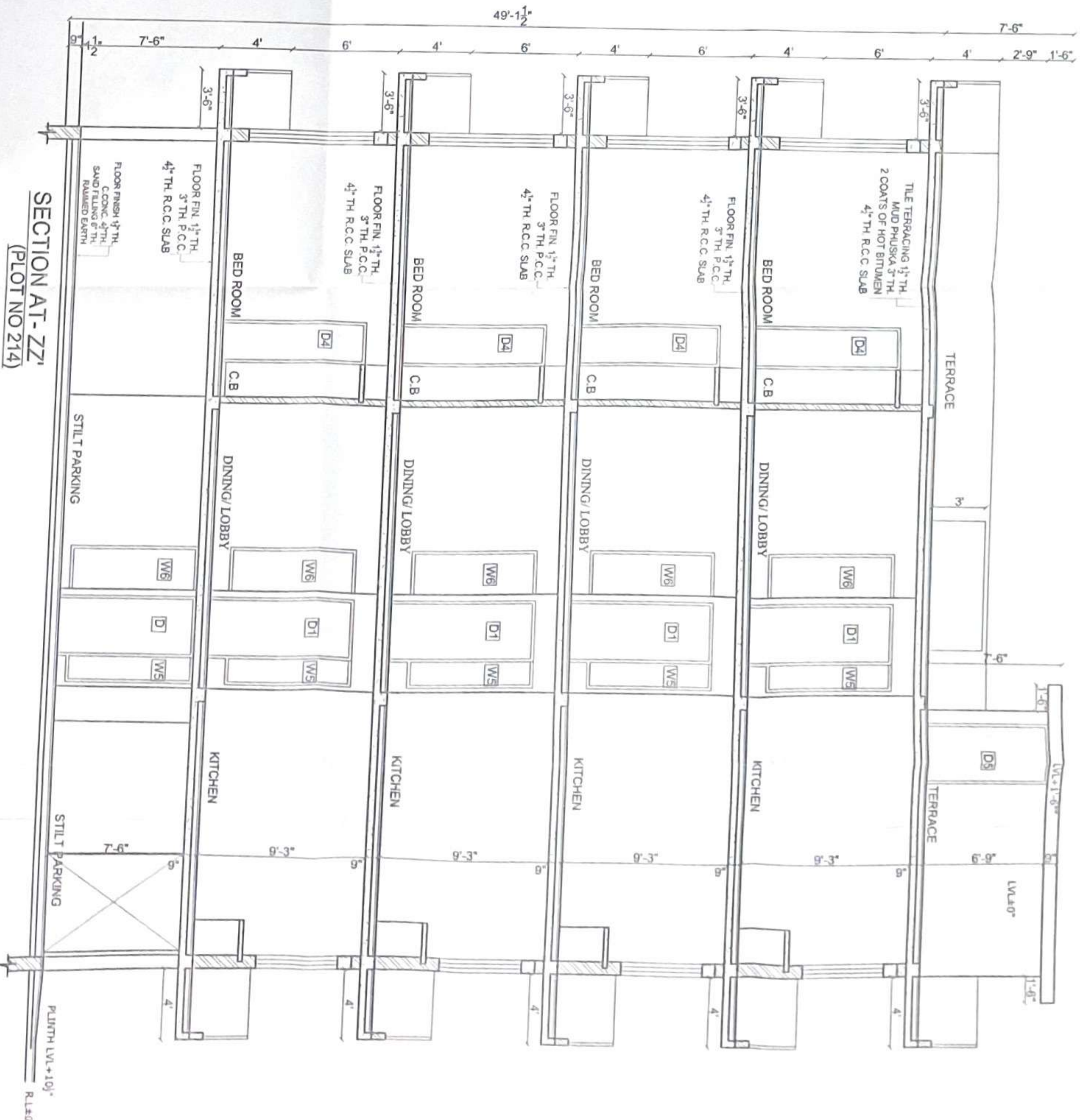
REMARKS



REAR ELEVATION
(PLOT NO 215)

REAR ELEVATION
(PLOT NO 216)

SECTION AT-ZZ
(PLOT NO 214)



PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WE/A/0216 &
WE/A/0215
(Independent Floor)
SECTOR-85, WAVE ESTATE,
S.A.S. NAGAR, MOHALI.
PROMOTER / OWNER:
M/S JOY HOMES
SCO-7, 1ST FLOOR
SECTOR-127, SHIVALIK ENCLAVE
GREATER MOHALI

SANCTIONED UNDER SELF
CERTIFICATION SCHEME

SANCTIONED

GMADA DATED 20/08/2022
DAIRY NO. 2401

CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRG. NO. 3,
SR. NO. 2B DATED - 17-07-2018 AND
AS PER PUPDA BUILDING RULES - 2018,
AS AMENDED FROM TIME TO TIME.

ARCHITECT:
Ac Ajun Yadav
GPN No. : CA/2017/18000
P. No. 0172 786016, 85589 9998
884 (I), Sector 73, Mohali

AREA DETAIL PLOT NO WE/A/215
TOTAL PLOT AREA = 25.07x5.07 = 126.75 SQ. FT.
F.A.R. - 1.26 (4875.00 SQ. FT.)
PER COV. AREA ON G.F. = 1218.75 SQ. FT.
FAR AREA ON STILL FLOOR = 6.9x15.3' = 102.94 + 42.19 = 145.13 SQ. FT.
NON FAR AREA ON STILL FLOOR
= 25.07x48.9' - (6.9x15.3' + 3.9x11.3') = 1218.75 - (102.94 + 42.19)
= 1218.75 - 145.13 = 1073.62 SQ. FT. OR 89.74 SQ. M.
COV. AREA ON FIRST FLOOR
= 25.07x48.9' - (3.07x6.07' + 1.10x7.5' + 5.7x11.7') = 1218.75 - (18.00 + 8.375 + 9.14)
= 1218.75 - 35.515 = 1183.235 SQ. FT.
COV. AREA ON SECOND FLOOR
= 25.07x48.9' - (3.07x6.07' + 1.10x7.5' + 5.7x11.7') = 1218.75 - (18.00 + 8.375 + 9.14)
= 1218.75 - 35.515 = 1183.235 SQ. FT.
COV. AREA ON THIRD FLOOR
= 25.07x48.9' - (3.07x6.07' + 1.10x7.5' + 5.7x11.7') = 1218.75 - (18.00 + 8.375 + 9.14)
= 1218.75 - 35.515 = 1183.235 SQ. FT.
COV. AREA ON FOURTH FLOOR
= 25.07x48.9' - (3.07x6.07' + 1.10x7.5' + 5.7x11.7') = 1218.75 - (18.00 + 8.375 + 9.14)
= 1218.75 - 35.515 = 1183.235 SQ. FT.
COV. AREA ON MUMTAY = 7.1x15.4' = 109.55 SQ. FT.
TOTAL COV. AREA UNDER FAR
STILL (145.13) + F1 (1183.235) + F2 (1183.235) + F3 (1183.235) + F4 (1183.235) = 4874.07 SQ. FT.
USED F.A.R. - 12.599
TOTAL AREA FOR SCRUTINY FEES
= STILL (1073.62) + MUMTAY (109.55) + 4874.07 = 6057.25 SQ. FT.

