(Mona city) 11

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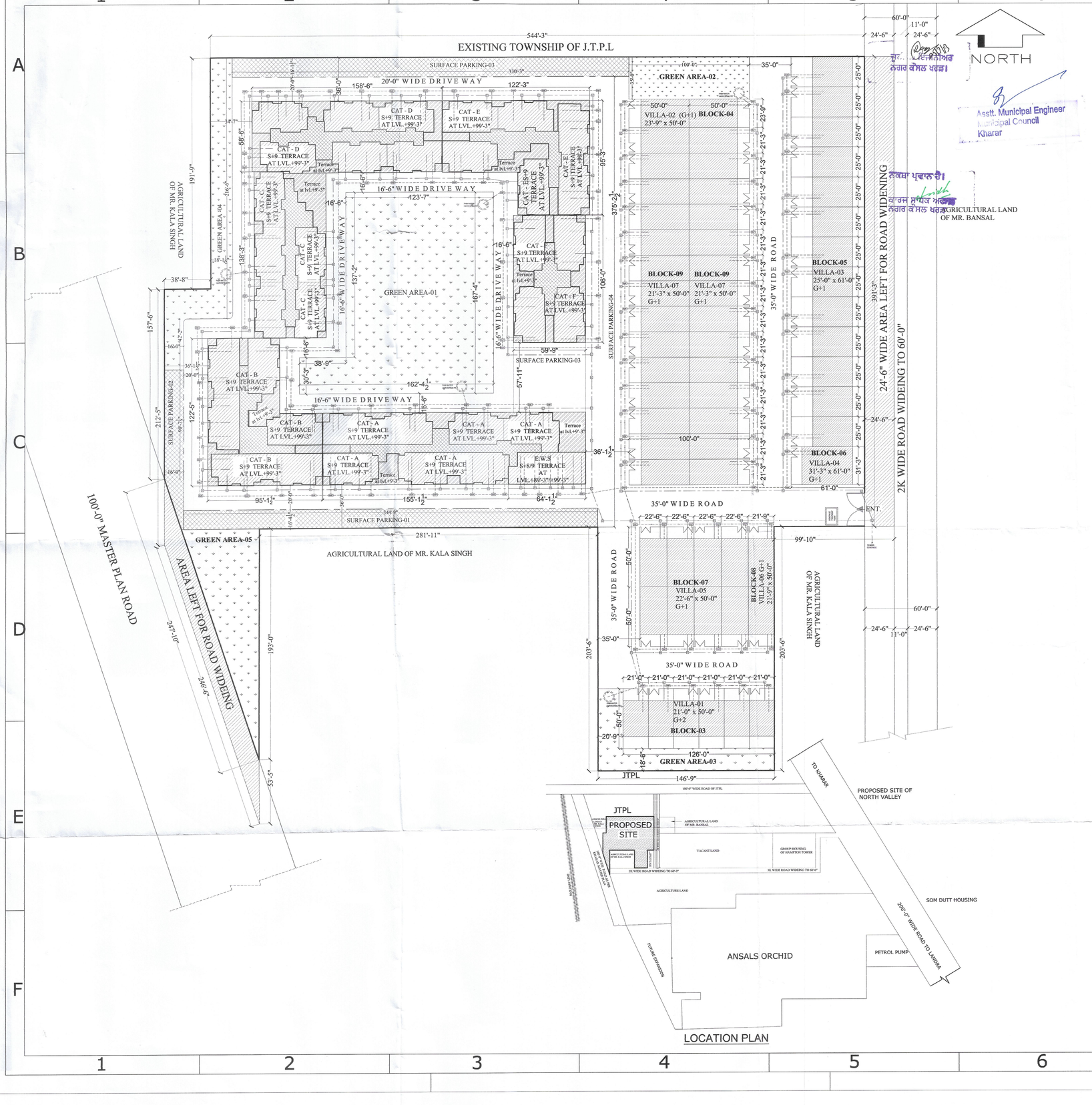

AREA STATEMENT:-

AREA STATEMENT FOR HOUSING:

SITE AREA	= 281833.20 SQ.FT OR 6.47 ACRES	
AREA LEFT FOR ROAD WIDENING:-13329.36 SQ.FT		
NET SITE AREA	= 268487.87 SQ.FT OR 6.164 ACRES	
PERMISSIBLE FLATS:-6.164@60 D.U PER ACRE:-369.85 UNITS		
PROPOSED FLATS:- 366.00 UNITS		
PERMISSIBLE GROUND COVERAGE @35%	= 93970.75 SQ.FT	35.00 %
PROPOSED GROUND COVERAGE	= 81619.49 SQ.FT.	30.39 %
PERMISSIBLE F.A.R @200%	= 536975.74 SQ.FT	2.00 %
PROPOSED F.A.R	= 464505.93 SQ.FT.	1.73%
REQUIRED OPEN GREEN @ 15% OF PLOT AREA	= 40273.18 SQ.FT	15.00 %
PROPOSED OPEN GREEN	= 40913.14 SQ.FT	15.23%
REQUIRED E.C.S	= 327 E.C.S	
PROPOSED E.C.S	= 353 E.C.S	

TOTAL NO. OF FLAT ON SITE=306 F+ 60VILLAS+ 41EWS
= 366 NOS. + 41 E.W.S

CAT-A THREE BED ROOM FLATS	= 63 NOS.
CAT-B THREE BED ROOM FLATS	= 54 NOS.
CAT-C THREE BED ROOM FLATS	= 45 NOS.
CAT-D THREE BED ROOM FLATS	= 54 NOS.
CAT-E THREE BED ROOM FLATS	= 54 NOS.
CAT-F THREE BED ROOM FLATS	= 36 NOS.
BLOCK-03 VILLA -01	= 06 NOS.
BLOCK-04 VILLA -02	= 02 NOS.
BLOCK-05 VILLA -03	= 13 NOS.
BLOCK-06 VILLA -04	= 01 NOS.
BLOCK-07 VILLA -05	= 08 NOS.
BLOCK-08 VILLA -06	= 02 NOS.
BLOCK-09 VILLA -07	= 28 NOS.
BLOCK-10 EWS	= 41 NOS.

F.A.R UTILIZED

AREA UNDER CAT - A (3BHK) 1 NOS.
STILT+ 9 FLOOR
AREA OF SINGLE FLAT=1125.10 SFT.
AREA OF ONE FLOOR = 7875.73 SFT.
AREA OF SINGLE BLOCK=7875.73 X 9 =70881.57 SQ.FT.
TOTAL AREA OF CAT-A :- 70881.57+325.85(Still Area) SQ.FT.
=71207.42 SQ.FT.

AREA UNDER CAT- B (3BHK) (1 NOS.)
STILT+ 9 FLOOR
AREA OF ONE FLAT:-1159.64 SQ.FT
AREA OF ONE FLOOR :- 6957.84 SQ.FT.
AREA OF BLOCK = 6957.84 X 9 = 62620.56 SQ.FT
TOTAL AREA OF CAT-B - 62620.56 +374.71(STILT AREA)
= 62995.27 SQ.FT.

AREA UNDER CAT- C (3BHK) (1 NOS.)
STILT+ 9 FLOOR
AREA OF ONE FLAT:-1159.64 SQ.FT
AREA OF ONE FLOOR :- 6957.84 SQ.FT.
AREA OF BLOCK = 6957.84 X 9 = 62620.56 SQ.FT
TOTAL AREA OF CAT-C - 62620.56 +357.60(STILT AREA)
= 62978.16 SQ.FT.

AREA UNDER CAT- D (3BHK) (1 NOS.)
STILT+ 9 FLOOR
AREA OF ONE FLAT:-1176.25 SQ.FT
AREA OF ONE FLOOR :- 7057.50 SQ.FT.
AREA OF BLOCK = 7057.50 X 9 = 63517.50 SQ.FT
TOTAL AREA OF CAT-D - 63517.50 +357.74(STILT AREA)
= 63875.24 SQ.FT.

