

SANCTIONED
 VIDE MEMO No. 227312 DATED 02/9/24

DTP (HQ) Member Secretary BPAC
 STP Member BPAC
 CTP Chairman BPAC

Promoters
"VERA DEVELOPERS PVT. LTD."

Project
 PROPOSED GROUP HOUSING BELONGS TO "VERA DEVELOPERS PVT. LTD." THROUGH ITS DIRECTOR MR. KARTIK BUDHIRAJA AT PLOT NO. GH-45 SECTOR -20 URBAN ESTATE PANCHKULA

Designed By

Applicant's Signature

VERA DEVELOPERS PVT. LTD.
 Director

Architect's Signature

Ar Amita Saini
 B. ARCH. AIAA VID
 CA-7574

Architect

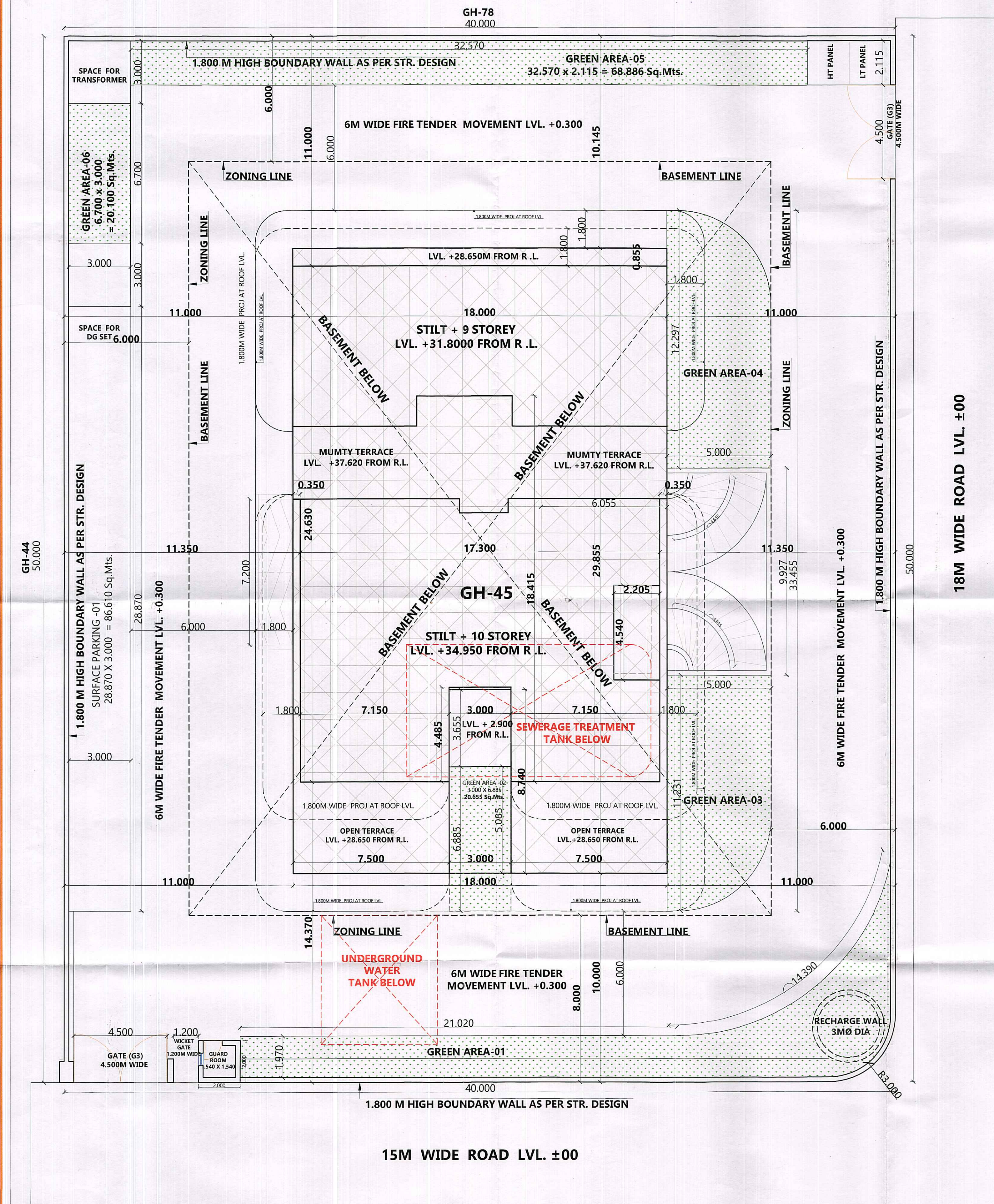
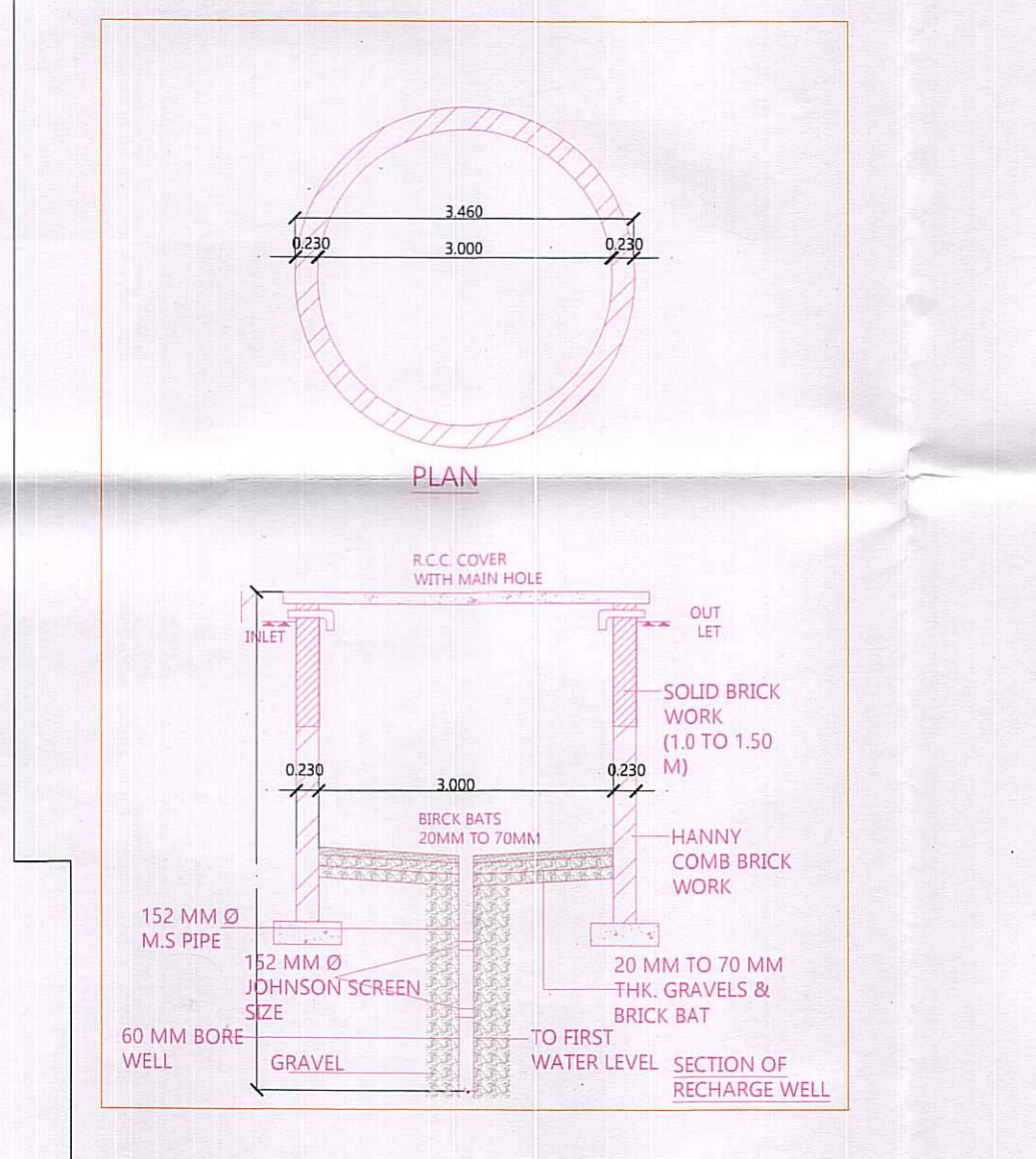
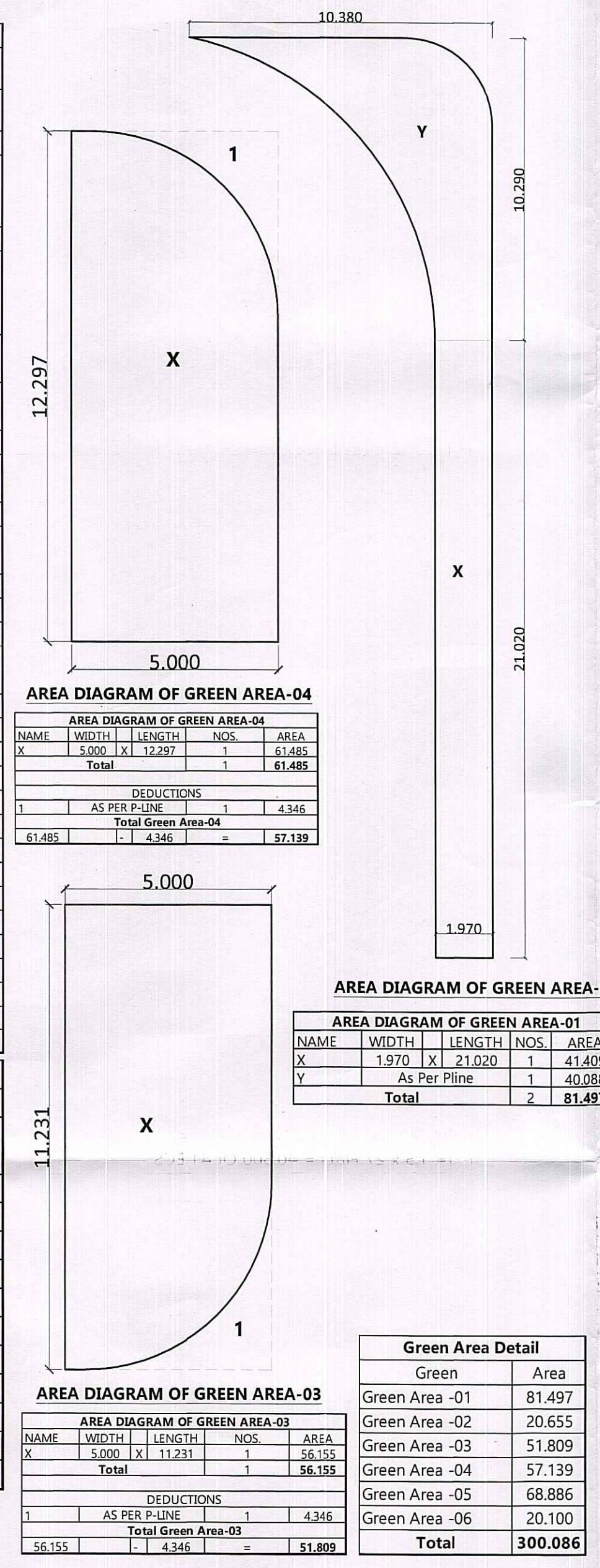
NIRMAAN ASSOCIATES
 an architecture studio
 ARCHITECTS, TOWN PLANNERS, INTERIOR DESIGNERS, LANDSCAPERS & ENGINEERS
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DRAWING TITLE

