

PROJECT:-
DEVELOPMENT OF 25 ACRES "CASA ESPANA"
GROUP HOUSING APARTMENTS UNDER PAPRA 1995
AT SECTOR - 121
MOHALI (PB)

PROMOTER
SHIWALIK SITE PLANNERS PVT.LTD
SCO 510 SECTOR-70,
MOHALI

NOTES:-

1. LICENSE NO. LDC/2013 TO DEVELOP THIS PROJECT UNDER PROVISIONS OF PUNJAB REGIONAL AND TOWN PLANNING AND DEVELOPMENT ACT 1985 (PAPRA) WAS ISSUED BY COMPETENT AUTHORITY OF CHANDIGARH 8-7-2013 WHICH IS VALID UPTO 31-12-2022.
2. STRUCTURE OF GROUP HOUSING TOWERS 1,2,3,5,6,10 & 11 IS ALMOST COMPLETE AND HAS BEEN CONSTRUCTED AS PER APPROVED LAYOUT PLAN VIDE MEMO NO.1884 STP(S) SS-11 GR/SB-8 DATED 18-06-2013 SUBSEQUENTLY AMENDED BY ESTATE OFFICER GMADA WHILE APPROVAL OF BUILDING PLAN
3. CONSTRUCTION OF GROUP HOUSING TOWERS 4,7,8,15,17 & 18 SHALL BE DONE BY US AS PER PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY BUILDING BYE-LAWS 2018.
4. ENVIRONMENT CLEARANCE OF THIS PROJECT WAS GRANTED BY GOVT. OF INDIA, MINISTRY OF ENVIRONMENT & FOREST VIDE LETTER NO. SEAA/M.S/2014/9014 DATED 05.02.2014
5. NOC BY NATIONAL HIGHWAY AUTHORITY OF INDIA WAS GRANTED VIDE LETTER NO. NHA/PIUM/HL/11182/NOC/110 DATED 05.08.2019
6. NOC REGARDING HEIGHT OF BUILDINGS OF THIS PROJECT WAS GRANTED BY AIRPORT AUTHORITY OF INDIA ON 3-12-2018 VIDE LETTER NO - WAC/S 6369/112W/8ATS(76/18)
7. NOC BY FOREST DEPARTMENT WAS GRANTED VIDE MEMO NO. FCA/7512 DATED 7-1-2013.
8. NOC BY PUNJAB POLLUTION CONTROL BOARD WAS GRANTED VIDE CERTIFICATE NO. CTE/FRESH/SAS2019/9336914 DATED 13.05.2019
9. PROVISION OF ENDS HOUSES IS NOT REQUIRED IN THIS PROJECT SINCE REQUEST AMOUNT HAS BEEN DEPOSITED AS PER PREVAILING POLICIES ISSUED BY GOVT. OF PUNJAB.
10. THE SITE PLAN, ZONING PLAN & BUILDING PLANS OF GROUP HOUSING TOWERS 1 TO 11 AND CLUB BUILDING WORK SANCTIONED BY ESTATE OFFICER GMADA VIDE MEMO NO.GMADA/S.D.O.(B)/2014/8550 DATED 21-4-2014.

OWNER

ARCHITECTS :

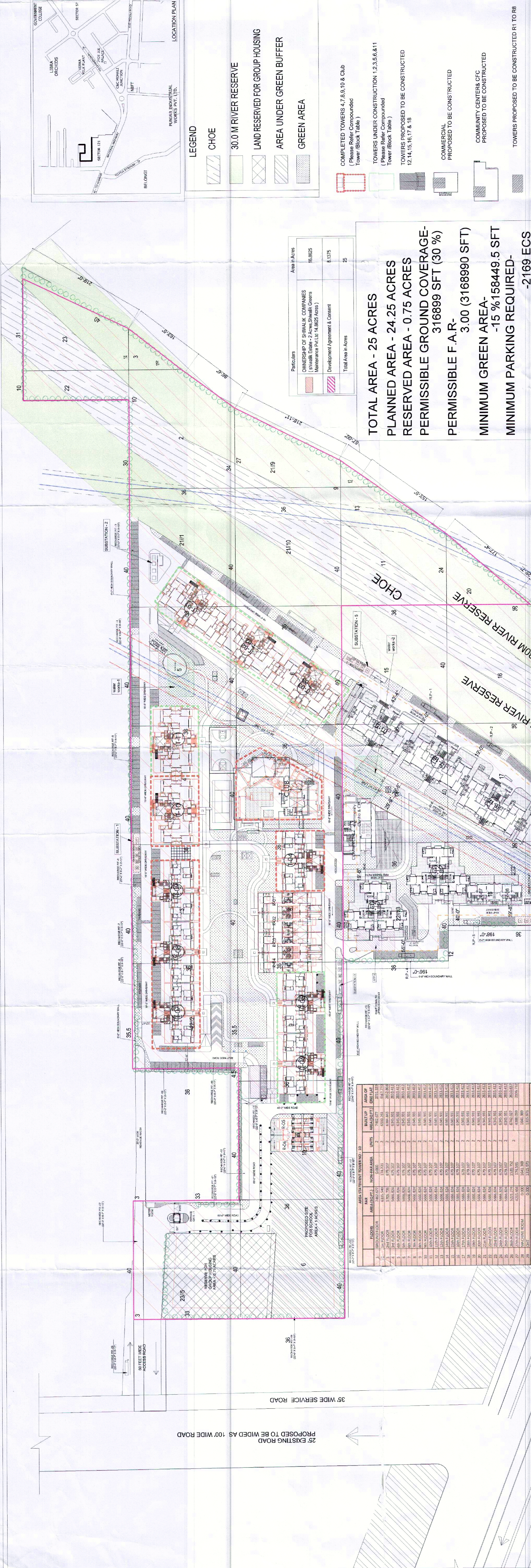
SIGNATURE

STRUCTURE CONSULTANT :
KAMAL NARAYAN
CA/2002/29445
CE CON Engrg
MTECH STRUCTURE
175, PKT-E MAYUR VIHAR-11, DELHI-110091
Ph -09810056948

