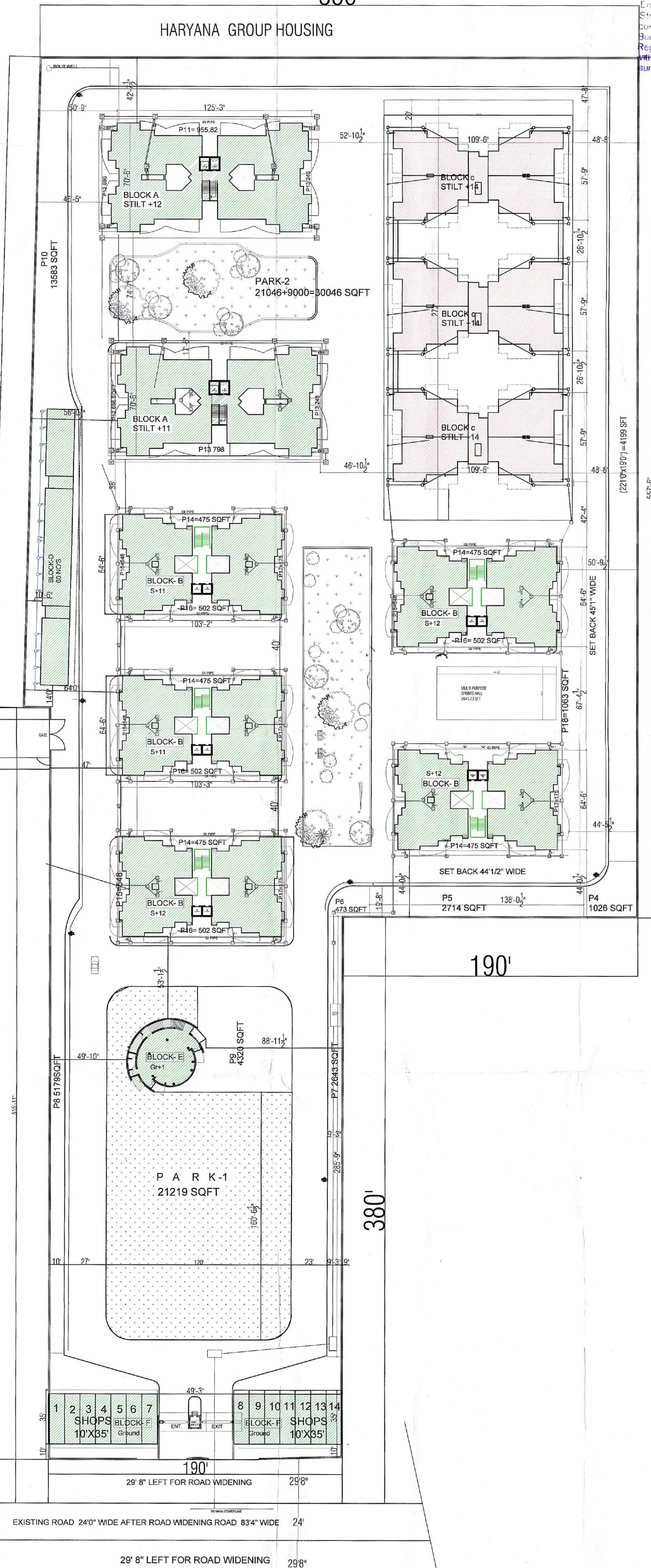


HARYANA GROUP HOUSING

GROUP HOUSING PANCHKULA HEIGHTS

LAND OF GROUP HOUSING PANCHKULA HEIGHTS



SITE PLAN

Produced by an Autodesk Educational Product

Produced by an Autodesk Educational Product

Produced by an Autodesk Educational Product

LAND OF SH JAGDEV SINGH

AREA DETAIL:- TOTAL AREA OF PLOT:- 29250 SQFT OR 32500 SQYDS OR 6.7149 ACRES PLOT AFTER ROAD WIDENING:- 29250-190 X 29' 8" 29250-568.4 28684 SQFT OR 31873.84 SQYDS THE AREA AFTER 60' ROAD TOWARDS FAR= 63'4"-60'0"-23'4"-11'8" (190'X11'8")=2216.54 SFT AREA FOR FAR= 2.86 864+2216.54= 28680.04 SFT (32132.06 SQ Yds)		
PERMISSIBLE LIMITS:-		
GROUND COVERAGE:- 35%	100402.4 SQFT	
F.A.R :- 1; 2.00%	5,78,161 SQFT	
CLUB AREA -2200 SFT		
SHOPS AREA -4900 SFT		
Disc.	PERMISSIBLE	OBTAINED
GROUND COVERAGE	100402.4 SFT (35% of Net Area)	80348.58 SFT Le 20.87%
F.A.R.	5 78 161 SFT Le 2.00	578 093.75 SFT Le 1:1.2
HEIGHT	22'7" AS PER FRONT ROAD	14'5"
NO% OF STOREYIES	STILTS+15 AS PER SET BACK	STILTS+14
DENESTY	BLOCK A 6.716 X75=503.70 D/U BLOCK-B 3 BED ROOM = 220 NO'S 3 BED ROOM = 168 NO'S TOTAL= 476 NO'S EWS = 48 NO'S	BLOCK A 4 BED ROOM = 88 NO'S BLOCK-B 3 BED ROOM = 220 NO'S 3 BED ROOM = 168 NO'S TOTAL= 476 NO'S EWS = 50 NO'S
No Of Dwelling Units		
PARK OPEN SPACES	43029.68 SQFT (15%)	51 265 SQFT (17.77%)
SHOPS	1 SHOP FOR EVERY 25 UNITS OF 350 SFT	14 Shops
Required ECS = 88+220+168=476NO'S STILT PARKING:- BLOCK-A 37.36X2=74.72 ECS STILT PARKING:- BLOCK-B 32.50X5=162.50 ECS STILT PARKING:- BLOCK-C 114.53 ECS OPEN PARKING:- 63588 SQFT/25.5 =286.61 NO'S 648.06 ECS		
TOTAL ECS =	GREEN AREA 51 265 SQFT (17.77%)	
=648.08 ECS		
OPEN PARKING DETAIL	GREEN AREA DETAIL:-	
P1= 5622 P2= 1285 P3= 1183 P4= 102 P5= 2714 P6= 413 P7= 2643 P8= 5129 P9= 4300 P10= 13583 P11= 555.52X3=2867.46 P12= 580 X 3 = 2088 P13= 246 X 4 = 984 P14= 475X5=2375 P15= 548X5=2740 P16= 502X5= 2510 P17= 175X5=875 P18= 1063 P19= 3590 TOTAL= 63588 SQFT	PARK-1 = 21219 PARK-2 = 30046 TOTAL = 51 265 SQFT (17.77%) DENESTY Block-A 44X2=88 D/U Block-B 44X5=220 D/U Block-C =42x4=168 D/U TOTAL Dwelling Units=476 D/U EWS=10% Min-47.6 Units PROVIDED-50 UNITS Shops 1 Shop After 25 D/U=19.4 SHOPS Provided-14	

REVISED PLAN FOR VICTORIA HEIGHT VILLAGE PIR MUCHELA M.C. ZIRAKPUR , DISTT: MOHALI, (PB)

PROMOTERS FORTUNE MULTITECH P { LTD} AT -PIR MUCHELA , M.C. ZIRAKPUR DISTT: MOHALI, (PB)

ARCHITECT

CLIENT

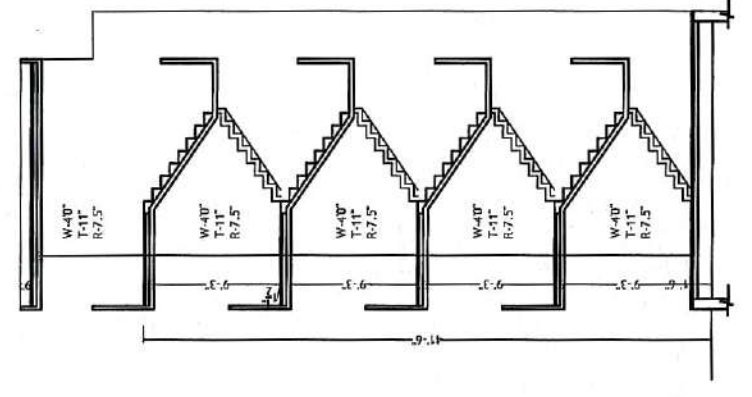
TITLE SITE PLAN AD-01

Chaman & Associates Architects ,Planners Interior-Designers #112 Dashmesh Enclave Himmatgarh N.A.C Zirakpur

