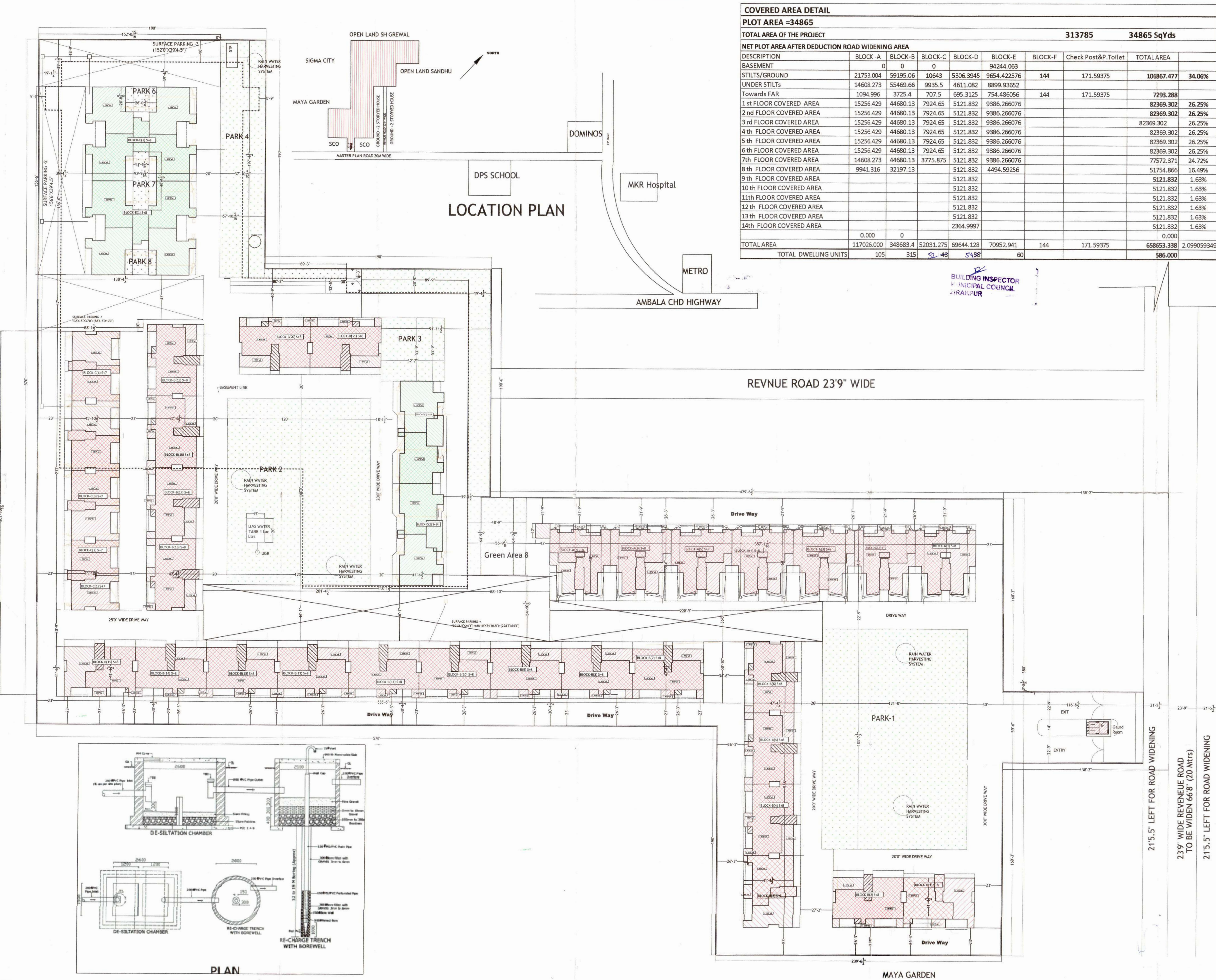




COVERED AREA DETAIL									
PLOT AREA =34865									
TOTAL AREA OF THE PROJECT									
NET PLOT AREA AFTER DEDUCTION ROAD WIDENING AREA									
DESCRIPTION	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK-D	BLOCK-E	BLOCK-F	Check Post&P.Toilet	TOTAL AREA	
BASEMENT	0	0	0		94244.063				
STILTS/GROUND	21753.004	59195.06	10643	5306.3945	9654.422576	144	171.59375	106867.477	34.06%
UNDER STILTS	14608.273	55469.66	9935.5	4611.082	8899.93652				
Towards FAR	1094.996	3725.4	707.5	695.3125	754.486056			7293.288	
1st FLOOR COVERED AREA	15256.429	44680.13	7924.65	5121.832	9386.266076			82369.302	26.25%
2nd FLOOR COVERED AREA	15256.429	44680.13	7924.65	5121.832	9386.266076			82369.302	26.25%
3rd FLOOR COVERED AREA	15256.429	44680.13	7924.65	5121.832	9386.266076			82369.302	26.25%
4th FLOOR COVERED AREA	15256.429	44680.13	7924.65	5121.832	9386.266076			82369.302	26.25%
5th FLOOR COVERED AREA	15256.429	44680.13	7924.65	5121.832	9386.266076			82369.302	26.25%
6th FLOOR COVERED AREA	15256.429	44680.13	7924.65	5121.832	9386.266076			82369.302	26.25%
7th FLOOR COVERED AREA	14608.273	44680.13	3775.875	5121.832	9386.266076			77572.371	24.72%
8th FLOOR COVERED AREA	9941.316	32197.13		5121.832	4494.59256			51754.866	16.49%
9th FLOOR COVERED AREA				5121.832				5121.832	1.63%
10th FLOOR COVERED AREA				5121.832				5121.832	1.63%
11th FLOOR COVERED AREA				5121.832				5121.832	1.63%
12th FLOOR COVERED AREA				5121.832				5121.832	1.63%
