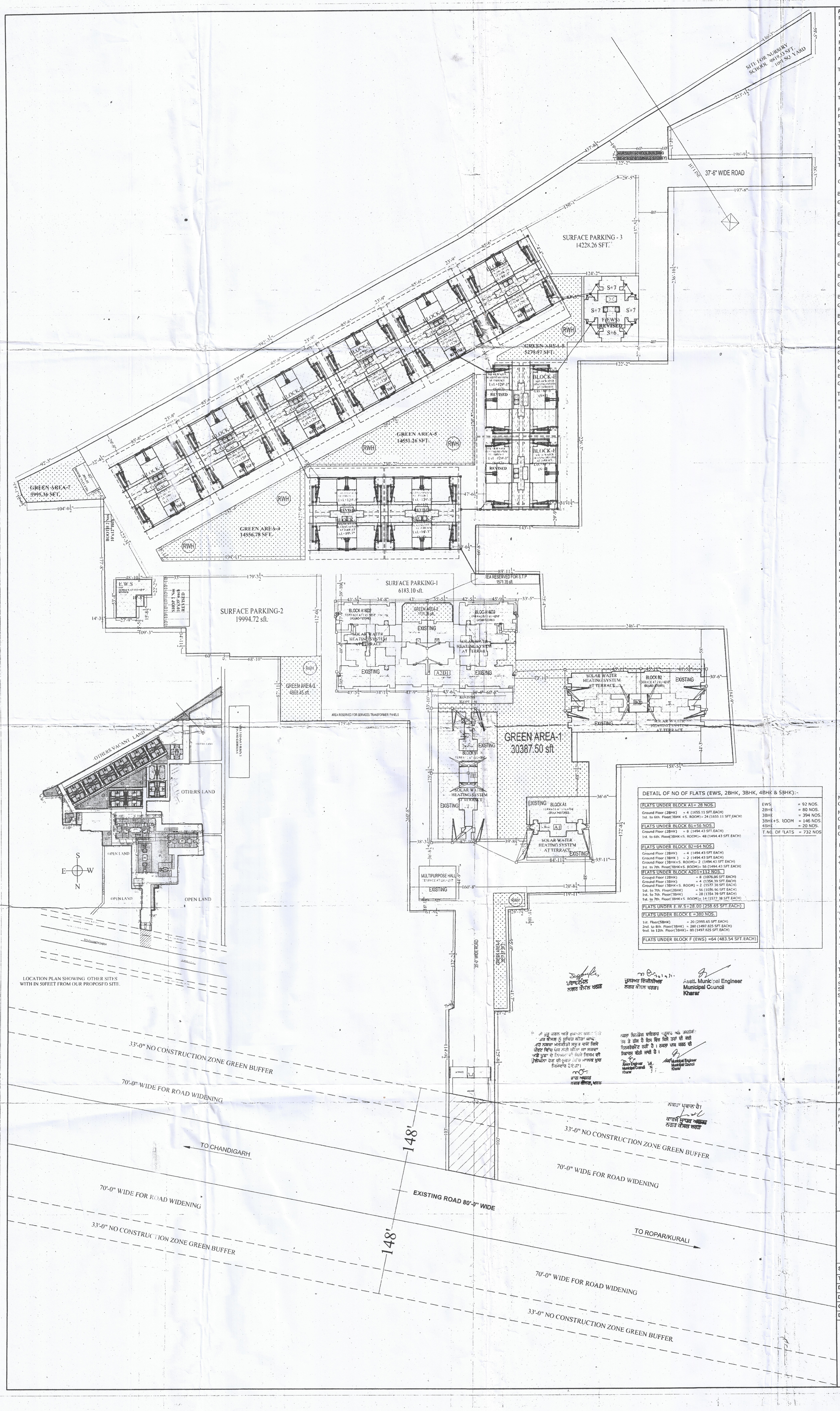

PROJECT
REVISED GROUP HOUSING FOR
DYNASTY BUILDWELL PVT.LTD.
APPARTMENTS AT
VILL. DESUMAJRA AND
FETAHULLAPUR TEH. KHARAR.
DISTT. MOHALI (PB.)

AREA STATEMENT:-

TOTAL AREA OF SITE:- 510192 SQ.FT
=56688.00 SQ.YD = 11.71 ACRES

AREA LEFT FOR ROAD WIDENING
56'-0" X 103'-0"=5768 SQ.FT

TOTAL AREA OF SITE AFTER ROAD WIDENING
510192-5768 = 504424 SFT.= 11.579 ACRES

PERMISIBLE F.A.R = 504424x2=1008848sft.

PROPOSED FLATS:-

TOTAL NO. OF FLATS = 732 NOS.
TOTAL NO OF FLATS A2D1 = 112 NOS.
TOTAL NO OF FLATS A1 = 28 NOS.
TOTAL NO OF FLATS B1 = 56 NOS.
TOTAL NO OF FLATS B2 = 64 NOS.
TOTAL NO OF FLATS EWS = 28 NOS.
TOTAL NO OF FLATS E(3 &4BHK= 380 NOS.
TOTAL NO OF FLATS F(EWS) = 55 NOS.

