



LAYOUT PLAN

NOTE-
 1. CLU has been obtained from chief town planner vide memo no.3923 ctp(pb)/sp-432(s) dated 11-07-2019 for an area of 8.164 acre for commercial purpose under papra.
 2. The building control sheets/standard designs of various plots shall got approved from competent authority.
 3. The s.c.o's/shops with as per site dimensions shall be separately got approved from competent authority.
 4. Trees 1no. @225 sq.mt. total ground coverage 13,187.54/225 =58.61nos say 59 trees shall be provided.
 5. For Parking Detail, Refer Parking Area Sheet.
 6. The Miniplex/Hotel Site shall be separately got approved from competent authority.
 7. Building Plans shall be got approved from Competent Authority, Before construction.

GRAND SHOPPING PLAZA , SANGRUR AT VILL.GHABDAN,(H.B.NO.30) TEH. & DISTT. SANGRUR.

PROMOTERS:-
 M/S R.G.DEVELOPERS
 R.O.:- AMRIT KUNJ,GALI NO. 3 , AGAR NAGAR SANGRUR-148001

TOTAL PLOT AREA = 33,050.54 sq.m.
 = 8.164 Acre

AREA UNDER HOTEL SITE:- 4,984.29 sq.m.
 NET AREA UNDER COMMERCIAL DEVELOPMENT =28,066.25 sq.m.

DESCRIPTION OF COMMERCIAL AREA

S.NO.	PLOT NOS.	PLOT SIZE.	NO. OF PLOTS	PLOT AREA	TOTAL AREA	NO. OF FLOORS	PERMISSIBLE GROUND COVERAGE	F.A.R Achieved	COVERED AREA on G.F.(SQ. MT.)	TOTAL COVERED AREA(SQ. MT.)
BLOCK 'A' (SCO)										
1	1	6.10 x as/site	1	100.65	100.65	DOUBLE STOREY	75%	1:1.4	75.49	140.91
2	2	7.62 x as/site	1	122.12	122.12	DOUBLE STOREY	75%	1:1.4	91.59	170.968
3	3	7.62 x as/site	1	142.59	142.59	DOUBLE STOREY	75%	1:1.4	106.94	199.626
4	4	6.10 x as/site	1	111.13	111.13	DOUBLE STOREY	75%	1:1.4	83.35	155.582
5	5	6.10 x as/site	1	108.45	108.45	DOUBLE STOREY	75%	1:1.4	81.34	151.83
6	6	7.62 x as/site	1	131.88	131.88	DOUBLE STOREY	75%	1:1.4	98.9	184.632
7	7	7.62 x as/site	1	141.9	141.9	DOUBLE STOREY	75%	1:1.4	106.4	198.66
8	8	7.62 x as/site	1	137.77	137.77	DOUBLE STOREY	75%	1:1.4	103.32	192.878
BLOCK 'B' (DSS)										
1	1 TO 33	4.57 X 13.72	33	62.70	2,069.11	DOUBLE STOREY	80%	1:1.25	1,655.28	2,586.38
BLOCK 'C' (DSS)										
1	1 TO 12	4.57 X 15.24	12	69.64	835.76	DOUBLE STOREY	80%	1:1.45	668.54	1,211.73
2	13	7.01 X 15.24	1	106.83	106.83	DOUBLE STOREY	75%	1:1.40	80.122	149.562
BLOCK 'D' (SCO)										
1	1 TO 18	4.57 X 19.82	18	90.58	1,630.393	DOUBLE STOREY	75%	1:1.25	1,222.794	2,037.99
2	19	4.89Xas/site	1	229.7	229.7	DOUBLE STOREY	75%	1:1.25	172.275	287.125
BLOCK 'E' (SCO)										
1	1 TO 13	4.57 X 18.29	13	83.58	1,086.54	DOUBLE STOREY	75%	1:1.25	814.9	1,358.175
2	14	4.57 X as/site	1	78.19	78.19	DOUBLE STOREY	75%	1:1.25	58.64	97.737
3	15	4.57 X as/site	1	67.19	67.19	DOUBLE STOREY	75%	1:1.25	50.392	83.987
4	16	4.57 X as/site	1	67.42	67.42	DOUBLE STOREY	75%	1:1.25	50.565	84.275
BLOCK 'F' (SCO)										
1	1 TO 24	4.57X 18.29	24	83.58	2,005.92	DOUBLE STOREY	80%	1:1.25	1,604.736	2,507.4
BLOCK 'G' (BOOTH)										
1	1 TO 64	3.0 X 9.15	64	27.45	1,756.8	SINGLE STOREY	100%	1:1	1,756.8	1,756.8
BLOCK 'H' (DSS)										
1	1 TO 36	4.57 X 13.72	36	62.70	2,257.2	DOUBLE STOREY	80%	1:1.25	1,805.76	2,821.5
TOTAL										
			213	13,187.543 SQ. MT.					10,688.134	16,377.747 SQ. MT.
TOTAL SALABLE AREA										
<ul style="list-style-type: none"> TOTAL AREA UNDER COMMERCIAL = 13,187.543 SQ.MT. MINIPLEX OR HOTEL AREA = 4,984.29 SQ.MT. TOTAL = 18,171.83 SQ. MT. SITE AREA = 33,050.54SQ.MT. = (18,171.83/33,050.34)X100 =54.98 %										

DESCRIPTION OF PARKING AREA (DETAIL ON SEPARATE PARKING AREA SHEET)

S.NO.	PARKING	AREA IN sq.m.
1	PARKING 1	4,377.38
2	PARKING 2	367.708
3	PARKING 3	3,264.6386
AVAILABLE TOTAL PARKING AREA=		8,009.7266 SQ.MT.

TOTAL COVERED AREA=16,377.747 SQ.MT.
 PARKING REQUIRED@ 2ECS/100 SQ.MT. OF COVERED AREA = (16,377.747X2)/100=327.55 ECS SAY 328 ECS
 PARKING REQUIRED FOR LOADING/ UNLOADING @3.5M X 7.5M SPACE FOR 1000SQ.MT =(3.5X7.5X16,377.747)/1000 =429.91 SQ.MT.
 TOTAL REQUIRED PARKING SPACE =
 ECS = 328X23 SQ. MT. =7544 SQ. MT.
 LOADING/UNLOADING = 429.91 SQ.MT.
 TOTAL 7,973.91 SQ.MT.
 TOTAL PARKING AREA PROVIDED (INCLUDING LOADING/UN LOADING)=8009.7266 SQ.MT.

SHEET TITLE:-
 LAYOUT PLAN

DIRECTION:-

DRG. NO.:-
 GAGSP/03/2019
 DATED 01/09/2019

CLIENT:-
 M/S R.G. DEVELOPERS
 For R.G. Developers
 Arun Garg

ARCHITECT
 ARUN GARG
 B.Arch. M.C.A.
 CA/2019/114445

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