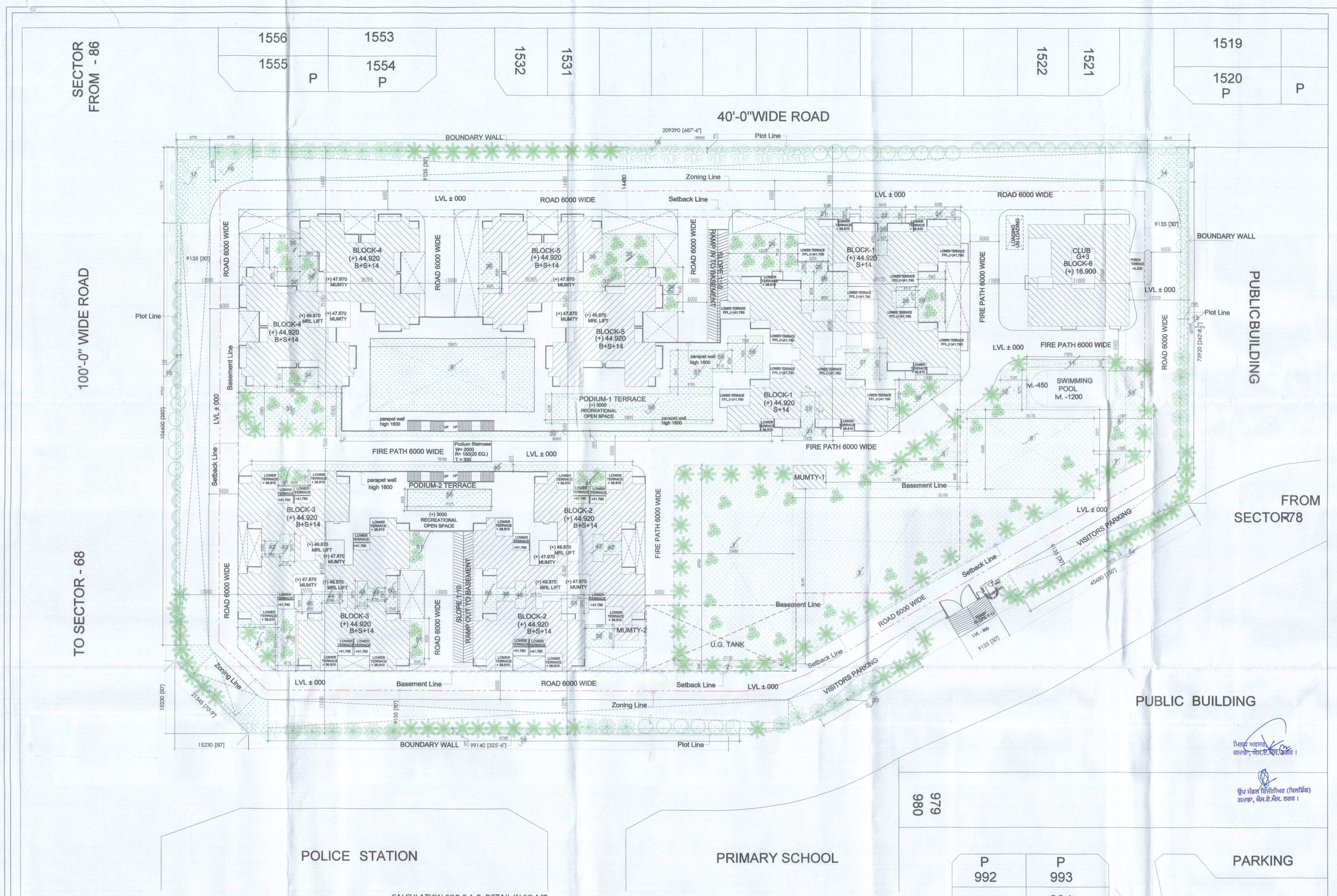


Area Statement in SQMT		Permissible Area/min. Required	Proposed Area /Provided	
Total Plot area (5.640 Acres) (A)	22824.270 SQMT			
Permissible FAR @ 1:2.5 Total Plot area		57060.675 SQMT	56653.749 SQMT	2.482
Permissible Ground Coverage @30%		6847.281 SQMT	6708.895 SQMT	29.393%
Minimum Required Permissible Green Area @25% Total Plot area		5706.067 SQMT	6336.788 SQMT	27.763%
Out of Which Minimum Required Organized Green Area@15% Total Plot area		3423.640 SQMT	3510.095 SQMT	15.379%
ECS		670 ECS	709 ECS	
Parking For Loading Unloading (7.00 m x3.50 m) @ 1000 SQMT. FAR OF COMMERCIAL		1 no.	1 no.	
Non F.A.R Area			28748.776 SQMT	
TOTAL Built Up Area = F.A.R. AREA + NON F.A.R AREA			85402.525 SQMT	

