

SHEET NO:- 01/23

SUPERCEDED PLANS OF
LOW RISE TOWERS
LR-1, LR-2, LR-3, LR-4, LR-5 & LR-6
SITE NO.10 GROUP HOUSING
JANTA LAND Pvt. Ltd.
SECTOR-91,
MOHALI

NOTES

NOTES:-

- 1 TREE FOR EVERY 225 SQM OF BUILT UP AREA WILL BE PROVIDED
Total built up= Total FSI+Non FSI
T-1 to T-6 & Non FSI LR-1 to LR-6
50534.23+ 9365.33+10002.91 = 69902.47 sqmt.
No. of trees required= 311
No. of trees planted= 330
2. All dimensions are in mm.
3. All windows and ventilators are openable.
4. Lift well are mechanically Pressurized.
5. Fire services install as per NBC.
6. Common fire control room is given in tower LR-4, which will cater all towers LR-1 to LR-6.

DIRECTION:-



Gitika
 GITIKA (ARCHITECT)
 CA-2007/39302

ARCHITECT

ACME BUILDERS PVT. LTD.
Director
 DIRECTOR

OWNER

PROJECT:

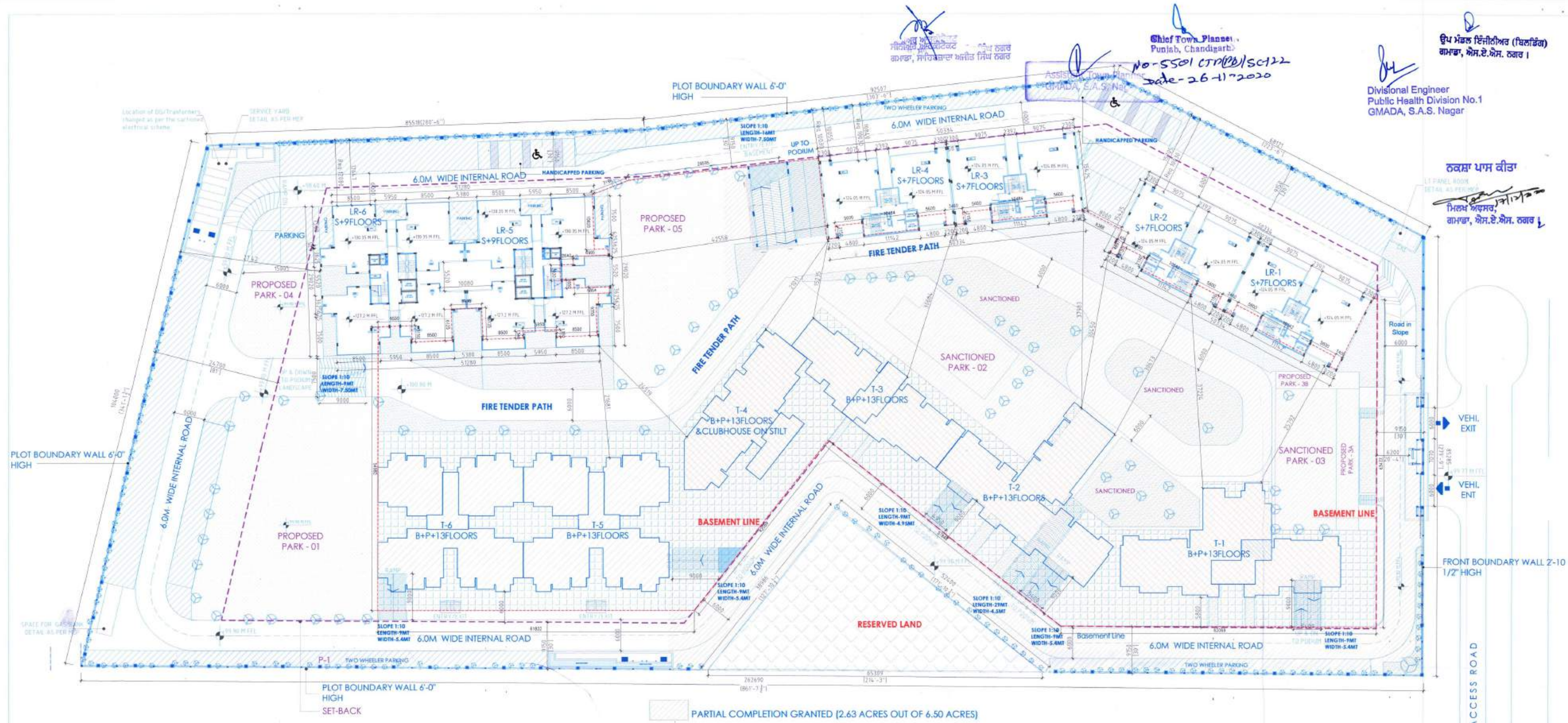
JUBILEE GOLF VISTA

SHEET TITLE:-

SITE PLAN

SCALE 1:500

ACME BUILDERS PVT. LTD.
GH-10, SECTOR-91, JLPL,
MOHALI, (Pb)