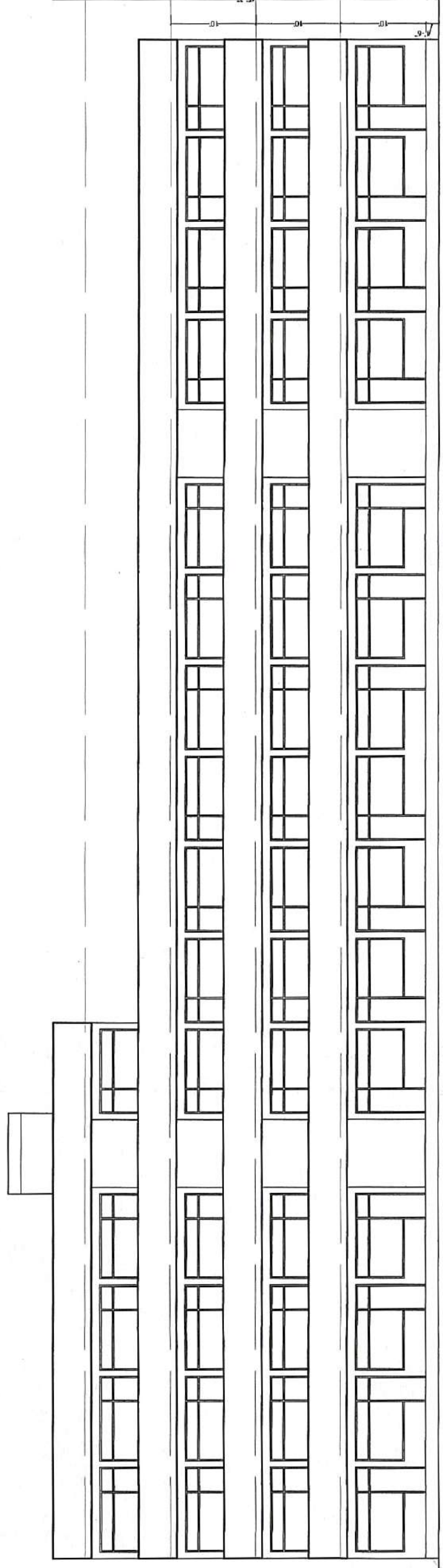
AREA DETAIL	DISC.	BLOCK-A 2 Towers (4 BHKT)	BLOCK-B 5 Towers (3 BHKT)	BLOCK-C 3 TOWER(3 BHKT)	BLOCK-D 1 TOW	BLOCK-E CLUB HOUSE	BLOCK-F SHOPS	TOTAL FOR F.A.R
GROUND		6352.75 X2=12705.5 SFT COUNTS TOWARDS FAR =3992-618 SFT	4887.06X5=24 285.3 SFT COUNTS TOWARDS FAR =216.5X3=1082.50 SFT	4825.31X3=14475.93 SFT UNDER STILTS =2433.93X3=7301.44 SFT COUNTS TOWARDS FAR =371.42X3=742.86 SFT	2882.25 SFT	1100 SFT	350X14=4900 SFT	60348.58 SFT
1st FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
2nd FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
3rd FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
4th FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
5th FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
6th FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
7th FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
8th FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
9th FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
10th FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
11th FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
12th FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
13th FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
14th FL		5157.88 X2=12315.76 SFT	4701.90 X5=23509.50 SFT	4735.31X3=14205.93 SFT	2882.25 SFT			52913.44 SFT
MOPTY		948.36 SFT	988.20 X3=2964.60 SFT	490.04X3=1360.12 SFT				5283.1 SFT
BASEMENT							350X14=4900 SFT	578003.76 SFT
TOTAL FOR F.A.R								637270.45 SFT
STILTS FLOOR								

AREA AT GF
=15(109'X1710.5')
=15(192.15)=2882.25 SFT

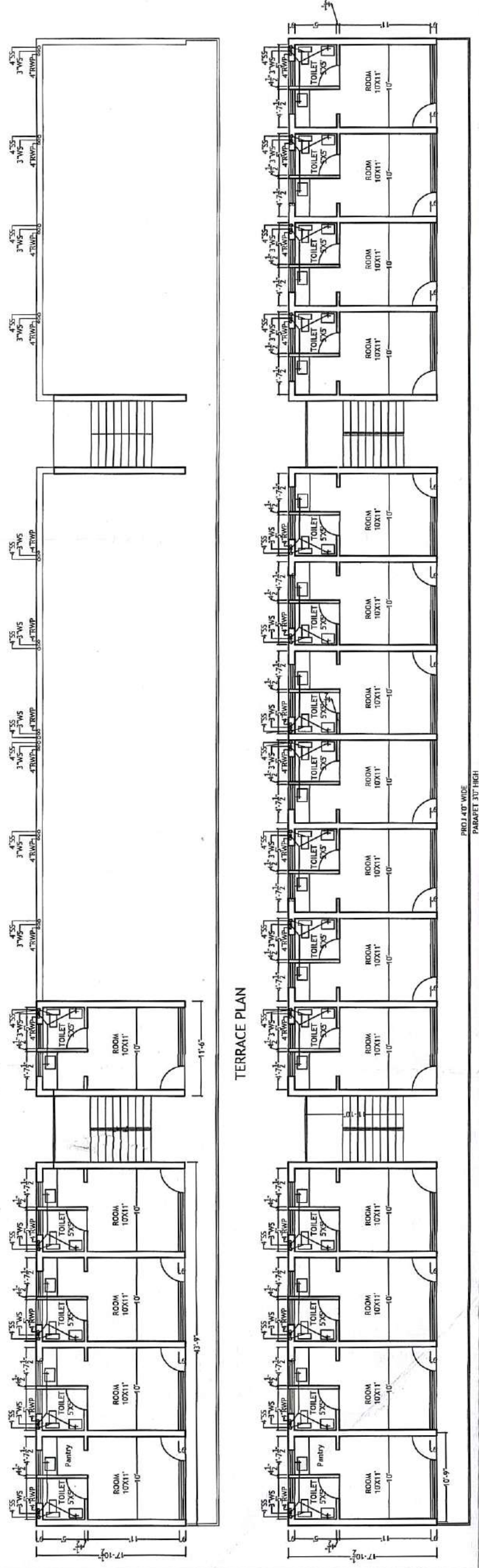
COVID AREA ON STILTOUND FLOOR=2882.25 SFT
COVID AREA ON FIRST FLOOR=2882.25 SFT
COVID AREA ON SECOND FLOOR=2882.25 SFT
COVID AREA ON THIRD FLOOR=182.1565=960.75 SFT



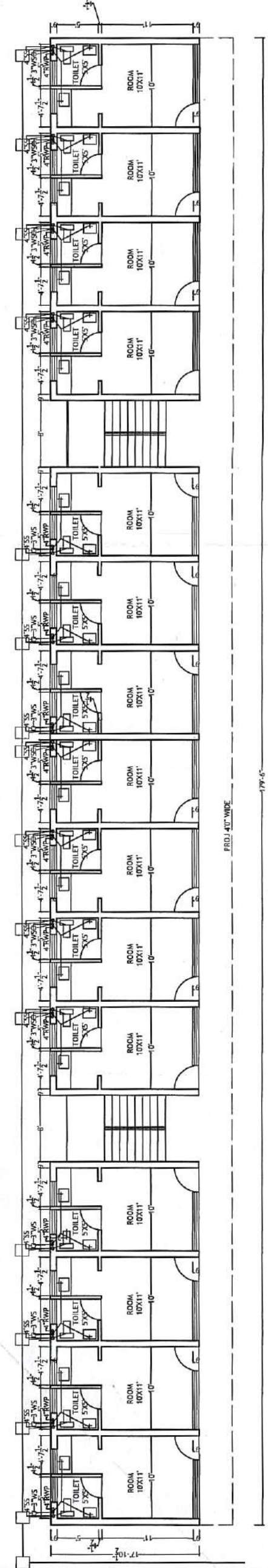
SECTION AT CC



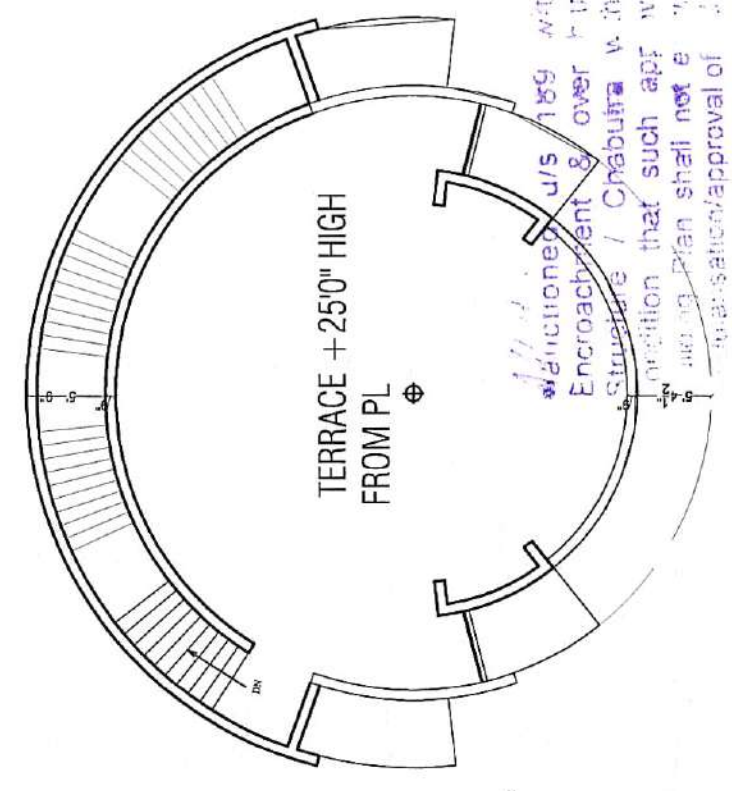
FRONT ELEVATION



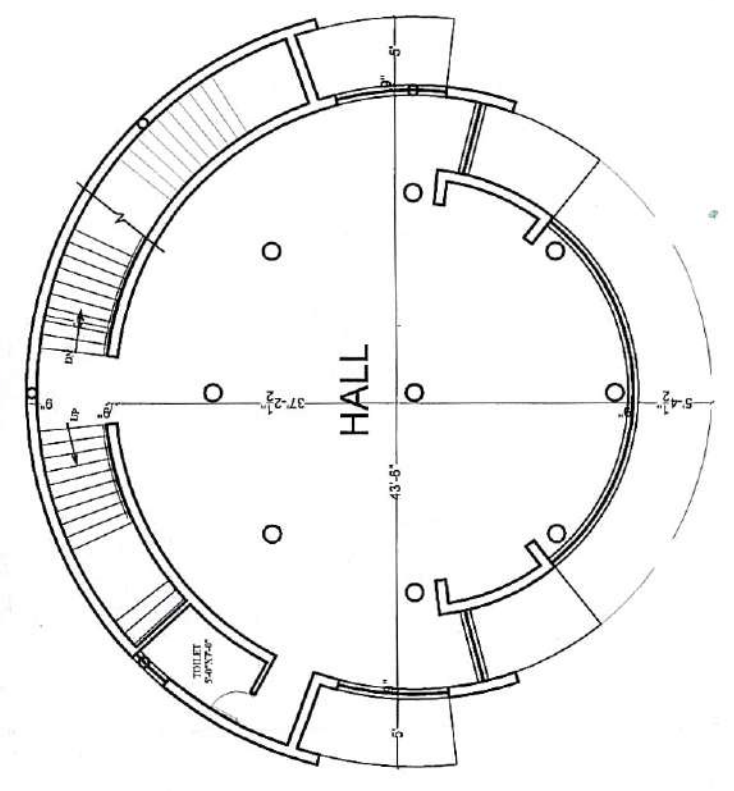
TYPICAL FLOOR PLAN (FIRST, SECOND,)



