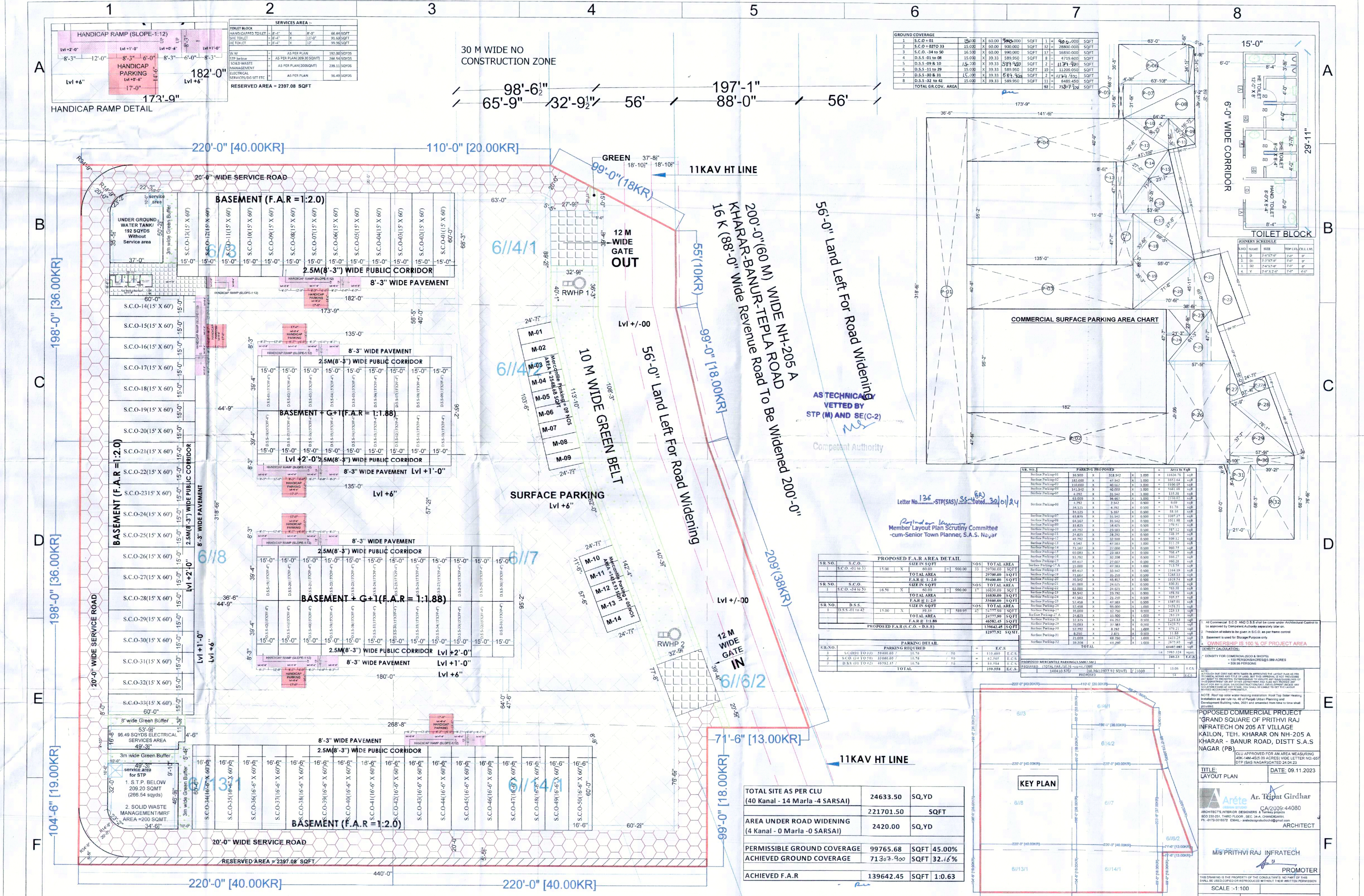

SERVICES AREA :-					
TOILET BLOCK					
HANDICAPPED TOILET	=	8'-4"	X	8'-0"	66.64 SQFT
GEN TOILET	=	8'-4"	X	12'-0"	99.68 SQFT
HE TOILET	=	8'-4"	X	12'	99.96 SQFT
DV W	=	AS PER PLAN			192.00 SQYDS
STP below	=	AS PER PLAN(209.30 SQMT)			266.54 SQYDS
SOLID WASTE MANAGEMENT	=	AS PER PLAN(200SQMT)			239.11 SQYDS
ELECTRICAL SERVICES/DG SET ETC	=	AS PER PLAN			96.49 SQYDS

