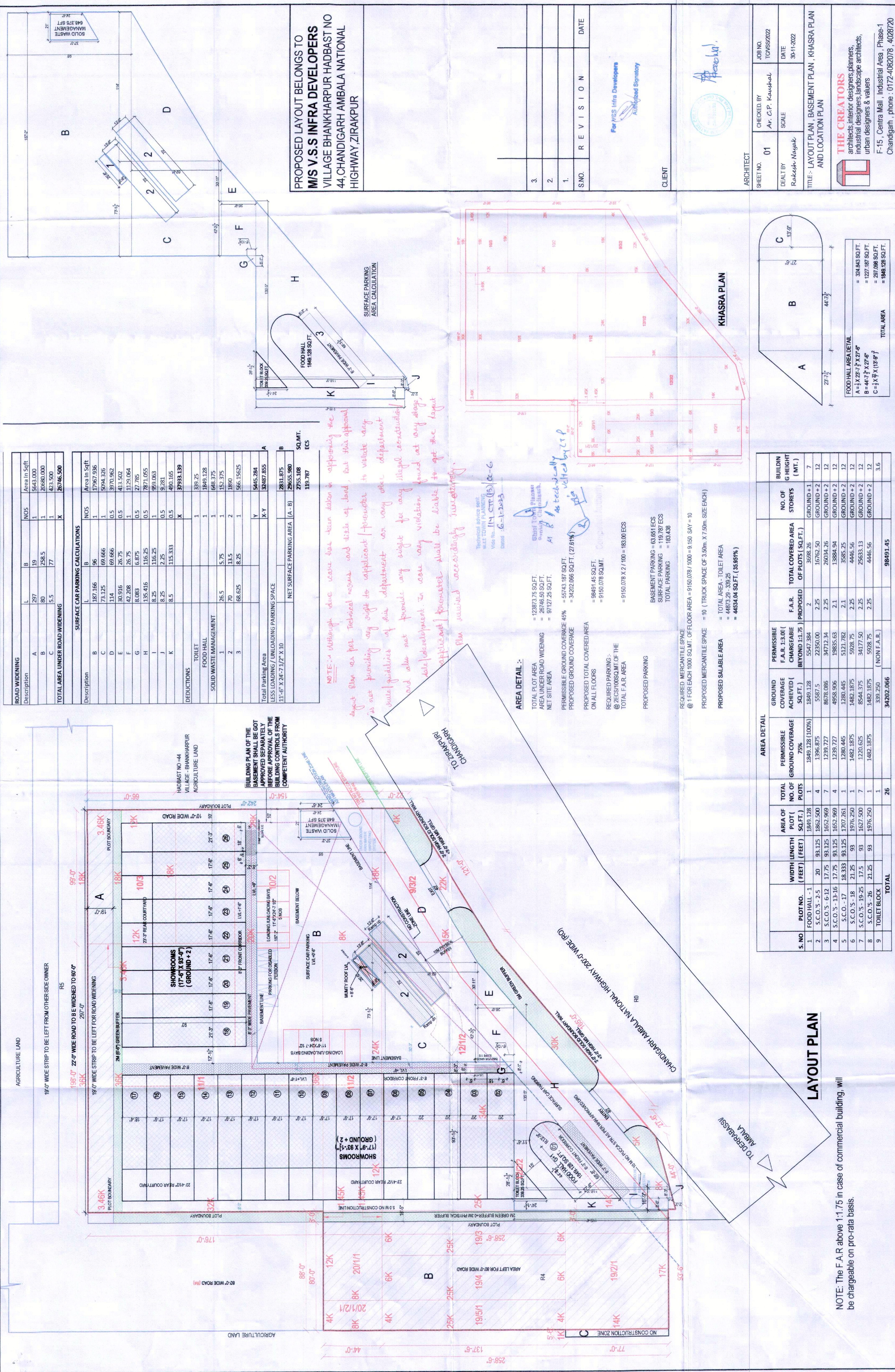




PROPOSED LAYOUT BELONGS TO
M/S V.S.S INFRA DEVELOPERS
VILLAGE BHANKHARPUR HADBAST NO
44, CHANDIGARH AMBALA NATIONAL
HIGHWAY, ZIRAKPUR

S.NO.	REVISION	DATE
3.		
2.		
1.		

For VSS Infra Developers
Authorized Signatory

CLIENT

ARCHITECT	CHECKED BY	JOB NO.
SHEET NO. 01	Ar. C.P. Koushal	TCVSS2022
DEALT BY	SCALE	DATE
Rakesh Nayak		30-11-2022
TITLE:- LAYOUT PLAN , BASEMENT PLAN , KHASRA PLAN AND LOCATION PLAN		
THE CREATORS architects, interior designers, planners, industrial designers, landscape architects, urban designers & valuers F-15, Centra Mall, Industrial Area, Phase-1 Chandigarh, phone : 0172-4082078, 4028720		

ROAD WIDENING	L	B	NOS	Area In Sqft
Description				
A	297	19	1	5643.000
B	80	258.5	1	20680.000
C	5.5	77	1	423.500
TOTAL AREA UNDER ROAD WIDENING			X	26746.500

SURFACE CAR PARKING CALCULATIONS			
Description	L	B	Area In Sqft
B	187.166	96	17967.936
C	73.125	69.666	5094.326
D	114	69.666	7970.962
E	30.916	26.75	827.150
F	42.208	26.75	1129.064
G	8.083	6.875	55.478
H	135.416	116.25	15751.055
I	8.25	116.25	959.063
J	8.25	2.25	18.563
K	8.5	115.333	979.833
DEDUCTIONS			
TOILET			339.25
FOOD HALL			1849.128
SOLID WASTE MANAGEMENT			648.375
1	26.5	5.75	152.375
2	70	13.5	945.000
3	68.625	8.25	566.15625
Total Parking Area			5445.284
LESS LOADING / UNLOADING PARKING SPACE			32487.855
11'-6" X 24'-7 1/2" X 10			2831.875
NET SURFACE PARKING AREA (A - B)			26555.980
			2755.108
			119.787
			SQ.MT. ECS

NOTE:- Although due care has been taken in preparing the layout plan as per technical norms and title of land, but this approval is not providing any right to applicant/ promoter to violate any guidelines of this department nor any other department and also not provide any right for any illegal construction/ development in case any violation found at any stage, applicant/ promoter shall be liable to get the layout plan revised accordingly immediately.