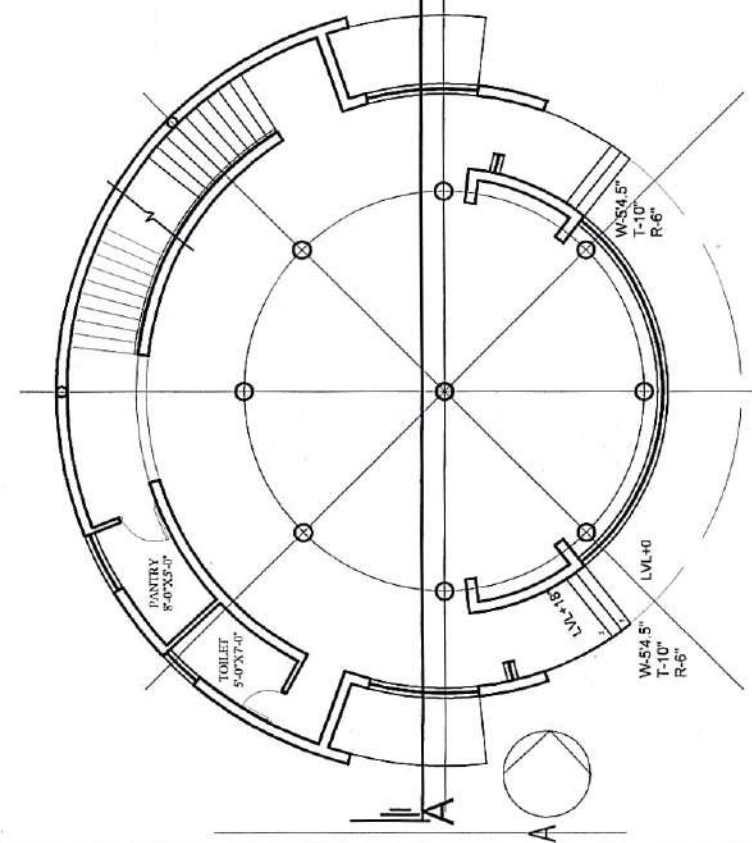
STILTOUND FLOOR PLAN
BLOCK-D



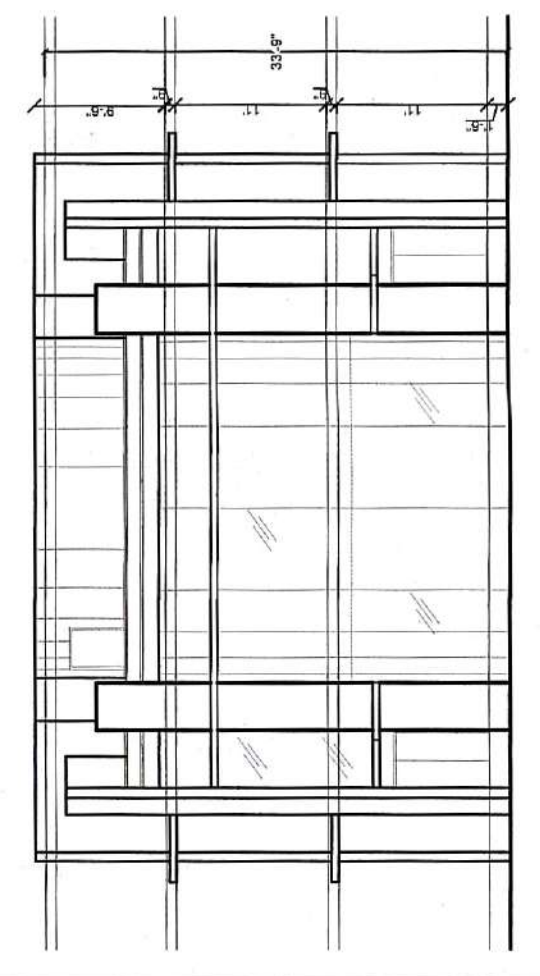
TERRACE PLAN



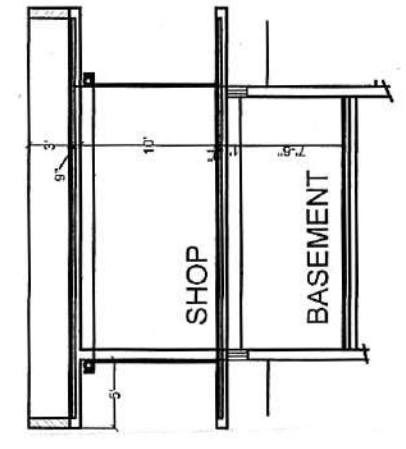
FIRST FLOOR PLAN



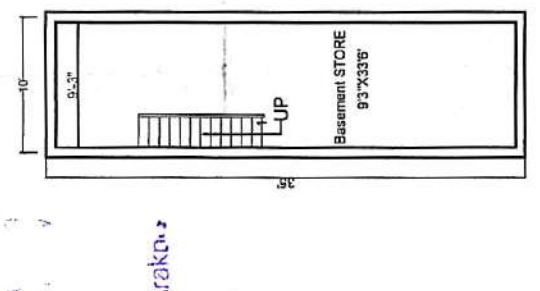
STILTOUND FLOOR PLAN
AREA- 1100 SQFT BLOCK-E