FAR AREA UNDER COMMERCIAL (REFER SHEET NO.42)
9.020X4.175 = 37.658 SQMT.
CORRES PONDING % ACRE = 0.068%
ON GROUP HOUSING FAR

Green Area Detail Calculation

S.NO.	Quantity	Shape	Formula		Detail	Calculation Area in SQMT
			Organized Green			
1	1	Rectangle	LXB	24.480	40.760	997.805
2	1	Rectangle	LXB	22.100	1.945	42.985
3	0.5	Traingle	LXB	62.100	36.195	1123.855
4	1	Rectangle	LXB	29.155	4.940	144.028
5	0.5	Traingle	LXB	18.040	11.555	104.226
6	1	Rectangle	LXB	26.170	16.495	431.674
7	0.5	Traingle	LXB	11.505	7.165	41.217
8	1	Rectangle	LXB	11.905	9.325	111.014
9	1	Rectangle	LXB	33.825	15.175	513.294
		TOTAL GREEN AREA				3510.095
		TOTAL Organized Green Area = @ 15.379%				
10	1	Rectangle	LXB	8.720	10.450	91.124
11	1	Rectangle	LXB	17.055	1.620	27.629
12	1	Rectangle	LXB	5.345	8.275	44.230
13	1	Rectangle	LXB	1.545	60.715	50.705
14	1	Rectangle	LXB	8.618	7.000	60.485
15	1	Rectangle	LXB	185.000	0.779	143.375
16	1	Rectangle	LXB	8.790	6.770	59.508
17	1	Rectangle	LXB	6.770	15.615	105.714
18	1	Rectangle	LXB	0.770	87.500	67.375
19	1	Rectangle	LXB	97.395	0.975	94.960
20	1	Rectangle	LXB	23.870	0.780	6.684
21	2	Rectangle	LXB	9.200	1.925	35.420
22	1	Rectangle	LXB	9.410	2.680	25.219
23	2	Rectangle	LXB	1.835	6.705	24.607
24	1	Rectangle	LXB	14.230	7.710	109.713
25	1	Rectangle	LXB	6.205	2.060	12.782
26	1	Rectangle	LXB	9.605	8.035	77.176
27	1	Rectangle	LXB	8.585	6.455	55.416
28	1	Rectangle	LXB	4.510	4.275	18.280
29	1	Rectangle	LXB	5.665	10.375	58.774
30	0.5	Traingle	LXB	13.685	10.790	73.831
31	1	Rectangle	LXB	10.460	1.780	18.565
32	1	Rectangle	LXB	88.850	1.025	91.174
33	1	Rectangle	LXB	21.265	10.365	220.412
34	1	Rectangle	LXB	8.580	3.835	32.904
35	2	Rectangle	LXB	7.630	6.930	105.752
36	2	Rectangle	LXB	3.820	8.145	62.961
37	2	Rectangle	LXB	4.735	3.855	36.507
38	1	Rectangle	LXB	4.685	8.580	40.197
39	1	Rectangle	LXB	3.090	9.165	28.320
40	1	Rectangle	LXB	78.700	1.315	103.491
41	2	Rectangle	LXB	6.670	3.180	42.421
42	2	Rectangle	LXB	3.665	2.685	19.681
43	2	Rectangle	LXB	2.110	5.675	23.949
44	1	Rectangle	LXB	3.705	1.880	7.135
45	1	Rectangle	LXB	4.885	3.870	18.905
46	2	Rectangle	LXB	4.220	12.840	54.827
47	0.5	Traingle	LXB	8.205	9.660	39.630
48	2	Rectangle	LXB	2.110	5.675	23.949
49	2	Rectangle	LXB	3.795	2.685	20.379
50	2	Rectangle	LXB	2.550	7.745	39.500
51	2	Rectangle	LXB	3.060	8.320	50.586
52	1	Rectangle	LXB	6.095	4.660	28.403
53	1	Rectangle	LXB	5.710	3.870	22.098
54	1	Rectangle	LXB	39.200	0.289	11.544
55	1	Rectangle	LXB	17.325	4.410	76.750
56	1	Rectangle	LXB	34.655	6.225	215.727
57	1	Rectangle	LXB	8.785	9.045	79.460
58	1	Rectangle	LXB	3.115	4.500	14.018
59	1	Rectangle	LXB	7.200	7.420	53.424
Total						2826.693
Net green area				3510.095	2826.693	336.788
Total Green Area = @ 27.753 %						

