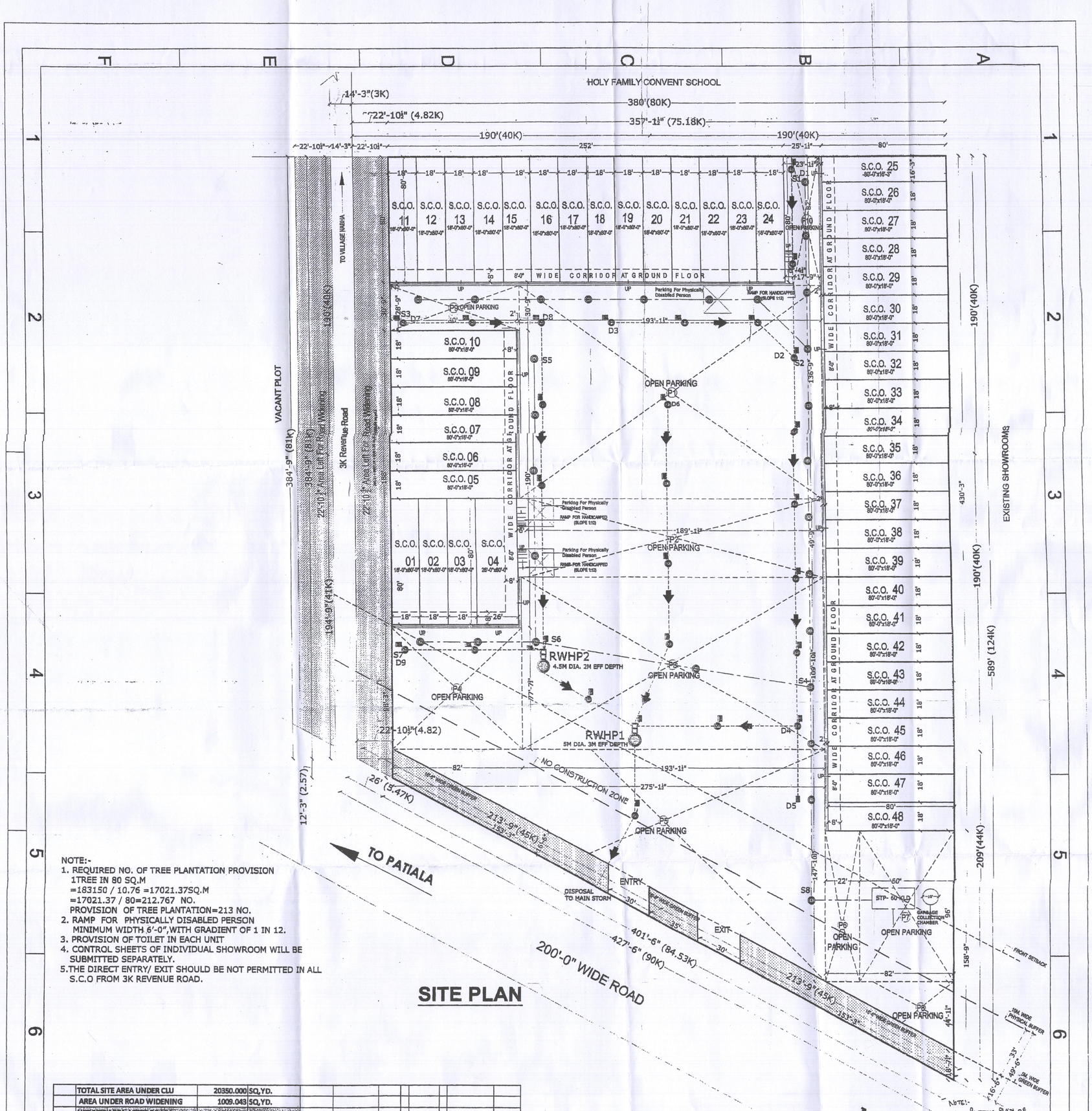


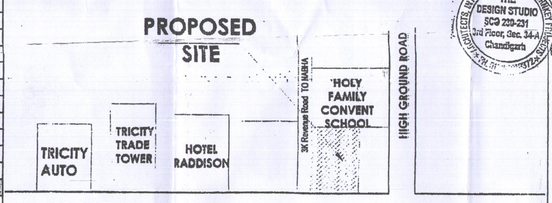
SITE PLAN

NOTE:-
1. REQUIRED NO. OF TREE PLANTATION PROVISION
   1TREE IN 80 SQ.M
   =183150 / 10.76 =17021.37SQ.M
   =17021.37 / 80=212.767 NO.
   PROVISION OF TREE PLANTATION=213 NO.
2. RAMP FOR PHYSICALLY DISABLED PERSON
   MINIMUM WIDTH 6'-0",WITH GRADIENT OF 1 IN 12.
3. PROVISION OF TOILET IN EACH UNIT
4. CONTROL SHEETS OF INDIVIDUAL SHOWROOM WILL BE SUBMITTED SEPARATELY.
5. THE DIRECT ENTRY/ EXIT SHOULD BE NOT PERMITTED IN ALL S.C.O FROM 3K REVENUE ROAD.

