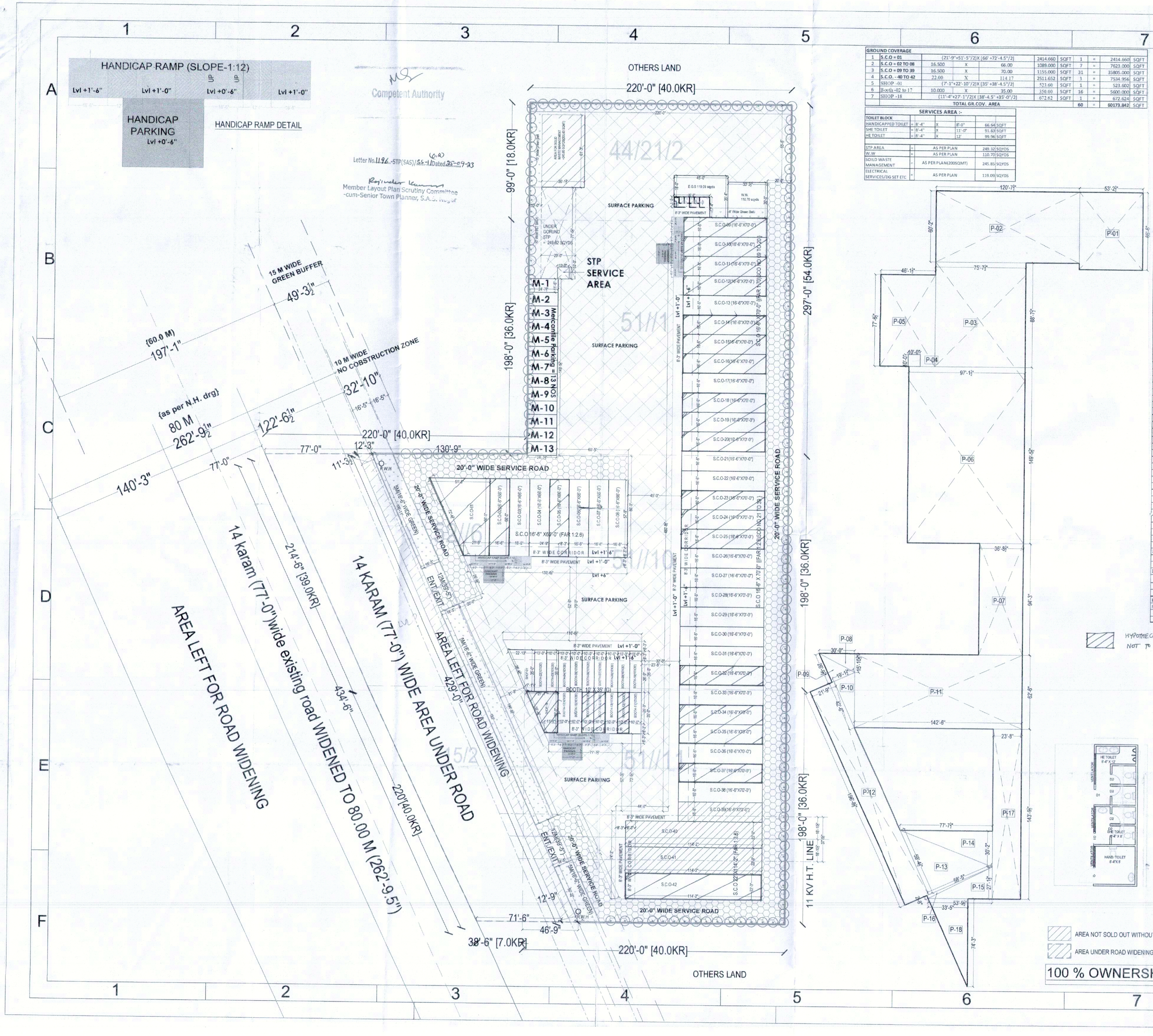

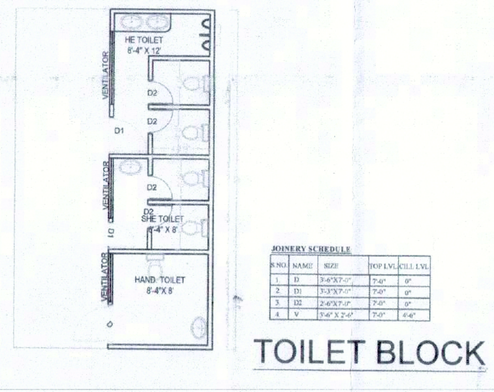

JOINERY SCHEDULE				
S.NO	NAME	SIZE	SILL LVL	HEAD LVL
1	D	3'-6"X7'-0"	0'-6"	7'-6"
2	D1	3'-3"X7'-0"	0'-6"	7'-6"
3	D2	2'-6"X7'-0"	0'-6"	7'-6"
4	V	3'-6" X 2'-6"	5'-0"	6'-6"

