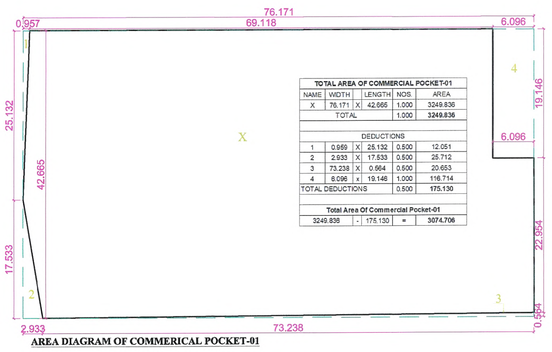
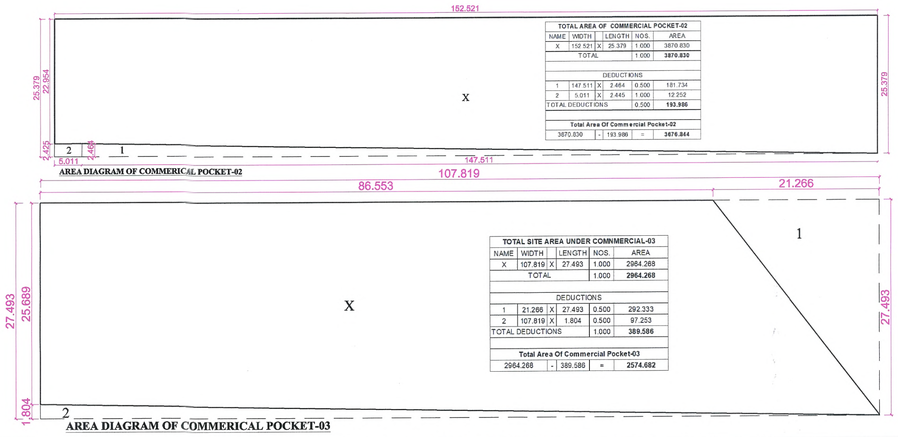


TOTAL AREA OF COMMERCIAL POCKET-01							
NAME	WIDTH		LENGTH	NOS.		AREA
X	76.171	X	42.665	1.000		3249.836
TOTAL				1.000		3249.836
DEDUCTIONS						
1	0.969	X	25.132	0.500		12.051
2	2.933	X	17.533	0.500		25.712
3	73.238	X	0.564	0.500		20.653
4	6.096	x	19.146	1.000		116.714
TOTAL DEDUCTIONS				0.500		175.130
Total Area Of Commercial Pocket-01						
3249.836	-	175.130	=			3074.706

AREA DIAGRAM OF COMMERICAL POCKET-01

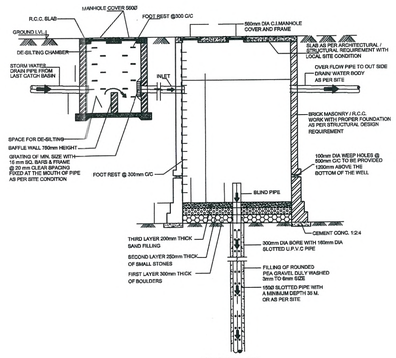


TOTAL AREA OF COMMERCIAL POCKET-02						
NAME	WIDTH		LENGTH	NOS.		AREA
X	152.521	X	25.379	1.000		3870.830
TOTAL				1.000		3870.830
DEDUCTIONS						
1	147.511	X	2.464	0.500		181.734
2	5.011	X	2.445	1.000		12.252
TOTAL DEDUCTIONS				0.500		193.986
Total Area Of Commercial Pocket-02						
3870.830	-	193.986	=			3676.844

AREA DIAGRAM OF COMMERICAL POCKET-02

TOTAL SITE AREA UNDER COMMMERCIAL-03						
NAME	WIDTH		LENGTH	NOS.		AREA
X	107.819	X	27.493	1.000		2964.268
TOTAL				1.000		2964.268
DEDUCTIONS						
1	21.266	X	27.493	0.500		292.333
2	107.819	X	1.804	0.500		97.253
TOTAL DEDUCTIONS				1.000		389.586
Total Area Of Commercial Pocket-03						
2964.268	-	389.586	=			2574.682

