

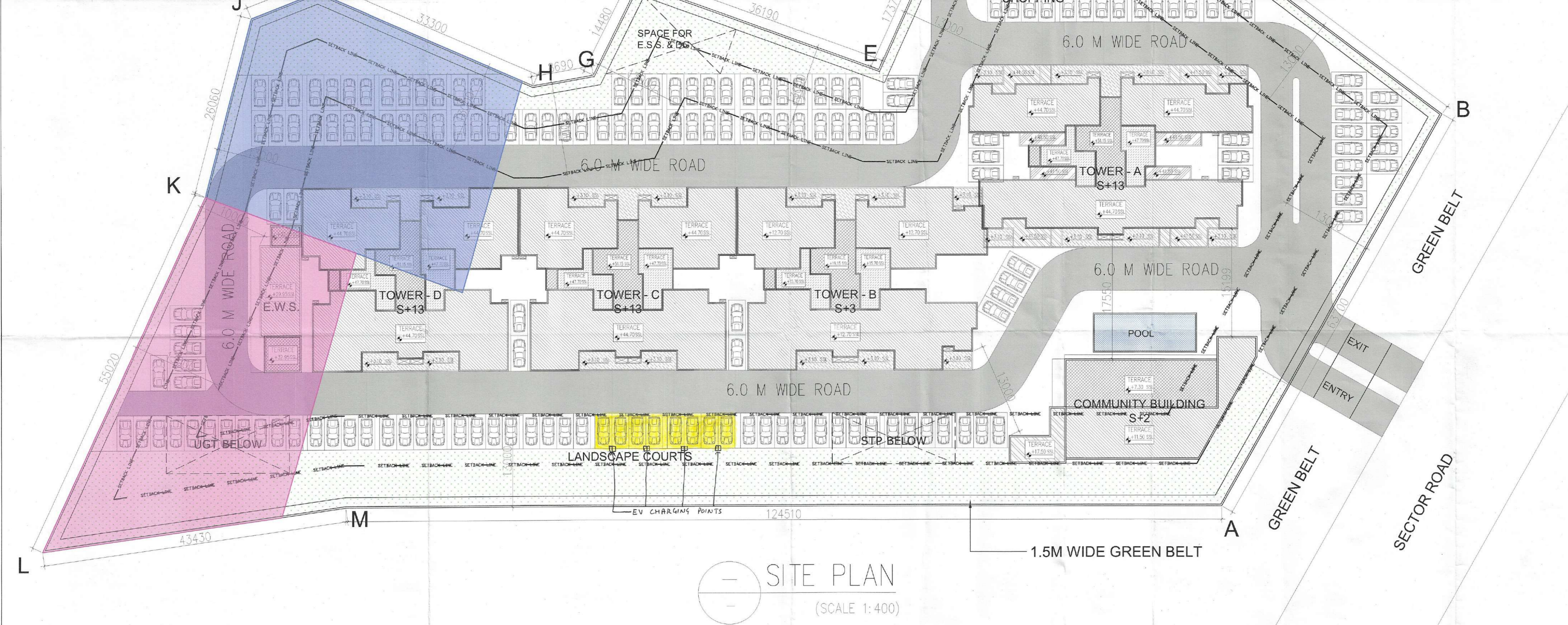
MORTGAGE AREA (IDW) SHOWN THUS					
TOWER-A					
SR. NO.	DISCRIPTION	UNIT TYPE	FLAT AREA (in sq. mt.)	NO. OF FLATS	TOTAL AREA SQ. MT.
1	10th Floor	A	128.61	2	257.22
1	11th Floor	A	128.61	4	514.44
TOTAL					771.66

MORTGAGE AREA (EDC) SHOWN THUS					
TOWER-A					
SR. NO.	DISCRIPTION	UNIT TYPE	FLAT AREA (in sq. mt.)	NO. OF FLATS	TOTAL AREA SQ. MT.
1	6th Floor	A	128.61	4	514.44
2	7th Floor	A	128.61	4	514.44
3	8th Floor	A	128.61	4	514.44
3	9th Floor	A	128.61	4	514.44
3	10th Floor	A	128.61	1	128.61
TOTAL EDC AREA					2186.37

AREA MORTGAGE IN LIEU OF EDC - BG
 1230.960 Sq. Mt.
 (0.3042 Acre)

AREA MORTGAGE IN LIEU OF IDW - BG
 1231.678 Sq. Mt.
 (0.3044 Acre)

MORTGAGE AREA (EDC) SHOWN THUS					
TOWER-A					
SR. NO.	DISCRIPTION	UNIT TYPE	FLAT AREA (in sq. mt.)	NO. OF FLATS	TOTAL AREA SQ. MT.
1	6th Floor	A	128.61	4	514.44
2	7th Floor	A	128.61	4	514.44
3	8th Floor	A	128.61	4	514.44
3	9th Floor	A	128.61	4	514.44
3	10th Floor	A	128.61	1	128.61
TOTAL EDC AREA					2186.37



AREA STATEMENT					
	ACRES	SQ.MT.	SQ.FT.	STILT PARKING	
PLOT AREA	3.03125	12,267.01	132,042.14	BLOCK A	27
PERMISSIBLE PLOT F.A.R.	1.75	21,467.27	231,073.74	BLOCK B	24
GROUND COVERAGE	0.35	4,293.45	46,214.75	BLOCK C	21
ACHIEVED GROUND COVERAGE	0.30	3,657.12	39,365.26	BLOCK D	21
ACHIEVED F.A.R.	174.97	21,463.21	231,029.99	E.W.S	3
F.A.R. In Hand	4.06	43.75	468.75	COMMUNITY	10
PARKING REQUIRED	246			TOTAL	106