GROUND COVERAGE:-

BLOCK-A1 (EXISTING)
G.COV UNDER BLOCK A1=6620.00 SQ.FT

BLOCK-B1 (EXISTING)
G.COV UNDER BLOCK B1=11955.46 SQ.FT

BLOCK-B2 (EXISTING)
G.COV UNDER BLOCK B2=11955.46 SQ.FT

BLOCK-A2D1 (EXISTING)
G.COV UNDER BLOCK A1D2=17188.00 SQ.FT

BLOCK-E.W.S (REVISED)
G.COV UNDER BLOCK =1810.50 SQ.FT

BLOCK-MULTIPURPOSE HALL (EXISTING)
G.COV UNDER BLOCK =2237.50 SQ.FT

BLOCK-E (REVISED)
G.COV UNDER BLOCK =116773.10 SQ.FT

BLOCK-F (EWS) (REVISED)
G.COV UNDER BLOCK =3868.32 SQ.FT

NURSERY SCHOOL (REVISED)
G.COV UNDER BLOCK =720 SQ.FT

MEETING ROOM (REVISED)
G.COV UNDER BLOCK =800 SQ.FT

BOOTH 2 Nos(10'x12') + SHOP 7 Nos(10'x35')
G.COV UNDER BLOCK=240+2450=2690SQ.FT

TOTAL GROUND COVERAGE OF ALL BLOCKS:-
=176498.37 SQ.FT
=176618.37 / 504424 = 34.999%

F.A.R UTILISED:-

BLOCK-A1 (EXISTING)
BASEMENT+7 FLOORS
AREA UNDER ONE FLOOR=6620.00 SQ.FT
TOTAL AREA OF BLOCK:-6620.00 X 7
=46343.10 SQ.FT

BLOCK-B1 (EXISTING)
BASEMENT+7 FLOORS
AREA UNDER ONE FLOOR=11955.46 SQ.FT
TOTAL AREA OF BLOCK:-11955.46 X 7
=83688.22 SQ.FT

BLOCK-B2 (EXISTING)
BASEMENT+8 FLOORS
AREA UNDER ONE FLOOR=11955.46 SQ.FT
TOTAL AREA OF BLOCK:-11955.46 X 8
=95643.68 SQ.FT

BLOCK-A2D1 (EXISTING)
BASEMENT+8 FLOORS
AREA UNDER ONE FLOOR=17188.00 SQ.FT
TOTAL AREA OF BLOCK:-17188.00X8
137504.00 SQ.FT

BLOCK-E.W.S (REVISED)
GROUND+3 FLOORS
AREA UNDER ONE FLOOR=1810.535 SQ.FT
TOTAL AREA OF BLOCK:-1810.535 x 4
=7242.14 SQ.FT

BLOCK-MULTIPURPOSE HALL (EXISTING)
GROUND+ ONE FLOORS
AREA UNDER ONE FLOOR=2237.50 SQ.FT
TOTAL AREA OF BLOCK:-2237.50X2
=4475 SQ.FT

BLOCK-E (REVISED)
FIRST FLOOR AREA
AREA UNDER ONE FLOOR=6359.3 SQ.FT
TOTAL NO OF BLOCKS = 10 Nos
TOTAL AREA OF BLOCKS = 6359.3 X10
= 63593 SQ.FT

SECOND & TYPICAL FLOOR AREA
AREA UNDER ONE FLOOR=5991.30 SQ.FT
AREA OF EACH FLAT =1497.825 SQ.FT
TOTAL NO OF FLATS ONE BLOCK = 36 Nos
TOTAL AREA OF ONE BLOCK = 1497.825 X36
= 53921.70SQ.FT
TOTAL NO OF BLOCKS = 10 Nos
TOTAL AREA OF BLOCKS = 53921.70 X 10
= 539217 SQ.FT

TOTAL AREA =FIRST+TYP.FLOOR AREA
=63593+539217
=602810 SFT.

BLOCK-F (EWS) (REVISED)
STILT+7 FLOORS
AREA UNDER ONE FLOOR=3868.32 SQ.FT
AREA OF EACH FLAT =483.54 SQ.FT
TOTAL NO OF FLATS ONE BLOCK = 55 Nos
TOTAL AREA OF ONE BLOCK= 483.54 X 55
= 26704.70 SQ.FT

NURSERY SCHOOL (REVISED)
G.COV UNDER BLOCK =720 SQ.FT

MEETING ROOM (REVISED)
G.COV UNDER BLOCK =800 SQ.FT

BOOTH 4 Nos(10'x12') + SHOP 7 Nos(10'x35')
G.COV UNDER BLOCK=240+2450=2690SQ.FT

F.A.R UTILISED:-
=46343.10+83688.22+95643.68
+137504+7242.14+4475+602810
+26704.70+720+800+2690

TOTAL AREA OF ALL BLOCKS=1008620.84 SQ.FT

F.A.R =1008620.84 / 504424 = 1.999 %

GREEN AREA DETAILS:-
GREEN AREA-01=30387.50 SQ.FT
GREEN AREA-02=1711.35 SQ.FT
GREEN AREA-03=4868.45 SQ.FT
GREEN AREA-04=14556.78 SQ.FT
GREEN AREA-05=14551.26 SQ.FT
GREEN AREA-07=3995.36 SQ.FT
GREEN AREA-08=5279.97 SQ.FT
GREEN AREA-09=3217.67 SQ.FT