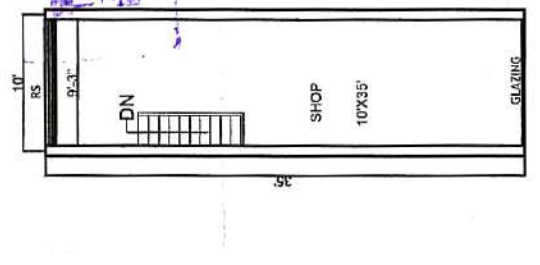
FRONT ELEVATION



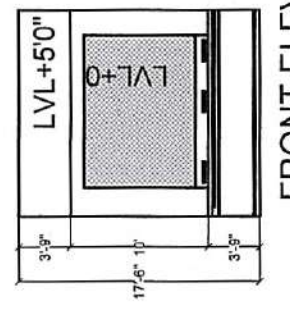
SECTION AT CC



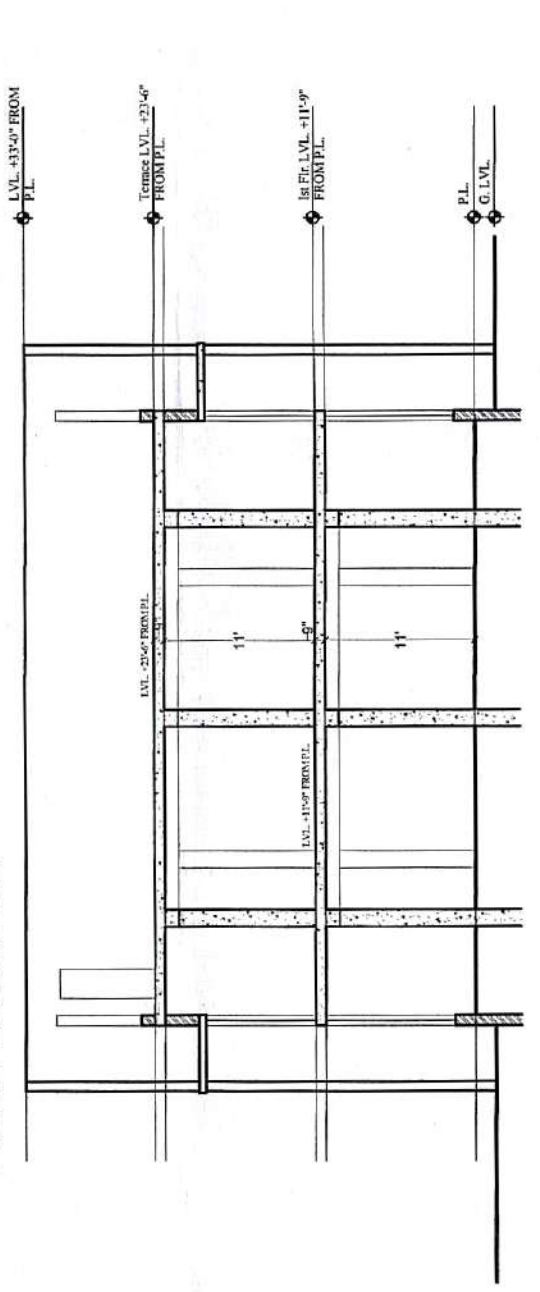
BASEMENT PLAN



STILTOUND FLOOR PLAN
BLOCK-F

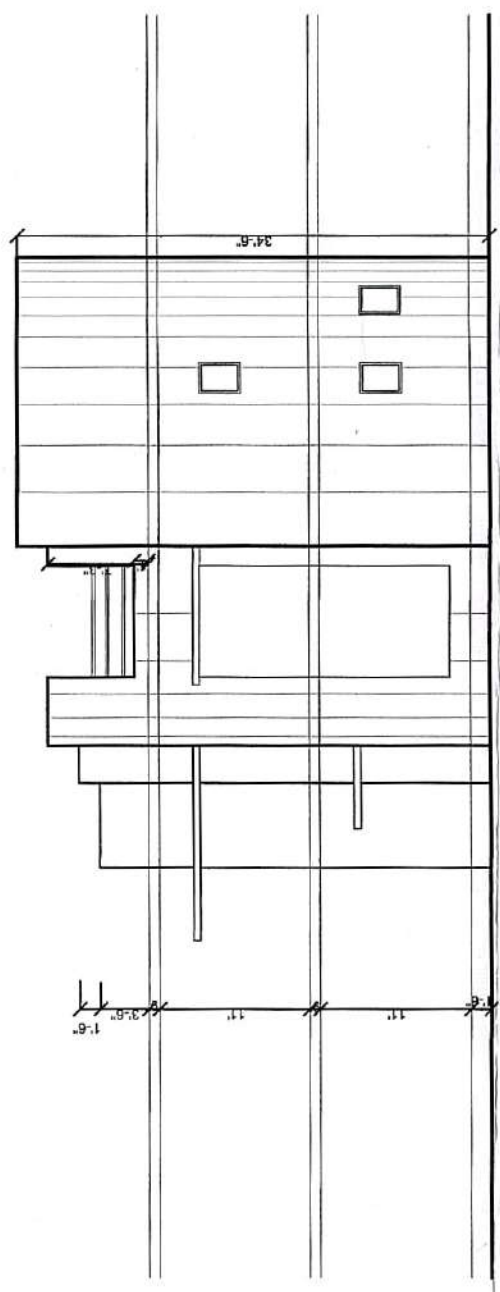


FRONT ELEVATION

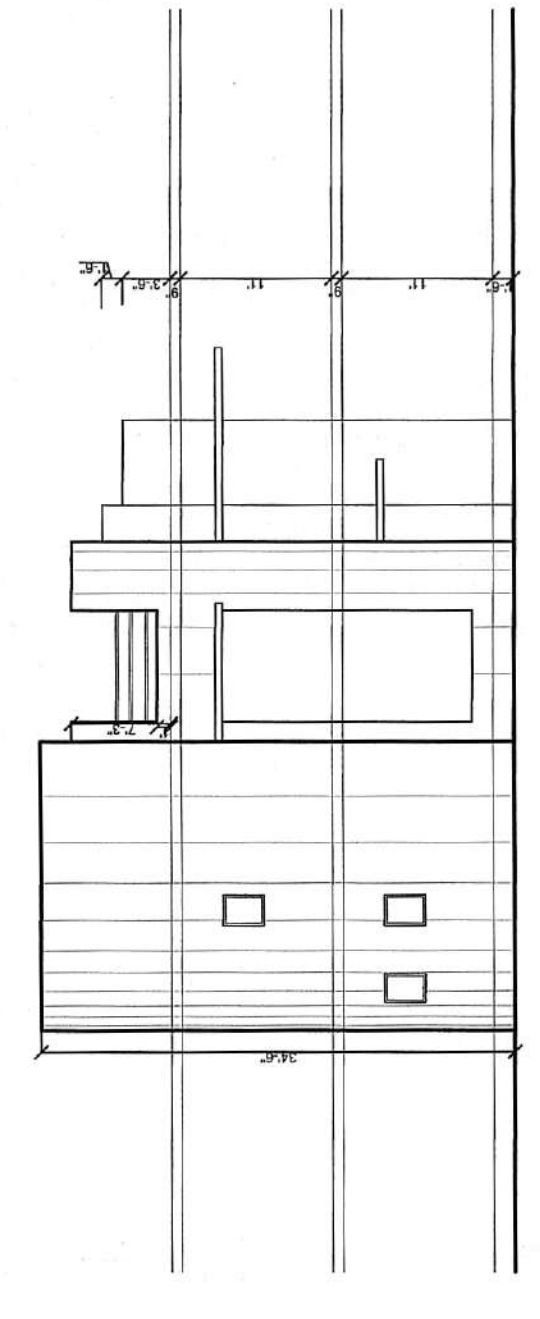


SECTION AT AB

SECTION AA



SIDE ELEVATION AT B



SIDE ELEVATION AT A

REVISED PLAN FOR
VICTORIA HEIGHT
VILLAGE PIR MUCHELA
M.C. ZIRAKPUR
, DISTT: MOHALI, (PB)

PROMOTERS
FORTUNE MULTITECH P { LTD }
AT -PIR MUCHELA , M.C. ZIRAKPUR
DISTT: MOHALI, (PB)

