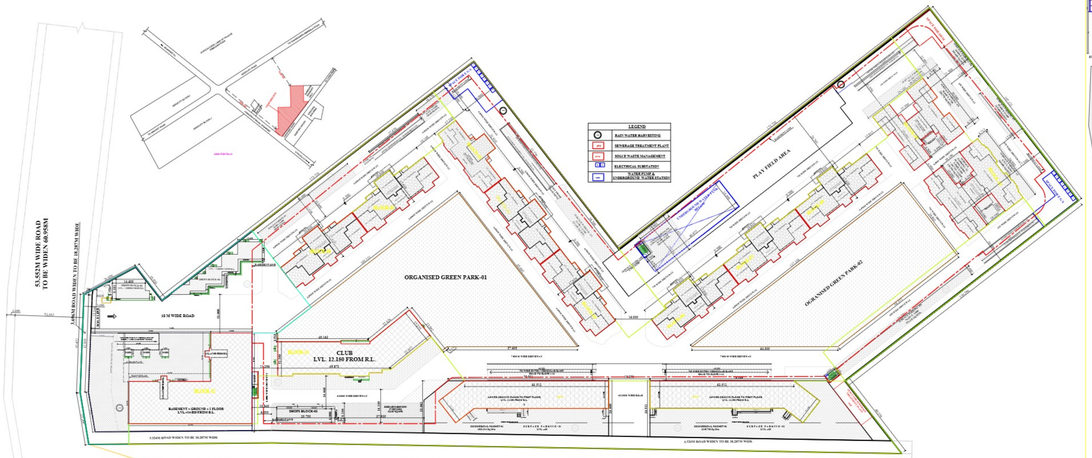
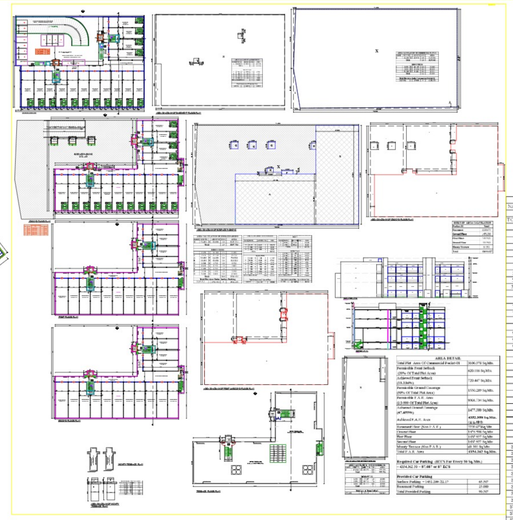


SITE PLAN



TOTAL COVERED AREA OF BASEMENT					
NAME	WIDTH	LENGTH	NOS.	AREA	
TOTAL				68356.279	
GRADE - TECH-3					
1	122.693	X	90.122	0.5	6060.788
2	110.648	X	34.695	1	3610.057
3	87.856	X	76.879	0.5	3138.036
4	87.856	X	33.016	1	2984.165
5	44.241	X	35.605	0.5	786.825
5A	As Per Plive				0.750
5B	As Per Plive				4.680
5C	49.380	X	2.782	1	134.475
6	49.380	X	61.208	0.5	1510.219
7	6.048	X	7.583	0.5	22.793
7A	As Per Plive				3.775
7B	As Per Plive				4.440
8	2.482	X	7.125	1	47.520
9	24.701	X	70.150	0.5	250.990
9A	1.414	X	7.561	0.5	5.750
9B	45.542	X	75.275	0.5	1762.957
9C	77.692	X	93.462	1	14525.025
10	92.368	X	22.482	1	2132.195
11	17.000	X	7.000	0.5	59.500
12	1.745	X	3.483	0.5	3.041
13	2.207	X	2.840	0.5	3.135
14	7.106	X	17.125	1	121.731
15	102.751	X	21.540	1	2213.016
16	7.500	X	5.661	0.5	21.596
17	3.929	X	14.476	1	105.055
18	5.000	X	33.318	1	157.000
				0	27620.924
Total Covered Area Of Basement					
27620.757		27620.924	=	27620.85	

