



Technically Approved  
(From Town Planning Point of View)  
Vide Letter No. 15  
DTP(S) Dated 02/01/2025  
District Town Planner, S.A.S. Nagar  
Beta Office (1)  
GMA, S.A.S. Nagar

**LEGEND (ROOF TOP LV.)**

- BASEMENT LINE
- ZONING LINE
- GROUND FLOOR PLAN (+10350)
- FIRST FLOOR PLAN (+10350)
- TYPICAL 2ND TO 4TH FLOOR PLAN (+121000)
- 5TH FLOOR PLAN (+124550)
- 6TH FLOOR PLAN (+127100)
- 7TH FLOOR PLAN (+131050)
- 8TH FLOOR PLAN (+135000)
- MUMTY FLOOR PLAN (+137750)

**LOADING & UNLOADING PLATFORM**

S.No.	DISCRPTION	AREA	UNIT
1	1 PLATFORM @ 1000 SqM OF FAR		
	<b>TOTAL FAR</b>	7578.11	Sqm
	<b>PLATFORMS REQUIRED</b>	8	Nos
		210.00	Sqm
2	<b>LOADING/UNLOADING PROVIDED</b>		
	3.5m X 7.5m = 26.25	210.31	Sqm

**TREE CALCULATION**

S.No.	DISCRPTION	AREA	UNIT
a.	BUILT UP AREA (FAR+NON FAR)	59395.91	SqM
b.	TREES REQD : 1 TREE FOR 225 SqM	259.54	Nos
	SAV	262	Nos
c.	TREES PROVIDED	265	Nos

**SOLID WASTE MANAGEMENT**

S.No.	LOCATION	AREA	UMT
1	A- BASEMENT-1	80.00	SqMT
2	B- BASEMENT-1	141.25	SqMT
3	C- BASEMENT-3	186.10	SqMT
	<b>TOTAL</b>	407.33	SqMT

**NOTE:**  
ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE BUILDING PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO APPLICANT/PROMOTER TO VIOLATE ANY RULES/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION/SALE/DEVELOPMENT. IN CASE ANY VIOLATION FOUND AT ANY STAGE, APPLICANT/PROMOTER SHALL BE LIABLE TO GET THE BUILDING PLAN REVISED ACCORDINGLY IMMEDIATELY.

**NOTES:-**  
\* RESPONSIBILITY FOR THE SAFETY OF THE BUILDING FOR DESIGN AND EXECUTION LIES ENTIRELY WITH THE OWNER, THE REGD. STRUCTURAL ENGG. AND ARCHITECT GENERAL :-  
1. GATE AND BOUNDARY WALL SHOULD BE AS PER ZONING.  
2. ALL BRICK WALLS ARE 200MM OR 100MM THICK UNLESS SPECIFIED.  
3. THE BUILDING (ALL FLOOR) SHALL BE EQUIPPED WITH HVAC SYSTEM & MECHANICALLY VENTILATED WITH 24 HRS POWER BACKUP.  
4. THE BUILDING SHALL BE FULLY SPRINKLED AND FULL FILL ALL THE FIRE SAFETY NORMS.  
5. ALL FIRE DOORS MARKED AS FD ARE 2hrs FIRE RATED DOORS.  
6. SOLAR PV PANEL SHALL BE PROVIDED AS/ PUPD BUILDING RULE 2021.  
7. RAIN WATER HARVESTING PITTS SHALL BE PROVIDED AS/ PUPD BUILDING RULE 2021.  
8. ALL LEVELS MARKED IN DRAWING ARE DERIVED FROM ERL #0  
9. EV STATIONS WILL BE PROVIDED AS PER PUPD RULES 2021

1. THIS PLAN IS AS PER ZONING DRG. NO. - PSIEC/PLGZ/CP-9/2022 DATED - 07-07-2022 APPROVED VIDE LETTER NO. A.T.P/2022/14042 DATED - 11/07/2022  
2. THIS SIDE IS ALLOTMENT VIDE LETTER NO. - PSIEC/EV/DGM-1/337-41 DATED 05/04/2022.