Asstt. Municipal Engineer
Municipal Council
Zirakpur

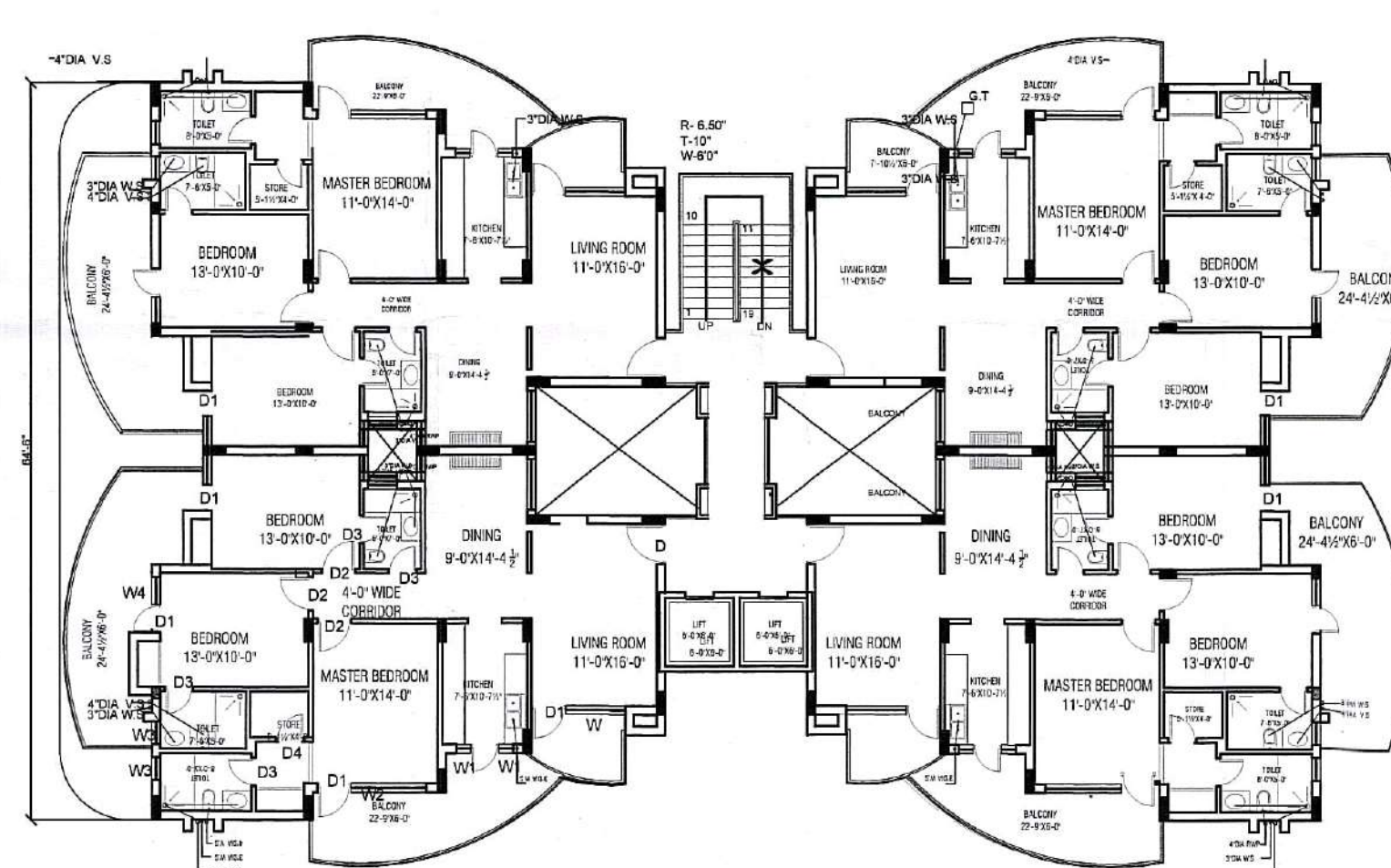
ARCHITECT
CHAMAN & ASSOCIATES

TITLE
BLOCK-E,F,G
7

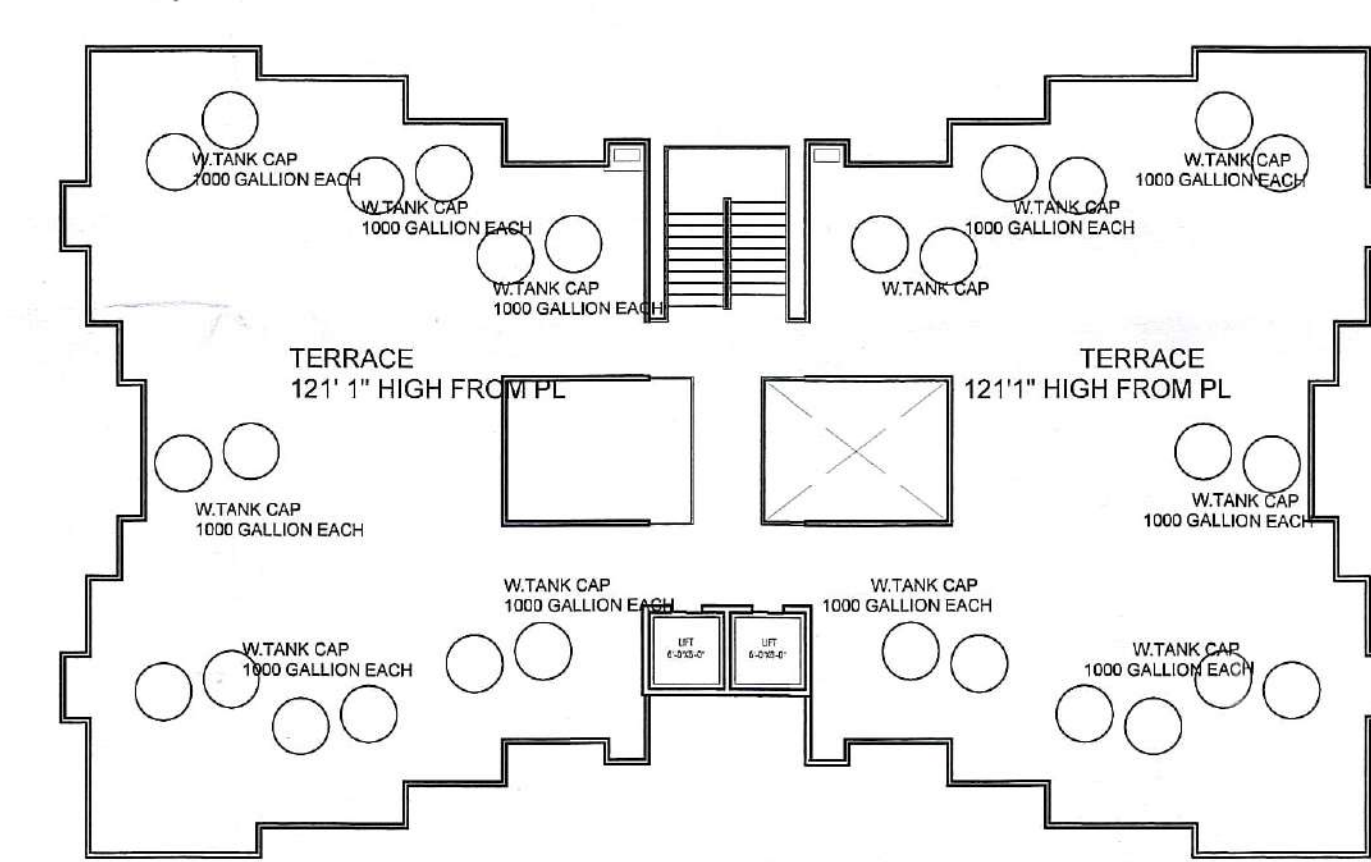
Architects , Planners
Interior-Designers
SCO 408 SEC 20
PANCHKULA HARYANA



SEC.XX FRONT ELEVATION SEC AT X.X

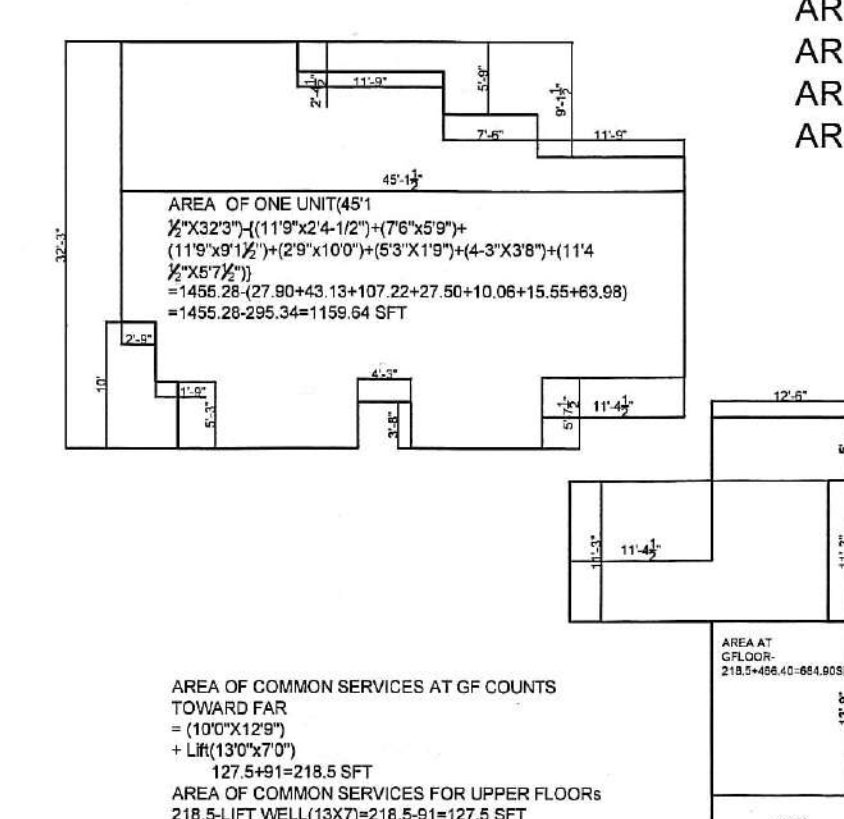
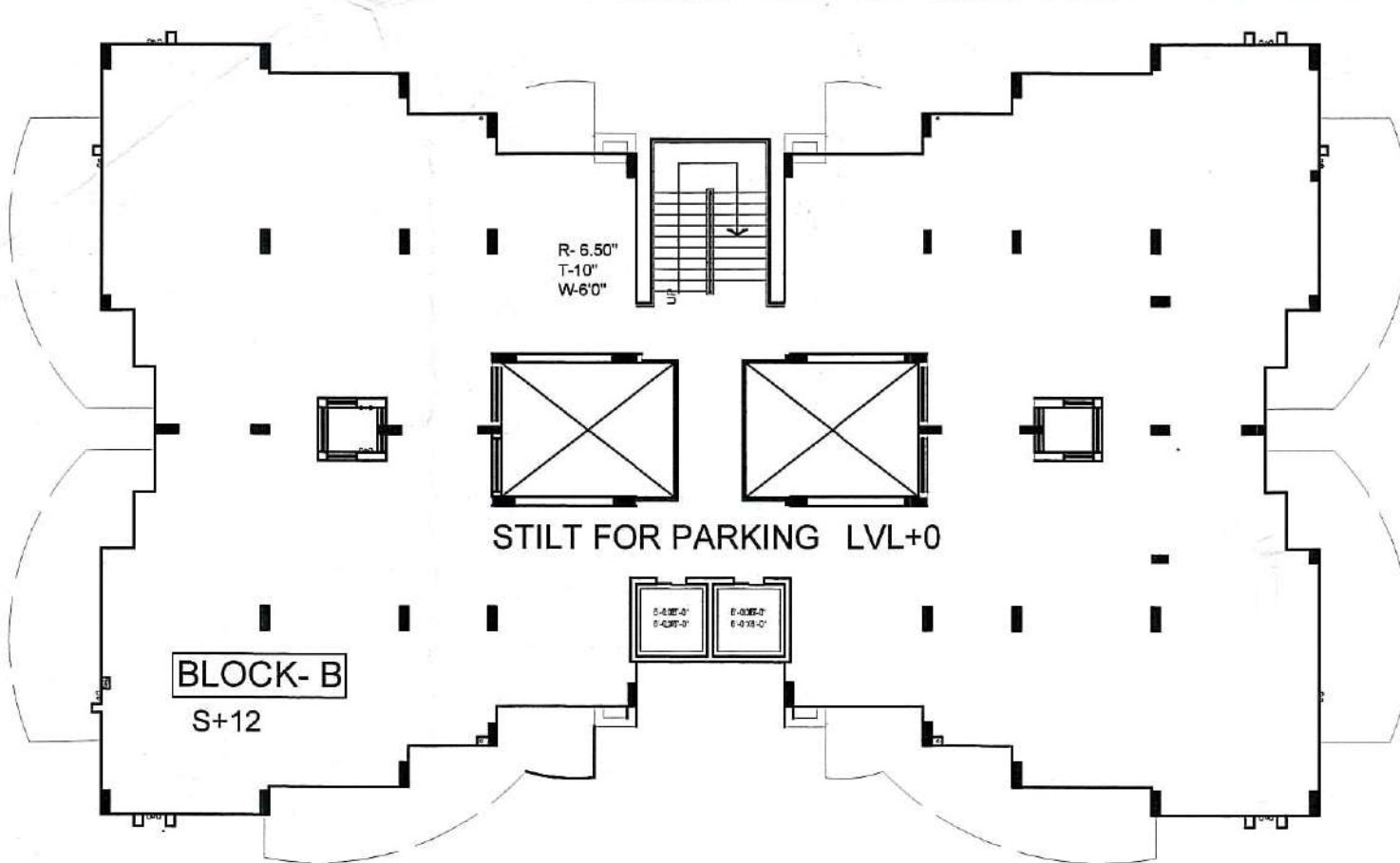


TYPICAL FIRST , SECOND , THIRD , FOURTH , FIFTH , SIXTH,SEVENTH, EIGHTH, NINTH ,TENTH ELEVENTH,11th FLOOR FLOOR PLAN



AREA OF ONE BLOCK AT STILT FLOOR=(4 X 1159.64)+684.90
 =4638.56+684.90 = 5323.46 SFT
 AREA TOWARDS FAR=218.50 SFT
 AREA OF ONE BLOCK AT FIRST FLOOR=(4 X 1159.64)+127.5
 =4638.56+127.5 = 4701.90 SFT
 AREA OF ONE BLOCK AT 2 nd FLOOR=4701.90 SFT
 AREA OF ONE BLOCK AT 3rd FLOOR= 4701.90 SFT
 AREA OF ONE BLOCK AT 4th FLOOR= 4701.90 SFT

AREA OF ONE BLOCK AT 5th FLOOR= 4701.90 SFT
 AREA OF ONE BLOCK AT 6th FLOOR= 4701.90 SFT
 AREA OF ONE BLOCK AT 7th FLOOR= 4701.90 SFT
 AREA OF ONE BLOCK AT 8th FLOOR= 4701.90 SFT
 AREA OF ONE BLOCK AT 9th FLOOR=4701.90 SFT
 AREA OF ONE BLOCK AT 10th FLOOR=4701.90 SFT
 AREA OF ONE BLOCK AT 11th FLOOR=4701.90 SFT



REVISED PLAN FOR
 VICTORIA HEIGHT
 VILLAGE PIR MUCHELA
 M.C. ZIRAKPUR
 , DISTT: MOHALI, (PB)

PROMOTERS
 FORTUNE MULTITECH P { LTD }
 AT -PIR MUCHELA , M.C. ZIRAKPUR
 DISTT: MOHALI, (PB)