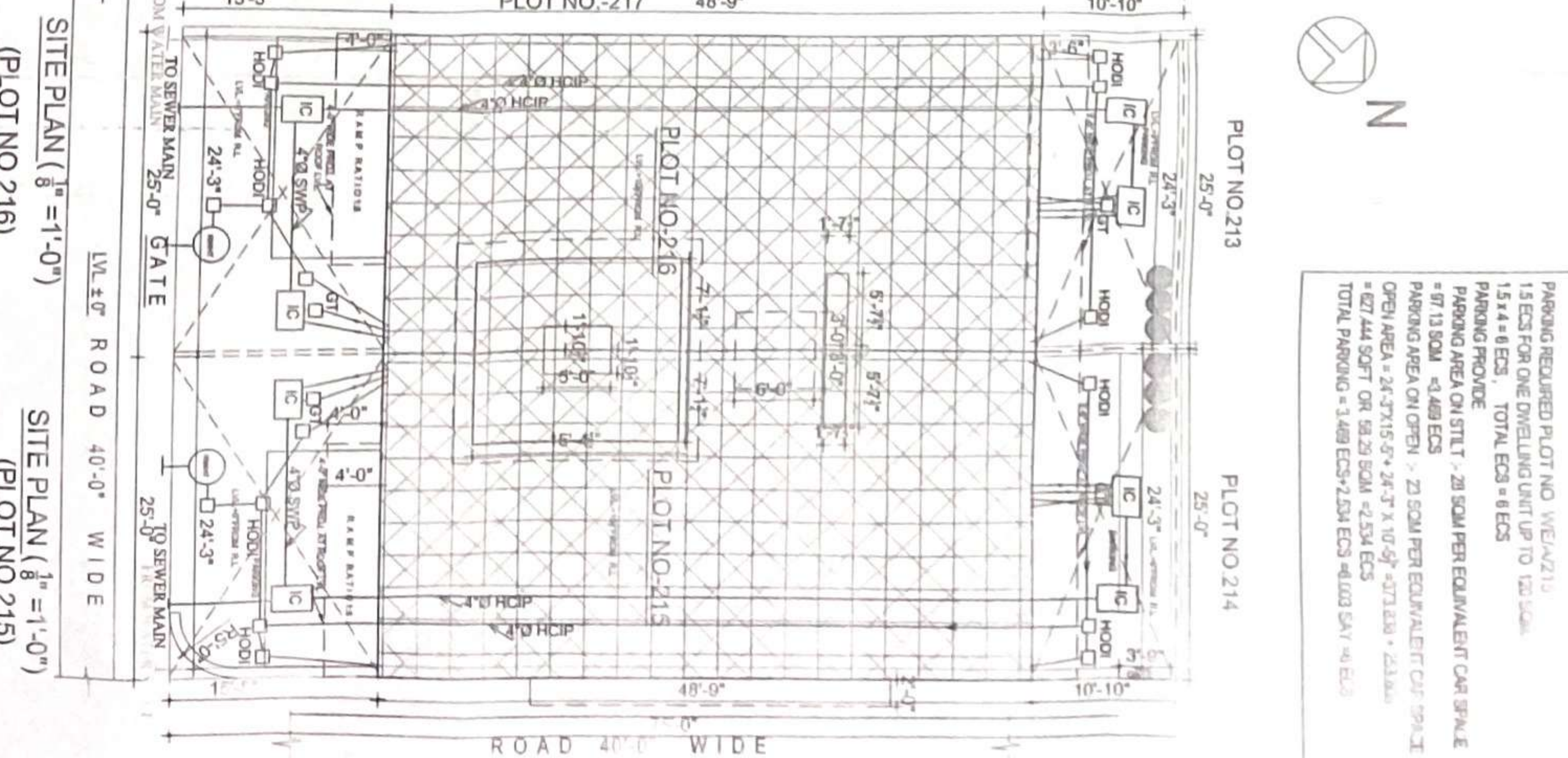
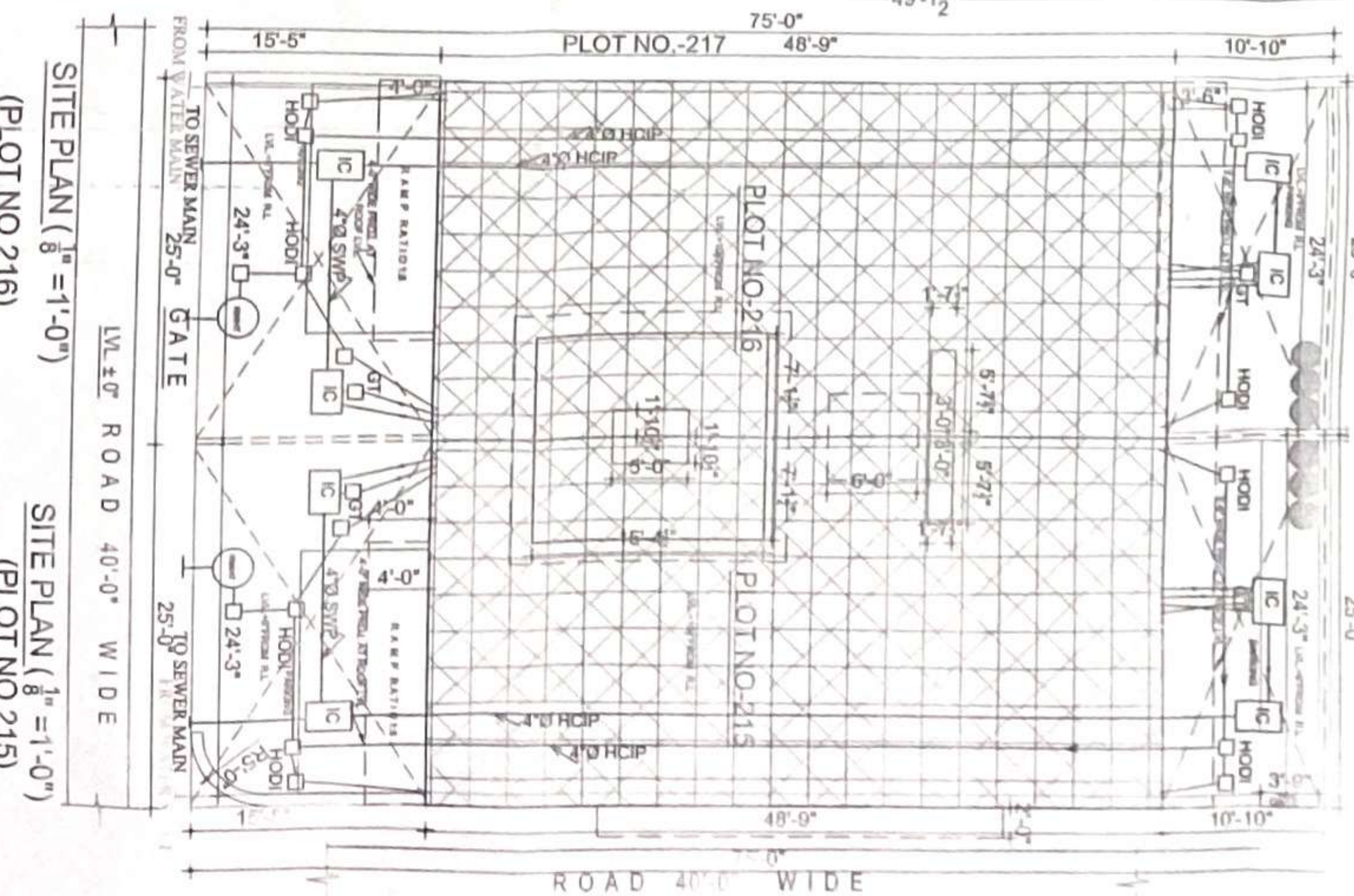
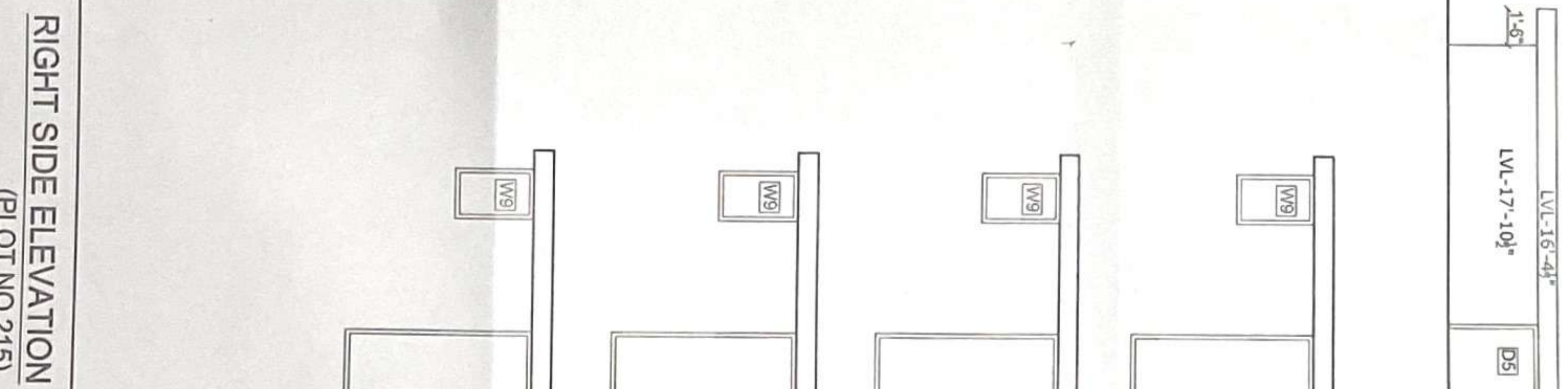
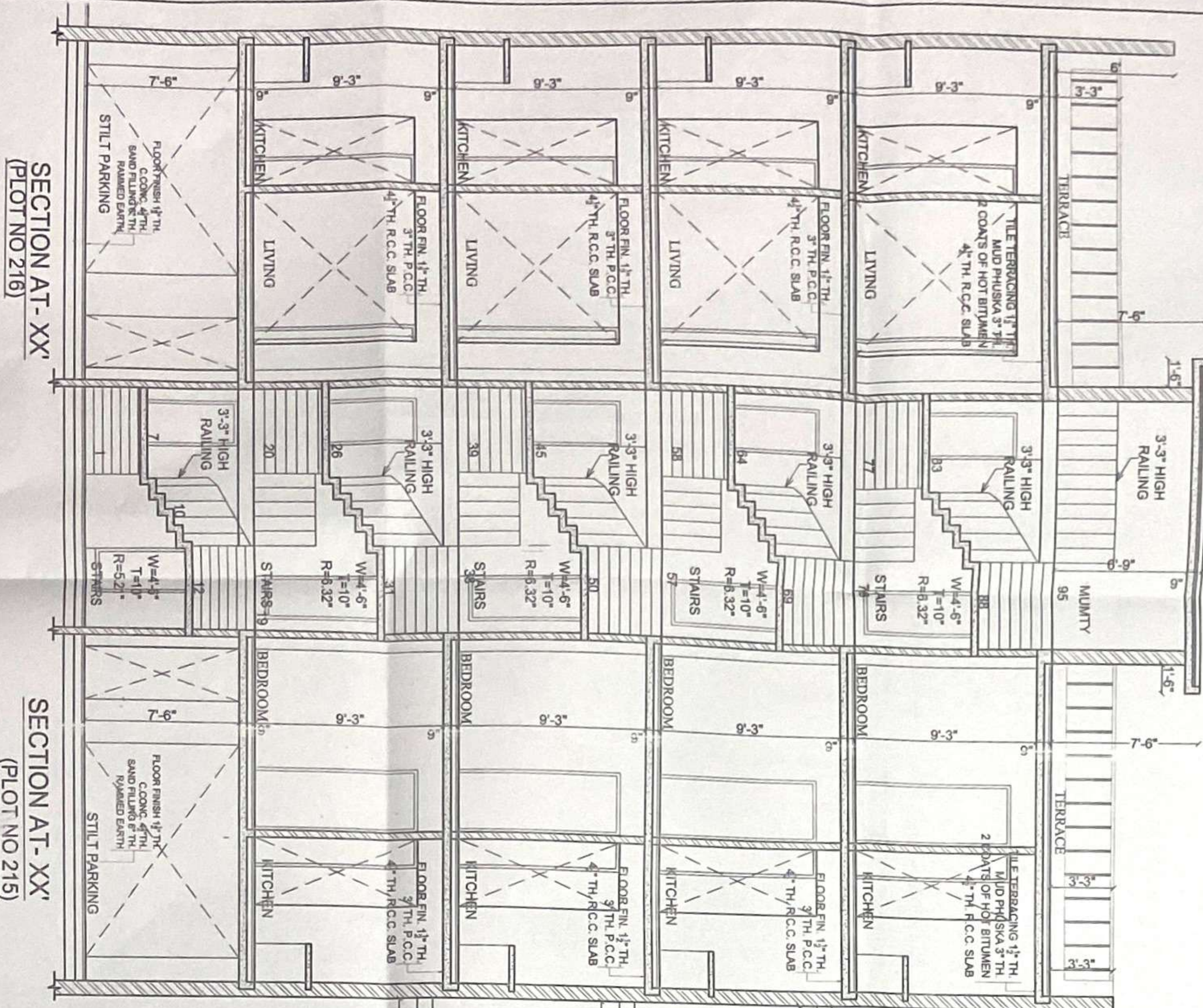
AREA DETAIL PLOT NO WE/A/216
TOTAL PLOT AREA = 25.07x5.07 = 126.75 SQ. FT.
F.A.R. - 1.26 (4875.00 SQ. FT.)
PER COV. AREA ON G.F. = 1218.75 SQ. FT.
FAR AREA ON STILL FLOOR = 6.9x15.3' + 3.9x11.3' = 102.94 + 42.19 = 145.13 SQ. FT.
NON FAR AREA ON STILL FLOOR
= 25.07x48.9' - (6.9x15.3' + 3.9x11.3') = 1218.75 - (102.94 + 42.19)
= 1218.75 - 145.13 = 1073.62 SQ. FT. OR 89.74 SQ. M.
COV. AREA ON FIRST FLOOR
= 25.07x48.9' - (3.07x6.07' + 1.10x7.5' + 5.7x11.7') = 1218.75 - (18.00 + 8.375 + 9.14)
= 1218.75 - 35.515 = 1183.235 SQ. FT.
COV. AREA ON SECOND FLOOR
= 25.07x48.9' - (3.07x6.07' + 1.10x7.5' + 5.7x11.7') = 1218.75 - (18.00 + 8.375 + 9.14)
= 1218.75 - 35.515 = 1183.235 SQ. FT.
COV. AREA ON THIRD FLOOR
= 25.07x48.9' - (3.07x6.07' + 1.10x7.5' + 5.7x11.7') = 1218.75 - (18.00 + 8.375 + 9.14)
= 1218.75 - 35.515 = 1183.235 SQ. FT.
COV. AREA ON FOURTH FLOOR
= 25.07x48.9' - (3.07x6.07' + 1.10x7.5' + 5.7x11.7') = 1218.75 - (18.00 + 8.375 + 9.14)
= 1218.75 - 35.515 = 1183.235 SQ. FT.
COV. AREA ON MUMTAY = 7.1x15.4' = 109.55 SQ. FT.
TOTAL COV. AREA UNDER FAR
STILL (145.13) + F1 (1183.235) + F2 (1183.235) + F3 (1183.235) + F4 (1183.235) = 4874.07 SQ. FT.
USED F.A.R. - 12.599
TOTAL AREA FOR SCRUTINY FEES
= STILL (1073.62) + MUMTAY (109.55) + 4874.07 = 6057.25 SQ. FT.

