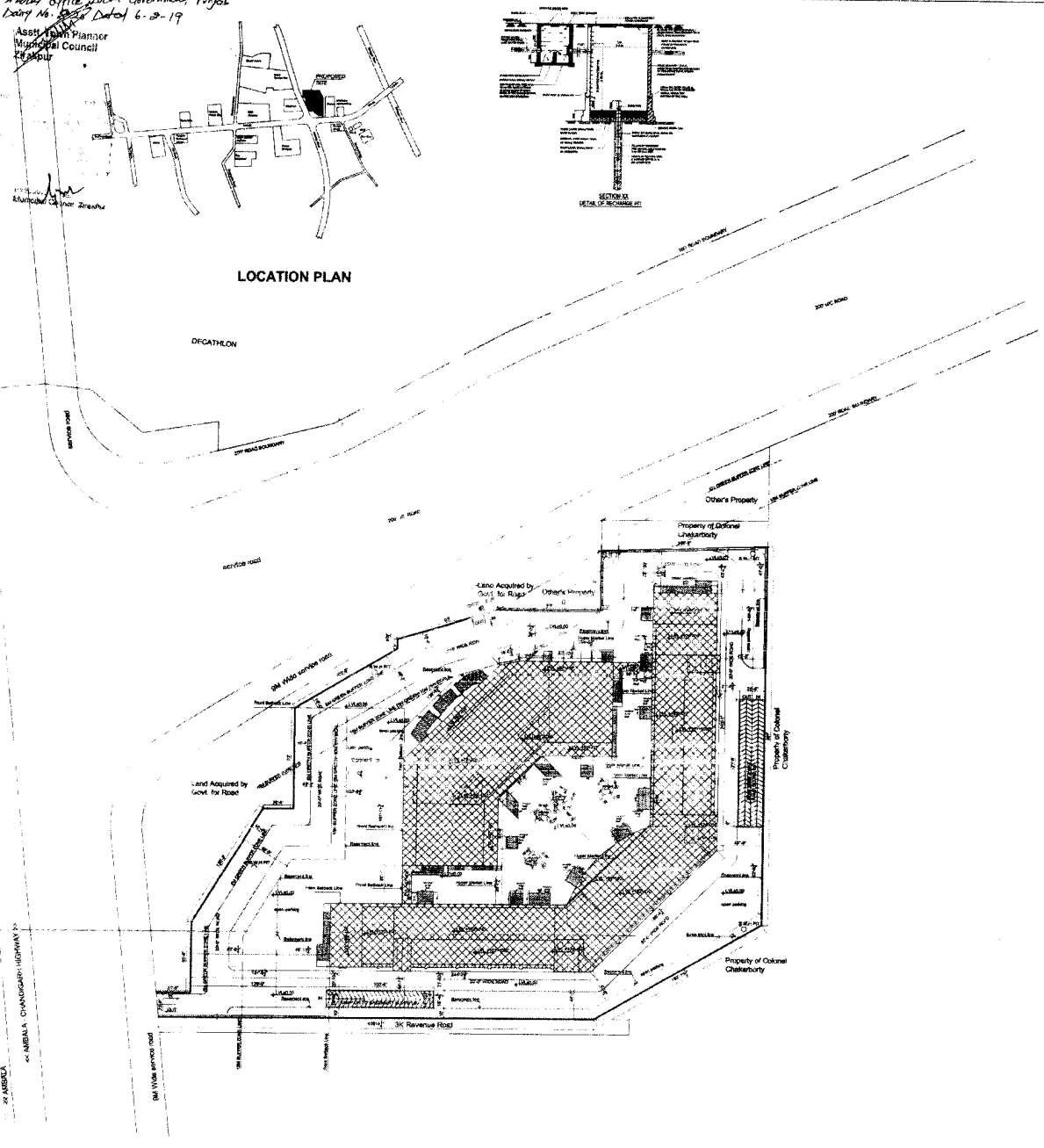
Plan Sanctioned with Subject to the Conditions
to Compliance the Addtal Office Local Government, Punjab
Investment Bureau Dairy No. 2818 Dated 6-3-19