13th FLOOR COVERED AREA				5121.832				5121.832	1.63%
14th FLOOR COVERED AREA				2364.9997				5121.832	1.63%
TOTAL AREA	0.000	0						0.000	
TOTAL DWELLING UNITS	117026.000	348683.4	52031.275	69644.128	70952.941	144	171.59375	658653.338	2.099059349
								586.000	

ORG.GREEN SPACE			
DESCRIPTION	L	B	AREA (SFT)
PARK -1	121.660	183.625	22339.82
PARK -2	120.000	160.416	19069.92
PARK -3	52.583	52.75	2773.753
PARK -4	37.875	197.375	7475.578
PARK 5	69.750	8.25	575.4375
	88.750	20.75	1841.563
PARK-6 X 2	19.375	190.5	3690.938
PARK 7	26.000	20.75	1079
GREEN AREA 8	13.000	48.375	628.875
STP AREA LESS	48.750	64.75	3156.563
TOTAL AREA	20.000	30	600
			63231.444
			20.15%

SURFACE PARKING DETAIL						
DESCRIPTION	L	B	AREA (SFT)	SqYds	ECS @	Total ECS
SURFACE PARKING - 1	138.375	37	5119.875	568.875		
SURFACE PARKING - 2	88.125	10	881.25	97.91667		
SURFACE PARKING - 3	156.500	39.375	6162.188	684.6875		
SURFACE PARKING - 4	152.000	39.375	5985	665		
	201.375	46.083	9280.025	1031.1138		
	88.833	54.875	4874.711	541.6344		
TOTAL AREA	228.416	36.5	8337.184	926.35378		
			4515.5813	26.5		170.3992952

REVISED GROUP HOUSING PLAN FOR HERMITAGE CENTRALIS

Village Bishanpura

UNDER M.C. ZIRAKPUR

SAS NAGAR

PUNJAB

UNDER CONSTRUCTION (already Approved) AS SHOWN

PROPOSED AS SHOWN

SITE PLAN

SCALE 1"=30'

1

For Hermitage Infra Developers

OWNER

Architect: Chaman Bhamoria

Architect: A Class Architect

Architect: Plot No. PB-TL-2000 (1/2001)