AREA DETAIL :-

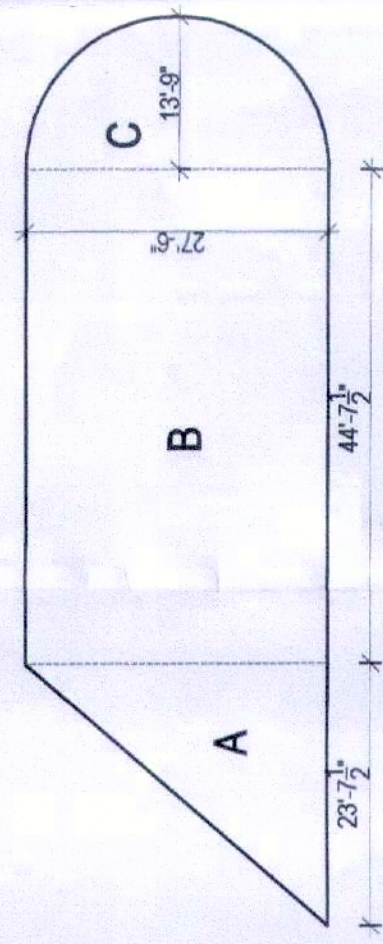
TOTAL PLOT AREA = 123873.75 SQ.FT.
AREA UNDER ROAD WIDENING = 26746.50 SQ.FT.
NET SITE AREA = 97127.25 SQ.FT.
PERMISSIBLE GROUND COVERAGE 45% = 55743.187 SQ.FT. (27.81%)
PROPOSED GROUND COVERAGE = 34202.066 SQ.FT. (27.81%)
PROPOSED TOTAL COVERED AREA ON ALL FLOORS = 98491.45 SQ.FT. = 9150.078 X 2 / 100 = 183.00 ECS
REQUIRED PARKING @ 2ECS/100SQ.MT OF THE TOTAL F.A.R. AREA
PROPOSED PARKING
BASEMENT PARKING = 63.651 ECS
SURFACE PARKING = 119.787 ECS
TOTAL PARKING = 183.438

REQUIRED MERCANTILE SPACE @ 1 FOR EACH 1000 SQ.MT. OF FLOOR AREA = 9150.078 / 1000 = 9.150 SAY = 10
PROPOSED MERCANTILE SPACE = 10 (TRUCK SPACE OF 3.50m X 7.50m SIZE EACH)
PROPOSED SALABLE AREA
= TOTAL AREA - TOILET AREA
= 44873.29 - 339.25
= 44534.04 SQ.FT. (35.95%)

AREA DETAIL												
S. NO	PLOT NO.	WIDTH (FEET)	LENGTH (FEET)	AREA OF PLOT (SQ. FT.)	TOTAL NO. OF PLOTS	PERMISSIBLE GROUND COVERAGE 75%	GROUND COVERAGE ACHIEVED (SQ. FT.)	PERMISSIBLE F.A.R. 1.3.00 (BEYOND 11.75)	CHARGEABLE PROPOSED F.A.R.	TOTAL COVERED AREA OF PLOTS (SQ. FT.)	NO. OF STOREYS	BUILDING HEIGHT (MT.)
1	FOOD HALL - 1	1849.128	100%	1849.128	1	1849.128 (100%)	1849.128	5547.384	2	3698.26	GROUND + 1	7
2	S.C.O.'S - 2-5	93.125	17.75	1662.50	4	1396.875	5587.5	22350.00	2.25	16762.50	GROUND + 2	12
3	S.C.O.'S - 6-12	17.75	93.125	1652.969	7	1239.727	8678.086	34712.34	2.25	26034.26	GROUND + 2	12
4	S.C.O.'S - 13-16	17.75	93.125	1652.969	4	1239.727	4958.906	19835.63	2.1	13884.94	GROUND + 2	12
5	S.C.O.'S - 17	18.333	93.125	1707.261	1	1280.445	1280.445	5121.782	2.1	3585.25	GROUND + 2	12
6	S.C.O.'S - 18	21.25	93	1976.250	1	1482.1875	1482.1875	5928.75	2.25	4446.56	GROUND + 2	12
7	S.C.O.'S - 19-25	17.5	93	1627.500	7	1220.625	8544.375	34177.50	2.25	25633.13	GROUND + 2	12
8	S.C.O.'S - 26	21.25	93	1976.250	1	1482.1875	1482.1875	5928.75	2.25	4446.56	GROUND + 2	12
9	TOILET BLOCK						339.250	(NON F.A.R.)				3.6
TOTAL					26		34202.066			98491.45		

LAYOUT PLAN

NOTE: The F.A.R above 1:1.75 in case of commercial building, will be chargeable on pro-rata basis.



FOOD HALL AREA DETAIL
A = 1 X 23'-7" X 27'-8" = 324.843 SQ.FT.
B = 44'-2" X 27'-8" = 1227.87 SQ.FT.
C = 1 X 4" X 13'-9" = 297.088 SQ.FT.
TOTAL AREA = 1849.128 SQ.FT.