Asstt. Town Planner
Municipal Council
Zirakpur

Municipal Council Zirakpur

LOCATION PLAN



SUMMARY OF MAYA GARDEN MAGNESIA

S.NO.	DESCRIPTIONS	AS PER BYELAWS	AS PER SANCTION DRAWING	AS PER SUBMISSION PLAN
1	MINIMUM PLOT AREA	ABOVE 500 SQ.YRDS.	Total plot area of Owner's Site=34250.00 Sqyd.Or 30500.00 Sqft. (5.010 Acre) Out of 34250 Sqyd. Area already squired by the Govt. =3750 Sqyd. Remaining Area=20500 Sqyd. Note: As per Govt. Letter No-MA/LAC/2015/2224 Dated 15-06-2015, F.A.R for the aquired area will be given in the shape of compensation accordingly Additional F.A.R=101250.00 Sqft. Net Plot Area after Acquisition =20473.20 Sqyd Or 184258.80 Sqft. Or 4.23 Acre Area Left for Road Widening=23'-9" x[(44'-3"+44'-3¼")/2]=1075.448 Sqft. Remaining Net Plot area for Ground coverage & Front Setback=184258.8-1075.448=183183.352 Sqft. Permissible F.A.R =(183183.352x3)+(101250.00 =650800.056 Sqft.	Total plot area of Owner's Site=34250.00 Sqyd.Or 30500.00 Sqft. (5.010 Acre) Out of 34250 Sqyd. Area already squired by the Govt. =3750 Sqyd. Remaining Area=20500 Sqyd. Note: As per Govt. Letter No-MA/LAC/2015/2224 Dated 15-06-2015, F.A.R for the aquired area will be given in the shape of compensation accordingly Additional F.A.R=101250.00 Sqft. Net Plot Area after Acquisition =20473.20 Sqyd Or 184258.80 Sqft. Or 4.23 Acre Area Left for Road Widening=23'-9" x[(44'-3"+44'-3¼")/2]=1075.448 Sqft. Remaining Net Plot area for Ground coverage & Front Setback=184258.8-1075.448=183183.352 Sqft. Permissible F.A.R =(183183.352x3)+(101250.00 =650800.056 Sqft.
2	F.A.R	3 A.W. (650800.056 Sqft.)	3.3346(603924.12 Sqft.)	3.385(694073.94 Sqft.)
			Hyper Market Floor = 31384.10 Sqft.(14.459%)	Hyper Market Floor = 31006.69 Sqft.(14.280%)
			Lower Ground Floor = 62826.01 Sqft.(28.940%)	Lower Ground Floor = 63469.15 Sqft.(29.237%)
			Upper Ground Floor = 65568.18 Sqft.(29.909%)	Upper Ground Floor =62636.93 Sqft.(28.674%)
			Upper Ground Mid Level Floor = 12646.75 Sqft.(5.818%)	Upper Ground Mid Level Floor = 12044.75 Sqft. 5.972%)
			1st. Floor=59836.74 Sqft.(27.452%)	1st. Floor=59814.40 Sqft.(27.572%)