AREA UNDER CAT- E (3BHK) (1 NOS.)
STILT+ 9 FLOOR
AREA OF ONE FLAT:-1184.52 SQ.FT
AREA OF ONE FLOOR :- 7107.16 SQ.FT.
AREA OF BLOCK = 7107.16 X 9 = 63964.44 SQ.FT
TOTAL AREA OF CAT-F :- 63964.44 +334.87(STILT AREA)
=64299.31 SQ.FT.

AREA UNDER CAT- F (3BHK) (1 NOS.)
STILT+ 9 FLOOR
AREA OF ONE FLAT:-1184.65 SQ.FT
AREA OF ONE FLOOR :- 4555.74 SQ.FT.
AREA OF BLOCK = 4555.74 X 9 = 41001.66 SQ.FT
TOTAL AREA OF CAT-F :- 41001.66 +286.87(STILT AREA)
= 41288.53 SQ.FT.

AREA UNDER BLOCK-03 (Villa-01) (06 NOS.)
G+ 1 FLOOR(21'-0" X 50'-0")
AREA OF ONE DUPLEX-1306.22 SQ.FT
TOTAL AREA OF UNDER BLOCK-03 =1306.22X06=7837.32 SQ.FT

AREA UNDER BLOCK-04 (Villa-02) (2NOS.)
G+ 1 FLOOR(23'-9" X 50'-0")
AREA OF ONE DUPLEX-1479.97 SQ.FT
TOTAL AREA OF UNDER BLOCK -04=1479.97X2=2959.94 SQ.FT

AREA UNDER BLOCK-05 (Villa-03) (13 NOS.)
G+ 1 FLOOR(25'-0" X 61'-0")
AREA OF ONE DUPLEX-1562.47SQ.FT
TOTAL AREA OF UNDER BLOCK -05 =1562.47X13=20312.11 SQ.FT

AREA UNDER BLOCK-06 (Villa-04) (01 NOS.)
G+ 1 FLOOR(31'-3" X 61'-0")
AREA OF ONE DUPLEX-1958.89 SQ.FT
TOTAL AREA OF UNDER BLOCK -06 =1958.89 X1=1958.89 SQ.FT

AREA UNDER BLOCK-07 (Villa-05 (08 NOS.)
G+ 1 FLOOR(22'-6" X 50'-0")
AREA OF ONE DUPLEX-1397.47 SQ.FT
TOTAL AREA OF UNDER BLOCK -07 =1397.47 X8=11179.76 SQ.FT

AREA UNDER BLOCK-08 (Villa-06) (02 NOS.)
G+ 1 FLOOR(21'-9" X 50'-0")
AREA OF ONE DUPLEX-1355.72 SQ.FT
TOTAL AREA OF UNDER BLOCK -08 =1355.72 X 02=2711.44 SQ.FT.

AREA UNDER BLOCK-09 (Villa-07) (28 NOS.)
G+ 1 FLOOR(21'-3" X 50'-0")
AREA OF ONE DUPLEX-1322.72 SQ.FT
TOTAL AREA OF UNDER BLOCK -09 =1322.72 X 28=37036.16 SQ.FT

E.W.S .BLOCK-10(41 Nos.)
S + 9 FLOOR
AREA OF SINGLE FLAT -:332.15 SQ.FT.
AREA OF ONE FLOOR :-1660.78 SQ.FT
TOTAL AREA OF UNDER BLOCK -10 = 1660.78 X 8+(9TH FLOOR)
=13286.24+580.14=13866.38 SQ.FT

TOTAL BLOCK AREA :-cat(a+b+c+d+e+f)+block(03+04+05+06+07+08+09)+e.w.s
= 71207.42 +62995.27+62978.16+63875.24 +64299.31+41288.53 +7837.32+2959.94+20312.11+1958.89+11179.76+2711.44 + 37036.16 + 13866.38 = 464508.24 SQ.FT.

