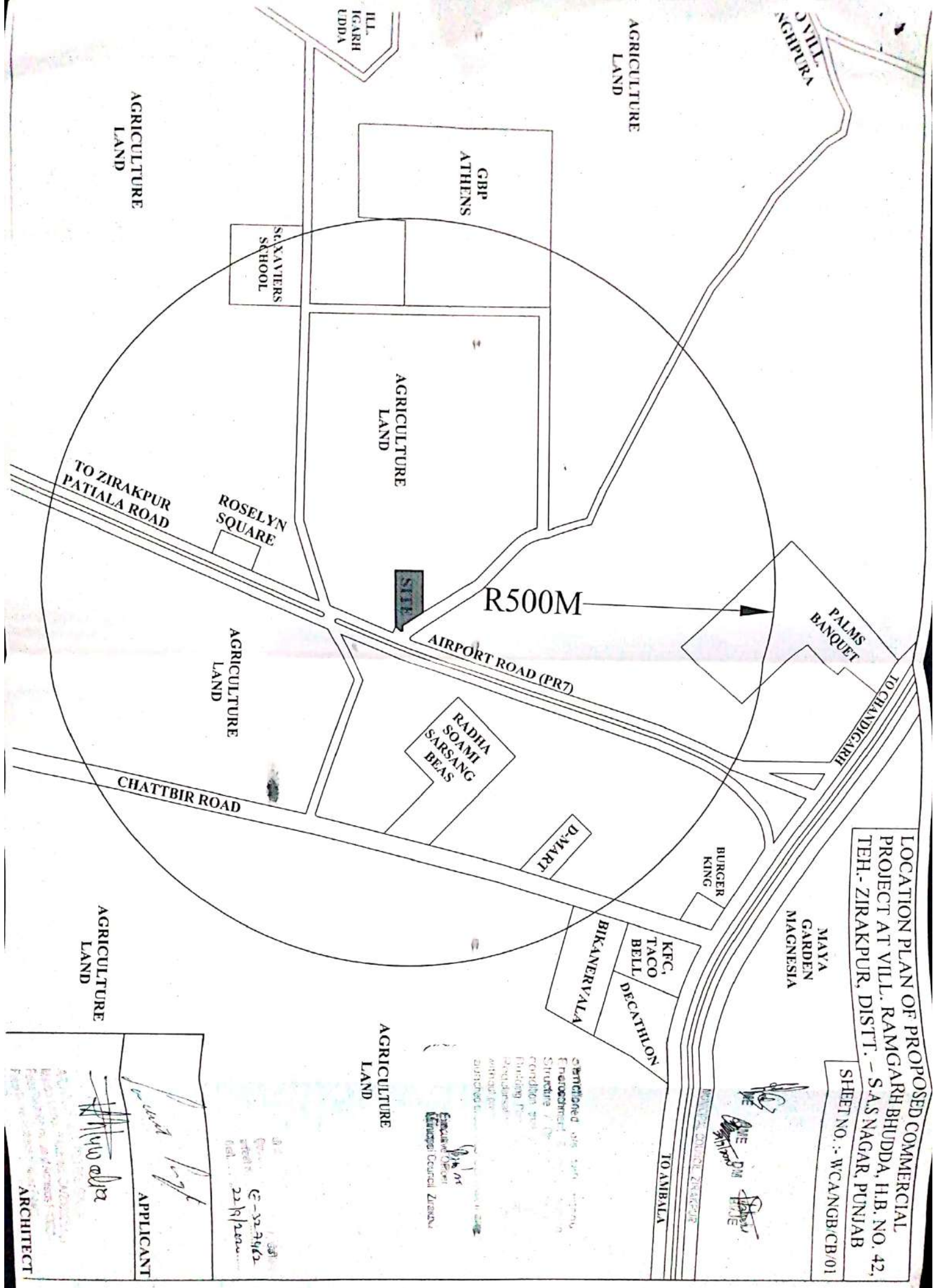




LOCATION PLAN OF PROPOSED COMMERCIAL PROJECT AT VILL. RAMGARH BHUDDA, H.B. NO. 42, TEH.-ZIRAKPUR, DISTT. - S.A.S NAGAR, PUNJAB

SHEET NO. :- WC/ANGB/CB/01

[Signature]
District Officer
Zirakpur

[Signature]
District Council
Zirakpur

22/9/2020
22/9/2020

APPLICANT

ARCHITECT

VACANT PLOT OF S. JASBIR SINGH S/O S. HARDIYAL SINGH

SHEET NO. :- WCA/NGB/CB/02

SHEET TITLE :- SITE PLAN

PROPOSED PLAN OF COMMERCIAL PROJECT
AT VILL. RAMGARH BHUDDA, H.B. NO. 42,
TEH.- ZIRAKPUR, DISTT. - S.A.S NAGAR,
PUNJAB

APPLICANT:-
Sanchit Singla S/o Sh. R. M. Singla
(Proprietor New Generation Builders)
#324, Sector-44A, Chandigarh

TOTAL LAND AREA:-
2B-15B-4.24B or 2782.68 Sqyds or 0.575 Acre or
2326.68 SqM

Achieved Ground Coverage - 11934.75 Sqft, 1108.77 SqM (47.65%)

Covd. Area Detail:-	AREA	Reference	Orig No
	in sq.ft		
Covd. Area on Lower Ground Floor	1028.70	WCA/NGB/CB/11	
Covd. Area on Upper Ground Floor	1063.27	WCA/NGB/CB/11	
Covd. Area on First Floor	1048.08	WCA/NGB/CB/11	
Covd. Area Second Floor	1048.08	WCA/NGB/CB/11	
Covd. Area Third Floor	1048.08	WCA/NGB/CB/11	
Covd. Area Fourth Floor	1048.08	WCA/NGB/CB/11	
Total Covered Area On All Floors	6274.35	WCA/NGB/CB/05	
Covd. Area on Basement Floor	2120.38	WCA/NGB/CB/10	
Covd. Area on Mummy Floor	185.40		
Total Built Up Area:-	8580.13	82358.64	