SITE PLAN & GREEN AREA

JOB. NO.	GH-45	DRAWING NO.	REV.
DATE	10.04.2024	NO. 01/10	
SCALE	NTS		
DRAWN	PRINCE	STUDIO-3	
CHECKED	ANKUR	ENGINEERING WING	
PAPER SIZE	A1	PMC, Approvals, Designs, Valuations, Estimates and Tender Consultancy-	
NORTH			

Area Statement		
Description	As Per Bye Laws	Proposed Area
Total Plot Area	2000.000 Sq.Mts. Or 0.494 Acre	
Permissible Ground Coverage	700.000 Sq.Mts. (35% Of Total Plot Area)	522.135 Sq.Mts. (26.107%)
Permissible F.A.R.	1:1.750 Of Total Plot Area	3500.000 Sq.Mts.
	15% Of Permissible F.A.R.(GRIHA)	525.000 Sq.Mts.
	Total Permissible F.A.R. (1:2.013)	4025.000 Sq.Mts.
Permissible Green Area	300.000 Sq.Mts. (15% Of Total Plot Area)	300.086 Sq.Mts. (15.004%)
Permissible Density	60 Flats Per Acre	27 Flats
Achieved F.A.R.		
Floor	Area (In Sq.Mts.)	No Of Flats
Basement (Non.F.A.R.)	1008.000 Sq.Mts.	--
Stilt Floor	69.716 Sq.Mts.	--
First Floor	429.663 Sq.Mts.	3 Flats
Second Floor	427.471 Sq.Mts.	3 Flats
Third Floor	427.471 Sq.Mts.	3 Flats
Fourth Floor	427.471 Sq.Mts.	3 Flats
Fifth Floor	427.471 Sq.Mts.	3 Flats
Sixth Floor	427.471 Sq.Mts.	3 Flats
Seventh Floor	427.471 Sq.Mts.	3 Flats
Eighth Floor	427.471 Sq.Mts.	3 Flats
Ninth Floor	336.511 Sq.Mts.	2 Flats
Tenth Floor	195.479 Sq.Mts.	1 Flats
Mumty Floor	70.461 Sq.Mts.	--
Total	4023.666 Sq.Mts. (1:2.012)	27 Flats
Height	34.950 Mts.	
Parking Detail		
Proposed Required Parking		
Minimum 1.5 ECS For Each Dwelling Unit = 1.5 x 27 Flats = 40.500 Or 41 ECS		
Provided Parking		
For Stilt Floor Parking 1ECS For Every 28.000 Sq.Mts.		
For Open Parking 1ECS For Every 23.000 Sq.Mts.		
For Basement Parking 1ECS For Every 32.000 Sq.Mts.		
Stilt Parking	279.080 = 279.080/28	9.967 ECS
Surface Parking	86.610 = 86.610/23	3.766 ECS
Basement Parking	503.122 = 503.122/32	15.723 ECS
Jack Parking	6 Slots = 6 Slots x 2	12.000 ECS
Total Provided Parking	41.131 Or 41 ECS	



SITE PLAN