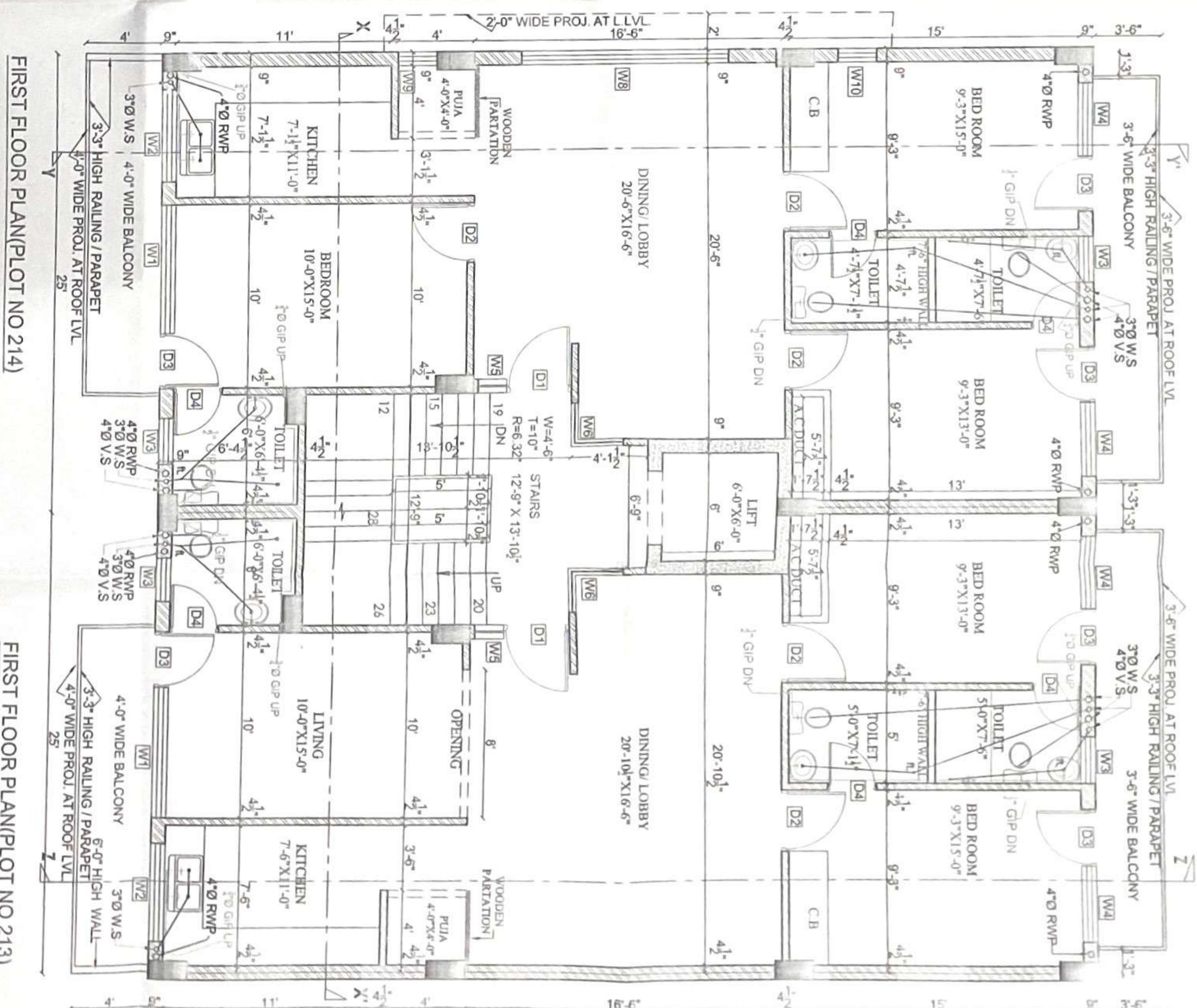
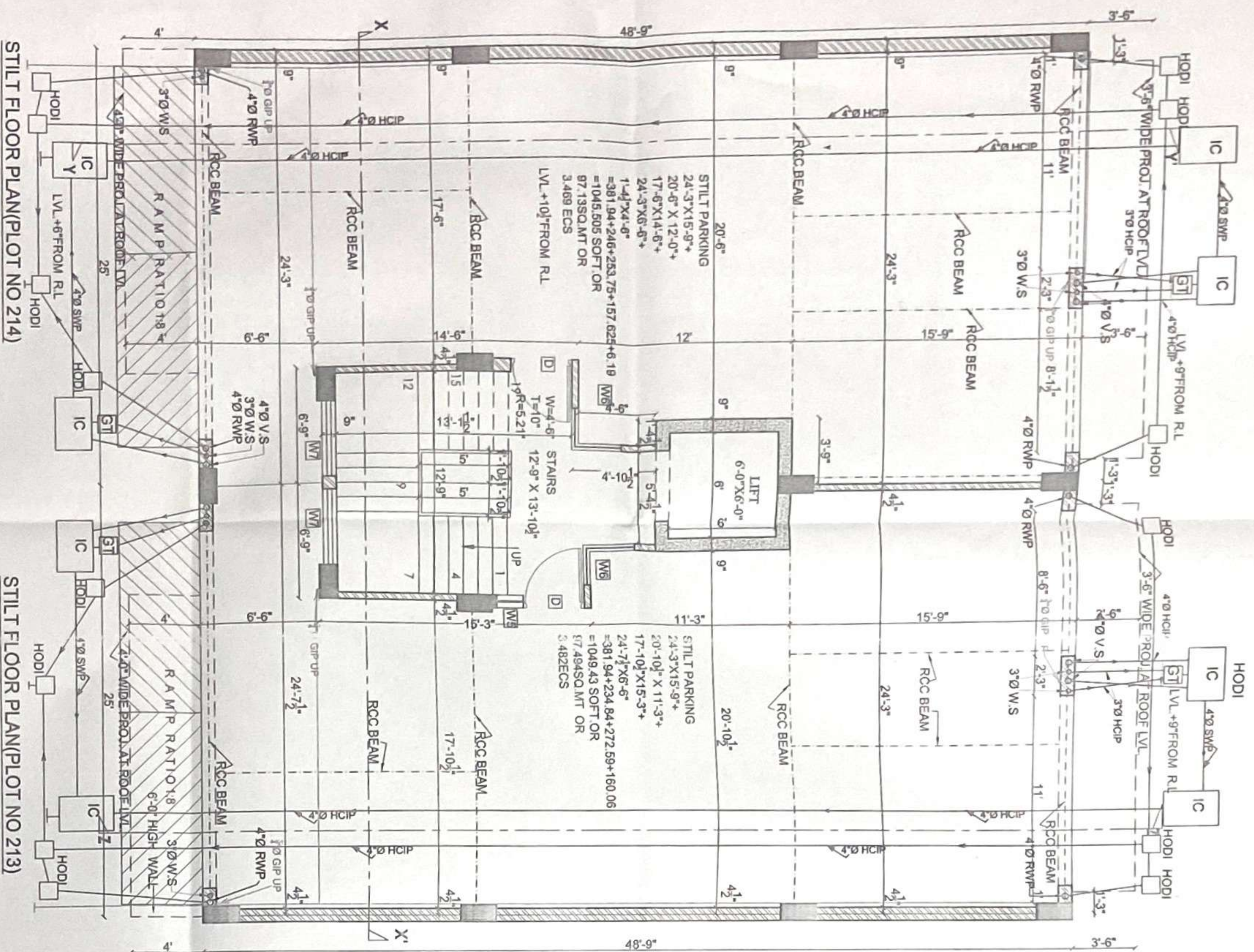
SHEET NO. 06/06

