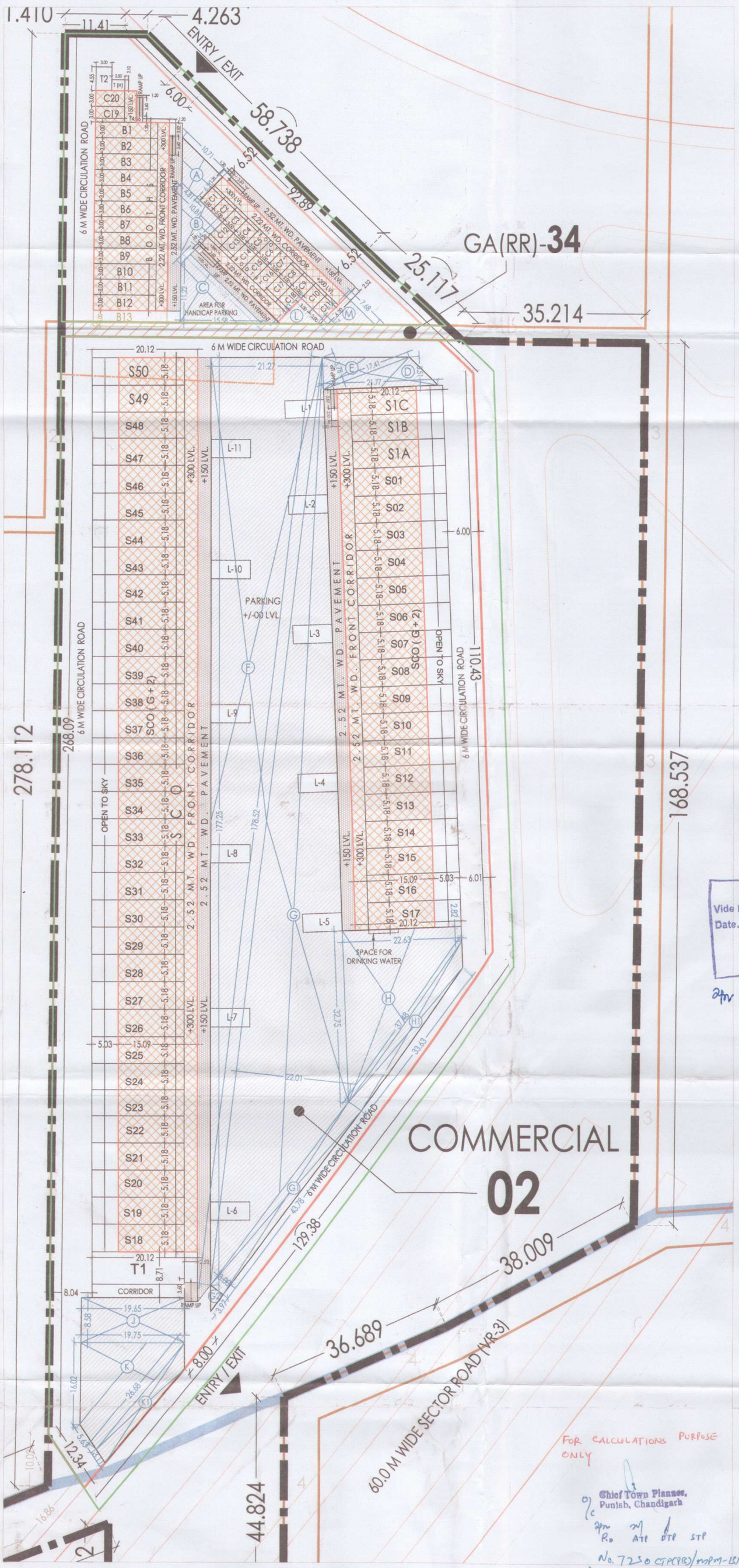
⑧ 17/12/21

COMMERCIAL SALEABLE AREA CALCULATION									PARKING CALCULATION					
PART	DESCRIPTION	PLOT AREA	SHOP NOS.	QUANTITY	SIZE		AREA (EACH UNIT)	TOTAL AREA	TOTAL SALEABLE AREA	PERMISSIBLE F.A.R.	PROPOSED F.A.R.	TOTAL ACHIEVED F.A.R. (BOOTHS + SCOs)	ECS REQUIRED (2ECS/100 SQ.MT. OF F.A.R. AREA)	PROPOSED PARKING AREA	PROPOSED ECS
		SQ.MT.		NOS.	WIDTH	LENGTH		SQ.MT.	SQ.MT.		SQ.MT.	SQ.MT.	NOS.	SQ.MT.	NOS.
F	COMMERCIAL-2	15987.15	S01 TO S50	50	5.18	20.12	104.222	5211.080	6587.590	1.750	9119.390	10536.253	210.725	5065.082	220.221
			S1A TO S1C	3	5.18	20.12	104.222	312.665		1.750	547.163				
			B01 TO B12	12	3.00	14.06	42.180	506.160		1.000	506.160				
			C1 TO C18	18	3.00	6.20	18.600	334.800		1.000	334.800				
			C19 TO C20	2	3.00	4.79	14.370	28.740		1.000	28.740				
			TOILET (T1)	1	8.71	20.12	175.245	175.245							
			TOILET (T2)	1	3	4.55	13.650	13.650							
			TOILET (T/H)	1	2.1	2.5	5.250	5.250							