SIGNATURE

TITLE:-
REVISED SITE PLAN

Date: 11-08-2020
Scale: 1:1000
Drawn by: Kamal Narayan
DRG. NO. : 01(R-5)



TOTAL SITE - 25 ACRES		PLANNED AREA - 24.25 ACRES		RESERVED AREA - 0.75 ACRES		PERMISSIBLE GROUND COVERAGE- 316899 SFT (30 %)		PERMISSIBLE F.A.R.- 3.00 (3168990 SFT)		MINIMUM GREEN AREA -15%158449.5 SFT		MINIMUM PARKING REQUIRED- -2169 ECS	
Sl. No.	Particulars	Area (Acres)	Area (SFT)	Sl. No.	Particulars	Area (Acres)	Area (SFT)	Sl. No.	Particulars	Area (Acres)	Area (SFT)	Sl. No.	Particulars
1	Completed Towers 4,7,8,10 & Qub	16.8625	18,86,955	1	Completed Towers 4,7,8,10 & Qub	16.8625	18,86,955	1	Completed Towers 4,7,8,10 & Qub	16.8625	18,86,955	1	Completed Towers 4,7,8,10 & Qub
2	Towers Under Construction 1,2,3,5,6 & 11	8.1575	8,95,175	2	Towers Under Construction 1,2,3,5,6 & 11	8.1575	8,95,175	2	Towers Under Construction 1,2,3,5,6 & 11	8.1575	8,95,175	2	Towers Under Construction 1,2,3,5,6 & 11
3	Towers Proposed to be Constructed	0.98	1,06,560	3	Towers Proposed to be Constructed	0.98	1,06,560	3	Towers Proposed to be Constructed	0.98	1,06,560	3	Towers Proposed to be Constructed
4	Community Center & Club	0.15	1,62,000	4	Community Center & Club	0.15	1,62,000	4	Community Center & Club	0.15	1,62,000	4	Community Center & Club
5	Land Reserved for Group Housing	0.75	8,15,750	5	Land Reserved for Group Housing	0.75	8,15,750	5	Land Reserved for Group Housing	0.75	8,15,750	5	Land Reserved for Group Housing
6	Area Under Green Buffer	0.75	8,15,750	6	Area Under Green Buffer	0.75	8,15,750	6	Area Under Green Buffer	0.75	8,15,750	6	Area Under Green Buffer
7	Green Area	0.75	8,15,750	7	Green Area	0.75	8,15,750	7	Green Area	0.75	8,15,750	7	Green Area

PROPOSED TOWERS, VILLA COMMUNITY CENTRE, COMMERCIAL & GATE

SHOWN IN

TOTAL SITE - 25 ACRES		PLANNED AREA - 24.25 ACRES		RESERVED AREA - 0.75 ACRES		PERMISSIBLE GROUND COVERAGE- 316899 SFT (30 %)		PERMISSIBLE F.A.R.- 3.00 (3168990 SFT)		MINIMUM GREEN AREA -15%158449.5 SFT		MINIMUM PARKING REQUIRED- -2169 ECS	
Sl. No.	Particulars	Area (Acres)	Area (SFT)	Sl. No.	Particulars	Area (Acres)	Area (SFT)	Sl. No.	Particulars	Area (Acres)	Area (SFT)	Sl. No.	Particulars
1	Completed Towers 4,7,8,10 & Qub	16.8625	18,86,955	1	Completed Towers 4,7,8,10 & Qub	16.8625	18,86,955	1	Completed Towers 4,7,8,10 & Qub	16.8625	18,86,955	1	Completed Towers 4,7,8,10 & Qub
2	Towers Under Construction 1,2,3,5,6 & 11	8.1575	8,95,175	2	Towers Under Construction 1,2,3,5,6 & 11	8.1575	8,95,175	2	Towers Under Construction 1,2,3,5,6 & 11	8.1575	8,95,175	2	Towers Under Construction 1,2,3,5,6 & 11
3	Towers Proposed to be Constructed	0.98	1,06,560	3	Towers Proposed to be Constructed	0.98	1,06,560	3	Towers Proposed to be Constructed	0.98	1,06,560	3	Towers Proposed to be Constructed
4	Community Center & Club	0.15	1,62,000	4	Community Center & Club	0.15	1,62,000	4	Community Center & Club	0.15	1,62,000	4	Community Center & Club
5	Land Reserved for Group Housing	0.75	8,15,750	5	Land Reserved for Group Housing	0.75	8,15,750	5	Land Reserved for Group Housing	0.75	8,15,750	5	Land Reserved for Group Housing
6	Area Under Green Buffer	0.75	8,15,750	6	Area Under Green Buffer	0.75	8,15,750	6	Area Under Green Buffer	0.75	8,15,750	6	Area Under Green Buffer
7	Green Area	0.75	8,15,750	7	Green Area	0.75	8,15,750	7	Green Area	0.75	8,15,750	7	Green Area