JOINERY DETAIL
 W6- 6'3" X 6'0"
 D. 4'0" X 8'3" W6- 5'1.5" X 6'0"
 D1. 3'1" X 8'3" W7- 3'6" X 7'0"
 D2. 3'3" X 6'9" W8- 5'9" X 6'0"
 D3. 2'6" X 6'9" W9- 3'0" X 3'0"
 D4. 3'0" X 6'9"
 W- 5'3" X 7'0"
 W1. 1'3" X 5'0"
 W2. 6'7.5" X 6'0"
 W3. 2'0" X 3'6"
 W4. 2'4.5" X 6'0"

ARCHITECT CLIENT

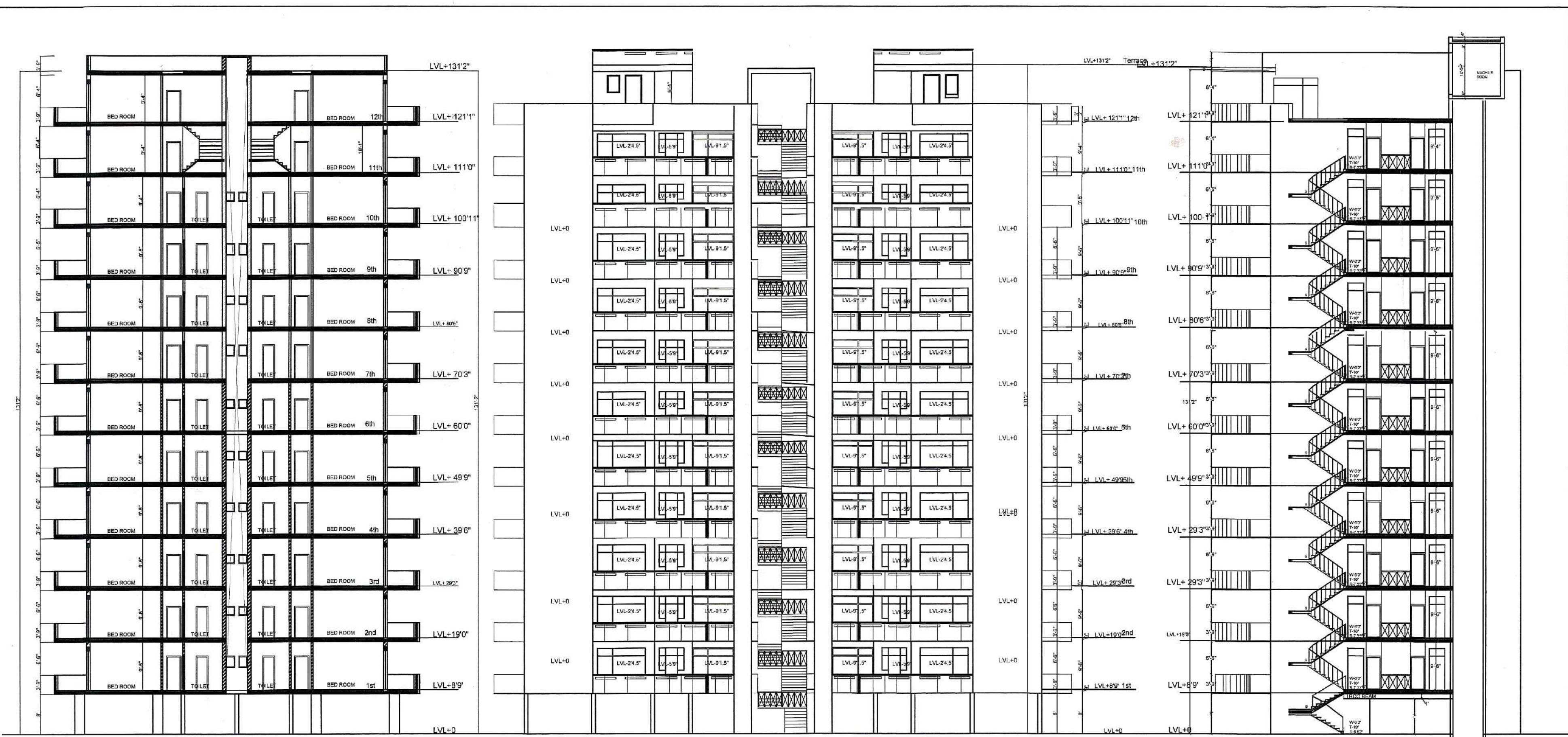
BLOCK-B S+11 5

Chaman & Associates
 Architects ,Planners
 Interior-Designers
 #112 Dashmesh Enclave
 Himmatgarh
 N.A.C Zirakpur

Asstt. Municipal Engineer
 Municipal Council
 Zirakpur

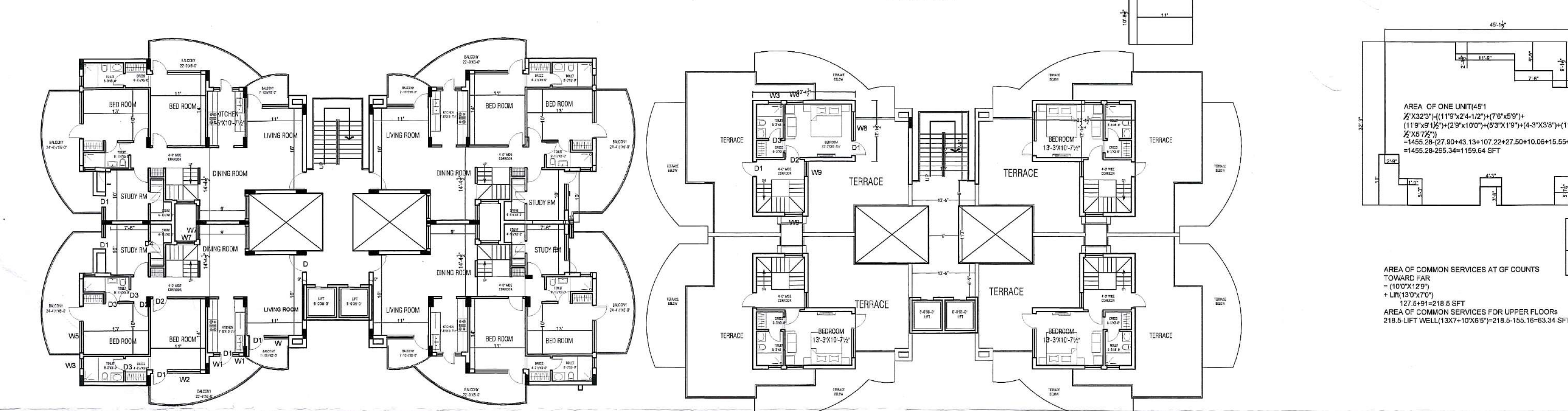
Junior Engineer
 Municipal Council Zirakpur

Executive Officer
 Municipal Council Zirakpur

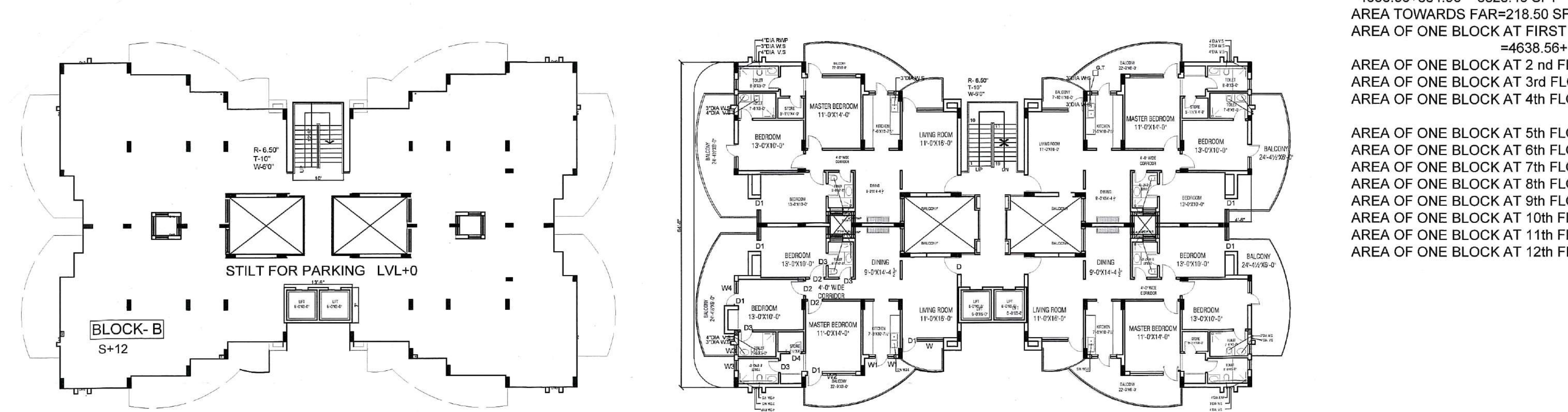


SEC.XX FRONT ELEVATION SEC AT R.X

(20'4-1/2"X12'1-1/2") 247.05 SFT



ELEVENTH FLOOR PLAN TWELTH FLOOR PLAN



STILT FLOOR PLAN TYPICAL FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH FLOOR PLAN

PARTIAL COMPLITION FOR
VICTORIA HEIGHT
VILLAGE PIR MUCHELA
M.C. ZIRAKPUR
, DISTT: MOHALI, (PB)

PROMOTERS
FORTUNE MULTITECH P { LTD }
AT -PIR MUCHELA , M.C. ZIRAKPUR
DISTT: MOHALI, (PB)

