COMMERCIAL-12 (PART-D) SHEET 9/9

SCO NO.	PLOT Dimensions W (M)	D (M)	Plot Area (Sq.Mt.) (A)	Permissible Ground Coverage %	Permissible Ground Coverage (Sq. mt.) (B)	Achieved Ground Coverage W (M)	D (M)	Ground Cov. Of Each Plot (Sq. mt.) (C)	Achieved Ground Coverage %	BUILTUP Proposed Height (D)	Max. Permissible FAR of Each Plot	Max.Permissible FAR of Each Plot (Sq.mt.) (E)	Proposed FAR of Each Plot (F)	Proposed FAR % Each Plot	FAR @1:1.75 Each Plot Free of cost (Sq. mt.) (G)	Purchasable FAR of Each Plot (Sq.Mt.) (F-G = H)	Total No. of SCO (I)	Total SCO Area/ Saleable (Sq.Mt.) (A*I = J)	Total Ground Coverage (Sq.Mt.) (C*I = K)	Total FAR Proposed (Sq.Mt.) (F*I = L)	Total Purchasable FAR (Sq.Mt.) (H*I = M)
SCO1 TO SCO11	5.340	20.000	106.800	75	80.100	5.340	15.000	80.100	75%	G+2	3	320.400	240.300	2.25	186.900	53.40	11	1174.800	881.100	2643.300	587.400
SCO12, SCO12A, SCO14	5.340	11.580	61.837	100	61.837	5.340	11.580	61.837	100%	G+2	3	185.512	185.512	3.00	108.215	77.30	3	185.512	185.512	556.535	231.890
Grand Total (A1)																	**14**	**1360.312**	**1066.612**	**3199.835**	**819.290**
GROUND COVERAGE (X1)																				**1066.612**	

SHOP NO.	PLOT Dimensions W (M)	D (M)	Plot Area (Sq.Mt.) (A)	Permissible Ground Coverage %	Permissible Ground Coverage (Sq. mt.) (B)	Achieved Ground Coverage W (M)	D (M)	Ground Cov. Of Each Plot (Sq. mt.) (C)	Achieved Ground Coverage %	BUILTUP Proposed Height (D)	Max. Permissible FAR of Each Plot	Max.Permissible FAR of Each Plot (Sq.mt.) (E)	Proposed FAR of Each Plot@1:2 (Sq. mt.) (F)	Proposed FAR % Each Plot	FAR @1:1.75 Each Plot Free of cost (Sq. mt.) (G)	Purchasable FAR of Each Plot (Sq.Mt.) (F-G = H)	Total No. of SHOP (I)	Total SHOP Area/ Saleable (Sq.Mt.) (A*I = J)	Total Ground Coverage (Sq.Mt.) (C*I = K)	Total FAR Proposed (Sq.Mt.) (F*I = L)	Total Purchasable FAR (Sq.Mt.) (H*I = M)
SH02 TO SHO8	5.930	10.000	59.300	100	59.300	5.930	10.000	59.300	100%	G+1	3	177.900	118.600	2.00	103.775	14.83	7	415.100	415.100	830.200	103.775
Grand Total (A2)																	**7**	**415.100**	**415.100**	**830.200**	**103.775**
GROUND COVERAGE (X2)																				**415.100**	

BOOTH NO.	PLOT Dimensions W (M)	D (M)	Plot Area (Sq.Mt.) (A)	Permissible Ground Coverage %	Permissible Ground Coverage (Sq. mt.) (B)	Achieved Ground Coverage W (M)	D (M)	Ground Cov. Of Each Plot (Sq. mt.) (C)	Achieved Ground Coverage %	BUILTUP Proposed Height (D)	Max. Permissible FAR of Each Plot	Max.Permissible FAR of Each Plot (Sq.mt.) (E)	Proposed FAR of Each Plot@1:1 (Sq. mt.) (F)	Proposed FAR % Each Plot	FAR @1:1.75 Each Plot Free of cost (Sq. mt.) (G)	Purchasable FAR of Each Plot (Sq.Mt.) (F-G = H)	Total No. of BOOTH (I)	Total BOOTH Area/ Saleable (Sq.Mt.) (A*I = J)	Total Ground Coverage (Sq.Mt.) (C*I = K)	Total FAR Proposed (Sq Mt.) (F*I = L)	Total Purchasable FAR (Sq.Mt.) (H*I = M)
B1 TO B9, B11 TO B12, B12A, B14 TO B15	2.960	10.000	29.600	100	29.600	2.960	10.000	29.600	100%	G	1	29.600	29.600	1.00	29.600	0	14	414.400	414	414.400	0.000
B16 TO B24	2.940	8.000	23.520	100	23.520	2.940	8.000	23.520	100%	G	1	23.520	23.520	1.00	23.520	0	9	211.680	212	211.680	0.000
B25 TO B32	2.940	7.580	22.285	100	22.285	2.940	7.580	22.285	100%	G	1	22.285	22.285	1.00	22.285	0	8	178.282	178	178.282	0.000
Grand Total (A3)																	**31**	**804.362**	**804.362**	**804.362**	**0.000**
GROUND COVERAGE (X3)																				**804.362**	