REQUIRED PARKING
Total Covered Area On All Floors = 67537.15 sqft
= 6274.35 Sqm @ 1ECS/50SqM = 125.49

ACHIEVED PARKING
Stack Parking = 20 x 2 = 40.00 ECS
Parking Provided in Basement = 40.93 ECS
TOTAL PARKING IN BASEMENT = 80.93 ECS
SURFACE PARKING = 44.59 ECS
TOTAL ACHIEVED ECS = 125.52 ECS

NOTE:-
• CLU DONE VIDE LETTER NO. CLU/DDLG/PTL/2019/27532 DATED 15/11/2019.
• BUILDING SHALL BE SPRINKLED FOR FIRE SAFETY UPTO SATISFACTION OF FIRE OFFICER.

	PERMISSIBLE	PROPOSED
SETBACK AREA	60/20% of plot area = 463.34 sq.m	MORE THAN 20%
GROUND COVERAGE	50 % = 1163.34 sq.m	1108.77 SqM (47.65%) 11934.75 Sqft
F.A.R.	1:300 = 6980.04 sq.m 75132.45 sq.ft	(1:2.696) 6274.35 sq.m 67537.15 sq.ft
PARKING	125.49ECS	125.52 ECS

TOTAL LENGTH OF BOUNDARY:-
= 225'+126'+168'11"+123'+13'11" = 656' 1" Rft or 199.96RM

SCHEME BOUNDARY:-

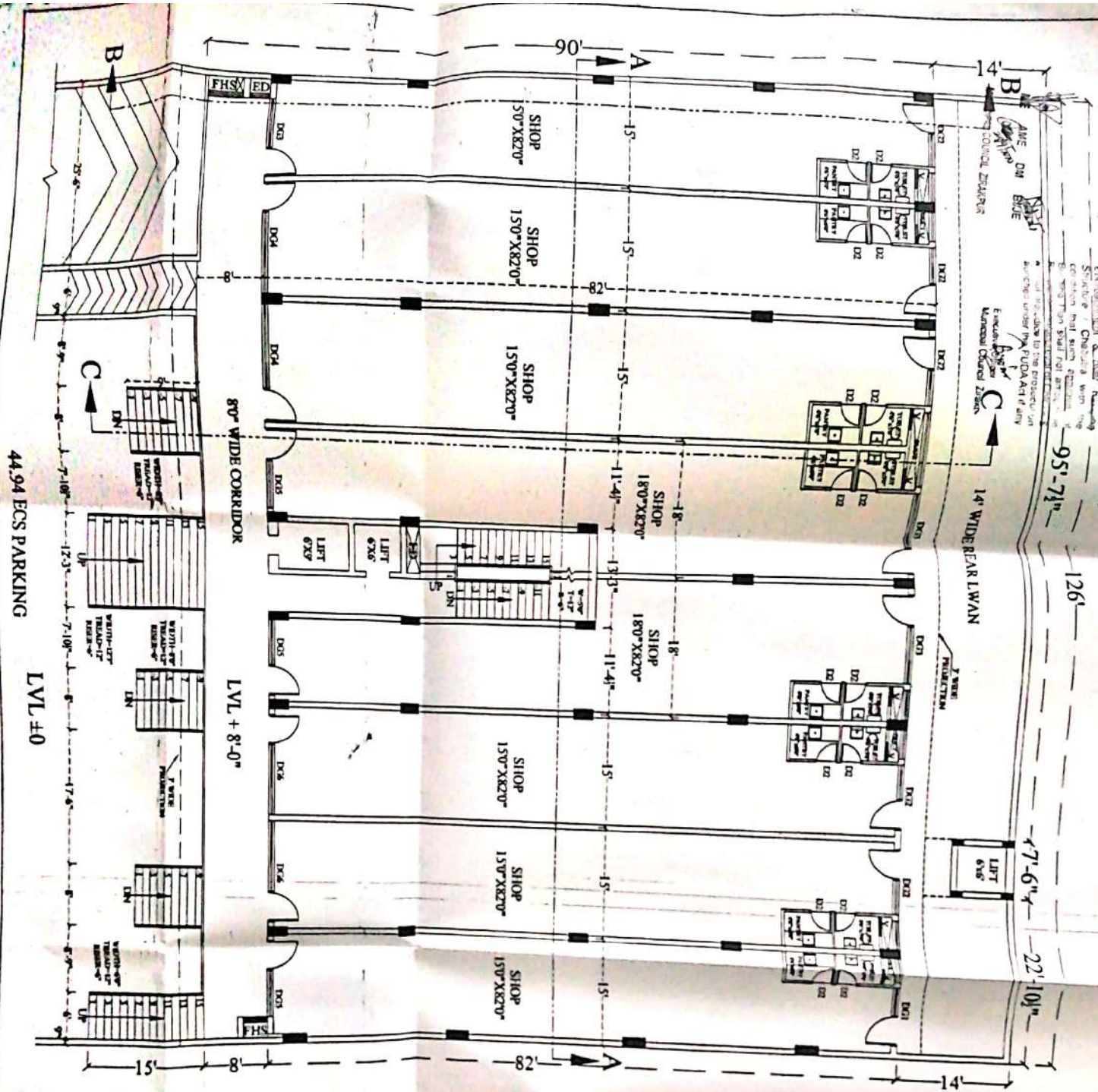
SCALE:- 1:200 DATE:- 25/08/2020

Applicant

Architect

WALIA CREATIVE ARCHITECT
Urban designer, int. designer, Valuer, Project Consultant
NEAR MADHU NURSING HOME PASSY ROAD PATIALA
780 SECTOR #11, MOHALI (TRICITY CHANDIGARH)
MOBILE:- 9815136084, 0175-5120512, 9815136084
E MAIL:- wca_pta@yahoo.com