GROUND COVERAGE										
1	S.C.O = 03	(21'-9"+51'-5"/2)X	(66' +72'-4.5"/2]		2414.660	SQFT	1	=	2414.660	SQFT
2	S.C.O = 03 TO 08	16.500	X	66.00	1089.000	SQFT	7	=	7623.000	SQFT
3	S.C.O = 09 TO 39	16.500	X	70.00	1155.000	SQFT	31	=	35805.000	SQFT
4	S.C.O. - 40 TO 42	22.00	X	114.17	2511.652	SQFT	3	=	7534.956	SQFT
5	SHOP -01	(7'-1"+22'-10"/2)X	[35' +38'-4.5"/2]		523.60	SQFT	1	=	523.602	SQFT
6	Booth -02 to 17	10.000	X	35.00	350.00	SQFT	16	=	5600.000	SQFT
7	SHOP -18	(11'-4"+27'-1"/2)X	[38'-4.5" +35'-0"/2]		672.62	SQFT	1	=	672.624	SQFT
		TOTAL GR.COV. AREA					60	=	60173.842	SQFT

SERVICES AREA :-					
TOILET BLOCK					
HANDICAPPED TOILET	=	8'-4"	X	8'-0"	66.64 SQFT
SHE TOILET	=	8'-4"	X	11'-0"	91.63 SQFT
HE TOILET	=	8'-4"	X	12'	99.96 SQFT
STP AREA	=	AS PER PLAN			249.32 SQYDS
W.W	=	AS PER PLAN			110.70 SQYDS
SOILD WASTE MANAGEMENT	=	AS PER PLAN(2005QMT)			245.85 SQYDS
ELECTRICAL SERVICES/DG SET ETC	=	AS PER PLAN			119.09 SQYDS

TOTAL SITE AS PER CLU (32 Kanal - 1 Marla	19390.25	SQ,YD	
	174512.25	SQFT	
AREA UNDER ROAD WIDENING	4055.974	SQFT	
NET BALANCE AREA	170456.28	SQFT	
PERMISSIBLE GROUND COVERAGE	78530.51	SQFT	45.00%
ACHIEVED GROUND COVERAGE	60173.84	SQFT	34.48%
ACHIEVED F.A.R	133104.03	SQFT	1:0.78

PROPOSED F.A.R AREA DETAIL										
SR. NO.	S.C.O.	SIZE IN SQFT						NOS	TOTAL AREA	
1	S.C.O. -01	(21'-9"+51'-5"/2)X	(66' +72'-4.5"/2]		=	2414.66		1	2414.66	SQFT
2	S.C.O. -02 to08	16.50	X	66.00	=	1089.00		7	7623.00	SQFT
		TOTAL AREA							10037.66	SQFT
		F.A.R @ 1: 2.6							26097.92	SQFT
SR. NO.	S.C.O.	SIZE IN SQFT						NOS	TOTAL AREA	
1	S.C.O. -09 to 20	16.50	X	70.00	=	1155.00		12	13860.00	SQFT
		TOTAL AREA							13860.00	SQFT
		F.A.R @ 1: 1.70							23562.00	SQFT
SR. NO.	S.C.O.	SIZE IN SQFT						NOS	TOTAL AREA	
1	S.C.O. -21 to 39	16.50	X	70.00	=	1155.00		19	21945.00	SQFT
		TOTAL AREA							21945.00	SQFT
		F.A.R @ 1:2.6							57057.00	SQFT
SR. NO.	S.C.O.	SIZE IN SQFT						NOS	TOTAL AREA	
1	S.C.O. - 40 TO 42	22.00	X	114.17	=	2511.65		3	7534.96	SQFT
		TOTAL AREA							7534.96	SQFT
		F.A.R @ 1: 2.6							19590.89	SQFT

SR. NO.	BOOTH & SHOP	SIZE IN SQFT						NOS	TOTAL AREA	
1	SHOP -01	(7'-1"+22'-10"/2)X	[35' +38'-4.5"/2]					1	523.60	SQFT
2	Booth -02 to 17	10.00	X	35.00	=	350.00		16	5600.00	SQFT
3	SHOP -18	(11'-4"+27'-1"/2)X	[38'-4.5" +35'-0"/2]					1	672.62	SQFT
		TOTAL AREA							6796.23	SQFT
		F.A.R @ 1 : 1							6796.23	SQFT

PROPOSED F.A.R (S.C.O. + BOOTH+SHOP)	133104.03	SQFT

PARKING DETAIL							
SR. NO.	PARKING REQUIRED				=	E.C.S	
1	S.C.O(01 TO 08)	26097.92	/	10.76	/ 50	=	48.509	E.C.S
2	S.C.O(09 TO 22)	23562.00	/	10.76	/ 50	=	43.796	E.C.S
3	S.C.O(23 TO 39)	57057.00	/	10.76	/ 50	=	106.054	E.C.S
4	S.C.O(40 TO 42)	19590.89	/	10.76	/ 50	=	36.414	E.C.S
5	BOOTH & SHOP	6796.23	/	10.76	/ 50	=	12.632	E.C.S
	TOTAL						247.405	E.C.S.