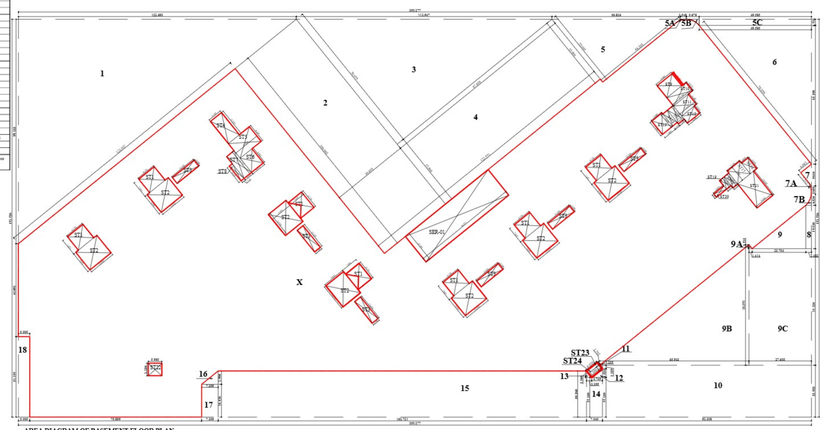
Area Under Staircase Core & Services					
ST1	8.750	X	7.625	1	133.594
ST2	12.020	X	9.995	1	810.979
ST3	12.220	X	3.300	6	214.089
ST4	12.705	X	6.250	1	78.719
ST5	8.820	X	11.922	1	50.174
ST6	8.025	X	6.675	1	53.567
ST7	12.300	X	4.250	1	52.275
ST8	8.750	X	8.925	1	54.844
ST9	8.750	X	7.625	1	66.719
ST10	6.650	X	5.750	1	38.238
ST11	5.740	X	8.300	1	47.684
ST12	4.015	X	6.000	1	24.089
ST13	7.750	X	3.300	1	25.575
ST14	6.850	X	2.400	1	17.982
ST15	7.140	X	5.800	1	41.752
ST16	6.000	X	9.605	1	57.630
ST17	7.500	X	7.150	1	52.688
ST18	6.200	X	7.500	1	46.802
ST19	6.900	X	2.485	1	12.881
ST20	1.875	X	5.800	1	10.875
ST21	13.650	X	8.900	1	122.304
ST22	5.900	X	5.200	1	32.939
ST23	6.050	X	1.300	1	8.391
ST24	6.500	X	2.200	1	13.700
SER-01	46.075	X	14.500	1	681.138
Total				41	2698.895

Area Under Basement Parking

= Total Basement Area - Area Under Staircase Core & Services
38856.855 - 2698.895 = **36156.460 Sq.Mts.**

BASEMENT FLOOR PLAN

NOTES
* AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN BASEMENT AS PER THE PROVISION OF NBC 2016
* BASEMENT VENTILATION SHALL BE DONE THROUGH MECHNICAL SYSTEM



AREA DIAGRAM OF BASEMENT FLOOR PLAN

FAR 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	Nineteen Floor	Twenty Floor	Twenty One Floor	Twenty Two Floor	Total
Tower-01 (MAGNUS-ND)	1561.085	286.370	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	454.520	254.101	10725.845
Tower-02 (MAGNUS-ND)	1561.085	286.370	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	454.520	254.101	10725.845
Tower-03 (HIGH-S-ND)	384.884	286.370	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	301.014	8068.522
Tower-04 (MAGNUS-ND)	1561.085	286.370	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	454.520	254.101	10725.845
Tower-05 (MAGNUS-ND)	1561.085	286.370	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	454.520	254.101	10725.845
Tower-06 (MAGNUS-ND)	1561.085	286.370	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	454.520	254.101	10725.845
Tower-07 (MAGNUS-ND)	1561.085	286.370	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	454.520	254.101	10725.845
Tower-08 (MAGNUS-ND)	1561.085	286.370	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	484.542	454.520	254.101	10725.845
Tower-09 (VIONA-S-T)	620.151	72.688	583.809	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	580.215	556.497	12429.256
Tower-10 (RIFCS-RZ)	256.310	69.290	717.846	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	717.246	447.947	16419.426
Shops Block -01	120.024	120.024	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	120.024
Shops Block -02	266.298	266.298	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	266.298
Shops Block -03	154.500	154.500	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	154.500
Club	752.304	752.304	742.608	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1494.600
Total	6843.117	3672.166	5816.467	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5070.269	5167.349	2922.216	113813.309