SHEET NO. - WCANGBCB03

SHEET TITLE - UPPER GROUND FLOOR PLAN

PROPOSED PLAN OF COMMERCIAL
PROJECT AT VILL. RAMGARH BHUDDA,
II.B. NO. 42, TEL. ZIRAKPUR, DIST. - SAS
NAGAR, PUNJAB

APPLICANT:-

Sachin Singla S/o Sh. R. M. Singla
(Proprietor New Generation Builders)
#324, Sector 44A, Chandigarh

TOTAL LAND AREA:-

2B-15B-4-24B or 2782.68 Sqyds or
0.575 Acre or 2326.68 SqM

COVD. AREA OF UPPER GROUND FLOOR:-

= 1260' x 90' = 76' x 140'
= 11340 + 106 = 11445 Sqft. 1063.27 Sqm
(Ref. WCANGBCB/11)

SCHEDULE OF JOINERY

S.NO	ITEM	SIZE	CHILL	TOP
1	DOOR	8'0" X 9'0"	-	9'0"
2	DOOR	8'0" X 9'0"	-	9'0"
3	DOOR	11'0" X 9'0"	-	9'0"
4	DOOR	14'0" X 9'0"	-	9'0"
5	DOOR	10'0" X 9'0"	-	9'0"
6	DOOR	11'0" X 9'0"	-	9'0"
7	DOOR	7'6" X 7'6"	-	7'6"
8	DOOR	7'6" X 4'0"	5'0"	9'0"

NOTE:-
• BUILDING SHALL BE SPRINKLED FOR FIRE SAFETY (RTO)
• MATERIALS OF FIRE CRYSTAL

SCALE: 1:100

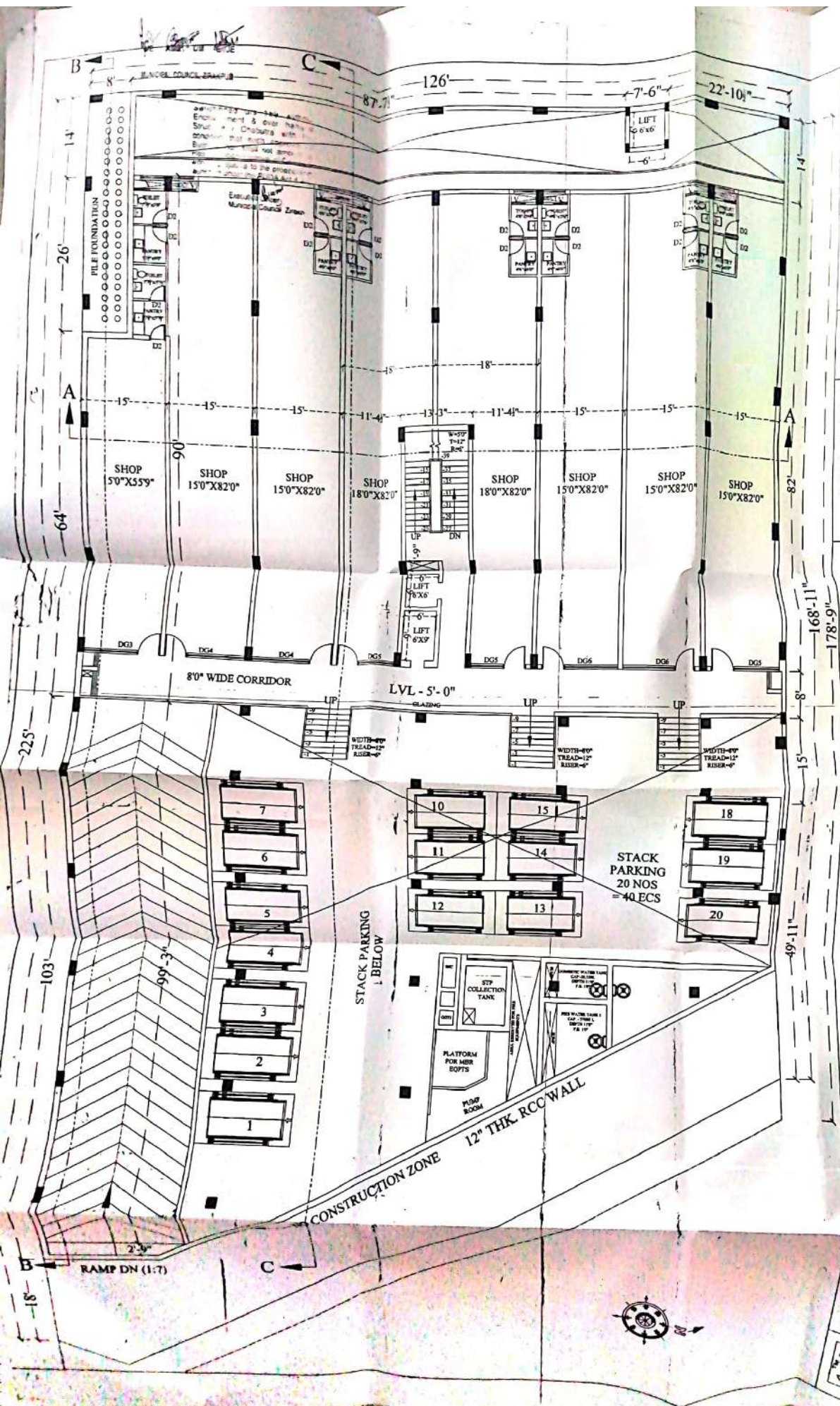
DATE:- 25/08/2020

Applicant

Architect

WALIA CREATIVE ARCHITECT
Urban designer, interior designer, Planner, Project Consultant
NEAR WACHAU PARKING HOUSE PASSY ROAD PATNA
MOBILE:- 9815138004, 0175-5126512
E-MAIL:- wca_jpa@yahoo.com or wca_jpa@yahoo.co.uk