* ADDITIONAL F.A.R. SHALL NOT BE PURCHASABLE



APPROVED
Vide Letter No. 511/GTP(PB)-MPM-131
Date 11/2/2022
Chief Town Planner
Punjab, Chandigarh

2pv on 1

NOTES :

1. PLOTS FALLING WITHIN LAND POOLING AGREEMENT AND DEVELOPMENT AGREEMENT SHALL BE ALLOTTED ONLY TO THE OWNER OF THE LAND POOLING / DEVELOPMENT AGREEMENT AS PER THE TERMS & CONDITIONS OF LAND POOLING / DEVELOPMENT AGREEMENT.
2. THE PROMOTER / COMPANY SHALL ENSURE TO PURCHASE THE OWNERSHIP OF THE PLOTS UNDER LAND POOLING / DEVELOPMENT AGREEMENT BEFORE TRANSFERRING THEM TO THE LAND OWNERS, IF LEGALLY REQUIRED TO DO SO, AS PER THE GUIDELINES OF THE REVENUE DEPARTMENT.
3. ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE REVISED LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO THE PROMOTER/COMPANY TO VIOLATE THE RULES / GUIDELINES OF ANY OTHER ACT / RULES AND ALSO IS NOT PROVIDING ANY RIGHT FOR ANY ILLEGAL SALE.
4. THE HIGHLIGHTED AREA IS ONLY BEING APPROVED NOW. THE REMAINING DIMMED AREA HAS ALREADY BEEN APPROVED EARLIER. (TO BE READ WITH EARLIER APPROVED PLAN)
5. THE COMPANY SHALL BE SOLE RESPONSIBLE FOR THE PROJECT BOUNDARY / OWNERSHIP / DEVELOPMENT AGREEMENTS / CONSENTS MARKED ON THE LAYOUT PLAN.
6. PLEASE REFER PART LAYOUT PLANS SEPARATELY FOR LOCATIONS AND PLOT SIZE OF MILK BOOTHS , CFC, SUB POST OFFICE AND PETROL PUMP.
7. ALL OTHER COMMERCIAL SITES / CHUNK HAVE BEEN APPROVED EARLIER. (PLEASE REFER RESPECTIVE LAYOUT PLANS).

PARKING AREA CALCULATION				
COMMERCIAL-2				
DESCRIPTION	DIMENSION (MT.)			AREA (SQ.MT.)
A	1/2*(10.71+4.81)*6.20			48.112
B	1/2*11.34*10.81			61.293
C	AS / COMPUTER			112.307
D	1/2*21.77*5.51			59.976
E	1/2*17.41*5.78			50.315
F	1/2*177.25*21.27			1885.054
G	1/2*178.52*22.01			1964.613
G1	43.78	X	3.00	131.340
G2	1/2*3.00*3.97			5.955
H	1/2*(37.48+33.65)*3.00			402.475
H1	1/2*(32.75+2.82)*22.64			106.695
J	(19.65 + 19.75*.5)8.58			169.026
K	AS / COMPUTER			229.875
K1	AS / COMPUTER			77.891
L	1/2*11.34*10.81			24.486
M	AS / COMPUTER			24.421
TOTAL				5353.832
LESS AREA UNDER LOADING/UNLOADING PARKING (3.50X7.50X11NOS)				288.750
TOTAL SURFACE AREA FOR CAR PARKING				5065.082

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:- REVISED LAYOUT PLAN (COMMERCIAL-2)

DRG.No. : ML-08	DATE : 30-04-2021
SCALE :	REV :
DESIGNER : Apurba Borah Regd. Architect CA/2013/61618	DEVELOPER :

FOR CALCULATIONS PURPOSE ONLY

Chief Town Planner, Punjab, Chandigarh
2pv R.O ATP DTP STP
No. 7230 GTP(PB)/MPM-131
Dtd. 24.11.2021

COMMERCIAL-2 & EXTENSION (PART-F)