BUILT-UP AREA CALCULATION	
Tower	Total
Basement	27620.85
Tower-01 (MagNUS-ND)	10725.845
Tower-02 (MagNUS-ND)	10725.845
Tower-03 (MagNUS-ND)	8068.522
Tower-04 (MagNUS-ND)	10725.845
Tower-05 (MagNUS-ND)	10725.845
Tower-06 (MagNUS-ND)	10725.845
Tower-07 (MagNUS-ND)	10725.845
Tower-08 (MagNUS-ND)	10725.845
Tower-09 (VIONA-S-T)	12429.256
Tower-10 (RIFCS-RZ)	16419.426
Shops Block -01	120.024
Shops Block -02	266.298
Shops Block -03	154.500
Club	1494.600
Total	**2822.214**

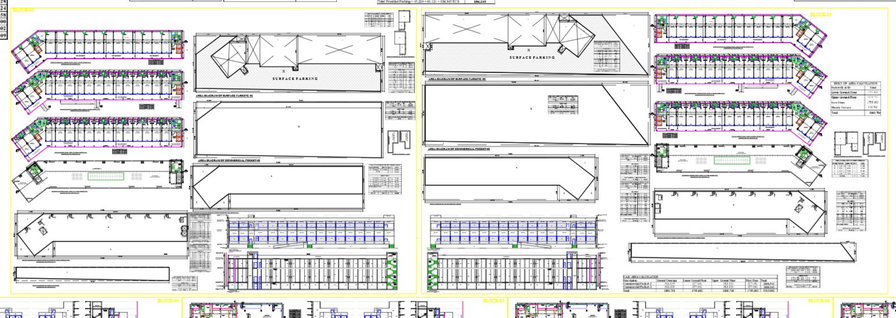
STILT PARKING CALCULATION	
NAME	AREA
Tower-01	212.114
Tower-02	212.114
Tower-03	169.660
Tower-04	212.114
Tower-05	212.114
Tower-06	212.114
Tower-07	212.114
Tower-08	212.114
Tower-09	500.438
Tower-10	687.318
Total	**2922.214**

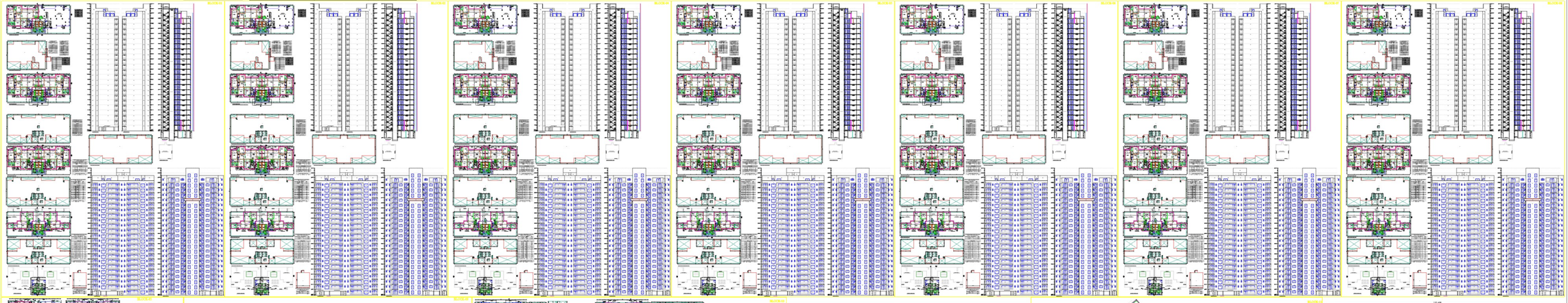
AREA STATEMENT	
Site Area As Per Sale Deed	185.156 Sq.Mts
Plot Area As Per Demarcation	185.156 Sq.Mts
Area Under Commercial Pocket -01	1.000.700 Sq.Mts
Area Under Commercial Pocket -02	1.000.700 Sq.Mts
Area Under Commercial Pocket -03	2.000.700 Sq.Mts
Total Plot Area Under Group Housing	1.016.456 Sq.Mts
Area Under Commercial Pocket -01	1.000.700 Sq.Mts
Area Under Commercial Pocket -02	1.000.700 Sq.Mts
Area Under Commercial Pocket -03	2.000.700 Sq.Mts
Total Plot Area Under Group Housing	5.017.456 Sq.Mts
Area Under Road Widening	2.218.244 Sq.Mts
Net Plot Area Under Group Housing	10.170.230 Sq.Mts
Permissible Ground Coverage	5.085.115 Sq.Mts
Proposed Ground Coverage	1.916.580 Sq.Mts
Permissible Total Built-Up Area	327.600 Sq.Mts
Proposed Total Built-Up Area	113.813.309 Sq.Mts
Permissible F.A.R.	3.00
Proposed F.A.R.	11.19
Permissible Ground Coverage	50%
Proposed Ground Coverage	18.85%
Permissible Parking	1 ECS Per Every 50 Sq.Mts.
Proposed Parking	1.016.456 / 50 Sq.Mts. Per 1 ECS = 1016.456 ECS
Proposed Parking	1.016.456 ECS
Surface Parking	1.016.456 ECS
Stilt Parking	2922.214 ECS
Total Parking	3.938.670 ECS