GROUND COVERAGE DETAILS

BLOCK NO.	AREA IN SQ.MT.	REFERENCE SHEET NO.
BLOCK -1	1061.863	SHEET NO-05
BLOCK -2	839.258	SHEET NO-19
BLOCK -3	839.258	SHEET NO-19
BLOCK -4	672.934	SHEET NO-33
BLOCK -5	672.934	SHEET NO-33
PODIUM	2104.814	SHEET NO-2b
CLUB	460.260	SHEET NO-44
GUARD ROOM	8.295	SHEET NO-01
MUMTY AREA	49.279	SHEET NO-01
TOTAL	6708.895	

PARKING ECS REQUIRED

TYPE	REQUIRED UNIT AREA IN SQMT.	NO.OF DU'S	ECS	REF. SHEET
TYPE -A (area above120 to 300 sqm)	2.00	146.467	72	144 SHEET-07a
TYPE -A1 (area above120 to 300 sqm)	2.00	241.756	6	12 SHEET-07a
TYPE -B (area above 90 to 120 sqm)	1.50	112.975	144	216 SHEET-21
TYPE -B1 (area above 120 to 300 sqm)	2.00	192.716	12	24 SHEET-23,25
TYPE -C (area upto 90 sqm)	1.00	97.699	168	168 SHEET-35
TOTAL HOUSING ECS			402	564
Visitors Car Parking @10% of Req. Housing ECS (56.4)				56
CLUB =AREA/100X3 ECS =1665.934X3 = 49.979 ECS =50ECS			1	50 SHEET-44
TOTAL ECS REQUIRED				670

TOTAL PARKING AREA @ CAR PARKING PROVIDED

LOCATION	AREA (SQ.MT.)	REFERENCE SHEET	PER ECS AREA	ECS PROVIDED	SAY
STILT PARKING AREA = PODIUM	5219.215	SHEET -02	28	186.401	186
BASEMENT PARKING AREA	11834.078	SHEET -03a	32	369.815	369
OPEN PARKING AREA	3548.406	SHEET-02	23	154.279	154
TOTAL ECS PROVIDED	20601.699			710.494	709

Parking For Loading Unloading (7.00 m x3.50 m) @ 1000 SQMT. FAR OF COMMERCIAL	REQUIRED	PROVIDED
	1 no.	1 no.

Notes:

Responsibility of Structure Stability of entire building blocks with respect to earth quake point of view and other natural calamities shall be of Owner/Architect/Egineer.

Structural stability: The building have been designed and will be constructed in accordance with the latest Edition of National Building code of India & prevailing relevant Codes of Bureau of Indian standard for Structural Stability of Buildings to sustain impact of Earthquake in Zone IV.

Mechanical ventilation is provided in all blocks
Exhaust fan are provided in toilets at all floors
Boundary wall and Gate detail as per standard design

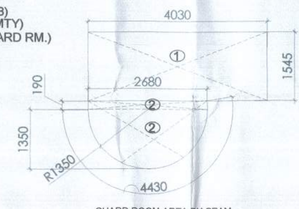
CALCULATION FOR F.A.R DETAIL IN SQ.MT.

	BLOCK-1						BLOCK-2 & 3						BLOCK-4 & 5						CLUB & COMMERCIAL		MUMTY AREA	GUARD ROOM	TOTAL AREA
S.NO.	FLOOR	AREA IN SQMT.	REFERENCE SHEET	BALCONY AREA	NO.OF BLOCK	TOTAL AREA IN SQMT.	AREA IN SQMT.	REFERENCE SHEET	BALCONY AREA	REFERENCE SHEET	NO.OF BLOCK	TOTAL AREA IN SQMT.	AREA IN SQMT.	REFERENCE SHEET	BALCONY AREA	REFERENCE SHEET	NO.OF BLOCK	TOTAL AREA IN SQMT.		REFERENCE SHEET			
1	STILT/GR.FL	135.495	SHEET-05	-	1	135.495	94.691	SHEET-19	-	-	2	169.382	102.992	SHEET-33	-	-	2	205.984	418.331	SHEET-44	49.279	8.295	986.766
2	1st FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	396.557	SHEET-44	-	-	4339.763
3	2nd FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	396.557	SHEET-44	-	-	4339.763
4	3rd FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	396.557	SHEET-44	-	-	4339.763
5	4th FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	-		-	-	3943.206
6	5th FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	-		-	-	3943.206
7	6th FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	-		-	-	3943.206
8	7th FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	-		-	-	3943.206
9	8th FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	-		-	-	3943.206
10	9th FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	-		-	-	3943.206
11	10th FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	-		-	-	3943.206
12	11th FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	-		-	-	3943.206
13	12th FLOOR	1004.640	SHEET-08	-	1	1004.640	776.762	SHEET-22	42.329	SHEET-21a	2	1638.182	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384			-	-	3943.206
14	13th FLOOR	943.022	SHEET-10	-	1	943.022	726.630	SHEET-24	19.433	SHEET-23a	2	1492.126	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	-		-	-	3735.532
15	14th FLOOR	640.645	SHEET-12	-	1	640.645	635.776	SHEET-26	7.985	SHEET-25a	2	1287.522	617.522	SHEET-36	32.670	SHEET-35a	2	1300.384	-		-	-	3228.551
16	TERRACE	25.259	SHEET-13	-	1	25.259	27.133	SHEET-27	-	-	2	54.266	28.650	SHEET-37	-	-	2	57.300	57.932	SHEET-44	-	-	194.757
	TOTAL					13800.101			535.366			22661.480						18468.66	1665.934		49.279	8.295	56653.749