**AREA STATEMENT**

S.No.	Discription	as per Zoning	Area (acres)	Area (Sqm)
1	PLOT AREA		2.5	10117.50
		<b>PERMISSIBLE</b>		<b>ACHIEVED</b>
	%AGE	45	4552.88	43.10
2	GROUND COVERAGE	Unlimited	2.997	4391.50
3	F.A.R.	Unlimited		30318.58
4	EFFECTIVE BUILDING HT.	Unlimited		35M from ±0
a	Total FAR AREA		30318.58	Sqm
b	Total NON FAR AREA		29077.327	Sqm
c	Total BUILTUP AREA		59395.91	Sqm
d	Total Length of B.Wall		404.7	Rmt

**TOTAL FAR ACHIEVED**

S.No.	FLOOR	AREA	UNIT
<b>COMMERCIAL</b>			
1	GROUND FLOOR	389.43	SqM
2	FIRST FLOOR	378.66	SqM
		7578.11	SqM
<b>OFFICES</b>			
3	SECOND FLOOR	3650.29	SqM
4	THIRD FLOOR	3650.29	SqM
5	FOURTH FLOOR	3650.29	SqM
6	FIFTH FLOOR	3266.93	SqM
7	SIXTH FLOOR	3120.86	SqM
8	SEVENTH FLOOR	3032.81	SqM
9	EIGHTH FLOOR	2349.02	SqM
		22720.492	SqM
	<b>TOTAL FAR ACHIEVED (Commercial+Offices)</b>	30318.58	SqM

**TOTAL NON-FAR ACHIEVED**

S.No.	FLOOR	AREA	UNIT
1	BASEMENT-1	7232.54	SqM
2	BASEMENT-2	7250.05	SqM
3	BASEMENT-3	6892.46	SqM
4	GROUND FLOOR	1094.81	SqM
5	FIRST FLOOR	587.59	SqM
6	SECOND FLOOR	709.31	SqM
7	THIRD FLOOR	709.31	SqM
8	FOURTH FLOOR	709.31	SqM
9	FIFTH FLOOR	704.95	SqM
10	SIXTH FLOOR	826.28	SqM
11	SEVENTH FLOOR	684.42	SqM
12	EIGHTH FLOOR	501.34	SqM
13	MUMTY AREA'S	156.36	SqM
14	GUARD ROOM	18.61	SqM
	<b>TOTAL NON-FAR ACHIEVED</b>	28077.327	SqM

**TOTAL PARKING REQUIRED**

a.	2 ECS PER 100 SqM OF FAR		
b.	<b>TOTAL FAR AREA</b>	30318.58	Sqm
c.	Parking Required : FAR / 100 x 2	606.40	Nos
d.	SAV	607	Nos
e.	10% SURFACE PARKING	61	Nos

**TOTAL PARKING PROVIDED**

S.No.	FLOOR	AREA	UNIT
1	BASEMENT-1		
	<b>TOTAL</b>	5500.35	SqM
2	BASEMENT-2		
	PARKING @ 325sqm/ECS.....(i)	171	Nos
	<b>TOTAL</b>	6101.84	SqM
3	BASEMENT-3		
	PARKING @ 325sqm/ECS.....(ii)	191	Nos
	<b>TOTAL</b>	5742.19	SqM
4	SURFACE PARKING		
	PARKING @ 325sqm/ECS.....(iii)	179	Nos
	PARKING @ 235sqm/ECS.....(iv)	62	Nos
	<b>TOTAL PARKING PROVIDED (i) + (ii) + (iii) + (iv)</b>	673	NoS
	<b>5- FULLY AUTOMATIC HIGH PARKING AS PER BROCHURE ATTACHED</b>	04	NoS

**TOTAL - 607 No's**

**NOTE:-**  
1. BUILDING IS FULLY SPRINKLED AND FULLY MECHANICALLY VENTILATED ARTIFICIALLY LIFTED WITH 100% POWER BACKUP AS PER NBC NORMS  
2. ALL RAILINGS ARE 1000MM IN HEIGHT.  
CYBER SQUARE  
SITE NO 1 & II SHOPPING COMPLEX  
PHASE - IX EXPANSION INDUSTRIAL  
FOCAL POINT SAS NAGAR MOHALI

OWNER'S SIGNATURE: \_\_\_\_\_ ARCHITECT'S SIGNATURE: \_\_\_\_\_  
*Navneet Sarin*  
**NAVNEET SARIN**  
CA NO. CA/80/13498

DRAWING TITLE: SITE PLAN DATE: 28.12.2024  
DRAWING NUMBER: A-01 SCALE: 1:200