RESERVED AREA = 2397.08 SQFT

GROUND COVERAGE										
1	S.C.O = 01	15.000	X	60.00	900.000	SQFT	1	=	900.000	SQFT
2	S.C.O = 02TO 33	15.000	X	60.00	900.000	SQFT	32	=	28800.000	SQFT
3	S.C.O. -34 to 50	16.500	X	60.00	990.000	SQFT	17	=	16830.000	SQFT
4	D.S.S.-01 to 08	15.000	X	39.33	589.950	SQFT	8	=	4719.600	SQFT
5	D.S.S.-09 & 10	15.000	X	39.33	589.950	SQFT	2	=	1179.900	SQFT
6	D.S.S.-11 to 29	15.000	X	39.33	589.950	SQFT	19	=	11209.050	SQFT
7	D.S.S.-30 & 31	15.000	X	39.33	589.950	SQFT	2	=	1179.900	SQFT
8	D.S.S.-32 to 42	15.000	X	39.33	589.950	SQFT	11	=	6489.450	SQFT
	TOTAL GR.COV. AREA						92	=	71367.900	SQFT

JOINERY SCHEDULE				
SNO	NAME	SIZE	TOP LVL	CILL LVL
1.	D	7'-6"X7'-0"	7'-0"	0"
2.	D1	7'-3"X7'-0"	7'-0"	0"
3.	D2	7'-6"X7'-0"	7'-0"	0"
4.	V	7'-6" X 2'-0"	7'-0"	4'-6"

PROPOSED F.A.R AREA DETAIL										
				SIZE IN SQFT				NOS	TOTAL AREA	
1	S.C.O -01 to 33	15.00	X	60.00	=	900.00		33	29700.00	SQFT
				TOTAL AREA					29700.00	SQFT
				F.A.R @ 1:2.0					59400.00	SQFT
				SIZE IN SQFT				NOS	TOTAL AREA	
1	S.C.O -34 to 50	16.50	X	60.00	=	990.00		17	16830.00	SQFT
				TOTAL AREA					16830.00	SQFT
				F.A.R @ 1:2.0					33660.00	SQFT
				SIZE IN SQFT				NOS	TOTAL AREA	
1	D.S.S.-01 to 42	15.00	X	39.33	=	589.95		42	24777.90	SQFT
				TOTAL AREA					24777.90	SQFT
				F.A.R @ 11.88					46582.45	SQFT
	PROPOSED F.A.R (S.C.O. + D.S.S)								139642.45	SQFT
									12977.92	SQ.MT.

PARKING DETAIL						
SR.NO.	PARKING REQUIRED				=	E.C.S
1	S.C.O(01 TO 33)	59400.00 /	10.76	50	=	110.489 E.C.S
2	S.C.O. (34 TO 50)	33660.00 /	10.76	50	=	62.565 E.C.S
3	D.S.S (01 TO 42)	46582.45 /	10.76	50	=	86.584 E.C.S
	TOTAL				=	259.638 E.C.S

SR. NO.	PARKING PROPOSED							
Surface Parking-01	38.500	x	318.542	x	1.000	=	11826.78	v.u.ft
Surface Parking-02	182.000	x	47.542	x	1.000	=	8652.64	v.u.ft
Surface Parking-03	150.000	x	40.667	x	1.000	=	6100.05	v.u.ft
Surface Parking-04	141.542	x	40.000	x	1.000	=	5661.68	v.u.ft
Surface Parking-05	4.292	x	31.542	x	1.000	=	135.38	v.u.ft
	63.000		36.667	x	1.000	=	2310.02	v.u.ft
Surface Parking-06	6.792	x	2.542	x	0.500	=	8.69	v.u.ft
	34.125	x	4.292	x	0.500	=	81.76	v.u.ft
Surface Parking-07	54.125	x	3.167	x	0.500	=	68.16	v.u.ft
Surface Parking-08	64.167	x	31.542	x	0.500	=	1012.37	v.u.ft
Surface Parking-09	33.625	x	18.625	x	0.500	=	1911.08	v.u.ft
Surface Parking-10	49.792	x	23.583	x	0.500	=	778.91	v.u.ft
Surface Parking-11	24.625	x	28.292	x	0.500	=	787.12	v.u.ft
Surface Parking-12	49.792	x	32.500	x	0.500	=	348.15	v.u.ft
Surface Parking-13	6.542	x	47.583	x	1.000	=	1100.12	v.u.ft
Surface Parking-14	71.167	x	21.000	x	0.500	=	311.29	v.u.ft
Surface Parking-15	60.083	x	23.583	x	0.500	=	960.79	v.u.ft
Surface Parking-16	53.292	x	32.208	x	0.500	=	708.47	v.u.ft
Surface Parking-17	69.417	x	27.667	x	0.500	=	1066.87	v.u.ft
Surface Parking-17-A	23.000	x	47.583	x	1.000	=	960.26	v.u.ft
Surface Parking-18	48.417	x	33.667	x	0.500	=	713.94	v.u.ft
Surface Parking-19	71.667	x	33.250	x	0.500	=	1164.19	v.u.ft
Surface Parking-20	29.542	x	45.917	x	0.500	=	1128.13	v.u.ft
Surface Parking-21	61.000	x	24.625	x	0.500	=	1019.74	v.u.ft
Surface Parking-22	64.000	x	24.625	x	0.500	=	830.31	v.u.ft
Surface Parking-23	38.542	x	23.292	x	0.500	=	763.88	v.u.ft
Surface Parking-24	41.583	x	21.250	x	0.500	=	458.59	v.u.ft
Surface Parking-25	52.458	x	47.583	x	0.500	=	707.57	v.u.ft
Surface Parking-26	57.458	x	55.000	x	1.000	=	1467.01	v.u.ft
Surface Parking-27	35.000	x	12.750	x	0.500	=	1576.71	v.u.ft
Surface Parking-27-A	24.625	x	33.500	x	1.000	=	223.13	v.u.ft
Surface Parking-28	32.375	x	66.292	x	0.500	=	1215.83	v.u.ft
Surface Parking-29	39.083	x	31.583	x	0.500	=	1420.75	v.u.ft
Surface Parking-30	32.792	x	8.292	x	1.000	=	270.21	v.u.ft
Surface Parking-31	8.250	x	2.875	x	0.500	=	11.84	v.u.ft
	21.000		68.250	x	1.000	=	1433.25	v.u.ft
Surface Parking-32	39.208	x	68.250	x	1.000	=	2675.93	v.u.ft
	TOTAL						44467.087	
						i.e.	1983.324	sqmt.
							240.23	F.C.S