NON FAR AREA DETAILS IN SQ.MT.

	BLOCK-1						BLOCK-2 & 3						BLOCK-4 & 5						PODIUM	BASEMENT		CLUB & COMMERCIAL		TOTAL AREA
S.NO.	FLOOR	NON FAR AREA IN SQMT.	REFERENCE SHEET NO.	BAL. AERA IN SQMT.	REFERENCE NO.	NO.OF BLOCK	TOTAL AREA IN SQMT.	NON FAR AREA IN SQMT.	REFERENCE SHEET NO.	BAL. AERA IN SQMT.	REFERENCE NO.	NO.OF BLOCK	TOTAL AREA IN SQMT.	NON FAR AREA IN SQMT.	REFERENCE SHEET NO.	BAL. AERA IN SQMT.	REFERENCE NO.	NO.OF BLOCK	TOTAL AREA IN SQMT.		REFERENCE SHEET NO.	REFERENCE SHEET NO.	REFERENCE SHEET NO.		
1	STILT/GR.FL.	926.368	SHEET-05	-	-	1	926.368	752.751	SHEET-19	-	-	2	1505.502	568.814	SHEET-33	-	-	2	1137.628	2104.814	SHEET-02b	13449.519	SHEET-03a	41.929	SHEET-44	19165.760
2	1st FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-				41.929	SHEET-44	706.962
3	2nd FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	41.929	SHEET-44	706.962
4	3rd FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	41.929	SHEET-44	706.962
5	4th FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	-	-	665.033
6	5th FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	-	-	665.033
7	6th FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	-	-	665.033
8	7th FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	-	-	665.033
9	8th FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	-	-	665.033
10	9th FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	-	-	665.033
11	10th FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	-	-	665.033
12	11th FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	-	-	665.033
13	12th FLOOR	27.308	SHEET-08	212.141	SHEET-6	1	239.449	22.209	SHEET-22	68.237	SHEET-21a	2	180.892	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	-	-	665.033
14	13th FLOOR	27.284	SHEET-10	210.528	SHEET-9	1	237.812	22.209	SHEET-24	63.916	SHEET-23a	2	172.250	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	-	-	654.754
15	14th FLOOR	27.284	SHEET-12	140.197	SHEET-11	1	167.481	22.209	SHEET-26	72.898	SHEET-25a	2	190.214	23.355	SHEET-36	98.991	SHEET-35a	2	244.692	-	-	-	-	-	-	602.387
16	TERRACE	39.788	SHEET-13	-	-	1	39.788	34.778	SHEET-27	-	-	2	69.556	35.658	SHEET-37	-	-	2	71.316	-	-	-	-	39.032	SHEET-44	219.692
	TOTAL	1348.420		2896.417			4244.837	1098.455		955.658			4108.226	931.442		1385.874			4634.632	2104.814		13449.519		206.748		28748.776

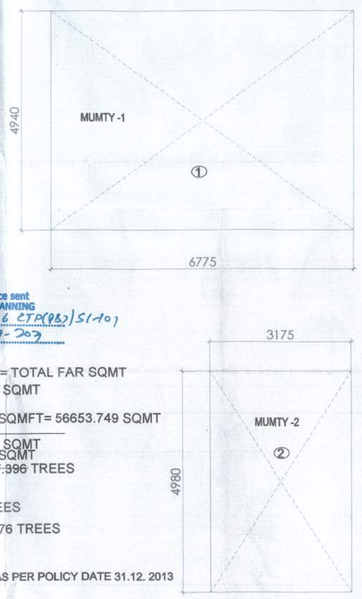
GROUP HOUSING FAR
TOTAL FAR = 56653.749 SQMT.
- 1665.934 SQMT. (CLUB)
- 49.279 SQMT. (MUMTY)
- 8.295 SQMT. (GUARD RM.)
= 54930.241 SQMT.