S.NO.	BLOCK	GROUND COVERAGE SQ.MT	STILT AREA SQ.MT.	F.A.R. AREA SQ.MT.	NO. OF DWELLING UNIT				
					MAIN UNIT	E.W.S	SERVICE UNIT	IDW	EDC
1	A (S+13)	879.41	803.35	6803.86	48		9	6	17
2	B (S+3)	794.19	718.13	1539.42	12			12	
3	C (S+13)	708.96	632.90	5917.17	52		9		
4	D (S+13)	708.96	632.90	5917.17	52				
8	E.W.S (S+9)	118.91	92.33	723.15		36			
9	CONVENIENT SHOPPING	58.45	0	58.45					
10	COMMUNITY BUILDING (S+2)	388.23	307.46	503.99					
	TOTAL	3657.12	3187.07	21463.21	164	36	18	18	17

DENSITY CALCULATIONS	
TOTAL NO. OF MAIN DWELLING UNITS = 164 Nos.	POPULATION = 164 x 5 = 820 PERSONS
E.W.S. = 36 Nos.	POPULATION = 36x2 = 72 PERSONS
SERVICE PERSONALS = 18 Nos.	POPULATION = 18x2 = 36 PERSONS
TOTAL POPULATION = 820 + 72 + 36 = 928 PERSONS	DENSITY = 928 / 3.013 = 308.00 SAY 308 PERSONS PER ACRE
REQUIRED E.W.S. UNIT - 15x164/85	28.94
PROPOSED E.W.S. UNIT	36
MINIMUM REQUIRED CAR PARKING	246
PROPOSED CAR PARKING	324
REQUIRED ORGANIZED GREEN SPACE	1840.05 SQ.M.(15%)
PROPOSED ORGANIZED GREEN SPACE	1848.33 SQ.M.(15.07%)
PERMISSIBLE DENSITY	100-400 PPA
PROPOSED DENSITY	308 PPA
REQUIRED SERVICE PERSONALS	18
PROPOSED SERVICE PERSONALS	18
REQUIRED COMMERCIAL AREA	61.33 SQ.MT.(0.5%)
PROPOSED COMMERCIAL AREA	58.45 SQ.MT.(0.48%)

PARKING CALCULATIONS	
REQUIRED NO. OF CAR PARKING = 1.5 OF TOTAL NO. OF MAIN DWELLING UNITS = 246 Nos.	
PARKING PROVIDED	
SURFACE OPEN PARKING = 210 Nos.	E.V CHARGING POINTS REQUIRED = 6.48 NOS.
STILT PARKING = 106 nos.	PROVIDED = 8.0 NOS
TOTAL ECS PROVIDED = 316 Nos.	
5% PARKING RESERVED BY E.W.S. 16 nos.	
NON F.A.R. AREA CALCULATIONS	
STILT/MUMTY/MCROOM/O.H.T.	SQ.MT.
BLOCK-A	1257.69
BLOCK-B	959.44
BLOCK-C	1110.91
BLOCK-D	1110.91
EWS	333.96
COMMUNITY BUILDING	508.05
TOTAL	5280.96 SQ.MT.
TOTAL NON F.A.R. AREA = 5280.96 SQ.MT.	
TOTAL FAR AREA = 21463.21 SQ.MT.	
TOTAL COVD. AREA F.A.R. + NON F.A.R. = 21463.21 + 5280.96 = 26744.17 SQ. MT.	

SITE PLAN

NOTES:
 1. GATE & BOUNDARY WALL AS STD. DESIGN
 2. EXHAUST FAN TO BE PROVIDED IN ALL KITCHENS & TOILETS
 3. SPRINKLERS TO BE PROVIDED IN THE PREMISES AS PER NBC NORMS
 4. 100% POWER BACKUP FOR RUNNING THE EMERGENCY SERVICES
 5. TOILETS & POWDER ROOMS ARE MECHANICALLY VENTILATED AND LIT.
 6. BASEMENT ARE MECHANICALLY VENTILATED AND LIT.
 7. SERVICE AREA & LIFT ARE 100% POWER BACKUP

Senior Town Planner Panchkula

FSO (HQ) Member BPAC

RAIN WATER HARVESTING DETAIL

CULVERT DETAIL

OWNER'S SIGN: FOR K N COLONIZERS (P) LTD.

ARCHITECT'S SIGN: ARCHITECT RAJESH JAIN CA/91/13678

Project: PROPOSED BUILDING PLAN OF GROUP HOUSING COLONY MEASURING 3.03125 ACRES, FALLING IN REVENUE ESTATE OF VILLAGE KASBA, SECTOR 36 KARNAL BEING DEVELOPED BY K N COLONISERS PRIVATE LIMITED

SCALE: AS SHOWN

DATE: 09 FEB. 2025

DRAWN: K.J

CHECKED: D.A

APPROVED: R.J

DRG. NO: 01

ARCHITECT: Ichinen ARCHITECTS PRIVATE LIMITED

327, US COMPLEX, JASOLA WHARF, OPPOSITE APOLLO HOSPITAL, 100, MATRUKA ROAD, NEW DELHI-110076

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