OWNER:

PARKING REQUIRED PLOT NO WE/A/216
13 EGS FOR ONE DWELLING UNIT UP TO 120 SQ. M.
13 x 4.8 EGS, TOTAL EGS = 6 EGS
PARKING PROVIDED
PARKING AREA ON STILL - 20 SQ. M. PER EQUIVALENT CAR SPACE
= 87.13 SQ. M. = 4.48 EGS
PARKING AREA ON OPEN - 20 SQ. M. PER EQUIVALENT CAR SPACE
= 87.13 SQ. M. = 4.48 EGS
TOTAL PARKING = 3.48 EGS + 2.54 EGS = 6.02 EGS

PARKING REQUIRED PLOT NO WE/A/215
13 EGS FOR ONE DWELLING UNIT UP TO 120 SQ. M.
13 x 4.8 EGS, TOTAL EGS = 6 EGS
PARKING PROVIDED
PARKING AREA ON STILL - 20 SQ. M. PER EQUIVALENT CAR SPACE
= 87.13 SQ. M. = 4.48 EGS
PARKING AREA ON OPEN - 20 SQ. M. PER EQUIVALENT CAR SPACE
= 87.13 SQ. M. = 4.48 EGS
TOTAL PARKING = 3.48 EGS + 2.54 EGS = 6.02 EGS





PROPOSED BUILDING
OF RESIDENTIAL
PLOT NO WE/A/0214 &
WE/A/0213
(Independents Floor)
SECTOR-65 WAVE
S.A.S.I.A.G.A.I., MOHALLA
PROMOTER / OWNER
M/S JOY HOMES
SCO 7, 1ST FLOOR
SECTOR-127, SHIVLA
GREATER MOHALLA

SANCTIONED UNDER SELF
CERTIFICATION SCHEME

SANCTIONED
DATED 26/02/2020
GMADA DAIRY NO 26/2

CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRO 100
SR.HO. 2B DATED 17-07-2016
AS PER PUPDA BUILDING REGULATIONS
AS AMENDED FROM TIME TO TIME

ARCHITECT
JOINTLY DETAIL
D=3-6'X7-6'
D1=3-6'X7-6'
D2=3-6'X7-6'
D3=3-6'X7-6'
D4=3-6'X7-6'
D5=3-6'X7-6'

ARCHITECT

JOINTLY DETAIL

WINDOWS
W1=7-0'X7-0'
W2=5-0'X7-0'
W3=5-0'X7-0'
W4=5-0'X7-0'
W5=5-0'X7-0'
W6=5-0'X7-0'
W7=5-0'X7-0'
W8=5-0'X7-0'
W9=5-0'X7-0'
W10=5-0'X7-0'

OWNER
SHEET NO 01/06

PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WE/A0214 &
WE/A0213
(Independents Floor)
SECTOR-85, WAVE ESTATE,
S.A.S. NAGAR, MOHALI
PROMOTER / OWNER:
M/S JOY HOMES
SCO. 7, 1ST. FLOOR
SECTOR-127, SHIVALIK ENCLAVE
GREATER MOHALI

SANCTIONED UNDER SELF
CERTIFICATION SCHEME

SANCTIONED

GMADA DATED 24/05/2018
DAIRY NO. 14612

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.

