

PROPOSED PLAN FOR M/S ANANTHAM
INFCON OF PLOT NO. P-367 & P-368,
WHITE CITY SECTOR-114,
S.A.S. NAGAR, MOHALI.

SANCTIONED UNDER SELF
CERTIFICATION SCHEME

SANCTIONED

CERTIFIED THAT THE ABOVE BUILDING PLAN IS AS PER ZONING
PLAN DRG. NO. 01 DATED: 21-10-2020 & APPROVED VIDE
LETTER NO. PB/PC/CA (HUD)/2020/279 DATED: 05-11-2020.

AREA STATEMENT

TOTAL PLOT AREA = 25'-0" x 54'-0"
= 1350 sq. ft.
= 125.4191 sq. m. = 150 sq. yds.
PERMISSIBLE COVERED AREA = 945 sq. ft.
A. COVERED AREA ON
STILT FLOOR = 25'-0" x 37'-9"
= 943.75 sq. ft.
F.A.R. AREA UNDER STILT = $(9'-9" \times 17'-3" + 6'-0" \times 7'-1\frac{1}{2}")/2$
= $(168.1875 + 42.75)/2$
= 210.9375/2 = 105.4688 sq. ft.
NON F.A.R. AREA UNDER STILT = 943.75 - 105.4688
= 838.2812 sq. ft.
B. COVERED AREA ON FIRST FLOOR = 25'-0" x 37'-9"
= 943.75 sq. ft.
DEDUCTIONS:-
= $3'-0" \times 4'-6"$ (SHAFT) + $(5'-6" \times 6'-0")/2$ (LIFT) + $(5'-3" \times 1'-9")/2$
= 33.09 sq. ft.
COVERED AREA ON FIRST FLOOR (F.A.R.)
= 943.75 - 33.09 = 910.66 sq. ft.
C. COVERED AREA ON SECOND FLOOR = 25'-0" x 37'-9"
= 943.75 sq. ft.
DEDUCTIONS:-
= $3'-0" \times 4'-6"$ (SHAFT) + $(5'-6" \times 6'-0")/2$ (LIFT) + $(5'-3" \times 1'-9")/2$
= 33.09 sq. ft.
COVERED AREA ON SECOND FLOOR (F.A.R.)
= 943.75 - 33.09 = 910.66 sq. ft.
D. COVERED AREA ON THIRD FLOOR = 25'-0" x 37'-9"
= 943.75 sq. ft.
DEDUCTIONS:-
= $3'-0" \times 4'-6"$ (SHAFT) + $(5'-6" \times 6'-0")/2$ (LIFT) + $(5'-3" \times 1'-9")/2$
= 33.09 sq. ft.
COVERED AREA ON THIRD FLOOR (F.A.R.)
= 943.75 - 33.09 = 910.66 sq. ft.
TOTAL COVERED AREA (F.A.R.) = 105.4688 + 910.66 + 910.66 +
910.66 = 2837.448 sq. ft.
= 2837.448/2 = 5674.8976 sq. ft.
(For 2 Plots)

F.A.R. achieved = 1.2:1
D. COVERED AREA OF MUMTITY = $(10'-6" \times 24'-4\frac{1}{2}" - 2 \times (2'-3" \times 6'-4\frac{1}{2}"))$
= 255.9375 - 28.68
= 227.2575/2
= 113.6288 sq. ft.
TOTAL COVERED AREA (F.A.R. + NON F.A.R.)
= 2837.448 + 113.6288 = 2951.0768 sq. ft.
= 2951.0768/2 = 1475.5384 sq. ft.
= 7777.254 (For 2 Plots)

PARKING CALCULATION (PER DWELLING UNIT)

AREA OF ONE DWELLING UNIT = 943.75 sq. ft.
= 87.5 sq. m.
PARKING REQUIRED (UP TO 120 sq. m.) = 1 ECS/D.U.
= 1 x 3 = 3 ECS
PARKING PROVIDED ON STILTS = 838.28 sq. ft. = 77.878 sq. m./28
= 2.78 ECS (say 2.8)
OPEN PARKING PROVIDED = $24'-7\frac{1}{2}" \times 12'-24'-7\frac{1}{2}" \times 8'-9"$
= 175.45 + 215.47
= 390.92 sq. ft. = 36.31 sq. m./23
= 1.58 ECS (say 1.6)
TOTAL PARKING PROVIDED = 2.8 + 1.6 = 4.4 ECS