F.A.R UTILIZED = 464505.93 / 268487.87 = 1.73 %

TOTAL GROUND COVERAGE :-
GROUND COVERAGE CAT-A :- 7875.73 SQ.FT.
GROUND COVERAGE CAT-B :- 6957.84 SQ.FT.
GROUND COVERAGE CAT-C :- 5754.68 SQ.FT.
GROUND COVERAGE CAT-D :- 7057.50 SQ.FT.
GROUND COVERAGE CAT-E :- 7107.16 SQ.FT.
GROUND COVERAGE CAT-F :- 455.74 SQ.FT.
GROUND COVERAGE BLOCK-03 - 4158.00 SQ.FT.
GROUND COVERAGE BLOCK -04 - 1567.50 SQ.FT.
GROUND COVERAGE BLOCK -05 - 10725.00 SQ.FT.
GROUND COVERAGE BLOCK -06 - 1289.06 SQ.FT.
GROUND COVERAGE BLOCK -07 - 5940.00 SQ.FT.
GROUND COVERAGE BLOCK -08 - 1435.50 SQ.FT.
GROUND COVERAGE BLOCK -09 - 19635.00 SQ.FT.
GROUND COVERAGE BLOCK -10 - 1660.78 SQ.FT.
- 81619.49/268487.87
TOTAL GROUND COVERAGE **= 30.39%**

REQUIRED PARKING =
Flats having an area more than 1000 sq.ft.
306 flats = 306 E.C.S
Flats having less than 1000 sq.ft.
41 flats = 21 E.C.S
E.C.S REQUIRED:- 306 + 21 = 327 Nos.
Villas has its own parking inside the house.
STILT PARKING:-
AREA UNDER STILT PARKING OF CAT-A = 12770.85 SQ.FT
AREA UNDER STILT PARKING OF CAT-B = 8355.90 SQ.FT
AREA UNDER STILT PARKING OF CAT-C = 6832.01 SQ.FT
AREA UNDER STILT PARKING OF CAT-D = 7009.17 SQ.FT
AREA UNDER STILT PARKING OF CAT-E = 8278.40 SQ.FT
AREA UNDER STILT PARKING OF CAT-F = 5361.11 SQ.FT
TOTAL AREA OF STILT PARKING =48607.44 SQ.FT.@292.50
TOTAL E.C.S PROPOSED ON SITE = 166.17 E.C.S.(STILT)

SURFACE PARKING:-
AREA OF SURFACE PARKING-01 = 36'-0"x344'-9" = 12411.00 SQ.FT
AREA OF SURFACE PARKING-02 = 36'-0" X 90'-7 1/2" = 3262.50 SQ.FT
AREA OF SURFACE PARKING-03 = 36'-0"X 330'-3" = 11889.00 SQ.FT
AREA OF SURFACE PARKING-04 = 36'-1 1/2"X 375'-2 1/2" = 13554.10 SQ.FT
AREA OF SURFACE PARKING-05 = 59'-9"X 57'-11" = 3460.12 SQ.FT
TOTAL AREA OF SURFACE PARK = 44576.72@238.50 SQ.FT.
TOTAL E.C.S PROPOSED ON SITE = 186.90+166.17 E.C.S. = 353.07E.C.S

GREEN AREA:-
GREEN AREA -01 - 21859.28 SQ.FT.
GREEN AREA -02 - 3500.00 SQ.FT.
GREEN AREA -03 - 3748.49 SQ.FT.
GREEN AREA -04 - 5554.00 SQ.FT.
GREEN AREA -05 - 6251.37 SQ.FT.
TOTAL GREEN AREA =40913.14/ 268487.87 =15.23 %

TOTAL LENGTH OF PARAPET WALL :4580.00 R.FT

TOTAL LENGTH OF BOUNDARY WALL:- 2854'-0"R.FT

PROJECT:- PROPOSED GROUP HOUSING FOR MONA CITY AT VILL. KHUNIMAJRA TEH. KHARAR,PUNJAB

DEVELOPERS:-

TITLE: SITE PLAN

PLAN SANCTIONED UNDER SELF CERTIFICATION SCHEME.

For Mona Townships Pvt. Ltd.
ARCHITECT OWNER Authorised Signatory

Ar. Tripat Girdhar
CA/2009/44080

S.No	Revisions	Date	Name

ARCHITECTS :
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Approved
Drawn:Rajni
Date:

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DRG. NO. 01 SCALE : NTS