Architect



SHEET NO. :- WCA/NGB/CB/04
SHEET TITLE :- LOWER GROUND
FLOOR PLAN

PROPOSED PLAN OF COMMERCIAL
PROJECT AT VILL. RAMGARH BHUDDA,
H.B. NO. 42, TEH.- ZIRAKPUR, DISTT. -
S.A.S NAGAR, PUNJAB

APPLICANT:-

Sanchit Singla S/o Sh. R. M. Singla
(Proprietor New Generation Builders)
#324, Sector-44A, Chandigarh

TOTAL LAND AREA:-

2B-15B-4.24B or 2782.68 Sqyds or
0.575 Acre or 2326.68 SqM

COVD. AREA OF LOWER GROUND FLOOR:-

= 126'0" x 90' + 76' x 14'0" = 11340 + 105 = 11445 Sqft,
1063.27 SqM

DEDUCTION:-

= 9' x 6' + 2 x 6' x 6' + 19' x 6' + 6 x 1'4" x 1'4" + 99' x 1'4" + 8' x 26'
= 54 + 72 + 10.5 + 35.06 + 13.41 + 208 = 392.97 Sqft

TOTAL COVERED AREA =

= 11445 - 392.97 = 11052.03 Sqft, 1026.76 Sqm

(Ref.:- WCA/NGB/CB/11)

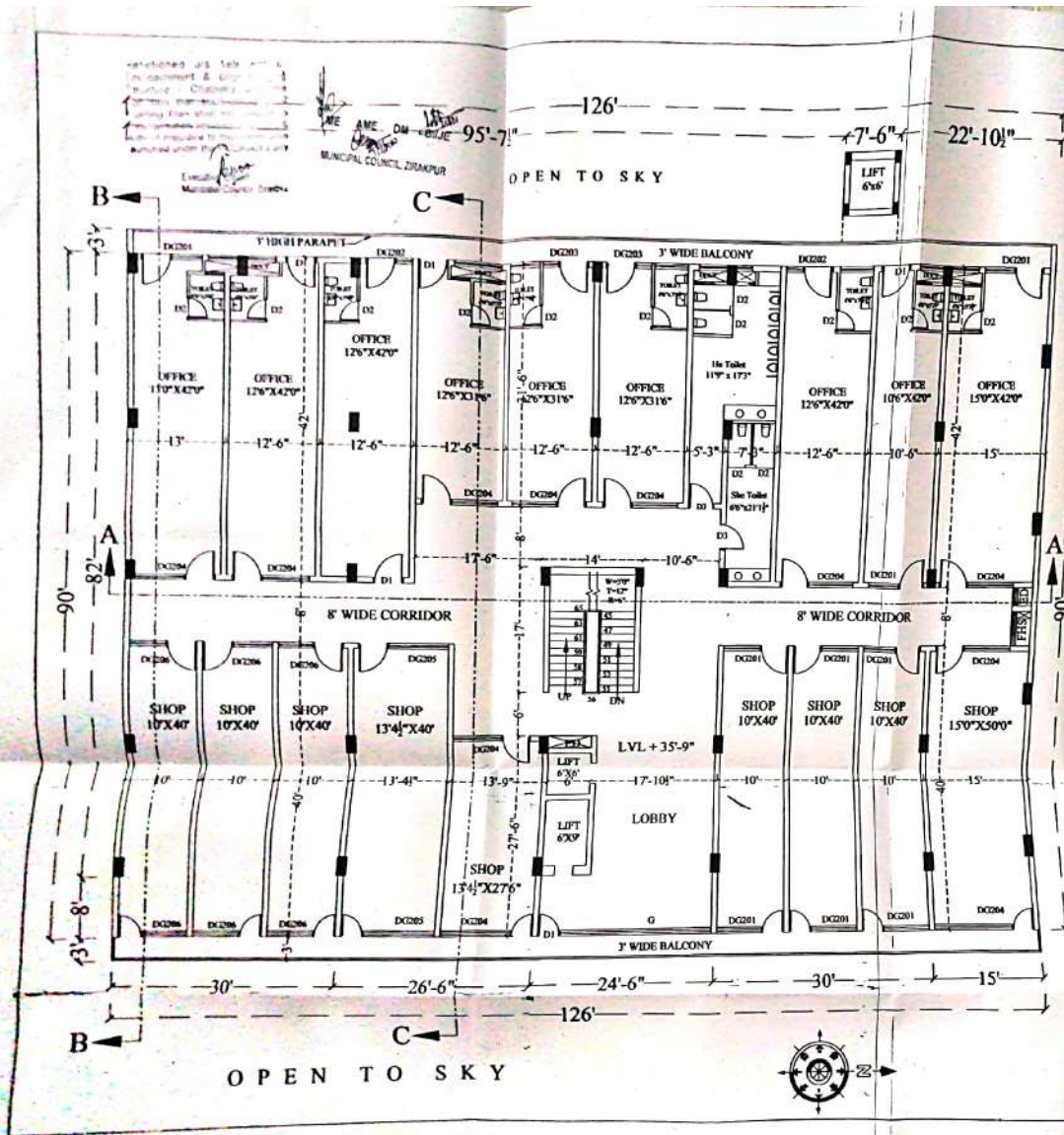
SCHEDULE OF JOINERY

S.NO.	ITEM	SIZE	CILL	TOP
1.	DG1	8'0" X 9'0"	-	9'0"
2.	DG2	8'6" X 9'0"	-	9'0"
3.	DG3	11'0" X 9'0"	-	9'0"
4.	DG4	14'0" X 9'0"	-	9'0"
5.	DG5	10'0" X 9'0"	-	9'0"
6.	DG6	13'0" X 9'0"	-	9'0"
7.	D2	26' X 76"	-	76"
8.	V	26' X 4'0"	5'0"	9'0"