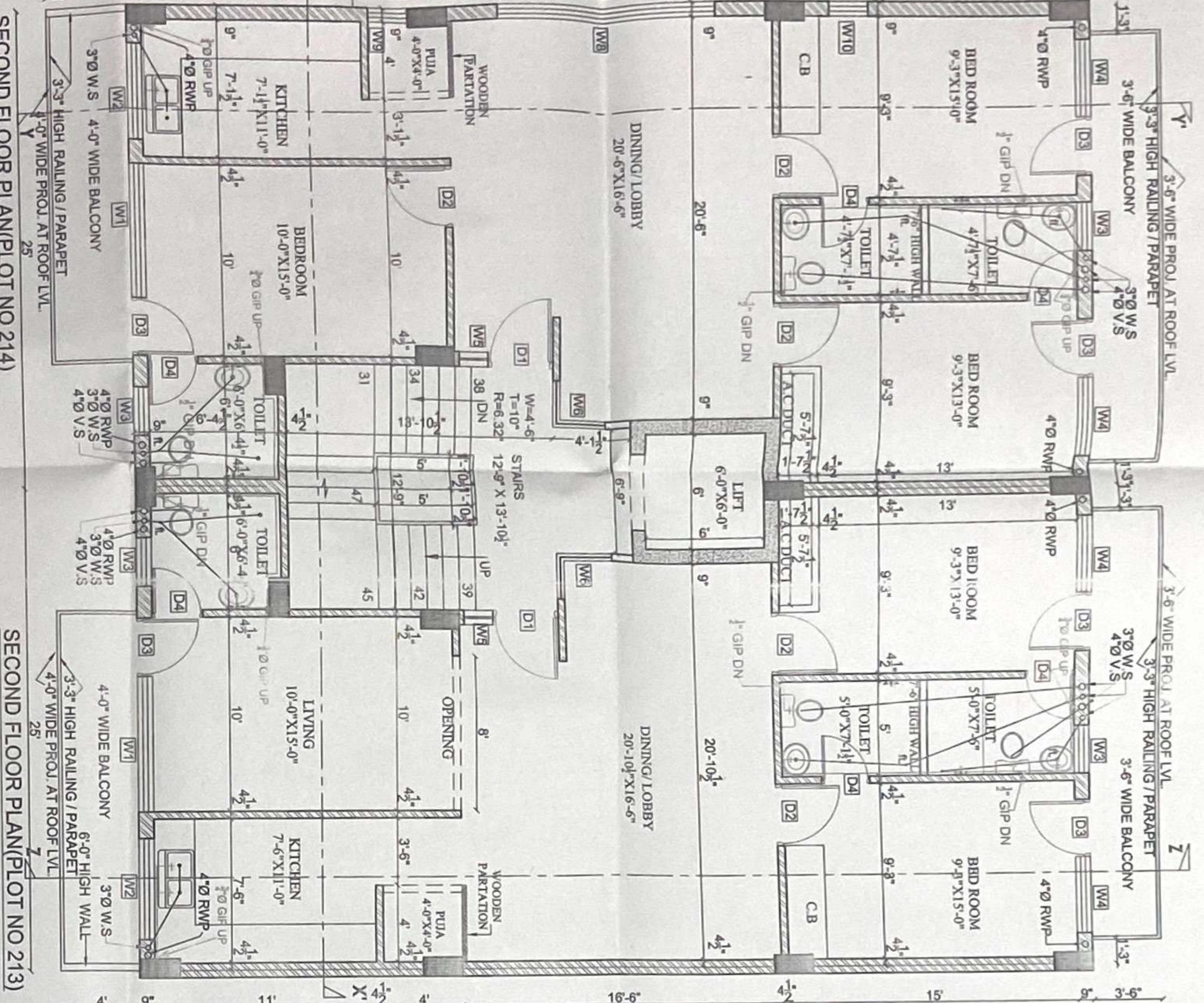
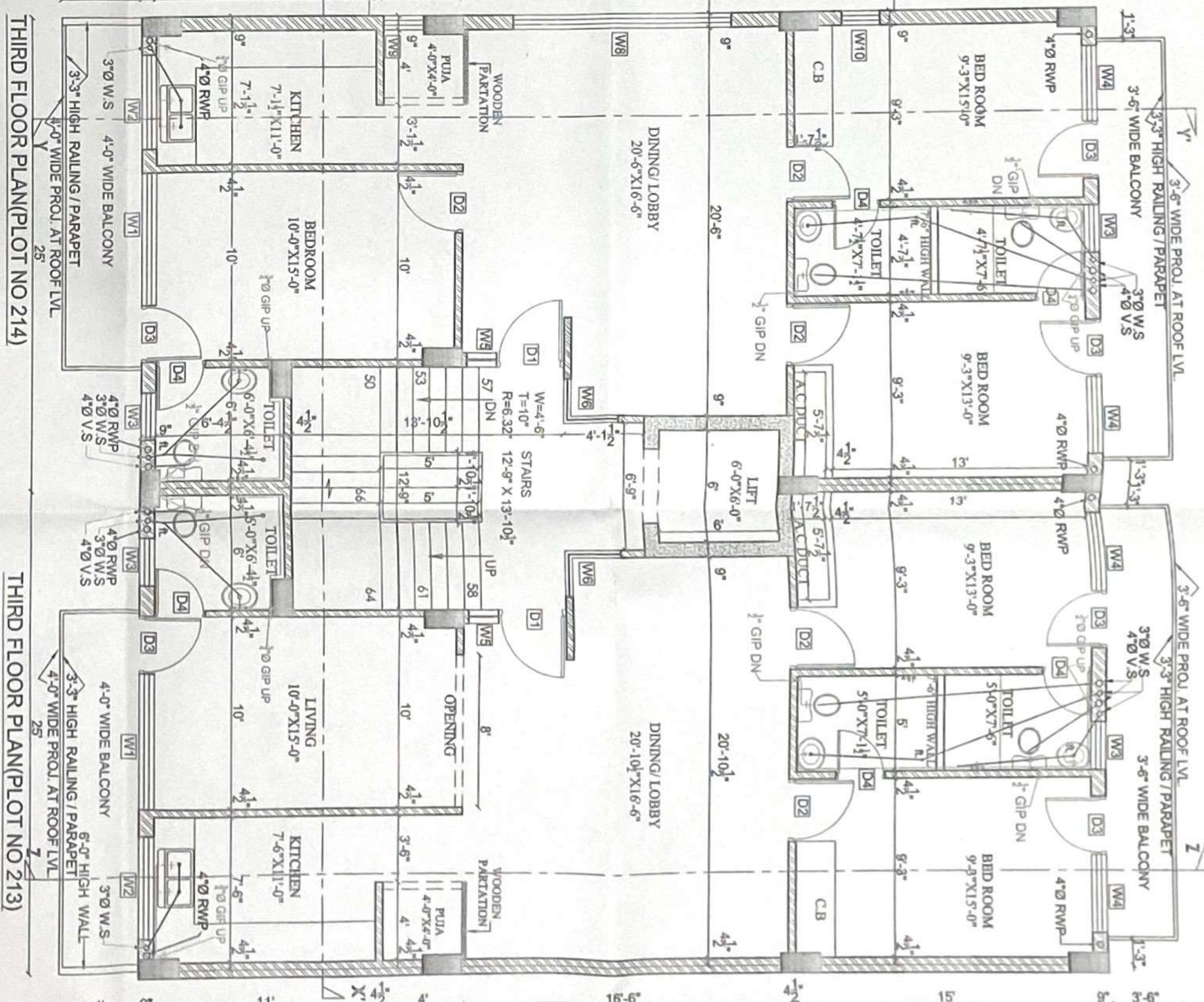
Architect
CA No. 10173/MS/2018
P. No. 10173/MS/2018
8 BSA (P), Sector 75, Mohali

ARCHITECT:-

JOINERY DETAIL

DOORS
D1=3'-6" X 7'-6"
D2=3'-6" X 8'-0"
D3=3'-6" X 8'-0"
D4=3'-0" X 8'-0"
D5=3'-6" X 8'-0"
D6=3'-6" X 8'-0"
D7=3'-6" X 8'-0"
D8=3'-6" X 8'-0"
D9=3'-6" X 8'-0"
D10=3'-6" X 8'-0"
D11=3'-6" X 8'-0"
D12=3'-6" X 8'-0"
D13=3'-6" X 8'-0"
D14=3'-6" X 8'-0"
D15=3'-6" X 8'-0"
D16=3'-6" X 8'-0"
D17=3'-6" X 8'-0"
D18=3'-6" X 8'-0"
D19=3'-6" X 8'-0"
D20=3'-6" X 8'-0"
D21=3'-6" X 8'-0"
D22=3'-6" X 8'-0"
D23=3'-6" X 8'-0"
D24=3'-6" X 8'-0"
D25=3'-6" X 8'-0"
D26=3'-6" X 8'-0"
D27=3'-6" X 8'-0"
D28=3'-6" X 8'-0"
D29=3'-6" X 8'-0"
D30=3'-6" X 8'-0"
D31=3'-6" X 8'-0"
D32=3'-6" X 8'-0"
D33=3'-6" X 8'-0"
D34=3'-6" X 8'-0"
D35=3'-6" X 8'-0"
D36=3'-6" X 8'-0"
D37=3'-6" X 8'-0"
D38=3'-6" X 8'-0"
D39=3'-6" X 8'-0"
D40=3'-6" X 8'-0"
D41=3'-6" X 8'-0"
D42=3'-6" X 8'-0"
D43=3'-6" X 8'-0"
D44=3'-6" X 8'-0"
D45=3'-6" X 8'-0"
D46=3'-6" X 8'-0"
D47=3'-6" X 8'-0"
D48=3'-6" X 8'-0"
D49=3'-6" X 8'-0"
D50=3'-6" X 8'-0"
D51=3'-6" X 8'-0"
D52=3'-6" X 8'-0"
D53=3'-6" X 8'-0"
D54=3'-6" X 8'-0"
D55=3'-6" X 8'-0"
D56=3'-6" X 8'-0"
D57=3'-6" X 8'-0"
D58=3'-6" X 8'-0"
D59=3'-6" X 8'-0"
D60=3'-6" X 8'-0"
D61=3'-6" X 8'-0"
D62=3'-6" X 8'-0"
D63=3'-6" X 8'-0"
D64=3'-6" X 8'-0"
D65=3'-6" X 8'-0"
D66=3'-6" X 8'-0"
D67=3'-6" X 8'-0"
D68=3'-6" X 8'-0"
D69=3'-6" X 8'-0"
D70=3'-6" X 8'-0"
D71=3'-6" X 8'-0"
D72=3'-6" X 8'-0"
D73=3'-6" X 8'-0"
D74=3'-6" X 8'-0"
D75=3'-6" X 8'-0"
D76=3'-6" X 8'-0"
D77=3'-6" X 8'-0"
D78=3'-6" X 8'-0"
D79=3'-6" X 8'-0"
D80=3'-6" X 8'-0"
D81=3'-6" X 8'-0"
D82=3'-6" X 8'-0"
D83=3'-6" X 8'-0"
D84=3'-6" X 8'-0"
D85=3'-6" X 8'-0"
D86=3'-6" X 8'-0"
D87=3'-6" X 8'-0"
D88=3'-6" X 8'-0"
D89=3'-6" X 8'-0"
D90=3'-6" X 8'-0"
D91=3'-6" X 8'-0"
D92=3'-6" X 8'-0"
D93=3'-6" X 8'-0"
D94=3'-6" X 8'-0"
D95=3'-6" X 8'-0"
D96=3'-6" X 8'-0"
D97=3'-6" X 8'-0"
D98=3'-6" X 8'-0"
D99=3'-6" X 8'-0"
D100=3'-6" X 8'-0"