GUARD ROOM AREA DIAGRAM

GUARD ROOM AREA CALCULATION
1 4.030 X 1.545 = 6.226
2 2.680 X 0.190 = 0.509
3 4.430 X 1.350 - 2.860(1.350 - 1.350) / 2
3 5.980 - 2.860(0) / 2
3 5.980 - 2.860 / 2 = 3.12 / 2 = 1.560
TOTAL = 8.295

MUMTY AREA CALCULATION
MUMTY - 1
1 6.775 X 4.940 = 33.468
MUMTY -2
2 3.175 X 4.980 = 15.811
TOTAL = 49.279



T R E E S							
SYMBOL	SCIENTIFIC NAME	COMMON NAME	C/C DISTANCE	HEIGHT	SPREAD	TYPE	SYMBOL
	Polyalthia Longifolia	Ashok, Mast tree		15-20 m 8m C/C	7-11m	Evergreen maturity--6 to 12 yrs. Life --150 yrs.	
	Grevillea robusta	Silver oak or silk oak tree		6-20 m 5m C/C	6-8 m	Evergreen maturity--8 to 12 yrs. Life --20-30 yrs.	
	Chorisia speciosa	The Mexican silk cotton tree		8m C/C 11/2 m	7-11m	Deciduous maturity--15 to 20 yrs. Life --40 yrs.	
	Callistemon Lanceolatus	Bottle Brush		4m C/C 1-8 m	4-5 m	Evergreen maturity--5 to 8 yrs.	
	Alstonia scholaris	Devil's tree, Scholar's tree		8m C/C 2-12 m	7-13m	Evergreen maturity--10 to 20 yrs. Life --60-70 yrs.	
	Michelia champaca	Champa		8-15 m 6m C/C	6-10 m	Evergreen maturity--8 to 12 yrs. Life --60-70 yrs.	
	Polyalthia pendula			8m C/C 12-15 m	5-6 m	Evergreen maturity--6 to 10 yrs. Life --150 yrs.	
	Delonix regia	Gulmohar		10-15 m 8m C/C	15-20m	Deciduous maturity--5 to 8 yrs. Life --30 to 40 yrs.	
	Ficus panda			2-4 m 4m C/C	2-3 m		

Note: EWS FUND WILL BE DEPOSITED AS PER POLICY DATE 31.12. 2013 PUBLISHED ON 1.1.2014

TOTAL DENSITY OF PROJECT
TOTAL NO OF DU'S - 402 DU
PERSONS PER DU - 4.5 PERSONS
TOTAL POPULATION - 1809 PERSONS
PERSONS PER ACRE - 1809/5.64 ACRE
= 320.75 PERSONS PER ACRE

Chief Town Planner, Punjab, Chandigarh
Technical advice sent w.r.t TOWN PLANNING
Vide No. 5476 CTP(PB2)51-10)
Dated 23-7-2019

TREES REQUIRED = TOTAL FAR SQMT
229 SQMT

TREES REQUIRED = 56874.954 SQMFT= 56653.749 SQMT / 229 SQMT
= 56653.749 SQMT / 229 SQMT = 247.996 TREES
SAY= 248 TREES
PROPOSED= 276 TREES

Owners Sign.
Gagan Gupta
Director (Technical)
Central Govt. Emp. Welfare Hsg. Organisation
Ministry of Urban Development
New Delhi

Architects Sign.
GARG & ASSOCIATES
46, REGAL BUILDING
CONNAUGHT PLACE
NEW DELHI-110001
GAGAN GARG
CA-No.-99/25499

CLIENT

C.G.E.W.H.O
6th FLOOR (A) WING,
JANPATH ,NEW DELHI -01

JOB TITEL

CGEWHO
GROUP HOUSING AT
SECTOR -79 SAS NAGAR
AT MOHALI

ARCHITECTS :-
GARG & ASSOCIATES
ARCHITECTS , ENGINEERS , PLANNERS
46, REGAL BUILDING CONN. PLACE
NEW DELHI - 110001 .
PHONE :- 011- 23742808 , 23742509 .

SHEET TITLE
LAYOUT PLAN

north

dealt by KULDEEP
scale 1:100
date july-2021
drg.no 01