AREA DIAGRAM OF COMMERICAL POCKET-03



SECTION-XX
DETAIL OF RECHARGE PIT

NOTE : 10Nos.RAIN HARVESTING WELL WILL BE PROVIDED AT SITE

F.A.R AREA CALCULATION

Tower	Ground Coverage	Stilt Floor	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Sixth Floor	Seventh Floor	Eighth Floor	Ninth Floor	Tenth Floor	Eleventh Floor	Twelfth Floor	Thirteen Floor	Fourteen Floor	Fifteen Floor	Sixteen Floor	Seventeen Floor	Eighteen Floor	Ninteen Floor	Twenty Floor	Twenty One Floor	Twenty Two Floor	Twenty Three Floor	Total
Tower-01 (MAGNUS-M1)	519.396	219.622	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	501.666	274.334	--	--	--	9820.194
Tower-02 (MAGNUS-M2)	519.396	219.622	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	501.666	274.334	--	--	--	9820.194
Tower-03 (REGUS-R1)	389.746	227.015	366.206	366.206	366.206	366.206	366.206	366.206	366.206	366.206	366.206	366.206	366.206	366.206	366.206	366.206	366.206	366.206	366.206	366.206	374.378	264.049	--	--	--	7457.150
Tower-04 (MAGNUS-M3)	519.396	219.622	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	501.666	274.334	--	--	--	9820.194
Tower-05 (MAGNUS-M4)	519.396	219.622	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	501.666	274.334	--	--	--	9820.194
Tower-06 (MAGNUS-M5)	519.396	219.622	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	501.666	274.334	--	--	--	9820.194
Tower-07 (MAGNUS-M6)	519.396	219.622	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	501.666	274.334	--	--	--	9820.194
Tower-08 (MAGNUS-M7)	519.396	219.622	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	490.254	501.666	274.334	--	--	--	9820.194
Tower-09 (CYGNUS-C1)	605.851	97.572	585.800	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	582.210	390.488	--	--	12620.488
Tower-10 (REGUS-R2)	781.311	110.381	741.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	740.044	759.464	450.780	16752.168
Shops Block-01	129.624	129.624	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	129.624
Shops Block-02	266.258	266.258	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	266.258
Shops Block-03 & 04	112.489	112.489																								112.489
Outer Staircase	21.386	21.386																								21.386
Club	939.699	939.699	804.623	399.224	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	2143.546
Total	6882.136	3441.778	5929.451	5519.462	5120.238	5120.238	5120.238	5120.238	5120.238	5120.238	5120.238	5120.238	5120.238	5120.238	5120.238	5120.238	5120.238	5120.238	5120.238	5120.238	5208.294	3506.641	1322.254	1149.952	450.780	108244.467