SCALE:- 1:100

DATE:- 25/08/20

Architect
WALIA CREATIVE ARCHITECT
ARCHITECTS & ENGINEERS
PUNJAB
OFFICE: 101/102, 103/104, 105/106, 107/108, 109/110, 111/112, 113/114, 115/116, 117/118, 119/120, 121/122, 123/124, 125/126, 127/128, 129/130, 131/132, 133/134, 135/136, 137/138, 139/140, 141/142, 143/144, 145/146, 147/148, 149/150, 151/152, 153/154, 155/156, 157/158, 159/160, 161/162, 163/164, 165/166, 167/168, 169/170, 171/172, 173/174, 175/176, 177/178, 179/180, 181/182, 183/184, 185/186, 187/188, 189/190, 191/192, 193/194, 195/196, 197/198, 199/200, 201/202, 203/204, 205/206, 207/208, 209/210, 211/212, 213/214, 215/216, 217/218, 219/220, 221/222, 223/224, 225/226, 227/228, 229/230, 231/232, 233/234, 235/236, 237/238, 239/240, 241/242, 243/244, 245/246, 247/248, 249/250, 251/252, 253/254, 255/256, 257/258, 259/260, 261/262, 263/264, 265/266, 267/268, 269/270, 271/272, 273/274, 275/276, 277/278, 279/280, 281/282, 283/284, 285/286, 287/288, 289/290, 291/292, 293/294, 295/296, 297/298, 299/300, 301/302, 303/304, 305/306, 307/308, 309/310, 311/312, 313/314, 315/316, 317/318, 319/320, 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SHEET NO. :- WCA/NGB/CB/07
SHEET TITLE :- SECOND FLOOR PLAN
PROPOSED PLAN OF COMMERCIAL PROJECT AT VILL. RAMGARH BHUDDA, H.B. NO. 42, TEH. - ZIRAKPUR, DISTT. - S.ASNAGAR, PUNJAB

APPLICANT:-
 Sanjit Singla S/o Sh. R. M. Singla
 (Proprietor New Generation Builders)
 #124, Sector-44A, Chandigarh

TOTAL LAND AREA:-
 2B-15B-4.24B or 2782.68 Sqyds or
 0.575 Acre or 2326.68 SqM

COVD. AREA OF SECOND FLOOR:-
 $= 90'0" \times 126'0" + 10'0" \times 7'6" = 11340 + 105 = 11445.00 \text{ Sqft}$
DEDUCTION:-
 $= 9' \times 6' + 2 \times 6' \times 6' + 19' \times 6' + 6 \times 1'4" \times 4'3" + 99' \times 1'4" = 184.97 \text{ Sqft}$
 $= 54 + 72 + 10.5 + 15.06 + 13.41$
TOTAL COVERED AREA:-
 $= 11445.00 - 184.97 = 11260.03 \text{ Sqft. } 1046.08 \text{ Sqm}$
 (Ref.:- WCA/NGB/CB/11)

SCHEDULE OF JOINERY

S.NO./ITEM	SIZE	CILL.	TOP
1. DG201	8'0" X 8'0"	-	8'0"
2. DG202	6'3" X 8'0"	-	8'0"
3. DG203	6'0" X 8'0"	-	8'0"
4. DG204	10'0" X 8'0"	-	8'0"
5. DG205	12'0" X 8'0"	-	8'0"
6. DG206	9'0" X 8'0"	-	8'0"
7. D1	4'0" X 8'0"	-	8'0"
8. D2	2'6" X 8'0"	-	8'0"
9. D3	1'6" X 8'0"	-	8'0"
10. G	1'2" X 8'0"	-	8'0"
11. V	2'6" X 4'0"	4'0"	8'0"

NOTE:-
 * BUILDING SHALL BE SPRINKLED FOR FIRE SAFETY UPTO SATISFACTION OF FIRE OFFICER.

SCALE:- 1:100 **DATE:-** 25/08/2020

Sanjit Singla
Applicant

Walia Creative Architect
Architect

WALIA CREATIVE ARCHITECT
 Urban designer, Int. designer, Valuer, Project Consultant
 NEAR MACHHI NURSING HOME, PASSY ROAD PATIALA
 710, SECTOR 91, MOHALI (TRICITY CHANDIGARH)
 MOBILE:- 9815136084, 0175-5123512
 E MAIL:- wca_pra@yahoo.com

As per AME DM
 1. The building is intended for use as a commercial building.
 2. The building is intended for use as a commercial building.
 3. The building is intended for use as a commercial building.
 4. The building is intended for use as a commercial building.
 5. The building is intended for use as a commercial building.
 6. The building is intended for use as a commercial building.
 7. The building is intended for use as a commercial building.
 8. The building is intended for use as a commercial building.
 9. The building is intended for use as a commercial building.
 10. The building is intended for use as a commercial building.

Special Officer
 Municipal Council

OPEN TO SKY

SHEET NO. : WC/ANGB/CB/08
 SHEET TITLE : THIRD FLOOR PLAN
 PROPOSED PLAN OF COMMERCIAL
 PROJECT AT VILL. RAMGARH BHUDDA,
 PROJECT NO. 42, TEH. ZIRAKPUR, DISTT. -
 S.A.SNAGAR, PUNJAB

APPLICANT:-

Sanchit Singla S/o Sh. R. M. Singla
 (Proprietor New Generation Builders)
 #374, Sector 44A, Chandigarh