Architect: M.C. Darabassi & Associates

Architect: S.A.S. Nagar, PUNJAB

Chaman And Associates

Architects/Planners Int. Designers

SCO 14 First Floor Lake View Complex

Hermitage M.C. Zirakpur SAS Nagar Punjab

EMAIL: chamanandassociates@gmail.com

PH: 98151 12773

SUMMARY			
AS PER BYE LAWS	AS PER PROPOSED DRAWING	EXISTING	SANCTIONED
34 Bigha 17 Biswa 6 Biswas as per CLU	34 Bigha 17 Biswa 6 Biswas as per CLU		34 Bigha 17 Biswa 6 Biswas as per CLU
Area Left For Road Widening =2 Biswa 12 Biswas	Area Left For Road Widening =2 Biswa 12 Biswas		Area Left For Road Widening =2 Biswa 12 Biswas
Net Plot Area=34 Bigha 14 Biswa 14 Biswas	Net Plot Area=34 Bigha 14 Biswa 14 Biswas		Net Plot Area=34 Bigha 14 Biswa 14 Biswas
34865 SqYds(313785 SqFt) 7.203 Acre	34865 SqYds(313785 SqFt) 7.203 Acre		34735 SqYds(7.18 Acre)
34735 SqYds(7.18 Acre)	34735 SqYds(7.18 Acre)		34735 SqYds(7.18 Acre)
215.5'x23.9'x215.5'x66'8"	215.5'x23.9'x215.5'x66'8"		215.5'x23.9'x215.5'x66'8"
109824.75 SFT 35 % ON NET PLOT AREA	21753.004	PROPOSED	
	59195.0625	PROPOSED	
	10643	PROPOSED	
	5306.394475	PROPOSED	8042.73
	9654.422576	Only Basement Roof	9670.3
	144	PROPOSED	6040
	171.59375	PROPOSED	49.58
	106867.4773	3203.819164	52499.73 SFT
	34.06%		
627570 SFT 1:2.0 OF NET PLOT AREA	117026		
5% FOR GREEN BUILDING	348683.4		
31378.5 SFT	52031.275		
TOTAL PER FAR=1:2.05	69644.12785	69644.12785	
	70952.94115	70952.94115	
	144		
	171.59375		
	658653.3377	140597.069	620634.94 SFT
	01:02.1		
375 PPA	441 Persons (88 D/U)		
One D/U/4.5 Persons	1296 Persons (288 D/U)		
	216 Persons (48 D/U)		
	252 Persons (56 D/U)	UNDER CONST	
	504 Persons (112 D/U)	UNDER CONST	
	TOTAL=2709 Persons(602 D/U)		452 D/U
60.2 D/U(10% OF TOTAL D/U)	Charges to Submitted as per Govt Policy		
FOR HT UPTO 21M Set Back 6 Mtrs	Ht OF Block 66'0"(20.12 M)& 21'3"(6.47M)		
FOR HT UPTO 27M Set Back 8 Mtrs	Ht OF Block 85'0"(25.91 M)& 26'3"(8.0M)		
FOR HT UPTO 21M Set Back 6 Mtrs	Ht OF Block 66'0"(20.12 M)& 21'3"(6.47M)		
FOR HT UPTO 27M Set Back 8 Mtrs	Ht OF Block 85'0"(25.91 M)& 26'3"(8.0M)		
FOR HT UPTO 21M Set Back 6 Mtrs	Ht OF Block 66'0"(20.12 M)& 21'3"(6.47M)		
FOR HT UPTO 45M Set Back 12Mtrs	Ht OF Block 142'0"(43.29 M)& 39'4.5"(12M)		Ht OF Block 142'0"(43.29 M)& 39'4.5"(12M)
FOR HT UPTO 45M Set Back 12 Mtrs	Ht OF Block 142'0"(43.29 M)& 39'4.5"(12M)		Ht OF Block 142'0"(43.29 M)& 39'4.5"(12M)
1/5 OF THE HEIGHT			1/5 OF THE HEIGHT
1/5 OF Total Height			1/5 OF THE HEIGHT
46892.25 SFT 15% OF Total PLOT AREA(313615 SFT)	ORG.GREEN AREA-1=22339.82 SFT		84583.83 SFT(27.06%)
AREA UPTO 120 SqMtrs=1.5 ECS PER D/U	TOTAL Org.Green=63231.44 SFT(20.15%)		
STILTS PARKING	STILTS PARKING		
D/U upto 120 SqM =99 ECS @1.5 ECS PER D/U=148.5	BLOCK-A=74.37 ECS		
D/U above 120 SqM = 6 @2 ECS =12	BLOCK-B=189.64 ECS		
D/U upto 120 SqM =297-ECS @1.5 ECS PER D/U=445.5	BLOCK-C=33.97 ECS		
D/U above 120 SqM =18 @2 ECS =36	BLOCK-D=15.764 Ecs		
D/U upto 120 SqM =52 No ECS @1.5 ECS PER D/U=78	BLOCK-E=30.427 ECS		
BLOCK-D ALREADY SANCTIONED @1 ECS PER D/U	TOTAL STILTS PARKING=344.172 ECS		
BLOCK-E ALREADY SANCTIONED @1 ECS PER D/U			
ECS FOR BLOCK D & E =140X1=144 ECS			
ECS FOR BLOCK A,B,C,D,E=834 ECS			
GUEST PARKING 10%=83.4 ECS			
	BASEMENT PARKING(Stack Parking)=404 ecs		
	SURFACE PARKING=170.4 ECS		
TOTAL ECS REQUIRED=917.5 ECS	TOTAL PARKING=918.575 ECS		1034

with Ref to letter no.2397 dt. 03/09/20

MUNICIPAL COUNCIL, ZIRAKPUR

Sanctioned w/o any encroachment & over hanging structure / Chabutra with the sanction / their such approval of Building Plan shall not amount to Regularisation / approval of quality & without prejudice to the prosecution launched under the P.U.C. Act if any

Executive Officer
Municipal Council, Zirakpur