PROPOSED MERCANTILE PARKING(3.5MX7.5M)						
REQUIRED (TOTAL FAR / 32.18 sqm) / 100					=	13.05 F.C.S
	140410.57/	10.76 (1293.7152 SQ.FT)	/ 1000		=	14 F.C.S
PROPOSED						

TOTAL SITE AS PER CLU (40 Kanal - 14 Marla -4 SARSAI)	24633.50	SQ,YD	
	221701.50	SQFT	
AREA UNDER ROAD WIDENING (4 Kanal - 0 Marla -0 SARSAI)	2420.00	SQ,YD	
PERMISSIBLE GROUND COVERAGE	99765.68	SQFT	45.00%
ACHIEVED GROUND COVERAGE	71367.900	SQFT	32.16%
ACHIEVED F.A.R	139642.45	SQFT	1:0.63

1. All Commercial S.C.O AND D.S.S shall be cover under Architectural Control to be approved by Competent Authority separately later on.
2. Provision of stairs to be given in S.C.O. as per Items control.
3. Basement is used for Storage Purpose only.
4. OWNERSHIP IS 100 % OF PROJECT AREA (SMT. SHANTI GOYAL)

* DENSITY FOR COMERCIAL(SCO & SHOPS) = 100 PERSON/ACRES@5.089 ACRES = 508.39 PERSONS

NOTE:
NOTWITHSTANDING THE FACT THAT WE HAVE TAKEN ON APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND, BUT THIS APPROVAL IS NOT PREJUDICE TO ANY COURT CASE AND ANY DISPUTE OF LAND OWNERSHIP WHICH MAY ARISE THE DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDES ANY RIGHT FOR ANY CLAIM. SIA/ECONSTRUCTION/SALE / DEVELOPMENT/IMCASE ANY OTHER CASE/ACTIVITY ETC. SHALL BE SHALL BE TAKEN THE GET THE LAYOUT REVISED ACCORDINGLY IMMEDIATELY.

NOTE: Roof top solar water heating installation. Roof Top Solar Heating Installation as per rule no. 46 of Punjab Urban Planning and Development Building rules, 2021 and amended from time to time shall provided.

POPOSED COMMERCIAL PROJECT "GRAND SQUARE OF PRITHVI RAJ INFRATECH ON 205 AT VILLAGE KAILON, TEH. KHARAR ON NH-205 A KHARAR - BANUR ROAD, DISTT S.A.S NAGAR (PB)

CLU APPROVED FOR AN AREA MEASURING 40K-14M-4(0.50 AC(RES) VIDE LETTER NO:-607 DTP (SAS NAGAR)DATED 24.04.23

TITLE: LAYOUT PLAN

DATE: 09.11.2023

Arete
Ar. Tejpal Girdhar
CA/2009-44080
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Ph.:-0172-5010372 EMAIL:- aretedesignsdlocfch@gmail.com
ARCHITECT

M/s PRITHVI RAJ INFRATECH
PROMOTER

THIS DRAWING IS THE PROPERTY OF THE CONSULTANTS. NO PART OF THIS SHALL BE USED,COPIED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION

SCALE :-1:100

DRG. NO. 01