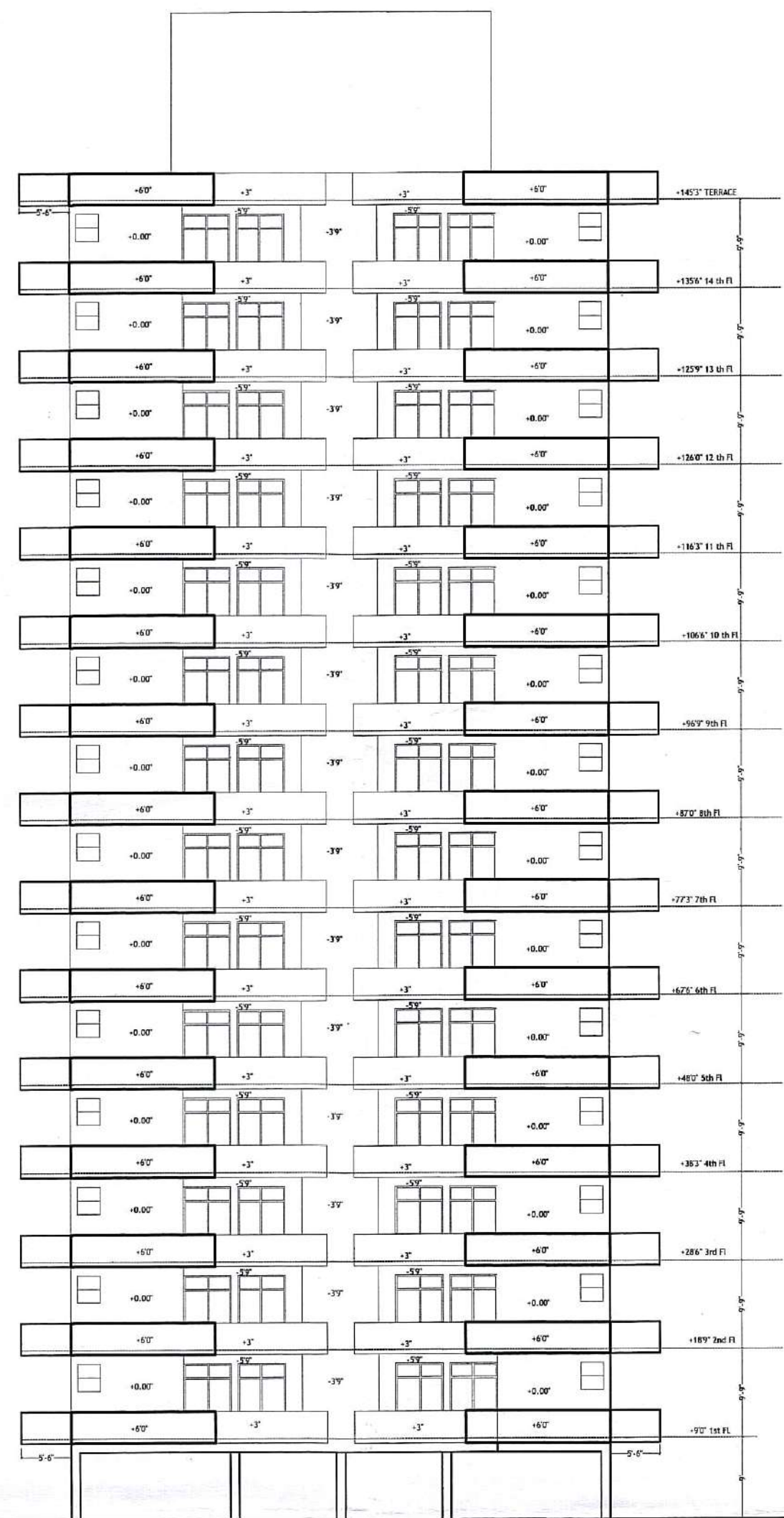
ARCHITECT
BLOCK-B S+12

TITLE
BLOCK-B S+12

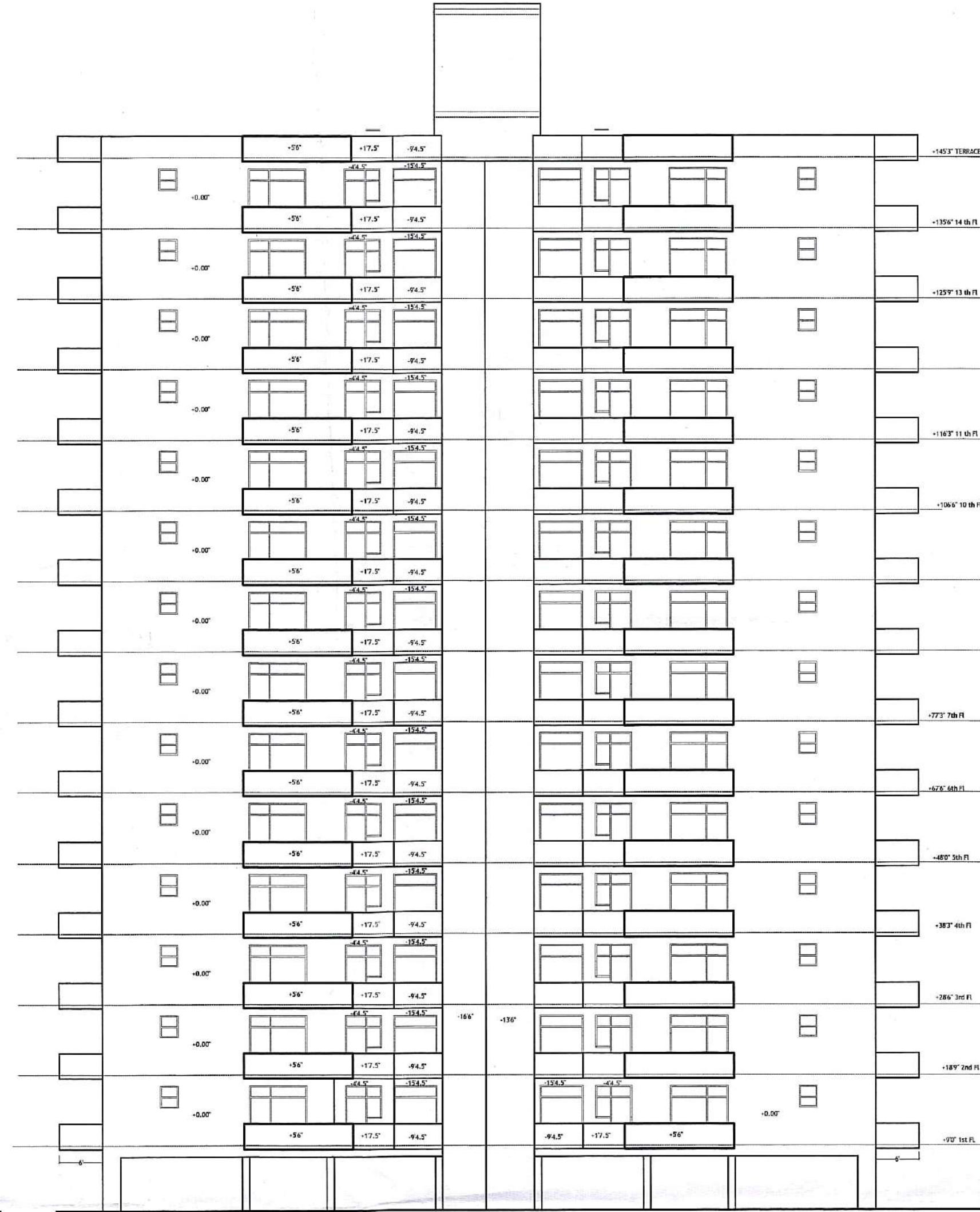
Chaman & Associates
Architects ,Planners
Interior-Designers
#112 Dashmesh Enclave
Himmatgarh
N.A.C Zirakpur

Asstt. Municipal Engineer
Municipal Council
Zirakpur

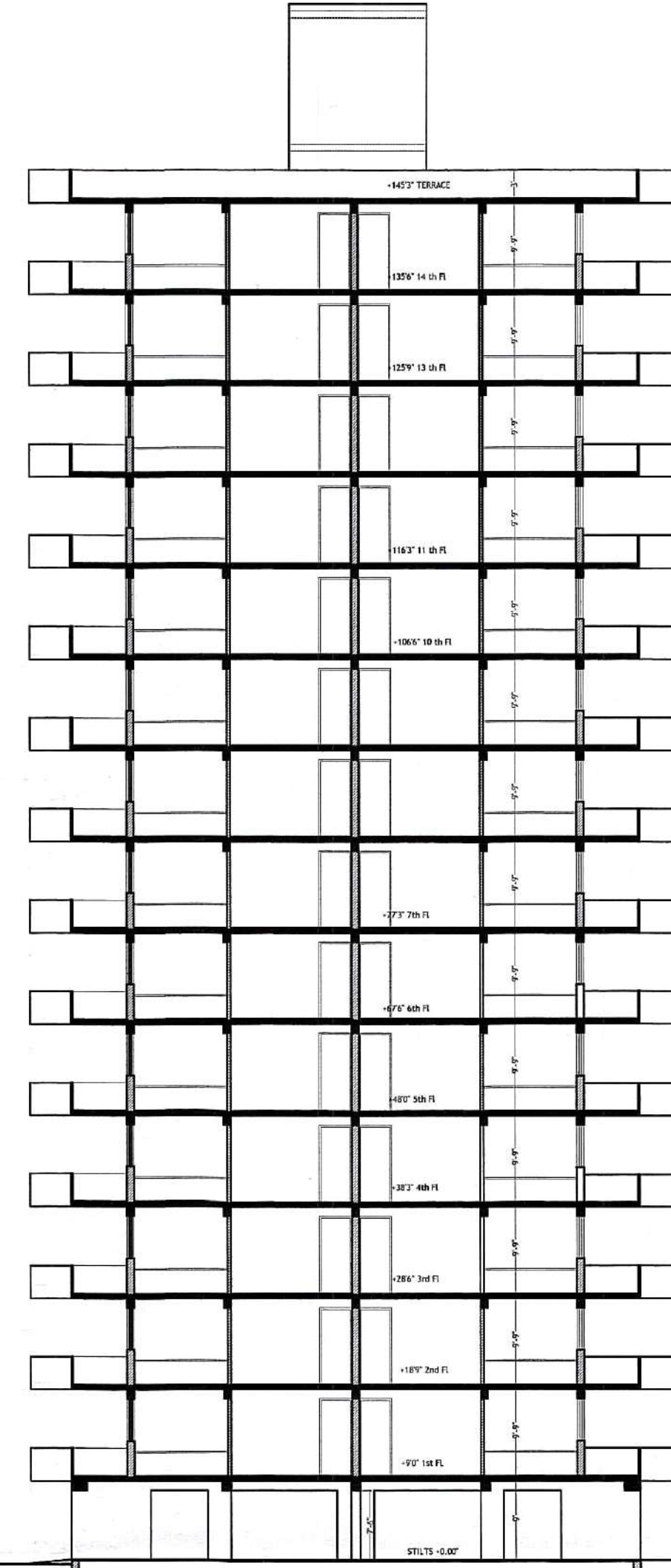
AREA OF ONE BLOCK AT STILT FLOOR= (4 X 1159.64)+684.90
=4638.56+684.90 = 5323.46 SFT
AREA TOWARDS FAR=218.50 SFT
AREA OF ONE BLOCK AT FIRST FLOOR=(4 X 1159.64)+63.34
=4638.56+127.5 = 4701.90 SFT
AREA OF ONE BLOCK AT 2 nd FLOOR=4701.90 SFT
AREA OF ONE BLOCK AT 3rd FLOOR = 4701.90 SFT
AREA OF ONE BLOCK AT 4th FLOOR = 4701.90 SFT
AREA OF ONE BLOCK AT 5th FLOOR = 4701.90 SFT
AREA OF ONE BLOCK AT 6th FLOOR = 4701.90 SFT
AREA OF ONE BLOCK AT 7th FLOOR = 4701.90 SFT
AREA OF ONE BLOCK AT 8th FLOOR = 4701.90 SFT
AREA OF ONE BLOCK AT 9th FLOOR =4701.90 SFT
AREA OF ONE BLOCK AT 10th FLOOR =4701.90 SFT
AREA OF ONE BLOCK AT 11th FLOOR =4701.90 SFT
AREA OF ONE BLOCK AT 12th FLOOR =4X247.05=988.20 SFT