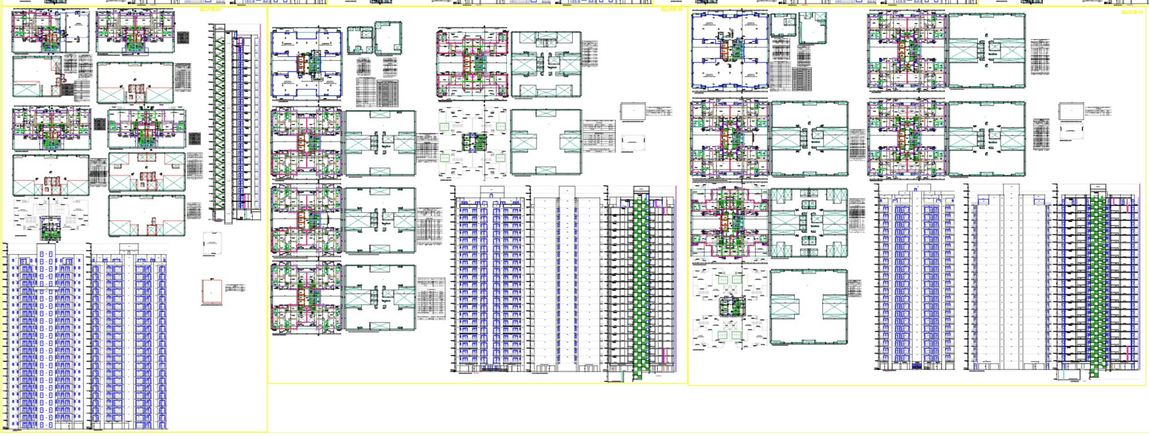
Area Statement	
Total Plot Area As Per CLU	10161.230 Sq.Mts
Area Under Commercial Pocket -01	1000.700 Sq.Mts
Area Under Commercial Pocket -02	1000.700 Sq.Mts
Area Under Commercial Pocket -03	2000.700 Sq.Mts
Total Plot Area - Commercial Pocket-1 =Commercial Pocket-01 =Commercial Pocket-02 = 49452.201 – 30161.530 = 19292.346 = 2249.798)	**43271.530 Sq.Mts.**
Area Under Road Widening	2218.244 Sq.Mts.
Net Plot Area Under Group Housing	40170.230 Sq.Mts