TOTAL GREEN AREA:-78568.34 SQ.FT
=78568.34/504424 =15.57 %

PARKING DETAIL:-
TOTAL BASEMENT PARKING:-105218.95 SQ.FT
105218.95@346.5 sq.ft =304 e.c.s

SURFACE PARKING-01:-6183.10 SQ.FT
SURFACE PARKING-02:-19994.72 SQ.FT
SURFACE PARKING-03:-14228.26 SQ.FT

TOTAL SURFACE PARKING:-40406.08 SQ.FT
104210.78@238.50 sq.ft = 169 e.c.s

STILT PARKING
BLOCK-E = 116773.13 SFT.
BLOCK-F = 3868.32 SFT.
TOTAL STILT PARKING:- 120641.45 SQ.FT
120641.45@292.50 sq.ft = 412 e.c.s

TOTAL CAR PARKING:-304+169+412= 885 E.C.S

REQUIRED CAR PARKING:-
FLATS UNDER BLOCK A1=28 (1655.11 SFT.EACH)
FLATS UNDER BLOCK B1=56 (1494.43 SFT.EACH)
FLATS UNDER BLOCK B2=64 (1494.43 SFT.EACH)
FLATS UNDER BLOCK A2D1 - 64 (1076.96 SFT.EACH)
- 32 (1354.39 SFT.EACH)
- 16 (1577.38 SFT.EACH)
FLATS UNDER E.W.S=28.00 (258.65 SFT.EACH)
FLATS UNDER BLOCK E =380 (1586.34 SFT.EACH)
FLATS UNDER BLOCK F (EWS) =55 (483.54 SFT.EACH)
TOTAL NO OF FLATS:-723

DETAIL OF NO OF FLATS (EWS, 2BHK, 3BHK, 4BHK & 5BHK):-

FLATS UNDER BLOCK A1= 28 NOS.
Ground Floor (2BHK) = 4 (1655.11 SFT.EACH)
1st. to 6th. Floor(3BHK +S. ROOM)= 24 (1655.11 SFT.EACH)

FLATS UNDER BLOCK B1=56 NOS.
Ground Floor (2BHK) = 8 (1494.43 SFT.EACH)
1st. to 6th. Floor(3BHK+S. ROOM)= 48 (1494.43 SFT.EACH)

FLATS UNDER BLOCK B2=64 NOS.
Ground Floor (2BHK) = 4 (1494.43 SFT.EACH)
Ground Floor (3BHK) = 2 (1494.43 SFT.EACH)
Ground Floor (3BHK+S. ROOM)= 2 (1494.43 SFT.EACH)
1st. to 7th. Floor(3BHK+S. ROOM)= 56 (1494.43 SFT.EACH)

FLATS UNDER BLOCK A2D1=112 NOS.
Ground Floor (2BHK) = 8 (1076.96 SFT.EACH)
Ground Floor (3BHK) = 4 (1354.39 SFT.EACH)
Ground Floor (3BHK+S. ROOM) = 2 (1577.38 SFT.EACH)
1st. to 7th. Floor(2BHK) = 56 (1076.96 SFT.EACH)
1st. to 7th. Floor(3BHK) = 28 (1354.39 SFT.EACH)
1st. to 7th. Floor(3BHK+S. ROOM)= 14 (1577.38 SFT.EACH)

FLATS UNDER E.W.S=28.00 (258.65 SFT.EACH)

FLATS UNDER BLOCK E =380 NOS.
1st. Floor(5BHK) = 20 (2995.65 SFT.EACH)
2nd. to 8th. Floor(3BHK) = 280 (1497.825 SFT.EACH)
9nd. to 12th. Floor(3BHK)= 80 (1497.825 SFT.EACH)

FLATS UNDER BLOCK F (EWS) =64 (483.54 SFT.EACH)

EWS	= 92 NOS.
2BHK	= 80 NOS.
3BHK	= 394 NOS.
3BHK+S. ROOM	= 146 NOS.
4BHK	= 20 NOS.
T.NO. OF FLATS	= 732 NOS

Asstt. Municipal Engineer
Municipal Council
Kharar

Junior Engineer
Municipal Council
Kharar

Municipal Engineer
Municipal Council
Kharar

Owner

Dynasty Buildwell Pvt. Ltd.

Architect

SCALE: 1/4"=1'-0"	
TITLE:	SITE PLAN
DRG. NO.	SUB/PV/01
DEALT BY	RAM PRAVESH SINGH
CHECKED BY	
DATE	06 / 04 / 2011

VASTU GROUP (Ar.P.K.GARG)
ARCHITECTS ENGINEERS PLANNERS INTERIOR DESIGNERS VALUERS
Office :- # 1023, Sector 40-B, Chandigarh.
Email :- vastugroup1023@gmail.com
Website:- www.vastugroup.in
Phone:- 0172-4642327
Mobile:- 98140-16327