			2nd. Floor=59836.74 Sqft.(27.452%)	2nd. Floor=59522.07 Sqft.(27.438%)
			3rd. Floor=59836.74 Sqft.(27.452%)	3rd. Floor=59947.34 Sqft.(27.632%)
			4th. Floor=52144.91 Sqft.(24.027%)	4th. Floor=59947.34 Sqft.(27.632%)
			5th. Floor=40545.77 Sqft.(18.679%)	5th. Floor=37862.49 Sqft.(17.600%)
			6th. Floor=28276.44 Sqft.(13.024%)	6th. Floor=29394.81 Sqft.(13.550%)
			7th. Floor=28288.34 Sqft.(14.532%)	7th. Floor=26957.50 Sqft.(13.703%)
			8th. Floor=26545.10 Sqft.(12.150%)	8th. Floor=26648.80 Sqft.(12.307%)
			9th. Floor=24284.35 Sqft.(12.150%)	9th. Floor=22934.91 Sqft.(12.150%)
			10th. Floor=24284.35 Sqft.(11.189%)	10th. Floor=24622.21 Sqft.(11.350%)
			11th. Floor=24284.35 Sqft.(11.189%)	11th. Floor=23174.53 Sqft.(10.679%)
			12th. Floor=20679.31 Sqft.(9.440%)	12th. Floor=22427.07 Sqft.(10.238%)
			13th. Floor=15184.82 Sqft.(7.814%)	13th. Floor=15974.31 Sqft.(7.364%)
5	GROUND COV	50% of 183183.352 Sqft = 91591.676 Sqft.	37.352% (68423.38 Sqft.)	36.446% (66751.16 Sqft.)
6	BASEMENT	145236.352 Sqft.(100%)	143463.29 Sqft (78.317%)	134602.93 Sqft (73.051%)
7	HEIGHT	NO LIMIT	150'-07"(45.863 Mtr.)	150'-07"(45.863 Mtr.)
8	SETBACKS	For Height 150'-07"(45M 45.86M) =(36/47.5") For height 99'-09" (30M 34.88M)=(29/38'-10") For height 76'-03"(24M 24.92M)=(24/31.5")	For Height 150'-0" =40'-3" For Height 99'-9" = 59'-7½" For Height 76'-6"=36'-3"	For Height 150'-07" =40'-8" For Height 99'-09" = 41'-5" For Height 76'-03"=39'-2½"
9	FRONT SETBACK	20% of 183183.352 Sqft. = 36636.67 Sqft.	20.023% (36677.89 Sqft.)	21.350% (39142.50 Sqft.)
10	PARKING	1 ECS for every 90 Sqyd. Of commercial area =649715.94 Sqft. =72190.66 Sqyd@90 =1208.18 or 1209 ECS	Basement Parking area for Mechanical parking =139121.476 Sqft. (387Cx=774 ECS) Surface Parking Area=68205.843 Sqft. Or 1581.76 Sqyd. @ 36.5 per ECS =43.3 / 2 =21.65 Sq.Yd. Total Car Parkings774+411 =1186 ECS	Basement Parking area for Mechanical parking =134602.36 Sqft. (400Cx=818 ECS) Surface Parking Area=107183.114 Sqft. Or 11909.235 Sqyd. @ 26.5 per ECS = 449.43 ECS Total Car Parkings=818+449.43 = 1267.43 ECS