TREES CALCULATION

TREES REQUIRED - 1 no. for every 225 sqm. of total
covered area
TOTAL COVERED AREA = 2837.448 sq. ft. = 263.607 sq. m.
TREES REQUIRED = 1.17 say 2
TREES PROVIDED = 2 (shown as per site plan)

NOTES
1. ALL 4.5" THICK WALLS SHALL HAVE 9" x 9" RCC BEAMS OVER THEM.
2. MAIN GATE AND BOUNDARY WALL SHALL BE CONSTRUCTED AS PER THE
STANDARD DESIGN.
3. ALL SANITARY WORK SHALL BE GOT DONE UNDER A GOVERNMENT
APPROVED PLUMBER.
4. NO TOILET / WC SHALL BE LOWER THAN THE PLINTH LVL OF THE BLDG.
5. ALL C/D PIPES SHALL BE TESTED BEFORE APPLICATION.
6. NO TREE / ELECTRIC POLE SHALL BE WITHIN THE MAIN ENTRANCE GATE.
7. ALL RCC WORK SHALL BE DONE 1:1 / 2:3 MAX CEMENT CONCRETE.
8. STRUCTURE STABILITY OF THE BUILDING IS RESPONSIBILITY OF THE
OWNER.

SUBMISSION DRAWING

SCALE:

NORTH

SHEET NO. 1

DRAWN BY:-

CHECKED BY:-

For ANANTHAM INFCON

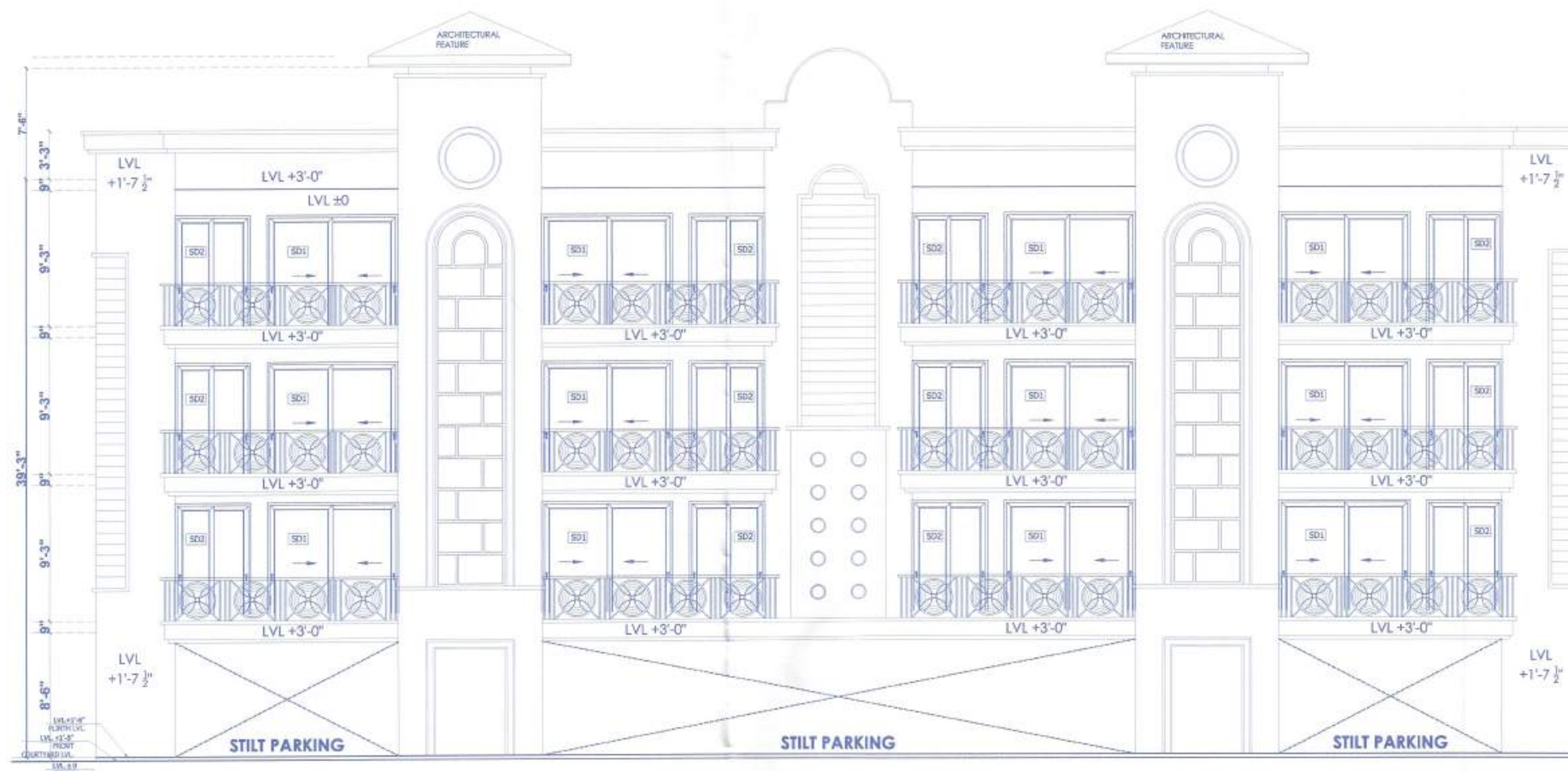
Authorised Signatory OWNER

Ar. Sumerjit Singh
CA/2018/98929

ARCHITECT

THE DESIGN CORRIDOR

[ARCHITECTURE | PLANNING |
INTERIORS | VALUATION |
E-Mail ID: thedesigncorridor@gmail.com
Contact Number: +91 85590-77565