	TOTAL SITE AREA UNDER CLU	20350.000	SQ.YD.								
	AREA UNDER ROAD WIDENING	1009.043	SQ.YD.								
	NET SITE AREA AFTER ROAD WIDENING	19340.957	SQ.YD.								
		174063.61	SQ.FT.								
		3.996	ACRE								
	PERMISSIBLE F.A.R.	522205.839	SQ.FT.	=	1:3						
	PERMISSIBLE SALEBLE AREA	69627.445	SQ.FT.	=	40.00%						
	ACHIEVED SALEBLE AREA	69620.000	SQ.FT.	=	39.996%						
	NON SALEBLE AREA	104448.613	SQ.FT.	=	60.004%						
	ACHIEVED E.C.S.	407.47	E.C.S.								
	SALEBLE AREA										
1	SCO.=01 to 03	18.000	X	80.00	160.000	SQ.YD.	3		=	480.000	SQ.YD.
2	SCO.=04	26.000	X	80.00	231.111	SQ.YD.	1		=	231.111	SQ.YD.
3	SCO.=05 to 10	18.000	X	80.00	160.000	SQ.YD.	6		=	960.000	SQ.YD.
4	SCO.=11 to 24	18.000	X	80.00	160.000	SQ.YD.	14		=	2240.000	SQ.YD.
5	SCO.=25	16.250	X	80.00	144.444	SQ.YD.	1			144.444	SQ.YD.
6	SCO.=26 to 48	18.000	X	80.00	160.000	SQ.YD.	23			3680.000	SQ.YD.
	TOTAL SALEBLE AREA								=	7735.556	SQ.YD.
									=	69620.000	SQ.FT.
	OPEN PARKING										
	OPEN PARKING AREA-P1	193.125	X	136.750	X	1			=	26409.844	SQ.FT.
	OPEN PARKING AREA-P2	189.125	X	49.750	X	1			=	9408.969	SQ.FT.
	OPEN PARKING AREA-P3	193.125	X	109.875	X	1			=	21219.609	SQ.FT.
	OPEN PARKING AREA-P4	82.000	X	77.625	X	1			=	6365.250	SQ.FT.
	OPEN PARKING AREA-P5	275.125	X	147.875	X	0.5			=	20342.055	SQ.FT.
	OPEN PARKING AREA-P6	22.000	X	96.000	X	1			=	2112.000	SQ.FT.
	OPEN PARKING AREA-P7	60.000	X	96.000	X	1			=	5760.000	SQ.FT.
	OPEN PARKING AREA-P8	82.000	X	44.125	X	0.5			=	1809.125	SQ.FT.
	OPEN PARKING AREA-P9	80.000	X	28.750	X	1			=	2300.000	SQ.FT.
	OPEN PARKING AREA-P10	17.750	X	82.000	X	1			=	1455.500	SQ.FT.
	TOTAL OPEN PARKING ACHIEVED								=	97182.352	SQ.FT.
		97182.352	sq.ft.)		or	10798.03906	sq.yd. /	26.5	=	407.47	E.C.S.

NOTE:-
THE PLOTTING PLAN OF COMMERCIAL COLONY IN THE NAME OF "MOHALI CITI SQUARE" (If applicable) Shall be submitted by me and all the Drawings for Development shall be carried out as per Bye laws in 8th Schedule VIII and Annexure IX of BYE LAWS 2018.

Ar. Umesh Sharma
CA/2017/84816



LOCATION PLAN

Layout plans to be read with this office letter No. CTP(LG)-2019/2843 dt 11-9-2019.

11-9-19
Senior Town Planner (HQ)
Deptt. of Local Govt. Pb.

To be read with letter No. LAC(LA-3 DULC) PTA-2019/26081-84 dated 24/10/2019

Competent Authority
Cum-Regional Deputy Director
Local Govt. Patiala

SBP

G.O.D

THE DESIGN STUDIO
SCO 230-231
3rd Floor, Sec. 34-A
Chandigarh

PROJECT :- "MOHALI CITI SQUARE"

FOR
SH. JAIDEEP SINGH S/O SH. TARLOCHAN SINGH & SH. TARLOCHAN SINGH S/O SH. LEKH SINGH
(KHEWATDAR VILLAGE NABHA, SUB-TEHSIL, ZIRAKPUR.)

THROUGH-
M/S STJ INFRA
VILLAGE, NABHA,
NEAR HOTEL RADISSON, PATIALA ROAD,
ZIRAKPUR (PUNJAB).

TITLE:- SITE LAYOUT PLAN

ARCHITECT
Ar. Umesh Sharma
CA/2017/84816

OWNER
For STJ INFRA
Partner

ARCHITECTS :
The Design Studio
ARCHITECTS,INTERIOR DESIGNERS & Turnkey projects
SCO 230-31, THIRD FLOOR, SEC. 34-A,
CHANDIGARH. Ph. :0172-5016372

Approved

Date: 13.08.2019

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DRG. NO.=01

Divisional Forest Officer
S.A.S. Nagar

For STJ INFRA
Partner

For STJ INFRA
Partner