- PARTIAL COMPLETION GRANTED (2.63 ACRES OUT OF 6.50 ACRES)
- ACME EDEN COURT (T-1 TO T-4 130, FSI 21086.67 SQMT. & CLUB HOUSE, FSI 947.41 SQMT.)
OCCUPATION CERTIFICATE/COMPLETION GRANTED
- ACME EMERALD COURT (T-5 & T-6 104 UNITS, FSI 13178.74 SQMT.)
NO CHANGE
- JUBILEE GOLF VISTA (LR-1 TO LR-6 124 UNITS, FSI 15321.39 SQMT.)
SUPERCEDED PLANS FOR LOW RISE LR-1, LR-2, LR-3, LR-4, LR-5 & LR-6
- * COMMON AREAS SHARED FOR ALL
- BASEMENT LINE
- SET BACK LINE

TOTAL NO OF UNITS 358
 REQUIRED ECS @2 FOR 130 UNITS = 260
 REQUIRED ECS @1.5 FOR 228 UNITS = 342
 REQUIRED ECS for club house @2/SQMT = 19
 10% GUEST PARK = 60
 TOTAL REQUIRED ECS = 681
 ACHIEVED ECS = 684
 MINIMUM REQUIRED PARKING ON GROUND FLOOR @ 20% = 136
 ACHIEVED CAR PARK ON GROUND FLOOR = 317

STILT (PARKING COVD.) AREA DETAIL :-
 TOWER-LR-1 = 239.36 sq.m
 TOWER-LR-2 = 239.36 sq.m
 TOWER-LR-3 = 239.36 sq.m
 TOWER-LR-4 = 230.27 sq.m
 TOWER-LR-5 = 400.85 sq.m
 TOWER-LR-6 = 400.85 sq.m

TOTAL PARKING = 1750.05 sq.m
 STILT PARKING @ 28 sq.m
 i.e. = 1750.05/28
 = 62.50 sq.m say 62 nos.

Area under open parking = 2982.98 sq.m
 Open parking @ 23 sq.m = 2982.98/23 sq.m
 = 129.69 say 129 cars

TOTAL NO OF PARKING :-
 (BASEMENT + PODIUM T-1 TO T-6 + OPEN + STILT PARKING LR-1 TO LR-6)
 = (367 + 126 + 129 + 62)
 = 684 cars

Area Detail : NON-FAR CALCULATION

SNO.	DESCRIPTION	AREA (SQMT)	AREA (SQFT)
1	BASEMENT	5049	54347.436
2	LR-1	638.26	6870.87
3	LR-2	638.26	6870.87
4	LR-3	638.26	6870.87
5	LR-4	640.67	6896.81
6	LR-5	1199.23	12909.71
7	LR-6	1199.23	12909.71
	TOTAL	10002.91	107676.28

DETAIL OF AREA	AREA STATEMENT	UNITS	No. of units	Remarks
TOTAL PLOT AREA	31458.21	SQYds.		
	283123.9	SQFT.		
	26302.85	SQMT.		
	6.5	ACRES		
Area reserved	1221	SQYds.		
Area Left	30237.21	SQYds.		
	272134.9	SQFT.		
	25281.95	SQMT.		
	6.25	ACRES		
PERMISSIBLE FAR 2	50563.9	SQMT.		
FSI CONSUMED				
TOWER-T-1	6274.526	SQMT.	39	completion granted
TOWER-T-2	6139.911	SQMT.	39	completion granted
TOWER-T-3	4323.764	SQMT.	26	completion granted
TOWER-T-4	4348.476	SQMT.	26	completion granted
CLUB HOUSE	947.4173	SQMT.		
Completion granted	22034.1	SQMT.	130	A
TOWER-T-5	6589.372	SQMT.	52	No change
TOWER-T-6	6589.372	SQMT.	52	No change
No Change	13178.74	SQMT.	104	B
PERMISSIBLE GROUND COVERAGE				
30% OF SITE AREA	7584.584			
GROUND COVERAGE				
TOWER-T-1 to T-6	5402.267	SQMT.		
TOWER-LR-1	296.01	SQMT.		
TOWER-LR-2	296.01	SQMT.		
TOWER-LR-3	296.01	SQMT.		
TOWER-LR-4	293.43	SQMT.		
TOWER-LR-5	493.437	SQMT.		
TOWER-LR-6	493.437	SQMT.		
TOTAL	7570.601	SQMT.		
ACHIEVED GROUND COVERAGE	29.94			
FSI CONSUMED				
TOWER-LR-1	1859.38	SQMT.	14	Superceded planning
TOWER-LR-2	1859.38	SQMT.	14	Superceded planning
TOWER-LR-3	1859.38	SQMT.	14	Superceded planning
TOWER-LR-4	1859.15	SQMT.	14	Superceded planning
TOWER-LR-5	3942.048	SQMT.	34	Superceded planning
TOWER-LR-6	3942.048	SQMT.	34	Superceded planning
Superceded planning	15321.39		124	C
TOTAL FSI CONSUMED A+B+C	50534.23	SQMT.		
ACHIEVED FAR	1.99			
Total		Nos.	358	

15321.39
 10002.91
 25324.3