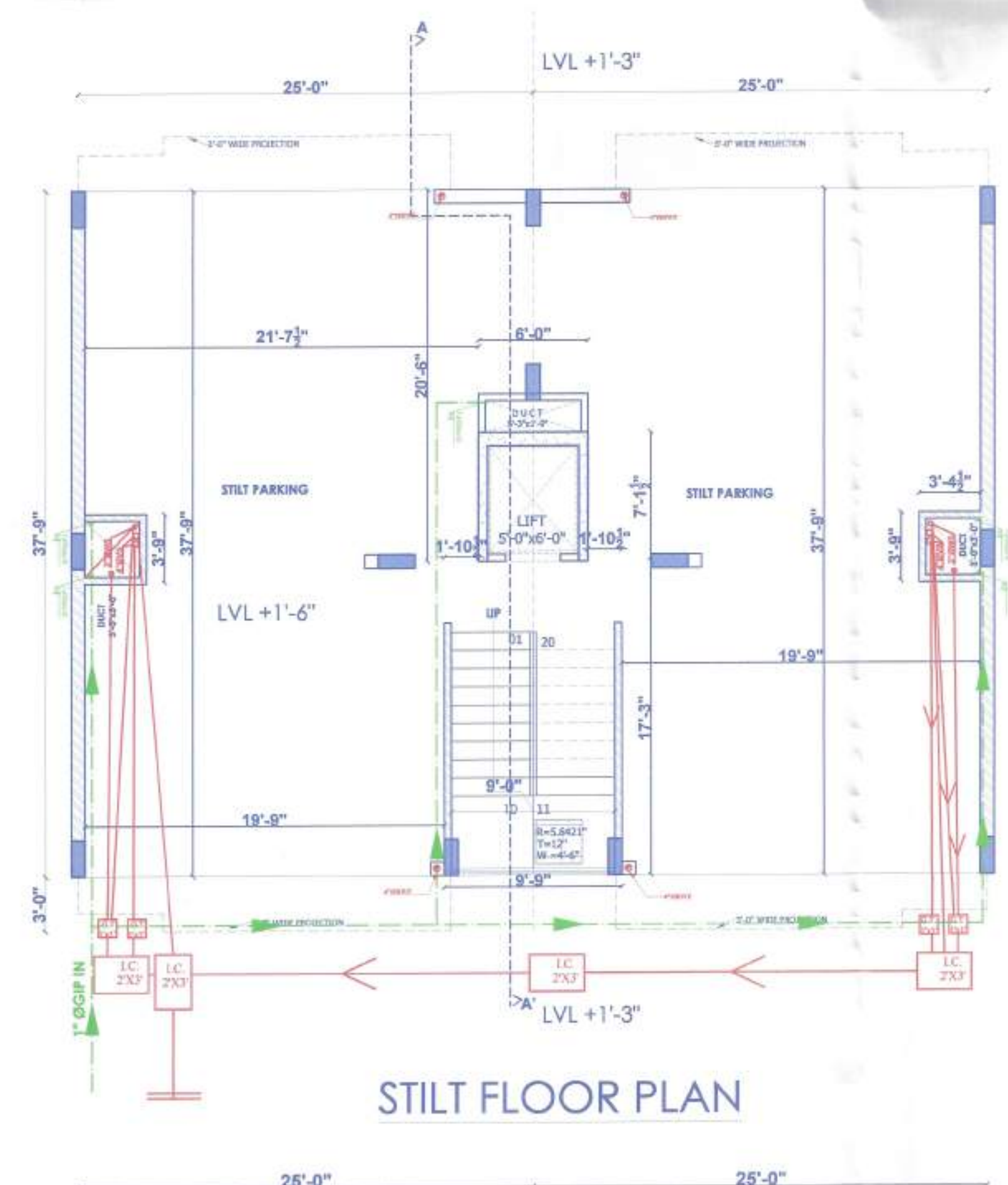


FRONT ELEVATION

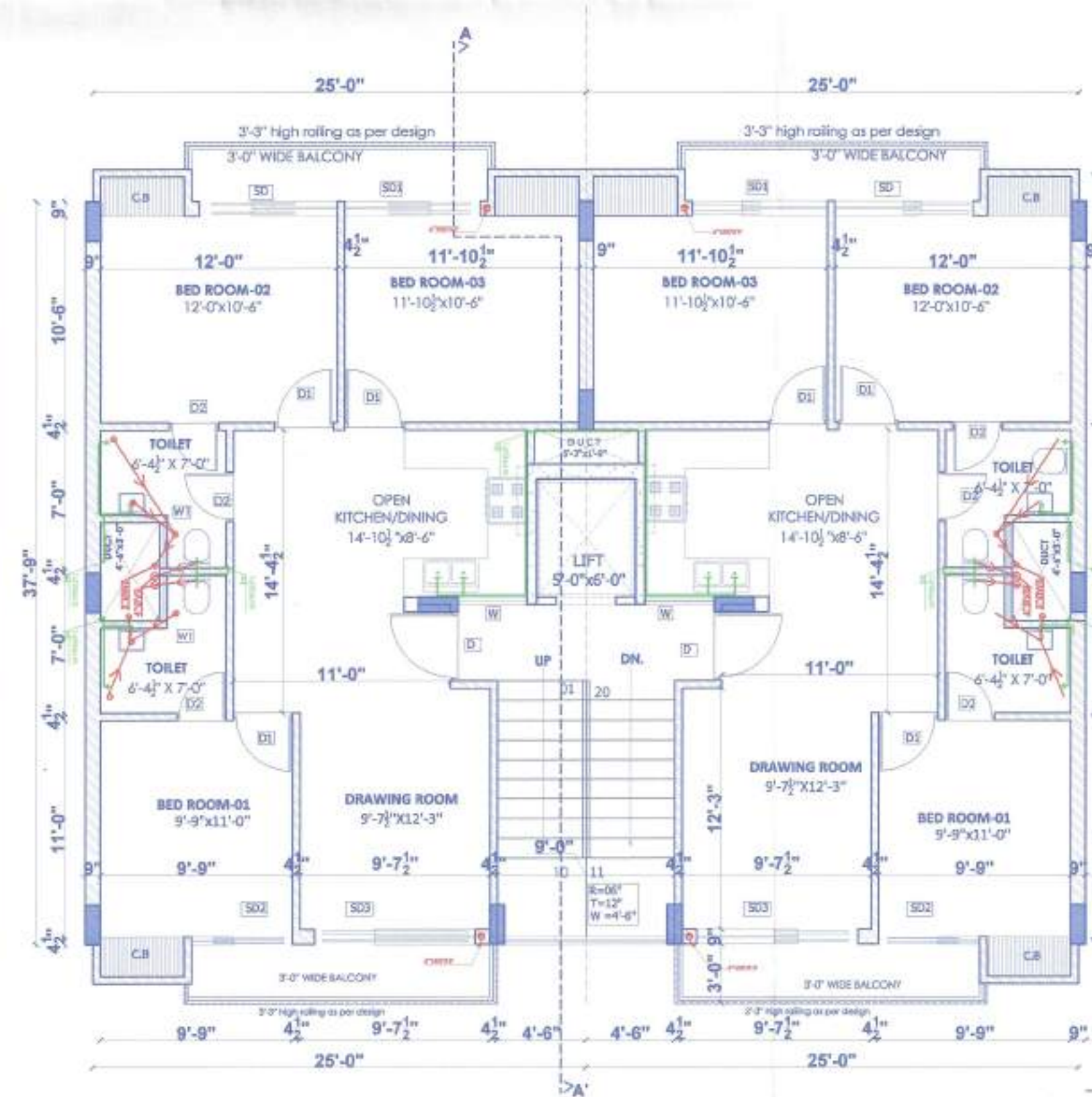


REAR ELEVATION

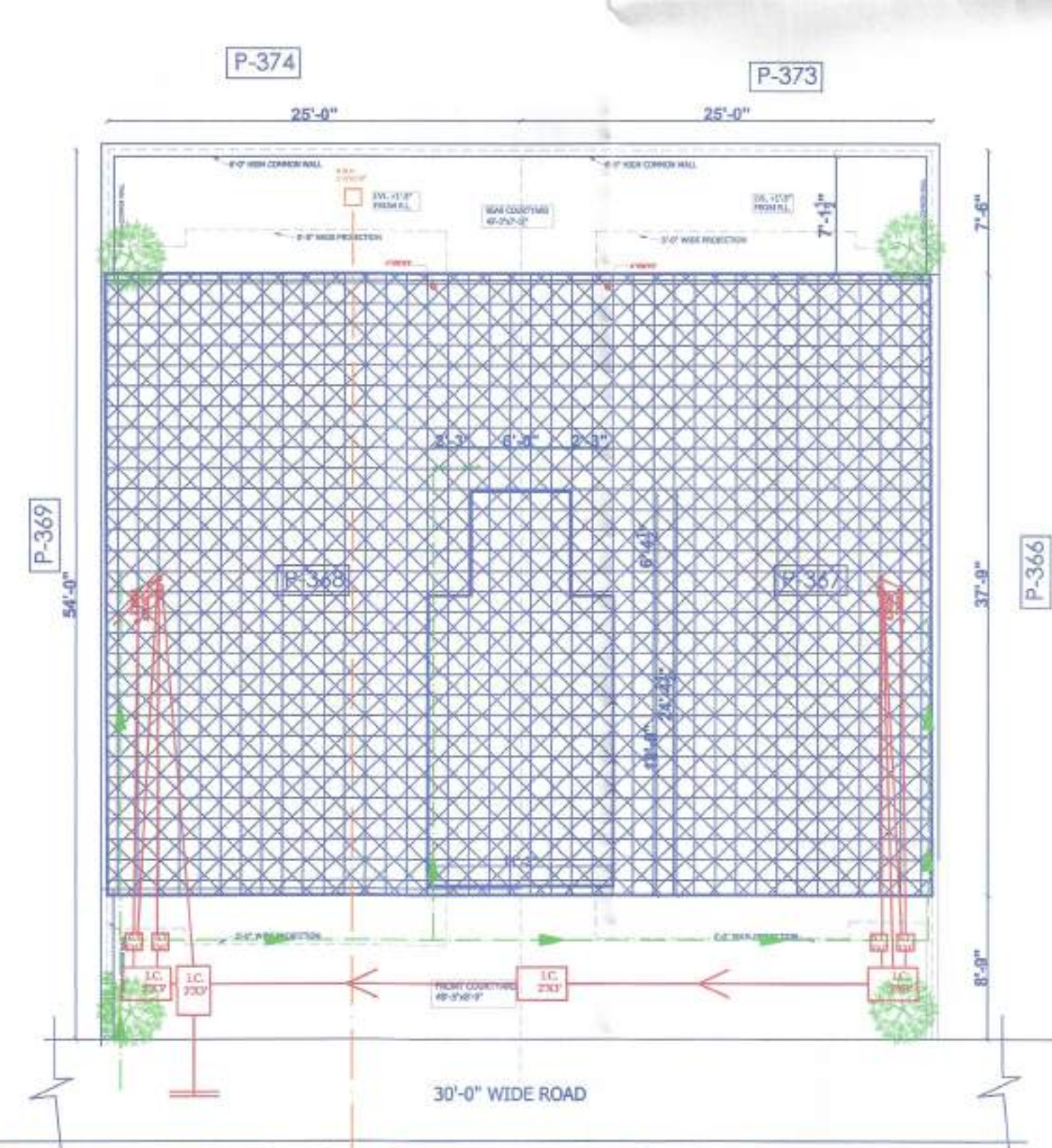
JOINTED SCHEDULE					
S.NO.	ROOM & WINDOWS	SIZE	SCALE	UNIT	REMARKS
1	10	10' x 10'	1	10'	
2	10	10' x 10'	1	10'	
3	10	10' x 10'	1	10'	
4	10	10' x 10'	1	10'	
5	10	10' x 10'	1	10'	
6	10	10' x 10'	1	10'	
7	10	10' x 10'	1	10'	
8	10	10' x 10'	1	10'	
9	10	10' x 10'	1	10'	
10	10	10' x 10'	1	10'	