PARKING PROPOSED									
SR. NO.							=	Area in Sqft	
	Surface Parking-01	53.208	X	65.500	X	1.000	=	3485.12	sqft
	Surface Parking-02	120.625	X	60.167	X	1.000	=	7257.64	sqft
	Surface Parking-03	75.625	X	88.625	X	1.000	=	6702.27	sqft
	Surface Parking-05	46.125	X	77.541	X	1.000	=	3576.58	sqft
	Surface Parking-06	97.125	X	149.458	X	1.000	=	14516.11	sqft
	Surface Parking-07	36.708	X	94.250	X	1.000	=	3459.73	sqft
	Surface Parking-08	30.000	X	15.875	X	0.500	=	238.13	sqft
	Surface Parking-09	26.792	X	19.125	X	0.500	=	256.20	sqft
	Surface Parking-10	42.500	X	19.125	X	0.500	=	406.41	sqft
	Surface Parking-11	142.600	X	62.500	X	1.000	=	8912.50	sqft
	Surface Parking-12	21.750	X	196.708	X	1.000	=	4278.40	sqft
	Surface Parking-13	59.375	X	58.417	X	0.500	=	1734.25	sqft
	Surface Parking-14	77.625	X	30.167	X	0.500	=	1170.86	sqft
	Surface Parking-15	53.792	X	27.125	X	0.500	=	729.55	sqft
	Surface Parking-16	58.417	X	2.667	X	0.500	=	77.90	sqft
	Surface Parking-17	23.667	X	143.792	X	1.000	=	3403.13	sqft
	Surface Parking-18	74.250	X	33.416	X	0.500	=	1240.57	sqft
								61445.337	sqft
DEDUCTION									
	Surface Parking-04	10.000	X	10.000	X	1.000	=	100.00	sqft
								100.000	sqft
BALANCE AREA		61445.337		-		100.000	=	61345.337	sqft
							i.e.	5701.240	sqmt.
								248	E.C.S

PROPOSED MERCANTILE PARKING(3.5MX7.5M)						
REQUIRED	(TOTAL FAR /10.76 =sqmt /1000			=	12.37	E.C.S.
	133104.03 /	10.76	/ 1000			
	PROPOSED				13	E.C.S.

NOTE:-
1. ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO PROMOTER/ ENTREPRENEUR TO VIOLATE ANY RULE/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL SALE/CONSTRUCTION/SALE /DEVELOPMENT.INCASE ANY VIOLATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE LAYOUT REVISED ACCORDINGLY IMMEDIATELY.
2. ROOF TOP SOLAR WATER HEATING INSTALLATION: ROOF TOP SOLAR HEATING INSTALLATION AS PER RULE NO. 40 OF PUNJAB URBAN PLANNING AND DEVELOPMENT BUILDING RULES, 2021 AMD AMENDED FROM TIME TO TIME SHALL PROVIDED.

TREE PLANTATION NOTE:-
One tree for every 250 sqmt. of built up area shall be provide
Total Built up Area = 13310403 SQFT or 12370.36 SQMT / 225 SQMT = 54.98 TREES
Provided Trees = 150 nos.

1. All Commercial S.C.O. and BOOTH shall be cover under Architectural Control to be approved by Competent Authority separately later on.
2. Provision of toilets in shop area (10' x 35') is as per norms.

DENSITY CALCULATION:-
* DENSITY FOR COMERCIAL(SCO) & SHOPS)
= 100 PERSON/ACRE(MIN)& 0.08ZACRES
= 480 SQS PERSONS

PROJECT:- "SOLTY INFRA "

PROPOSED COMMERCIAL LAYOUT PLAN, SITUATED AT VILLAGE TANGORI(H.B. NO. 278) TEHSIL MOHALI, DISTT. S.A.S. NAGAR

CLU APPROVED FOR AN AREA MEASURING 5.00625 ACRES VIDE LETTER NO:-91 DTP (SAS NAGAR)/DATED 13.01.2023

DEVELOPER:-
M/S SOLTY INFRA

TITLE:-
SITE LAYOUT PLAN

ARCHITECT
Ar. Tripar Girdhar
CA/2009/44080

OWNER
For SOLTY INFRA
Auth. Sig./Partner

ARCHITECTS :
A+D STUDIO
ARCHITECTS,INTERIOR DESIGNERS & Turnkey projects
SCO 230-231, THIRD FLOOR , SEC. 34-A, CHANDIGARH. Ph. -0172-5016372

Drawn: Dheeraj makkar
Date: 12.09.23

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SCALE : 1:1000
DRG. NO. =01