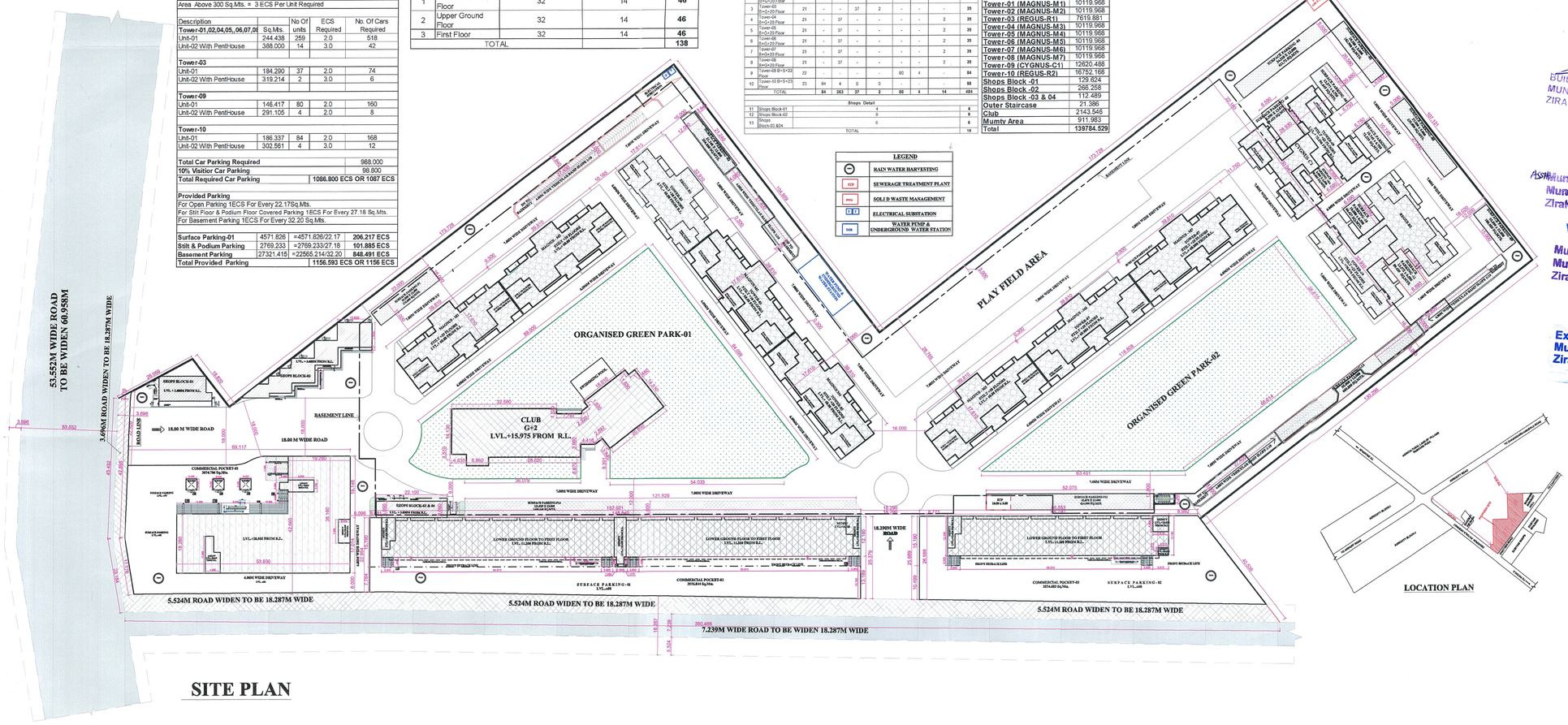
Parking Detail				
Proposed Required Parking				
Area less than 90.000 Sq.Mts. = 1ECS Per Unit Required				
Area Between 90-120 Sq.Mts. = 1.50 ECS Per Unit Required				
Area Between 120 - 300 Sq.Mts. = 2ECS Per Unit Required				
Area Above 300 Sq.Mts. = 3 ECS Per Unit Required				
Description	Sq.Mts.	No Of units	ECS Required	No. Of Cars Required
Tower-01,02,04,05,,06,07,0				
Unit-01	244.438	259	2.0	518
Unit-02 With PentHouse	388.000	14	3.0	42
Tower-03				
Unit-01	184.290	37	2.0	74
Unit-02 With PentHouse	319.214	2	3.0	6
Tower-09				
Unit-01	146.417	80	2.0	160
Unit-02 With PentHouse	291.105	4	2.0	8
Tower-10				
Unit-01	186.337	84	2.0	168
Unit-02 With PentHouse	302.561	4	3.0	12
Total Car Parking Required				988.000
10% Visitior Car Parking				98.800
Total Required Car Parking				**1086.800 ECS OR 1087 ECS**
Provided Parking				
For Open Parking 1ECS For Every 22.17Sq.Mts.				
For Stilt Floor & Podium Floor Covered Parking 1ECS For Every 27.18 Sq.Mts.				
For Basement Parking 1ECS For Every 32.20 Sq.Mts.				
Surface Parking-01	4571.826	=4571.826/22.17		**206.217 ECS**
Stilt & Podium Parking	2769.233	=2769.233/27.18		**101.885 ECS**
Basement Parking	27321.415	=22565.214/32.20		**848.491 ECS**
Total Provided Parking				**1156.593 ECS OR 1156 ECS**

Commercial unit Details				
Sr.no.	Tower Number	Commerical Pocket-02	Commerical Pocket-03	Total
1	Lower Ground Floor	32	14	46
2	Upper Ground Floor	32	14	46
3	First Floor	32	14	46
TOTAL				138