STILT FLOOR PLAN

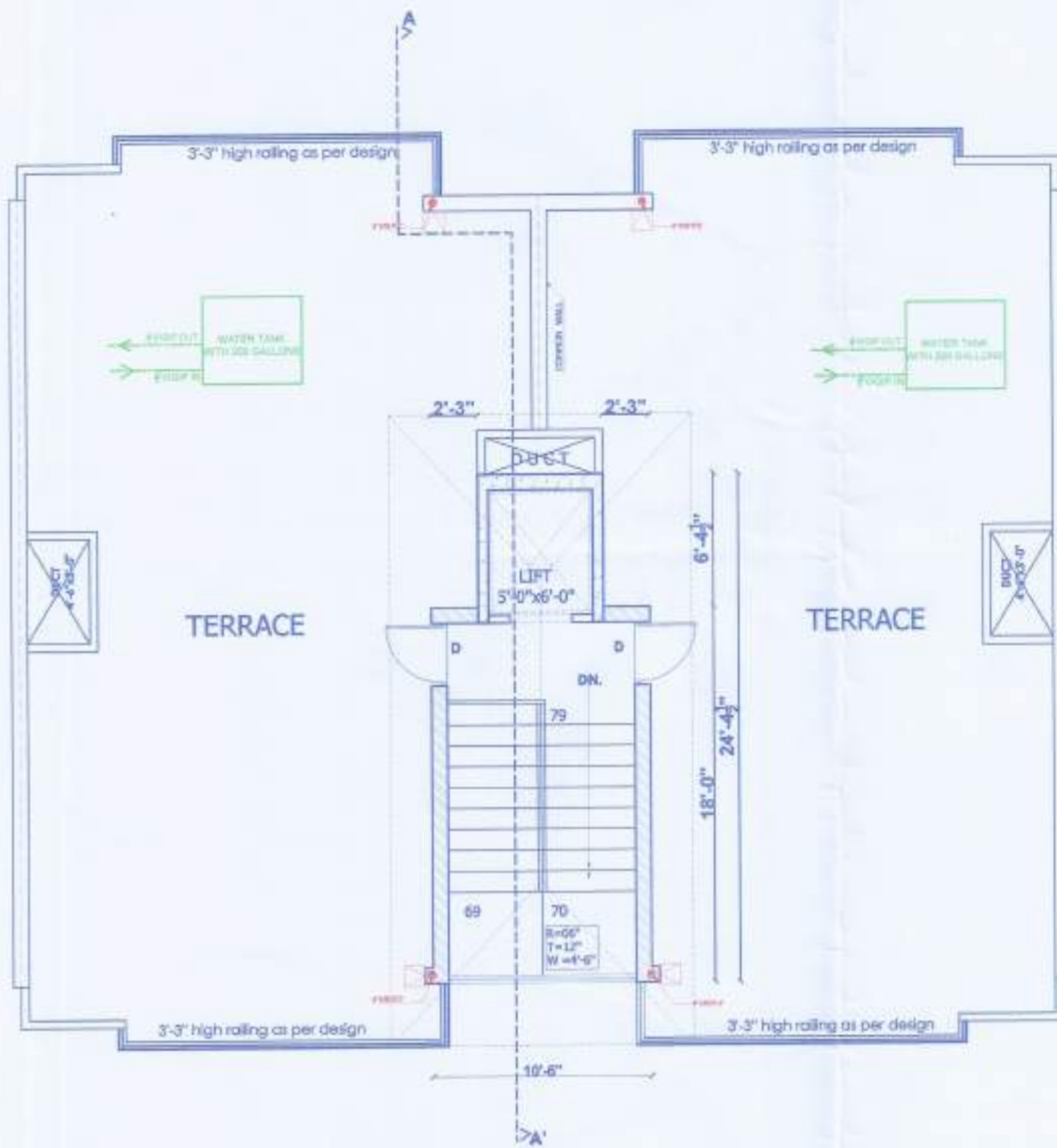


TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD)