GROUND COVERAGE DETAIL		
S.NO	DESCRIPTION	SQMT.
1	SHOPS CUM OFFICE (SCO) (G+2)	1066.612
2	SHOPS (G+1)	415.100
3	BOOTHS (SINGLE STORY)	804.362
4	TOILET (MALE, FEMALE, HANDICAP)	47.454
	TOTAL GROUND COVERAGE	**2333.627**

TREES CALCULATION	
TOTAL TREES REQUIRED	COVERED AREA
TOTAL COVERED AREA	4881.850
TREES REQUIRED @ 1 PER 225 SQM COVERED AREA	21.697
SAY	22
TOTAL TREES PROVIDED	40

PROPOSED PARKING SUMMERY		
DESCRIPTION OF PARKING	AREA (SQMT.)	NO. OF ECS
SURFACE PARKING @23	2340.919	101.779
TOTAL ECS ACHIEVED		101.779
SAY		**101.000**

PARKING SUMMERY	
TOTAL ECS REQUIRED (2 ECS PER 100 SQMT OF FAR)	96.688
SAY	97
PROPOSED ECS	101

AREA CALCULATION SUMMERY		
DESCRIPTION	AREA(SQMT)	
NET LAND AREA	7250.431	
PROPOSED GROUND COVERAGE	2333.527	32.18%
PROPOSED FAR	4834.396	0.67
PURCHASASBLE FAR	923.065	
TOTAL SALEABLE AREA (SCO+SHOP+BOOTH)	2579.773	

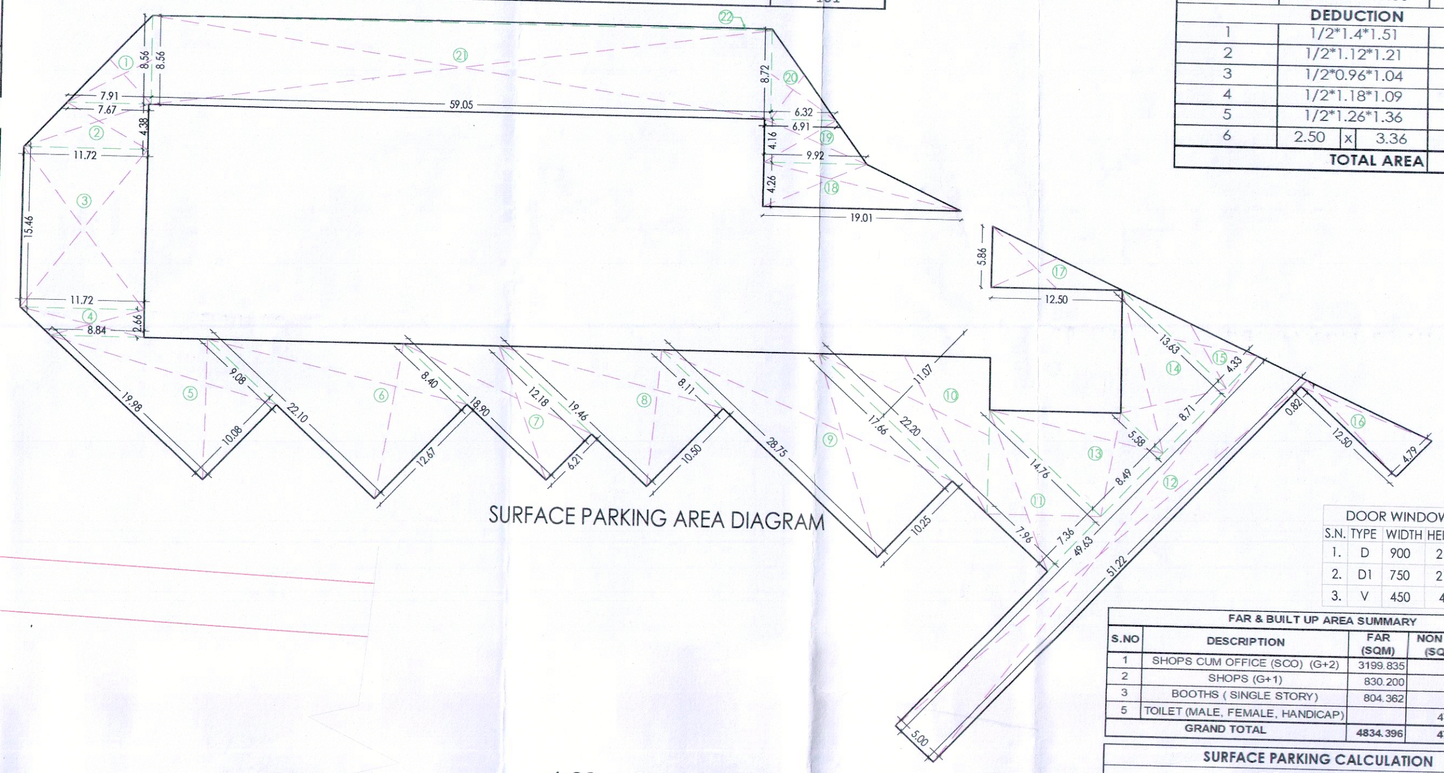
TOILET CALCULATION			
DESCRIPTION	DIMENSION		TOTAL (SQMT)
TOILET	1/2*10.5*11.35		59.588
DEDUCTION			
1	1/2*1.4*1.51		1.057
2	1/2*1.12*1.21		0.678
3	1/2*0.96*1.04		0.499
4	1/2*1.18*1.09		0.643
5	1/2*1.26*1.36		0.857
6	2.50	X 3.36	8.400
	TOTAL AREA		47.454