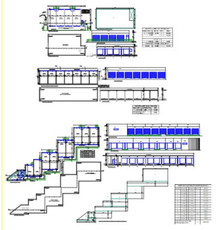
Description	Permissible	Achieved
Ground Coverage	8035.561 Sq.Mts. (20 % Of Net Total Plot)	**6843.147 Sq. Mts. (17.035%).**
F.A.R.	161935.875 Sq.Mts. (4.2 Times Of Total Plot Area) + 7.5% Of Permissible F.A.R. (Premium ECO Green Building) =7645.207 Sq.Mts. Total F.A.R. = 169581.082 = 7645.207 = 161935.875 Sq.Mts.	**113813.309 Sq.Mts. (3.5.606)**
Organized Green Area	6036.680 Sq.Mts. (15% Of Net Plot Area)	**Organized Green Area -01 = 4366.118 Sq.Mts. Organized Green Area -02 = 3424.644 Sq.Mts. Total Green Area = 7790.762 Sq.Mts. (19.402%)**

Parking Detail				
Proposed Required Parking				
Area less than 40,000 Sq.Mts. = 1 ECS Per 50 Square Meter				
Area Between 40,000 Sq.Mts. – 50 ECS Plus 1 Car Required				
Area Between 120 – 800 Sq.Mts. = 20+2.5 Per Unit Beyond				
Area Above 800 Sq.Mts. = 35 ECS Plus +01 Per Unit				
Description	No Of Units	ECS Required	No Of Cars Required	
Tower-01,02,03,04,05,06,07,08	Sq.Mts.	+01		
Stilt-01	2-3,347	267	2.2	534
Stilt-02 With Pent House	377-383	1	3.2	02
Tower-03				
Stilt-01	188-334	01	2.2	02
Stilt-02 With Pent House	302-628	2	3.2	6
Tower-09				80
Stilt-01	1-14-384	90	2.2	180
Stilt-02 With Pent House	23-358	4	2.2	9
Tower-10				168
Stilt-01	485-686	90	2.2	180
Stilt-02 With Pent House	300-005	4	3.2	12
				172
Total Car Parking Required				1161.00
10% Visitor Car Parking				161.00
Total Required Car Parking				**1148.400 ECS OR 1149 ECS**
Provided Parking				
For Open Parking (ECS For Every 22.5 Sq.Mts.)				
For Stilt Floor & Podium Floor Covered Parking (ECS For Every 27.91 Sq.Mts.				
For Basement Parking (ECS For Every 32.25 Sq.Mts.				
Surface Parking-01	(8-2 PH)	=R/42.250/22.5		**882.430 ECS**
Stilt & Podium Parking	(302-76)	=302/27.91		**10.820 ECS**
Basement Parking	30356-04)	=30356.04/32.2		**937.604 ECS**
Total Provided Parking				**1.2363.853 ECS OR 1364 ECS**

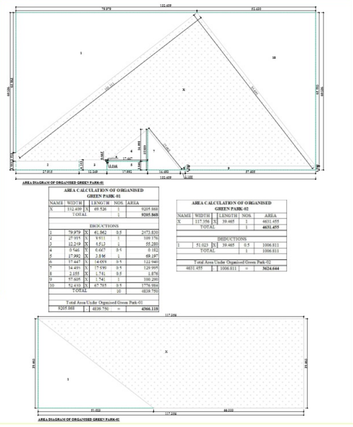








Approved with condition that applicant to fulfill the conditions of technical approval from competent authority vide technical letter CTP(SS)-2024/2625 dated 06.11.2024



ONLINE DRAWING NO.
PB/SAS/ZIRAK/212234

Promoters

AFFINITY BUILDTECH

Project

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

Applicant's Signature

AFFINITY BUILDTECH
PARTNER

Architect's Signature

Ar Amita Saini
B. ARCH AIA AV IID
CA-75704

Architect

NIRMAAN ASSOCIATES
an architecture studio
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DRAWING TITLE

SITE PLAN & AREA CALCULATION

JOB.NO.	AFFINITY-01	DRAWING NO. 01/01	REV.
DATE	28.03.2024		
SCALE	NTS		
DRAWN	JAP/NEET	STUDIO-3	
CHECKED	A3/SGR	ENGINEERING WING	
PAPER SIZE	A0	PMC, Approvals, Designs, Valuations, Estimates and Tender Consultancy ▪	
NORTH	N		