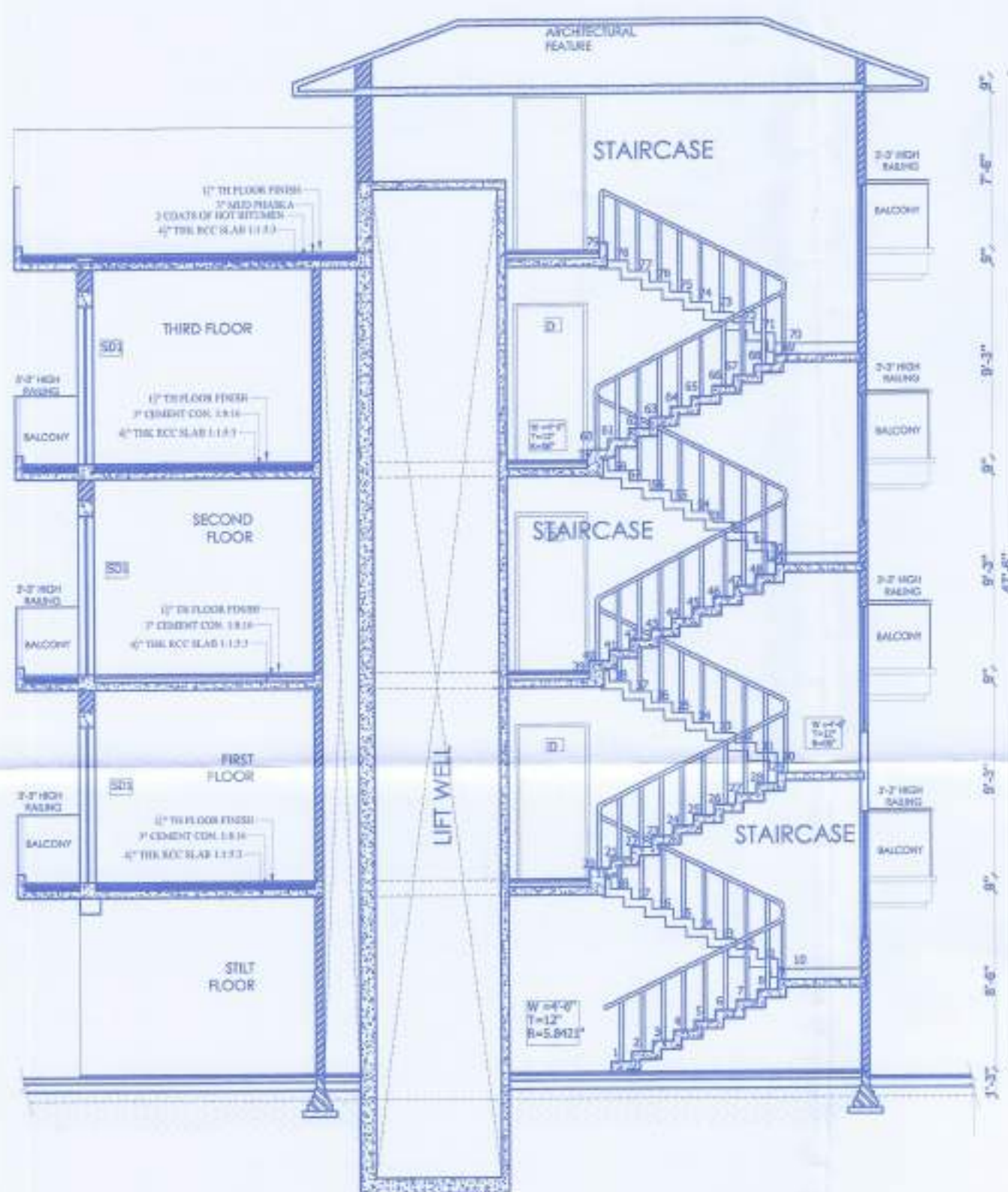


SITE PLAN

GMADA REF NO. 13310
DATE- 31 MAY 2022



TERRACE FLOOR PLAN



SECTION A-A'

PROPOSED PLAN FOR M/S ANANTHAM
INFCN OF PLOT NO. P-367 & P-368,
WHITE CITY SECTOR-114,
S.A.S. NAGAR, MOHALI.

SANCTIONED UNDER SELF
CERTIFICATION SCHEME

SANCTIONED

CERTIFIED THAT THE ABOVE BUILDING PLAN IS AS PER ZONING
PLAN DRG. NO. - 01 DATED-21-10-2020 & APPROVED VIDE
LETTER NO. PBIP/CAPA (HJD)/2020/279 DATED-05-11-2020.