AREA CALCULATION

Total Plot Are of Owner's Site = 34250.00 Sqyd. (5.010 acres)
Out of 24250.0 Sqyd. Area already Aquired by the Govt =3750 Sqyd. Remaining Area=20500 Sqyd.
Note: As per Govt. Letter No. MA/LAC/2015/2224 Dated 15-06-2015 F.A.R for the Aquired area will be given in the shape of compensation accordingly Permissible F.A.R for Acquired area=3750 Sqyd= 33750.00 X 3 =101250.00 Sqft.
Net Plot area after Acquisition = 20473.20 Sqyd. (184258.80 Sqft.) Or 4.23 Acre
Area Left for Road Widening = 23'-9" X [(44'-3"+44'-3¼")/2] =1075.448 Sqft.
Remaining Ne Plot Area = 184258.80-1075.448=183183.352
F.A.R for net plot area after road widening = 183183.352X3=549550.056 Sqft.
Net Permissible F.A.R including Aquired Land
F.A.R=549550.056+101250.00=650800.056 Sqft.

Proposed Covered. Area on all Floors:
Proposed Covered Area on Basement Floor (Non F.A.R)=134602.93 Sqft.
Proposed Covered Area on Hyper Market Floor = 31006.69 Sqft.
Proposed Covered Area on Lower Ground Floor =63469.15 Sqft.
Proposed Covered Area on Upper Ground Floor = 62636.93 Sqft.
Proposed Covered Area on Upper Ground Mid Level Floor = 12044.75 Sqft.
Proposed Covered Area on First Floor = 59814.40 Sqft.
Proposed Covered Area on Second Floor = 59522.07 Sqft.
Proposed Covered Area on Third Floor =59536.97 Sqft.
Proposed Covered Area on Fourth Floor = 59947.34 Sqft.
Proposed Covered Area on Fifth Floor = 37862.49 Sqft.
Proposed Covered Area on Sixth Floor = 29394.81 Sqft.
Proposed Covered Area on Seventh Floor = 34057.50 Sqft.
Proposed Covered Area on Eighth Floor = 26648.80 Sqft.
Proposed Covered Area on Ninth Floor =26324.91 Sqft.
Proposed Covered Area on Tenth Floor = 24622.21 Sqft.
Proposed Covered Area on Eleventh Floor = 22174.53 Sqft.
Proposed Covered Area on Twelfth Floor = 22427.07 Sqft.
Proposed Covered Area on Thirteenth Floor = 15974.31 Sqft.
Proposed Tersea Area (Non F.A.R) =2300.38 Sqft.
Achieved F.A.: = 649715.94 Sqft. (1:2.995)

Minimum Front Setback = 20% of Net Plot Area(183183.352)=36636.67 Sqft.
Provided Fron Setback = 39142.50 Sqft. (21.368%)
Perm. GroundCoverage @ 50% on Total Plot Area (183183.352)= 91591.676 Sqft.
Achieved Grond Coverage = 66751.16 Sqft. (36.44%)
Green Area ne required

Car Parking reuired
1 ECS @ 60 Sqyd. Area for commercial area
=649715.94 Sqt. 72190.66 Sqyd. @60 per Sqyd = 1203.18
Total Car Parkag Required=1203 ECS

Provided Jacker Parking Area under Basement = 136602.93 Sqft.
Total ECS in iasement = 409 Slots X2=818 ECS
Surface Car Paking = Net Plot Area - (Ground Coverage + Green Buffer Area + Cutout for ventilation)
=183183.352 - 66751.16 +8876.27 + 372.808)= 107183.114 Sqft. Or 11909.235 Sqyd. @ 26.5 = 449.4 ECS

Total Car Parkag = 818 + 449.43= 1267.41 ECS

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NO. OF PRINTS	DATE	ISSUED TO	REMARKS

REVISION	DATE	DESCRIPTION	BY

ARCHITECT'S SIGN
AR. AMITA SAINI
COA/A/11/10192

CLIENT SIGN
For Barnala Builders
Partner

PROJECT :-
REVISED COMMERCIAL BUILDING IN THE NAME & STYLE OF MAYA GARDEN MAGNESIA SITUATED AT CHANDIGARH-AMBALA HIGHWAY VILLAGE SINGHPURA "AZADAS" NO. 43 UNDER MUNICIPAL COUNCIL ZIRAKPUR (S.A.S. NAGAR MOHALI)

DRAWING TITLE
SITE PLAN (Lower Lvl.)

CLIENT :-
COMMERCIAL PROJECT BELONGING TO BARNALA BUILDERS
SCO-01, OPPOSITE YES BANK, PATIALA ROAD ZIRAKPUR, PUNJAB

ARCHITECT :-
NIRMAAN ASSOCIATES
ARCHITECTS,INTERIOR DESIGNERS
LAND SCAPERS & ENGINEERS
OFF. # S.C.O 2 , FIRST FLOOR,
SEC. 11, PANCHKULA
MOB. 9814198878, OFF. 0172-4004400
EMAIL :- nirmaanassociates@gmail.com

DRAWING NO.
01/34