TOTAL LAND AREA:-

2B-15B 4.24B or 2782.68 Sqyds or
 0.575 Acre or 2326.68 Sqm

COVD. AREA OF THIRD FLOOR:-

$900' \times 1260' + 140' \times 76' = 11340 + 105 = 11445.00 \text{ Sqft}$
 $= 9' \times 6' + 2' \times 6' \times 6' + 19' \times 6' + 6' \times 14' \times 3' + 99' \times 14' \times 3'$
 $= 54 + 72 + 10.5 + 35.06 + 13.41 = 184.97 \text{ Sqft}$
 TOTAL COVERED AREA = 11260.03 Sqft , 1046.08 Sqm
 (Ref.: WC/ANGB/CB/11)

SCHEDULE OF JOINERY

S.NO.	ITEM	SIZE	CTL.	TOP
1.	DCJ01	8'0" X 8'0"	-	8'0"
2.	DCJ02	6'3" X 8'0"	-	8'0"
3.	DCJ03	6'0" X 8'0"	-	8'0"
4.	DCJ04	10'0" X 8'0"	-	8'0"
5.	DCJ05	12'0" X 8'0"	-	8'0"
6.	DCJ06	9'0" X 8'0"	-	8'0"
7.	D1	4'0" X 8'0"	-	8'0"
8.	D2	2'6" X 8'0"	-	8'0"
9.	D3	3'6" X 8'0"	-	8'0"
10.	G	12'6" X 8'0"	-	8'0"
11.	V	2'6" X 4'0"	4'0"	8'0"

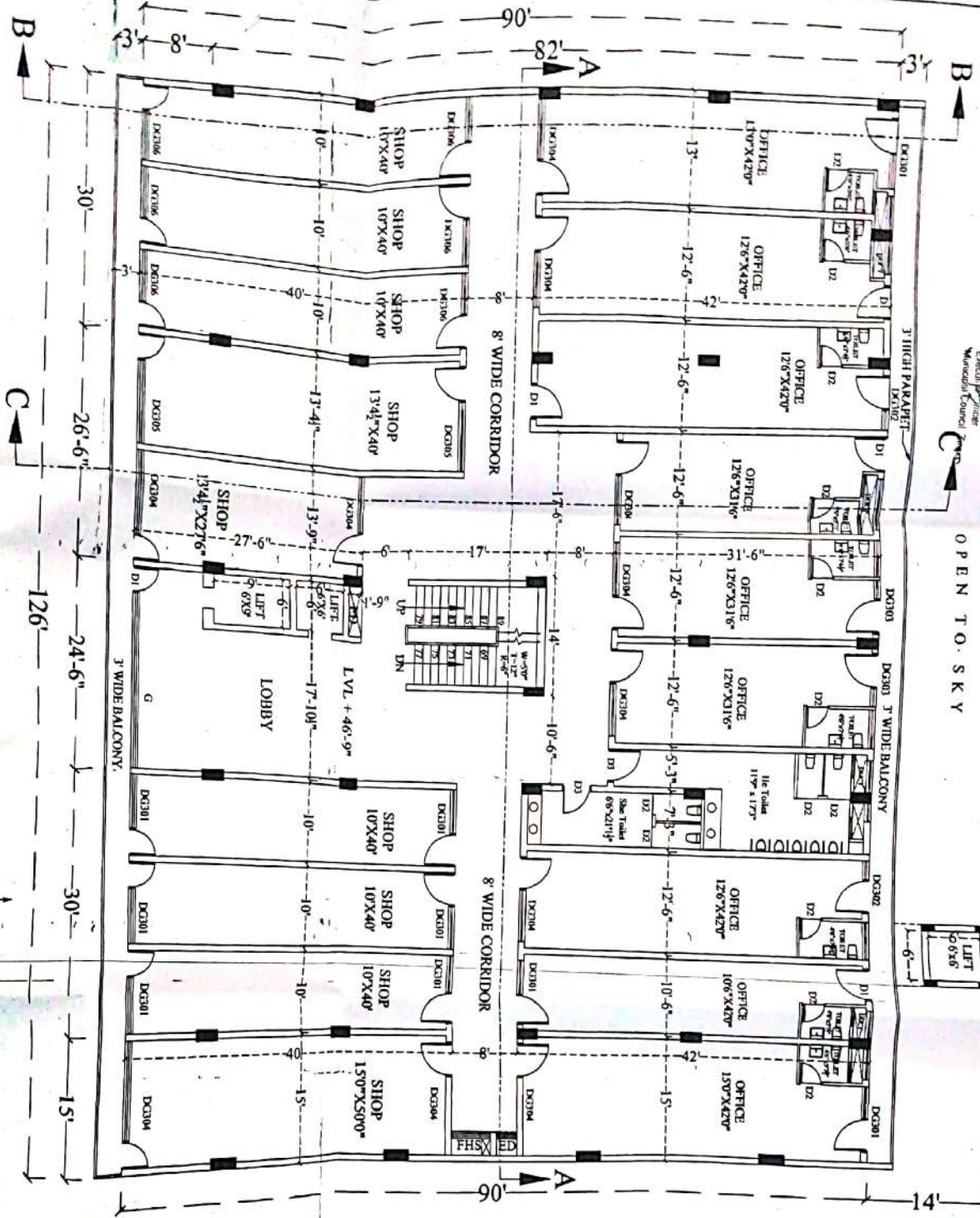
NOTE:-
 1. BUILDING SHALL BE SPRINKLED FOR FIRE SAFETY UNTO
 SATISFACTION OF FIRE OFFICER.