WINDOWS
W1=7'-0" X 7'-0"
W2=5'-0" X 4'-6"
W3=2'-3" X 3'-0"
W4=2'-0" X 7'-0"
W5=1'-6" X 7'-0"
W6=4'-6" X 7'-0"
W7=4'-4" X 7'-0"
W8=11'-1" X 7'-0"
W9=2'-0" X 3'-0"
W10=2'-0" X 7'-0"



OWNER:-
M/S JOY HOMES
SHEET NO 02/06

PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WE/A0214 &
WE/A0213
(Independent Floor)
SECTOR-85, WAVE ESTATE,
S.A.S. NAGAR, MOHALI.

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

SANCTIONED UNDER SELF
CERTIFICATION SCHEME.

SANCTIONED

GMADA DATED 2nd Jul 2020
DAIRY NO. 24622

CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRG. NO. 3,
SR.NO.2B DATED- 17-07-2018 AND
AS PER PUDA BUILDING RULES - 2018,
AS AMENDED FROM TIME TO TIME

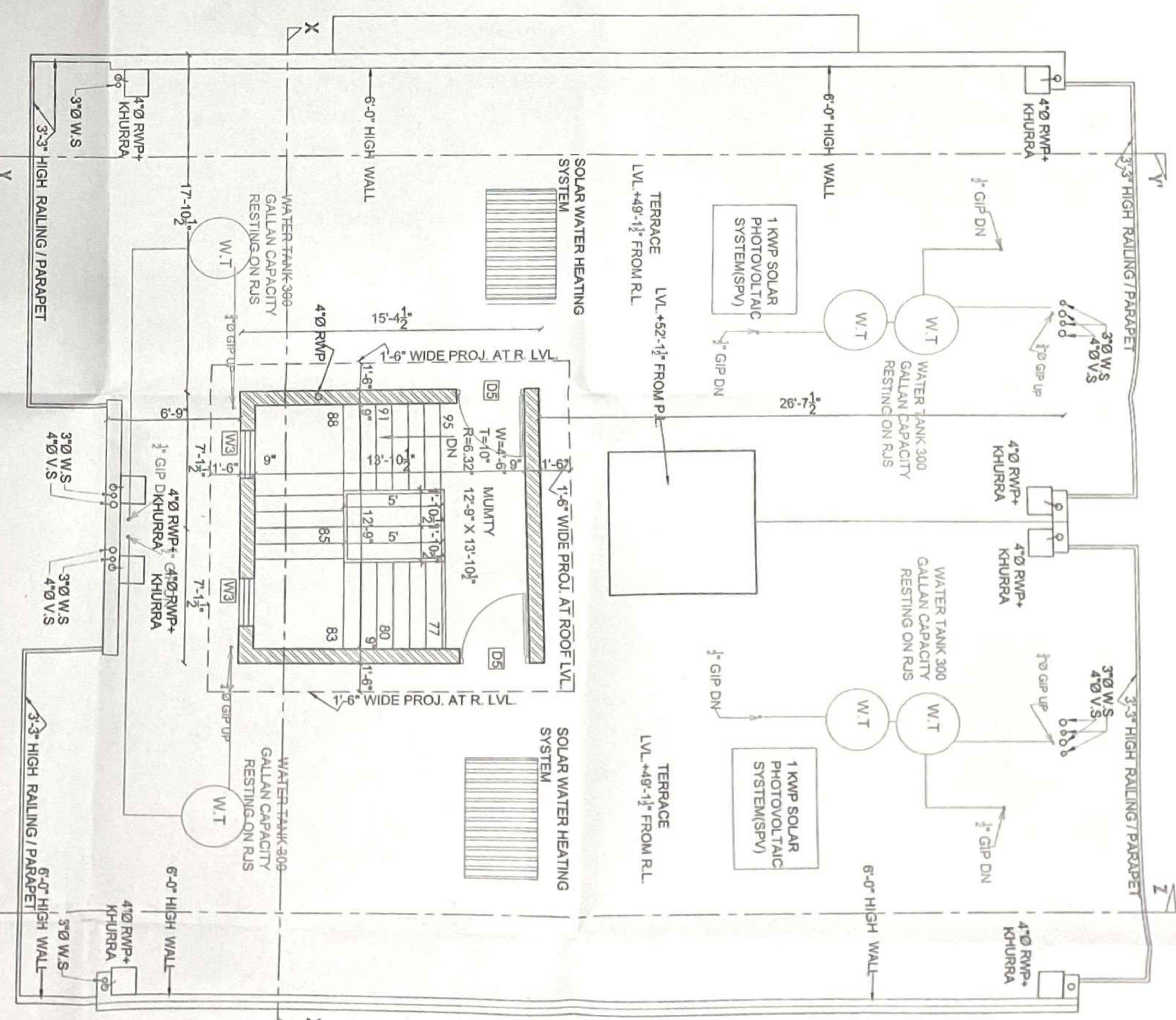
Architect
G.A. Arun Yadav
G.A. No. : CA/2017/18000
Ph. No. 0172-7560016, 85009 99798
B-684 (T), Sector 79, Mohali

ARCHITECT:-

JOINERY DETAIL

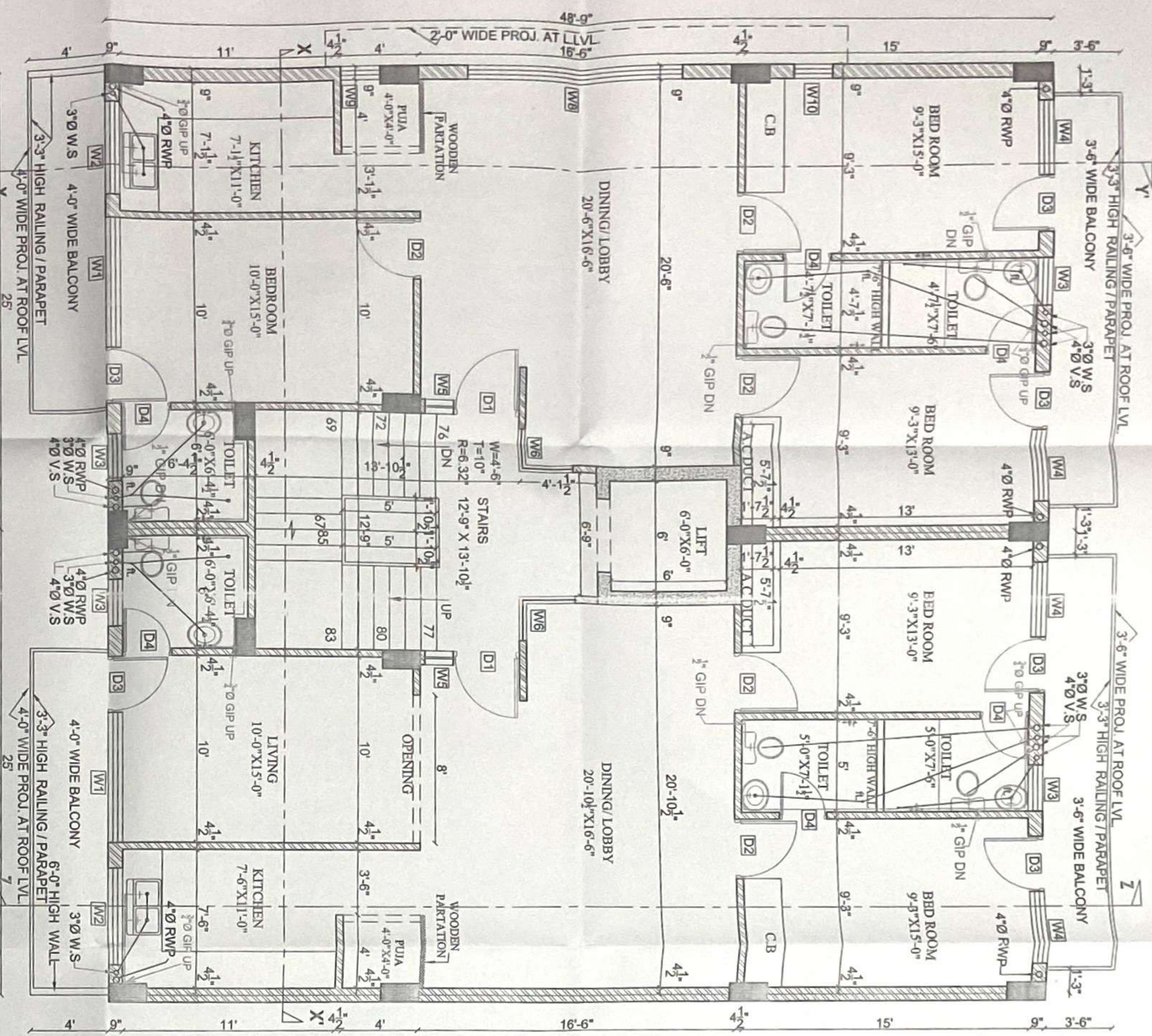
DOORS
D = 3'-6" X 7'-6"
D1 = 3'-6" X 7'-6"
D2 = 3'-3" X 8'-0"
D3 = 3'-3" X 8'-0"
D4 = 2'-6" X 8'-0"
D5 = 3'-6" X 6'-9"