JOINTERY SCHEDULE				
S.NO.	DOOR & WINDOWS	SIZE	SALLIPI	UNIT IN SQ.
1.	D	2'-0" x 7'-0"	-	1'-0"
2.	W	2'-0" x 7'-0"	-	1'-0"
3.	W	2'-0" x 7'-0"	-	1'-0"
4.	D	2'-0" x 7'-0"	1	1'-0"
5.	W	2'-0" x 7'-0"	1	1'-0"
6.	W	2'-0" x 7'-0"	1	1'-0"
7.	W	2'-0" x 7'-0"	1	1'-0"
8.	W	2'-0" x 7'-0"	1	1'-0"
9.	W	2'-0" x 7'-0"	1	1'-0"

TREES CALCULATION

TREES REQUIRED - 1 no. for every 225 sqm. of total
covered area
TOTAL COVERED AREA = 2833.24 sq. ft. = 263.2166 sq. mt.
TREES REQUIRED = 1.16 say 2
TREES PROVIDED = 2 (shown as per site plan)

NOTES

- ALL 4.5" THICK WALLS SHALL HAVE 10#2 RCC BEAMS OVER THEM.
- MAIN GATE AND BOUNDARY WALL SHALL BE CONSTRUCTED AS PER THE STANDARD DESIGN.
- ALL SANITARY WORK SHALL BE GOT DONE FROM A GOVERNMENT APPROVED PLUMBER.
- NO TOILET/WC SHALL BE LOWER THAN THE PLINTH LVL. OF THE BLDG.
- ALL CHSE PRES SHALL BE TESTED BEFORE APPLICATION.
- NO TREE / ELECTRIC POLE SHALL BE IN THE MAIN ENTRANCE DATE.
- ALL RCC WORK SHALL BE DONE IN 1:1.5 M3 CEMENT CONCRETE.
- STRUCTURE STABILITY OF THE BUILDING IS RESPONSIBILITY OF THE OWNER.

SUBMISSION DRAWING

SCALE: 1" = 10'-0"
NORTH
DRAWN BY: SHEET NO. 1
CHECKED BY:

For ANANTHAM INFCN

Authorised Signatory OWNER

Sumerjit Singh
Ar. Sumerjit Singh
CA/2018/98929



ARCHITECT
THE DESIGN CORRIDOR
| ARCHITECTURE | PLANNING |
| INTERIORS | VALUATION |
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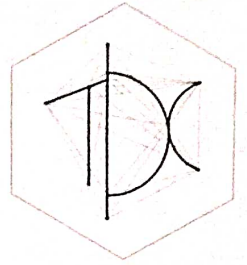
Greater Mohali Area Development Authority

PUDA Bhawan Sector-62, S.A.S Nagar Mohali, Punjab-160062

ACKNOWLEDGEMENT

Application ID	: 321961
Reference No	: 13310 / 2022
Code File No.	:
Property Size	:
Applicant's Name	: Anantham Infcon
Property No.	: SECTOR : white city , PLOT No. : P-367
Scheme	: Sector 114
Service	: Sanction Of Building Plans(Self Certification)
Application Recieved On	: 31-May-2022
Due Date of Disposal	: 09-Jun-2022
Documents Checked	: Yes
Mark To	: Eo(P) - Rk - Rohit Kumar

Receipt Clerk



Desp.No.AI/P-367&368/114/GMADA/MOHALI

Dated:- 31.05.2022

GMADA Reference no: 13310

Dated:- 31/05/2022

To
The Estate officer,
GMADA, S.A.S NAGAR.

Subject:- Sanctioning of Proposed plans of the Independent Residential Floor Plot no.P-367&368 ,White City, Sector-114,Vill.Kailon, GMADA, S.A.S.Nagar, Mohali. under Self-Certification scheme measuring 300 sq.yds.

Reference to GMADA letter no. - GMADA/DTP/2021/627 Dated :26.08.2021

With reference to the above mentioned letter, our firm has been empanelled for approval of building plans of residential/industrial sites measuring upto 1000sq.yds, Commercial sites such as booths, single storey shops, SCO's and SCF's & I.T. plots measuring upto 5 Acres at I.T. City. Under this scheme, I am sanctioning the plans of the above mentioned plot & submitting 2 copies of the plans. The construction shall commence within one month. The allottee shall comply with the following instructions during the course of construction. You are requested to depute the concerned JE for inspection of the site.

1. The boundary wall shall be constructed as per standard design.
2. The demarcation of site shall be taken from Colonizer.
3. DPC level certificates shall be obtained from the GMADA/empanelled architect.
4. The water connection shall be taken from Colonizer after depositing the security fees.

Thanking you,

Yours faithfully

Ar. Sumerjit Singh
CA/2018/98929

Encl:

1. 2 copies of building plans.
2. Proof of ownership.
3. Self attested undertaking.
4. Requisite receipts of security, scrutiny fees & Labour Cess.

CC to:-

1. M/S Ananthanm Infcon owner of the Independent Residential Floor Plot no. P-367&368 ,White City, Sector-114,Vill.Kailon, GMADA, S.A.S.Nagar, Mohali
2. Colonizer for information & n/a.