SCALE:- 1:100 DATE:- 25/08/2020

Applicant

Architect

WALIA CREATIVE ARCHITECT
 Urban Designer, Interior Designer, Planner, Project Consultant
 NEAR MAHARAJA NARAYAN HINDU PASTRY ROAD PATIALA
 780 SECTION 81, MAHARAJA NARAYAN CHAKRAVARTY
 PHONE:- 9815138084, 0173-5126018, 9815138084
 E MAIL: walia_jd@yahoo.com



OPEN TO SKY



SHEET TITLE :- FOURTH FLOOR PLAN
PROPOSED PLAN OF COMMERCIAL
PROJECT AT VILL. RAMGARH BHUDDA,
H.B. NO. 42, TEH.-ZIRAKPUR, DISTT. -
SASNAGAR, PUNJAB

Sanchi Singla S/o Sh. R. M. Singla
(Proprietor New Generation Builders)
#324, Sector 44A, Chandigarh

2B-15B-4.24B or 2782.68S qyds or
0.575Acre or 2326.68SqM

COVID. AREA OF FOURTH FLOOR:-
 $90'0'' \times 126'0'' + 14'0'' \times 76'' = 11340 + 105 = 11445.00 \text{ Sqft}$

$$\begin{aligned} &= 9 \times 6 + 2 \times 6.08 + 19 \times 6 + 6 \times 14.2 \times 4.3 + 99 \times 14.2^2 \\ &= 54 + 72 + 10.5 + 35.06 + 13.41 = 184.97 \text{ Sq.ft} \\ \text{TOTAL COVERED AREA} &= 11445.00 - 184.97 = 11260.03 \text{ Sq.ft, } 1046.08 \text{ Sq.m} \end{aligned}$$

(Ref.: WCAJNGBCBA1)

S.NO	ITEM	SIZE	CYL.	TOP
1.	DC401	60" X 80"	-	80"
2.	DC402	170" X 80"	-	80"
3.	D1	40" X 80"	-	80"
4.	D2	26" X 80"	-	80"
5.	D3	36" X 80"	-	80"
6.	D4	65" X 80"	-	80"
7.	G	60" X 80"	-	80"
8.	V	26" X 40"	40"	80"
9.	V1	30" X 40"	40"	80"
10.	V2	40" X 40"	40"	80"

NOTE:-
• BUILDING SHALL BE SPRINKLED FOR FIRE SAFETY UPTO
SATISFACTION OF FIRE OFFICER.

SCALE:- 1:100

DATE:- 25/08/2020

Applicant

Architect

MALIA CREATIVE ARCHITECTS

Urban designer, architect, interior designer, landscape architect, project consultant
NEAR MANHATTAN LEASING HOUSE PASSY ROAD PAVILION
780 SELECTOR BL., MANHATTAN (TRINITY CHURCH) NEW YORK
MOBILE E.: 908.513.9604, 017.531.8206 FAX: 908.513.9604
E MAIL: wca_dpa@yahoo.com or wca@wca.net

Sanctioned U/S 133 of the
Municipal Council & City
Structure / Code

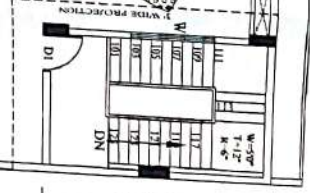
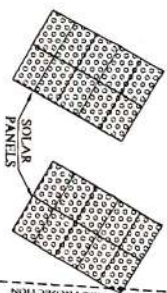
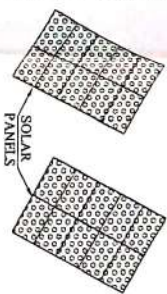
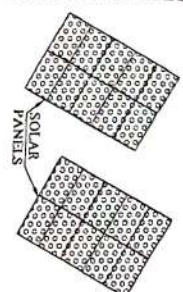
MUNICIPAL COUNCIL ZIRAKPUR

Encl. No. 133/2020
Municipal Council Zira

126' 95'-7 1/2" 22'-10 1/2" 7'-6" 22'-10 1/2"

OPEN TO SKY

3' WIDE BALCONY



22'-3"

55'-10 1/2"

25'-9"

44'-4 1/2"

15'-7 1/2"

LVL + 70'-6"

50'-6"

50'-6"

LVL + 70'-6"

LOBBY

LIFT 6'x6'

LIFT 6'x9'

25'-9"

126'

OPEN TO SKY



SHEET NO. :- WC/ANGB/CB/10

SHEET TITLE :- TERRACE FLOOR PLAN

PROPOSED PLAN OF COMMERCIAL
PROJECT AT VILL. RAMGARH BHUDDA,
H.B. NO.42, TEH. ZIRAKPUR, DISTT. -
SAS NAGAR, PUNJAB

APPLICANT:-

Sanjiv Singla S/o Sh. R. M. Singla
(Proprietor New Generation Builders)
#324, Sector-44A, Chandigarh

TOTAL LAND AREA:-

2B-15B-4.24B or 2782.68 Sqyds or
0.575 Acre or 2326.68 SqM

BUILT UP AREA OF MUNITY FLOOR:-

= 2 nos x 157 1/2' x 223' + 25'9" x 50'6"
= 1995.68 SqM, 185.40 Sqm
= 695.31 - 1300.38

SCHEDULE OF JOINERY

S.NO.	ITEM	SIZE	CILL	TOP
1.	DI	40" X 76"	-	76"
2.	W	80" X 60"	16"	76"

NOTE:-
• BUILDING SHALL BE SPRINKLED FOR FIRE SAFETY UPTO
SATISFACTION OF FIRE OFFICER.