WINDOWS
W1 = 7'-0" X 7'-0"
W2 = 5'-0" X 4'-6"
W3 = 2'-3" X 3'-0"
W4 = 4'-0" X 7'-0"
W5 = 1'-6" X 7'-0"
W6 = 4'-6" X 7'-0"
W7 = 4'-4" X 7'-0"
W8 = 1'-1" X 7'-0"
W9 = 2'-0" X 3'-0"
W10 = 2'-0" X 7'-0"



TERRACE PLAN (PLOT NO 214)

TERRACE PLAN (PLOT NO 213)



FOURTH FLOOR PLAN (PLOT NO 214)

FOURTH FLOOR PLAN (PLOT NO 213)

OWNER:-

M/S JOY HOMES

OWNER:-

SHEET NO 03/06

PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WE/A0214 &
WE/A0213
(Independent Floor)
SECTOR-85, WAVE ESTATE,
S.A.S. NAGAR, MOHALI.
PROMOTER / OWNER:
M/S JOY HOMES
SCO.7, 1ST. FLOOR
SECTOR-127, SHIVALIK ENCLAVE
GREATER MOHALI

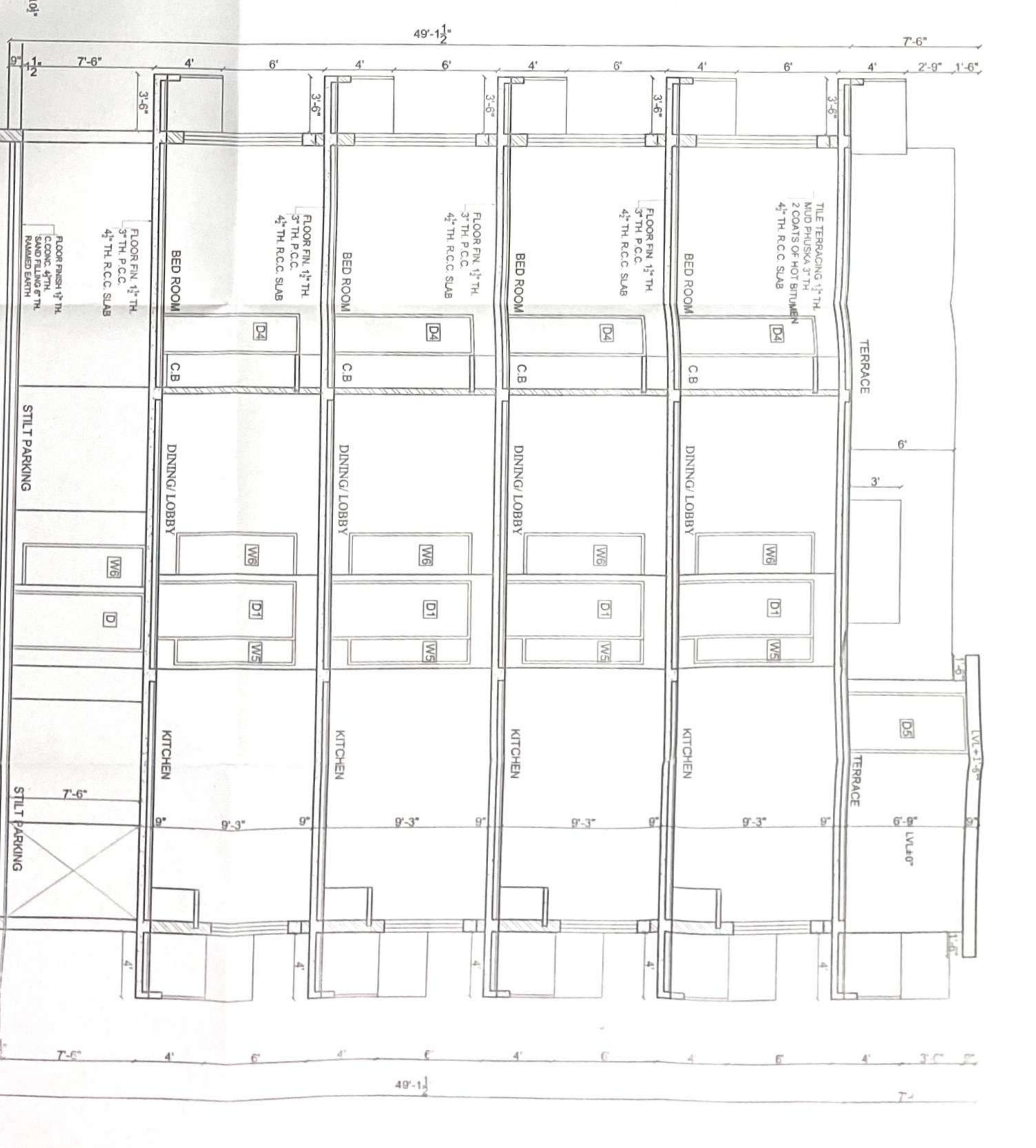
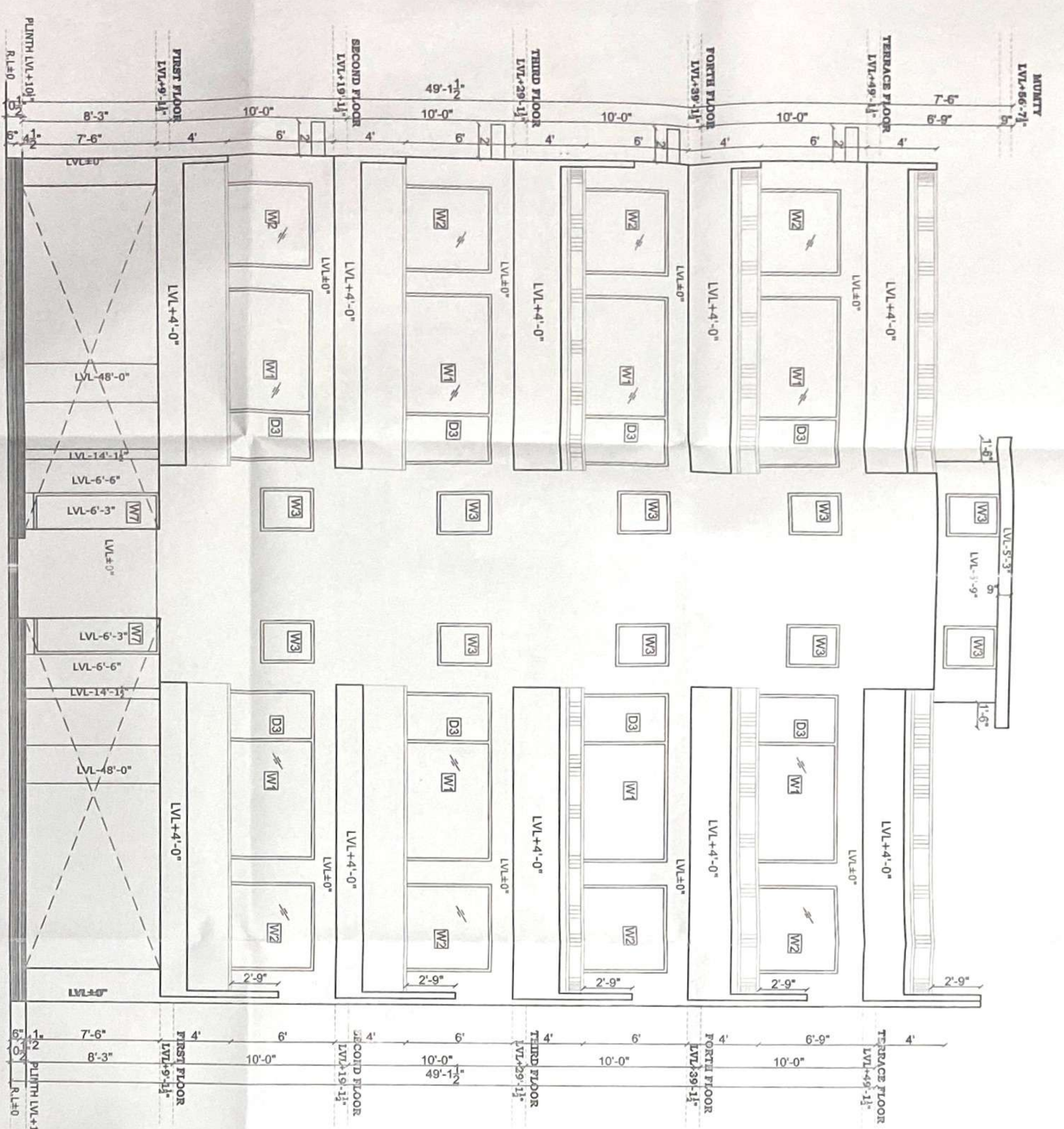
SANCTIONED UNDER SELF
CERTIFICATION SCHEME
SANCTIONED
DATED 26/12/2020
DAIRY NO. 2652
CERTIFIED THAT THE ABOVE BUILDING PLAN IS
AS PER THE ZONING PLAN DRG. NO. 3,
SR. NO. 28 DATED- 17-07-2018 AND
AS PER PUPDA BUILDING RULES - 2018
AS AMENDED FROM TIME TO TIME.