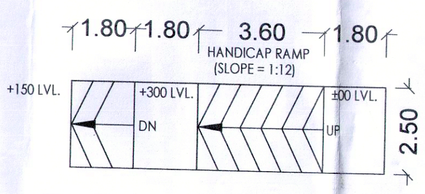
DOOR WINDOW SCHEDULE					
S.N.	TYPE	WIDTH	HEIGHT	CILL	LINTEL
1.	D	900	2100	-	2100
2.	D1	750	2100	-	2100
3.	V	450	450	1650	2100

FAR & BUILT UP AREA SUMMARY				
S.NO	DESCRIPTION	FAR (SQM)	NON FAR (SQM)	BUILT UP (SQM)
1	SHOPS CUM OFFICE (SCO) (G+2)	3199.835		3199.835
2	SHOPS (G+1)	830.200		830.200
3	BOOTHS (SINGLE STORY)	804.362		804.362
5	TOILET (MALE, FEMALE, HANDICAP)		47.454	47.454
	GRAND TOTAL	**4834.396**	**47.454**	**4881.850**

SURFACE PARKING CALCULATION COMMERCIAL-12				
DESCRIPTION	DIMENSION (MT.)			AREA (SQ.MT.)
1	1/2*7.91*8.56			33.855
2	(1/2*(7.67+11.72))*4.38			42.464
3	11.72	X	15.46	181.191
4	(1/2*(11.72+8.84))*2.66			27.345
5	(1/2*(9.08+19.98))*10.08			146.462
6	(1/2*(8.40+22.10))*12.67			193.218
7	(1/2*(12.18+18.9))*6.21			96.509
8	(1/2*(8.11+19.46))*10.50			144.743
9	(1/2*(17.66+28.75))*10.25			237.851
10	1/2*22.20*11.07			122.877
11	(1/2*(14.76+7.96))*7.36			83.610
12	(1/2*(49.63+51.22))*5			252.125
13	(1/2*(5.58+14.76))*8.49			86.343
14	(1/2*(13.63+5.58))*8.71			83.660
15	1/2*4.33*13.63			29.509
16	(1/2*(0.82+4.79))*12.50			35.063
17	1/2*12.50*5.86			36.625
18	(1/2*(9.92+19.01))*4.26			61.621
19	(1/2*(6.91+9.92))*4.16			35.006
20	1/2*4.32*8.72			27.555
21	59.05	X	8.56	505.468
22	COMPUTER GENERATED			9.076
	TOTAL			2472.169
	DEDUCTION			
LOADING/UNLOADING L1 TO L5 (5 NOS)	3.5	X	7.5	131.250
TOTAL SURFACE AREA FOR CAR PARKING				**2340.919**
ECS PROVIDED (SURFACE PARKING AREA/23 SQ.MT.)				**101.779**

CALCULATION FOR MERCANTILE PARKING	
MERCANTILE PARKING REQUIRED @1 PARKING PER 1000 SQMT OF FAR	4.83
SAY	5 NOS.
TOTAL MERCANTILE PARKING PROVIDED	5 NOS.





APPROVED
Vide Letter No. 3476-STP(SAS)/SS-II (GR) Dated 31-10-25
Senior Town Planner
S.A.S. Nagar

Note:-
ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THIS LAYOUT PLAN AS PER TECHNICAL BUT THIS APPROVAL IS NOT PROVIDING ANY IMMUNITY TO YOU TO VIOLATE ANY PROVISIONS OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY PERMISSION FOR CONSTRUCTION. IN CASE ANY VIOLATION IS FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY.
THE APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HON'BLE COURT OF LAW . IF ANY.

LEGEND
- SCO (G+2)
- BOOTH (G)
- SHOPS (G+1)
- FACILITY
- TREES
- BASEMENT LINE
- PLOT LINE
- GROUND COVERAGE
- PARKING
- PAVEMENT

REMARKS:
1. BUILDING PLANS SHALL BE GOT APPROVED FROM COMPETENT AUTHORITY SEPERATELY.

PROJECT:- INTERGRATED RESIDENTIAL TOWNSHIP SITUATED IN NEW CHANDIGARH MASTER PLAN DISTT SAS NAGAR

NORTH

DEVELOPER:-Omaxe New Chandigarh Developers Pvt. Ltd.
Corp office:- 10, LSC Kalkaji New Delhi-110019

DRAWING TITLE:- LAYOUT PLAN (COMMERCIAL-12)

DRG.No. : ML-09	DATE : 26-05-2025
SCALE :	REV :
DESIGNER :	DEVELOPER :