SCALE:- 1:100 DATE:- 25/08/2020

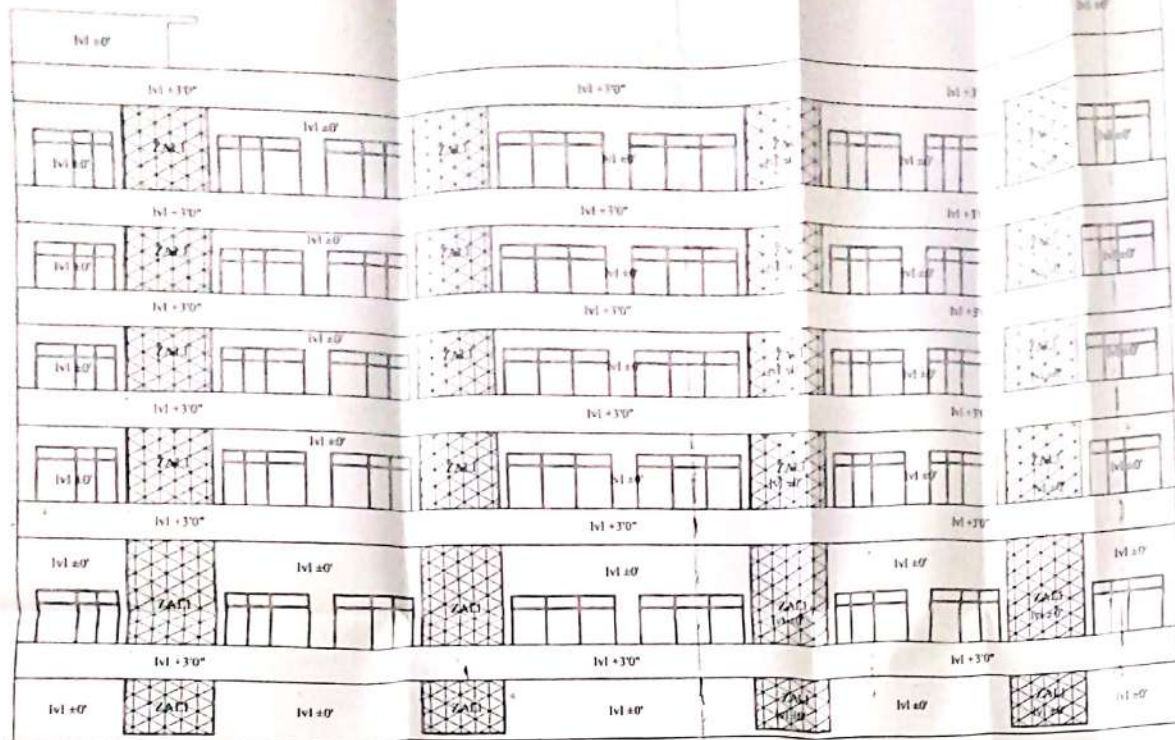
Applicant

Architect

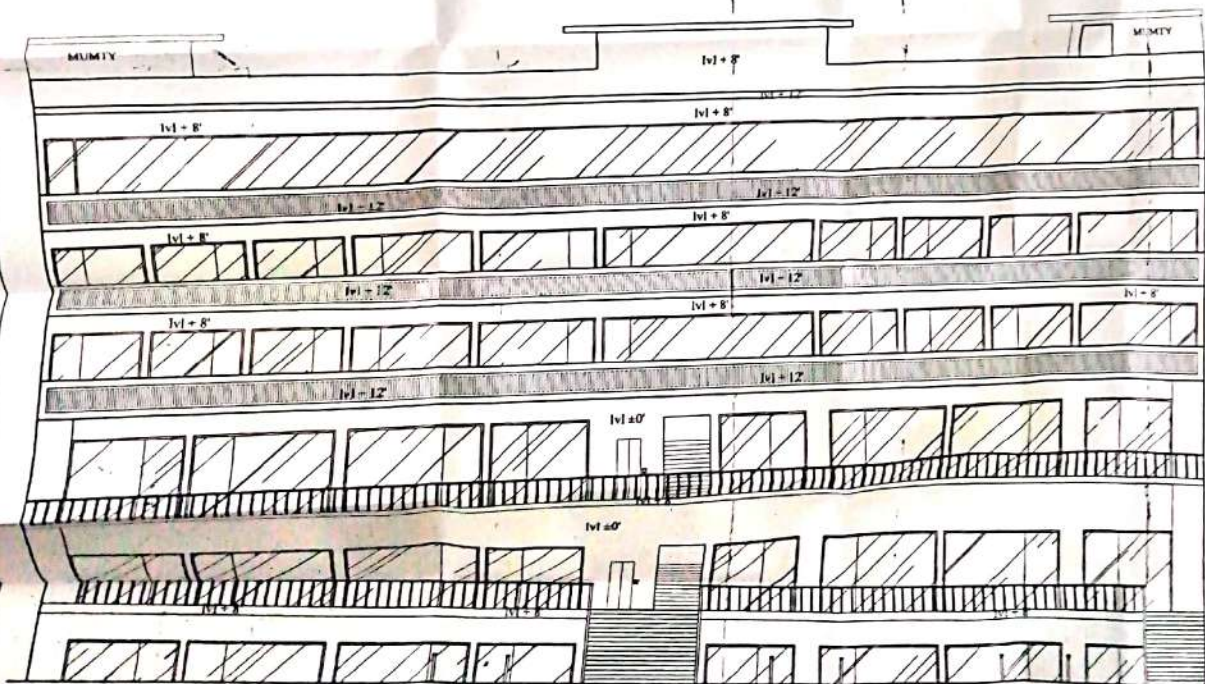
WALIA CREATIVE ARCHITECT



Urban designer, int. designer, Value, Project Consultant
NEAR MADHU NURSING HOME PASSY ROAD PATIALA
MOBILE :- 9815136094, 0175-5120512
E MAIL: wca_jda@yahoo.com



REAR ELEVATION



FRONT ELEVATION

PROPOSED PLAN OF COMMERCIAL
PROJECT AT VILL. RAMGARH, DISTRICT
H.B. NO. 42, T.H. ZIRAKPUR, DISTRICT
S.A.S. NAGAR, PUNJAB

APPLICANT:-

Sanchit Singla S/o Sh. R. M. Singla
(Proprietor New Generation Builders)
#324, Sector-44A, Chandigarh

TOTAL LAND AREA:-

2B-15B-4.24B or 2782.66 Sqyds or 0.575 Acre or
2326.68 SqM



SHEET NO. - WCANC/CB/12
SHEET TITLE - ELEVATIONS

Applicant

Architect

WALIA CREATIVE ARCHITECT

