



AREA CHART					
TOTAL PLOT AREA	=	2.32500	Acres	9408.93	Sq. mt.
AREA FALLING UNDER 12.0 M WIDE SERVICE ROAD	=	0.03182	Acres	128.77	Sq. mt.
<b>NET PLANNED AREA</b>	=	<b>9408.93</b>			Sq. mt.
PERMISSIBLE GROUND COVERAGE	35.00%	=	3293.124		Sq. mt.
PROPOSED GROUND COVERAGE	35.00%	=	3293.104		Sq. mt.
PERMISSIBLE F.A.R	150.00%	=	14113.389		Sq. mt.
PROPOSED F.A.R (TENTATIVE)	140.00%	=	13172.414		Sq. mt.

  

GROUND COVERAGE						
SR. NO.	TYPE	LENGTH	X WIDTH	= AREA (Sq. Mt.)	X TOTAL NO'S	= TOTAL AREA (Sq. Mt.)
1	S.C.O - A (1 to 3, 6 to 8)	5.486	X 22.000	= 120.692	X 6	= 724.152
2	S.C.O - B (4 & 5)	8.097	X 22.000	= 178.134	X 2	= 356.268
3	S.C.O - C (9 & 34)	6.715	X 15.250	= 102.404	X 2	= 204.808
4	S.C.O - D (10 to 33)	5.486	X 15.250	= 83.662	X 24	= 2007.876
<b>GRAND TOTAL</b>					<b>34</b>	<b>= 3293.104</b>

  

F.A.R CALCULATION				
S.C.O-A (1 TO 3, 6 TO 8)				
1	GROUND FLOOR AREA	=		724.152
2	FIRST FLOOR AREA	=		724.152
3	SECOND FLOOR AREA	=		724.152
4	THIRD FLOOR AREA	=		724.152
<b>TOTAL</b>				<b>= 2896.608</b>

  

S.C.O-B (4 & 5)				
1	GROUND FLOOR AREA	=		356.268
2	FIRST FLOOR AREA	=		356.268
3	SECOND FLOOR AREA	=		356.268
4	THIRD FLOOR AREA	=		356.268
<b>TOTAL</b>				<b>= 1425.072</b>

  

S.C.O-C (9 & 34)				
1	GROUND FLOOR AREA	=		204.808
2	FIRST FLOOR AREA	=		204.808
3	SECOND FLOOR AREA	=		204.808
4	THIRD FLOOR AREA	=		204.808
<b>TOTAL</b>				<b>= 819.230</b>

  

S.C.O-D (10 TO 33)				
1	GROUND FLOOR AREA	=		2007.876
2	FIRST FLOOR AREA	=		2007.876
3	SECOND FLOOR AREA	=		2007.876
4	THIRD FLOOR AREA	=		2007.876
<b>TOTAL</b>				<b>= 8031.504</b>
<b>GRAND TOTAL</b>				<b>= 13172.414</b>

  

1	PUS (TOILET)	6.000	X 3.000	= 18.000	X 2	= 36.000
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- NOTE**
1. PARKING AREA CAN NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.
  2. TO BE READ WITH CODE 1.2 (1) (IX) & 3.5 OF THE HARYANA BUILDING CODE - 2017.

- NOTES:**
1. ALL DIMENSIONS ARE IN MM.
  2. THE DRAWING IS TO BE READ & NOT SCALED.
  3. ALL LEVELS ARE FROM ROAD LEVEL (+00).
  4. ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
  5. ALL SILL & LINTEL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
  6. ALL STRUCTURAL MEMBERS ARE TO BE ERRECTED AS PER STRUCTURAL DRAWINGS(S).

PROPOSED LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY FOR AN AREA MEASURING 2.325 ACRE, FALLING IN THE REVENUE ESTATE OF VILLAGE PHOOSGARH, SECTOR - 32, KARNAL, BEING DEVELOPED BY SAI BABA HABITAT PVT. LTD. IN COLLABORATION WITH ESMAX DEVELOPER PVT. LTD.

ARCHITECT SIGN. <i>Amandeep Bansal</i> <b>AR. AMANDEEP BANSAL</b> CA/2015/72167	OWNER SIGN. <i>For Esmax Infradevelopers Pvt. Ltd.</i> <b>ESMAX DEVELOPER PVT. LTD.</b> AUTHORIZED SIGNATORY
DATE:	SCALE: 1:50
DEALT BY:	CHECKED BY:

**LAYOUT PLAN**

ARCHP INT  
TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING  
HOUSE NO. 209, SECTOR - 14 WEST, MILK COLONY DHANAS, CHANDIGARH - 160014, E-MAIL - ARCHITECT.BANSAL@BANSAL.COM

SHEET NO. **1**

DRG. NO. : - DGTCP - 8111 DATED : 04.07.2021

L.No-121 of 31/12/2021

(AJIT SINGH) JD(HQ) (SANJAY NARANG) ATP(HQ) (ROHIT CHAUHAN) DTP(HQ) (HITESH SHARMA) STP (HQ) (P. P. SINGH) CTP (HR) (K. MAKRAND PANDURANG, IAS) DTCP (HR)