



AREA OF SCHEME:-

NOTE:- AREA OF SITE IS 26B-3B-7.47B OR 5.45 ACRES (or 237402 SQFT or 22055.37 SQMT) AS PER CLU ISSUED BY DTP(SAS NAGAR)/ VIDE MEMO NO:-1444, DATED :- 04.08.2022

AREA UNDER CLU	=	26B-3B-7.47B OR 5.45 ACRES
		OR 237402 SQFT
		OR 22055.37 SQMT
AREA UNDER POSSESSION AS PER SITE	=	237386.35 SQFTA
AREA UNDER 200' WIDE ROAD	=	30930.25 SQFTB
AREA UNDER 80' WIDE ROAD	=	15459.47 SQFTC
RESERVED AREA (R1+R2+R3+R4)	=	2945.023 SQFTD
NET PLANNED AREA (A- (B+C+D))	=	188051.61 SQFT

PROMOTER'S :- MONGA INFRA TECH.

INDEX

SR. NO.	S.C.O	SIZE	AREA IN SQFT	NOS	TOTAL AREA
1	1	50 X 66	3300	1	3300 SQFT
2	O2 TO 26	16.5 X 66	1089	25	27225 SQFT
SR. NO.	D.S.S	SIZE	AREA IN SQFT	NOS	TOTAL AREA
1	O1 TO 48	14 X 39.33	550.62	48	26429.76 SQFT
TOTAL			74	56954.76	SQFT
TOTAL SALEABLE AREA OF PROJECT =			30.34 %	56954.76	SQFT

COVERED AREA CALCULATION

SR. NO.	S.C.O.	ALLOWED NO. OF FLOORS	SIZE	ALLOWED NO. G. COVERAGE	COVERED AREA ON G. FLOOR	COVERED AREA ON F. FLOOR	COVERED AREA ON S. FLOOR	COVERED AREA ON T. FLOOR	TOTAL COVERED AREA PER S.C.O.	NO OF S.C.O.	TOTAL COVERED AREA
1	1	G+3	50.0 X 66.0	75%	2475	2475	2475	2475	9900	1	9900 SQFT
2	O2 TO 26	G+3	16.5 X 66.0	75%	816.75	816.75	816.75	816.75	3267	25	81675 SQFT
SR. NO.	D.S.S.	ALLOWED NO. OF FLOORS	SIZE	ALLOWED NO. G. COVERAGE	COVERED AREA ON G. FLOOR	COVERED AREA ON F. FLOOR	COVERED AREA ON S. FLOOR	COVERED AREA ON T. FLOOR	TOTAL COVERED AREA PER S.C.O.	NO OF S.C.O.	TOTAL COVERED AREA
1	O1 TO 48	G+1	14 X 39.33	100%	550.62	550.62	0	0	1101.24	48	52859.52 SQFT
TOTAL					3982.37	3982.37	0	0	144434.52		144434.52 SQFT

NOTE - ALTHOUGH DUE CARE HAS BEEN TAKEN WHILE APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO ANY PROMOTER/ENTREPRENEUR TO VIOLATE ANY RULE/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT, AND ALSO IT DOES NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION/SALE/DEVELOPMENT, IN CASE ANY VIOLATION IS FOUND AT ANY STAGE, PROMOTER SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY, IMMEDIATELY. THIS APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY MUMBLE COURT OF LAW, IF ANY.

REQUIRED E.C.S. DETAILS

TOTAL COVERED AREA	=	144434.52 SQFT
13418.29/100*2	=	268.3658 E.C.S.
PROVIDED E.C.S. DETAILS	=	72165.1 SQFT
6704.30/23	=	291.5 E.C.S.
MERCANTILE PARKING DETAILS:-		
AREA ON G. FLOOR	=	144434.52 SQFT
MERCANTILE PARKING	=	13418.29 SQMT
REQUIRED(1 @ 1000 SQM)	=	13.42 NOS
SAY 14 TRUCK SPACE		
SR. NO.	AREA	Area in Sqft
SURFACE PARKING-01	= 185.33 X 9.83	= 1821.41 sqft
SURFACE PARKING-02	= 160.96 X 34.875	= 5613.48 sqft
SURFACE PARKING-03	= 152.83 X 39.50	= 6038.56 sqft
SURFACE PARKING-04	= 253.00 X 113.75	= 28778.75 sqft
SURFACE PARKING-05	= 253.00 X 60.33	= 15263.49 sqft
SURFACE PARKING-06	= 243.00 X 9.83	= 2388.09 sqft
TOTAL		72165.1199 sqft
		6704.300 sqft
		291.5 E.C.S.

SERVICES AREA :-

TOILET BLOCK		
HANDICAPPED TOILET	= 7'-6" X 8'-0"	60.00 SQFT
SHE TOILET	= 7'-6" X 11'-0"	83.60 SQFT
HE TOILET	= 7'-6" X 15'-4"	114.98 SQFT
DRINKING WATER	= 7'-6" X 4'-0"	30.00 SQFT
STP AREA	=	852.072 SQFT
ELECTRICAL SERVICES/DG SET ETC	=	465.70 SQFT
CT/BT ROOM	= 10' X 10'	100.00 SQFT
SOLID WASTE MANAGEMENT(240 SQYDS)	=	2165.56 SQFT
WATER WORKS	=	185.68 SQFT

TREE PLANTATION DETAILS:-

1 TREE FOR EVERY 225 SQMT. COVERED AREA (AS PER PUDA BUILDING RULES, 2021)

=	144434.52/SQFT	
=	13418.29/SQMT	
=	59.63684/TRESS	
SAY 60 TRESS		

ARCHITECTURAL CONTROL SHALL BE APPROVED FROM THE COMPETENT AUTHORITY

PROJECT:- "MONGA CITY CENTRE"

PROPOSED COMMERCIAL LAYOUT, SITUATED AT VILLAGE CHAPPARICHERI KHURD, HADBAST NO 194, TEHSIL MOHALI, DISTT. S.A.S. NAGAR

DEVELOPER:- MONGA INFRA TECH.

TITLE:- SITE LAYOUT PLAN

ARCHITECT: Ar. Tejinder Girdhar
OWNER: For MONGA INFRA TECH

ARCHITECTS: A+D STUDIO
ARCHITECTS/INTERIOR DESIGNERS & PLANNING CONSULTANTS
SCO 230-251, THIRD FLOOR, SEC. 34-A, CHANDIGARH, PH. -0172-5016372

Drawn: Dheeraj makkar
Date: 05.07.2023

SCALE: 1:1000
DRG. NO. =01

Technical advice sent w.r.t TOWN PLANNING
Vide No. 2637 C.T. (Pb) / CC-23
Dated 20.7.2023
As per by C+P
Chief Town Planner, Punjab Chandigarh.