ARCHITECT:
At Jyoti Varday
C.O. No. CA/2017/18000
P.O. No. 0122/2016/15589/99998
884 (1), Sector 73, Mohali

- NOTES:-
1. ALL 45° THICK WALLS SHALL HAVE 75mm RCC ISOLATION OVER THEM
 2. MAIN GATE AND BOUNDARY WALL SHALL BE CONSTRUCTED AS PER THE STANDARD DESIGN
 3. ALL SANITARY WORK SHALL BE DONE FROM A GOVERNMENT APPROVED PLUMBER
 4. NO TOLERANCE SHALL BE LONGER THAN THE PLUMB LVL OF THE BLDG
 5. ALL DOORS SHALL BE TESTED BEFORE APPLICATION
 6. NOTICE / ELECTRIC POLE SHALL BE THE MAIN ENTRANCE GATE
 7. ALL WORK SHALL BE DONE WITHIN 12 MONTHS OF THE DATE OF THE ORDER
 8. STRUCTURE STABILITY OF THE BUILDING IS THE RESPONSIBILITY OF THE OWNER
 9. THE STRUCTURE OF THE BUILDING SHALL BE DESIGNED AND SUPERVISED BY A QUALIFIED STRUCTURAL ENGINEER & A CERTIFICATE TO THIS EFFECT BE FURNISHED AT THE TIME OF SECOND COMPLETION CERTIFICATE OF THE BUILDING

10. SEWER WATER PIPE SHOW IN
RAIN WATER PIPE SHOW IN
FRESH WATER PIPE SHOW IN
11. 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
12. SQUARE SYSTEM PROVISION NOTE
IT IS THE RESPONSIBILITY OF OWNER TO PROVIDE THE
SQUARE SYSTEM FOR HOT WATER & ELECTRIC REWAL
AS PER GOVT INSTRUCTION

OWNERS
SHEET NO. 04/06



FRONT ELEVATION
(PLOT NO 214)

FRONT ELEVATION
(PLOT NO 213)

SECTION AT-YY'
(PLOT NO 214)

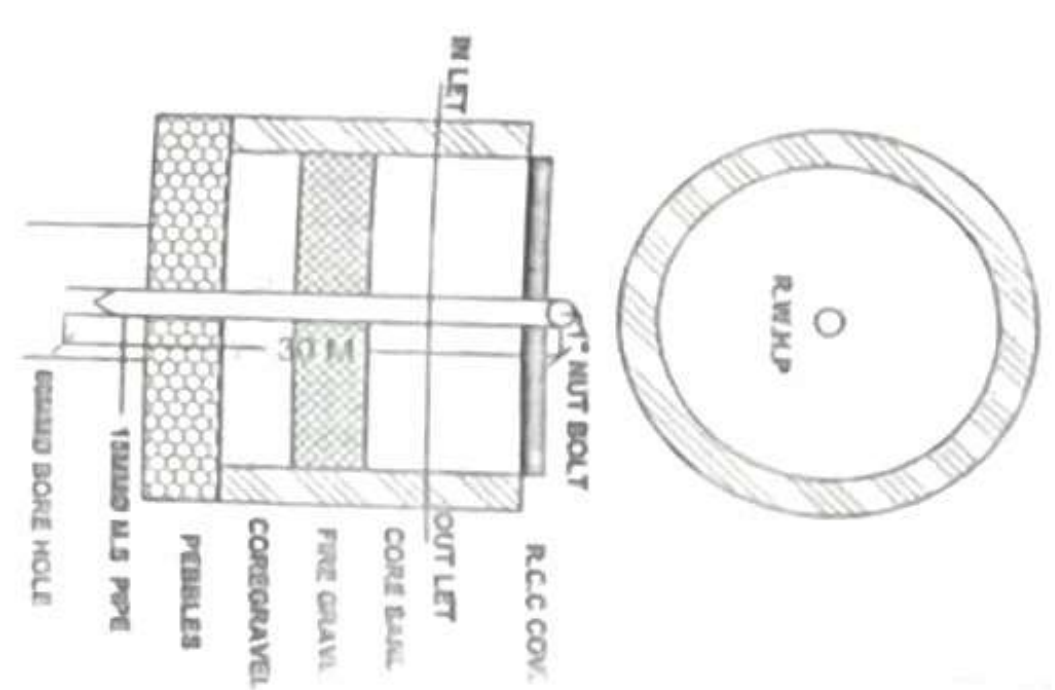
PROPOSED BUILDING PLANS
OF RESIDENTIAL
PLOT NO WE/A/0214 &
WE/A/0213
(Independents Floor)
SECTOR:-85,WAVE ESTATE,
S.A.S.NAGAR, MOHALI.
PROMOTER / OWNER:
M/S JOY HOMES
SCO.7, 1ST. FLOOR
SECTOR-127,SHIVALIK ENCLAVE
GREATER MOHALI

SANCTIONED

DAIRY NO. 26032
DATED 20/08/2020

AC. Arun Yadav
COA No. : CA/2017/88000
Ph. No.: 0177-7964016, 85689-99998
B8A (F), Sector 79, Mohali

Office / NW UD100



The architectural drawings consist of four floor plans and one section. The floor plans are for the First, Second, Third, and Fourth floors. Each floor plan shows a symmetrical layout with a central corridor, two bedrooms, a dining/lobby, a kitchen, and a terrace. The section at the rear elevation shows the building's profile and the location of the rear elevation.

FIRST FLOOR (LVL +0.00): The first floor plan shows a central corridor (C.B.) leading to two bedrooms (B.D.), a dining/lobby (D.L.), a kitchen (K.), and a terrace (T.). The bedrooms are labeled "BED ROOM" and the dining/lobby is labeled "DINING/LOBBY". The kitchen is labeled "KITCHEN" and the terrace is labeled "TERRACE". The floor finish is 1/2" TH. 3" TH. P.C.C. and the floor slab is 4" TH. R.C.C. SLAB.

SECOND FLOOR (LVL +3.60): The second floor plan shows a central corridor (C.B.) leading to two bedrooms (B.D.), a dining/lobby (D.L.), a kitchen (K.), and a terrace (T.). The bedrooms are labeled "BED ROOM" and the dining/lobby is labeled "DINING/LOBBY". The kitchen is labeled "KITCHEN" and the terrace is labeled "TERRACE". The floor finish is 1/2" TH. 3" TH. P.C.C. and the floor slab is 4" TH. R.C.C. SLAB.

THIRD FLOOR (LVL +7.20): The third floor plan shows a central corridor (C.B.) leading to two bedrooms (B.D.), a dining/lobby (D.L.), a kitchen (K.), and a terrace (T.). The bedrooms are labeled "BED ROOM" and the dining/lobby is labeled "DINING/LOBBY". The kitchen is labeled "KITCHEN" and the terrace is labeled "TERRACE". The floor finish is 1/2" TH. 3" TH. P.C.C. and the floor slab is 4" TH. R.C.C. SLAB.

FOURTH FLOOR (LVL +10.80): The fourth floor plan shows a central corridor (C.B.) leading to two bedrooms (B.D.), a dining/lobby (D.L.), a kitchen (K.), and a terrace (T.). The bedrooms are labeled "BED ROOM" and the dining/lobby is labeled "DINING/LOBBY". The kitchen is labeled "KITCHEN" and the terrace is labeled "TERRACE". The floor finish is 1/2" TH. 3" TH. P.C.C. and the floor slab is 4" TH. R.C.C. SLAB.

SECTION AT - Z-Z': The section at the rear elevation shows the building's profile and the location of the rear elevation. The section is labeled "SECTION AT - Z-Z'" and "REAR ELEVATION". The section shows the building's height and the location of the rear elevation.

REAR ELEVATION
(PLOT NO 214)

SECTION AT-ZZ
(PLOT NO 213)