FLATUNIT DETAILS										
Sr.no.	Tower Number	no Of Floors	3BHK + Servant	3BHK + Servant	3BHK +Utility (Penthouse)	3BHK +Utility	3BHK +Store	4BHK + Store	5BHK + Servant (Penthouse)	Total
1	Tower-01 B+G+20 Floor	21	-	37	-	-	-	-	2	39
2	Tower-02 B+G+20 Floor	21	-	37	-	-	-	-	2	39
3	Tower-03 B+G+20 Floor	21	-	-	37	2	-	-	-	39
4	Tower-04 B+G+20 Floor	21	-	37	-	-	-	-	2	39
5	Tower-05 B+G+20 Floor	21	-	37	-	-	-	-	2	39
6	Tower-06 B+G+20 Floor	21	-	37	-	-	-	-	2	39
7	Tower-07 B+G+20 Floor	21	-	37	-	-	-	-	2	39
8	Tower-08 B+G+20 Floor	21	-	37	-	-	-	-	2	39
9	Tower-09 B+S+22 Floor	22	-	-	-	-	60	4	-	64
10	Tower-10 B+S+23 Floor	23	84	4	0	0	-	-	-	88
TOTAL			84	243	37	2	60	4	14	484
Shops Detail										
11	Shops Block-01				4					4
12	Shops Block-02				9					9
13	Shops Block-03 &04				6					6
TOTAL										19

BUILT-UP AREA CALCULATION	
Tower	Total
Basement	28366.930
Tower-01 (MAGNUS-M1)	10119.968
Tower-02 (MAGNUS-M2)	10119.968
Tower-03 (REGUS-R1)	7619.881
Tower-04 (MAGNUS-M3)	10119.968
Tower-05 (MAGNUS-M4)	10119.968
Tower-06 (MAGNUS-M5)	10119.968
Tower-07 (MAGNUS-M6)	10119.968
Tower-08 (MAGNUS-M7)	10119.968
Tower-09 (CYGNUS-C1)	12620.488
Tower-10 (REGUS-R2)	16752.168
Shops Block -01	129.624
Shops Block -02	266.258
Shops Block -03 & 04	112.489
Outer Staircase	21.386
Club	2143.546
Mumty Area	911.983
Total	139784.529

LEGEND	
	RAIN WATER HARVESTING
STP	SEWERAGE TREATMENT PLANT
SWM	SOLID WASTE MANAGEMENT
	ELECTRICAL SUBSTATION
WPS	WATER PUMP & UNDERGROUND WATER STATION



SITE PLAN

LOCATION PLAN

Sanctioned Subject to the Govt. Letter Memo No. CTP(SS)-22/2254 Dated 30.08.2022

Promoters

AFFINITY BUILDTECH

Project

PROPOSED GROUP HOUSING AND COMMERCIAL-01,02,03 IN THE NAME OF AFFINITY BELGRAVIA AT VILLAGE CHATT (HADBAST NO.286) UNDER MC ZIRAKPUR S.A.S. NAGAR MOHALI (P.B.)

Designed By

IE DESIGN STUDIO

Applicant's Signature

For AFFINITY BUILDTECH
PARTNER

BUILDING INSPECTOR MUNICIPAL COUNCIL ZIRAKPUR

Municipal Engineer Municipal Council Zirakpur

Municipal Engineer Municipal Council Zirakpur

Executive Officer Municipal Council Zirakpur

Architect's Signature

Ar Amita Saini
B. ARCH AIIA AIV IID
CA-75704

Architect

NIRMAAN ASSOCIATES
an architecture studio
ARCHITECTS,TOWN PLANNERS, INTERIOR DESIGNERS, LANDSCAPERS & ENGINEERS
Office:- Show Room-2 , 1st Floor,
Sector - 11, Panchkula, Haryana
(Tricity Chandigarh)
PHONE NO. **0172-5004498,172-4064498, 9814168979**
EMAIL :- nirmaanasociates@gmail.com

DRAWING TITLE

SITE PLAN & AREA CALCULATION

JOB.NO.	AFFINITY-01
DATE	25.03.2022
SCALE	NTS
DRAWN	ANKUR
CHECKED	Mr. BHUPINDER
PAPER SIZE	A0
NORTH	N

DRAWING NO. 01/35

REV.

STUDIO-3
ENGINEERING WING

PMC, Approvals, Designs, Valuations, Estimates and Tender Consultancy.