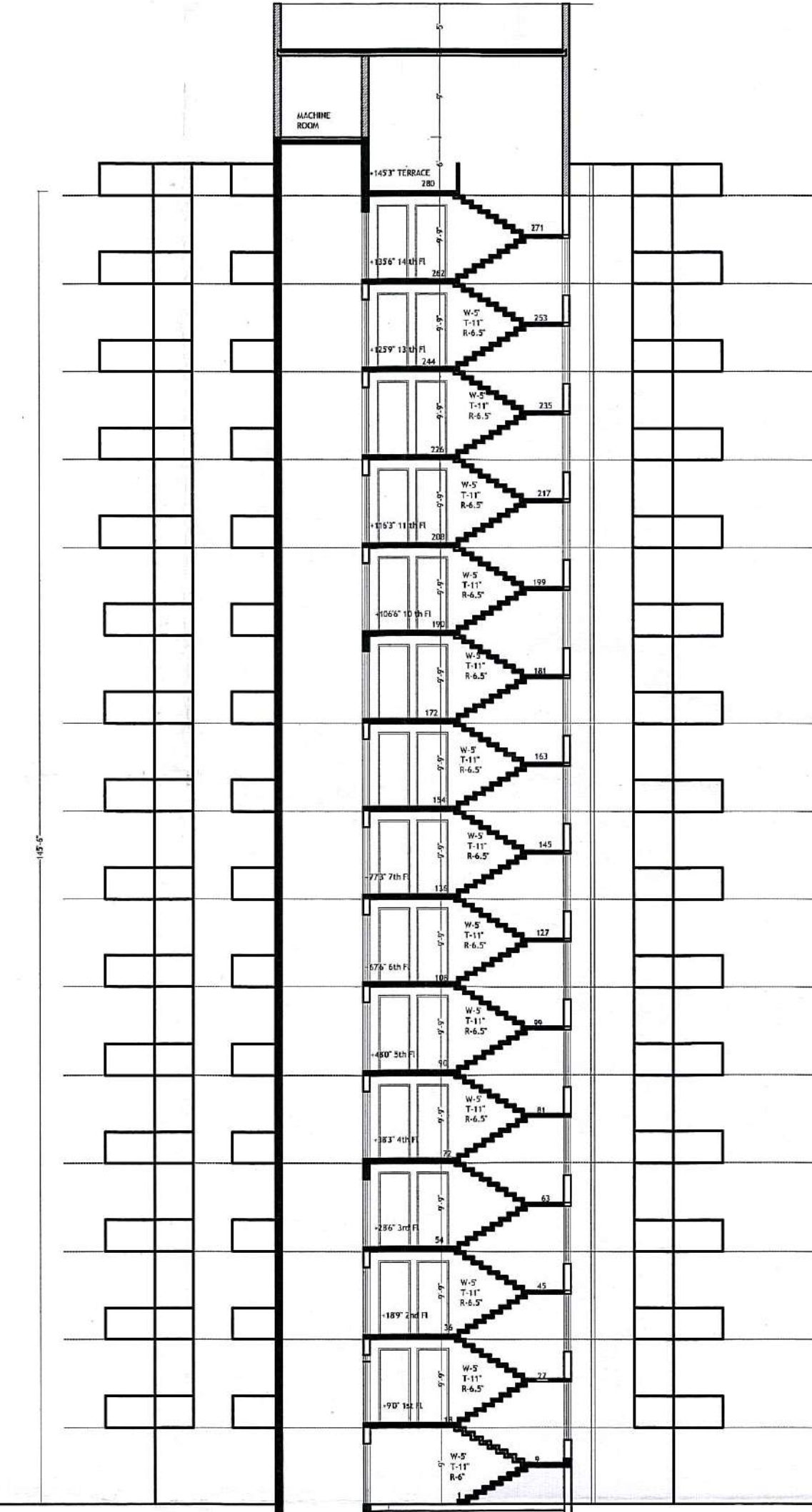
FRONT ELEVATION



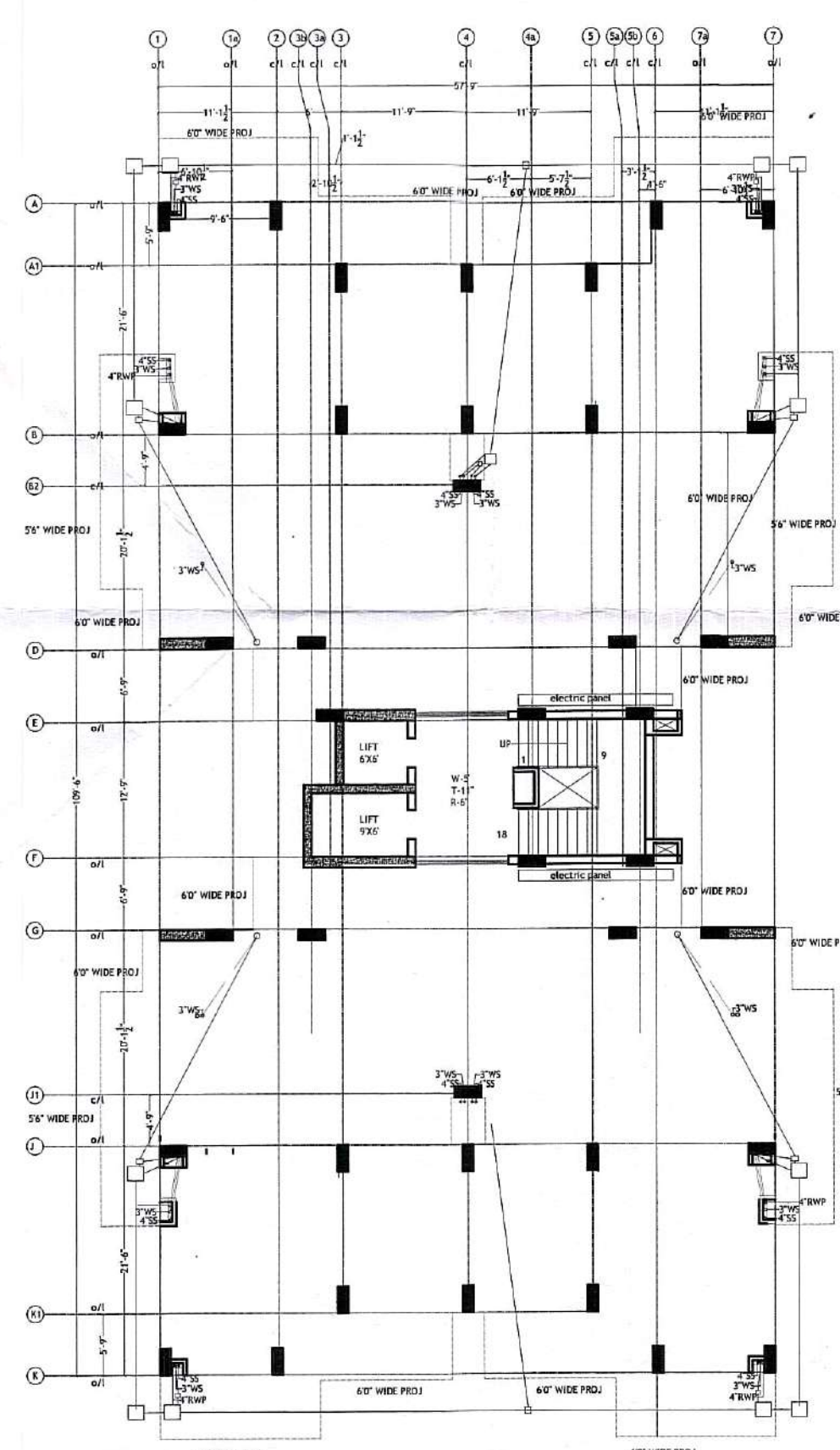
SIDE ELEVATION



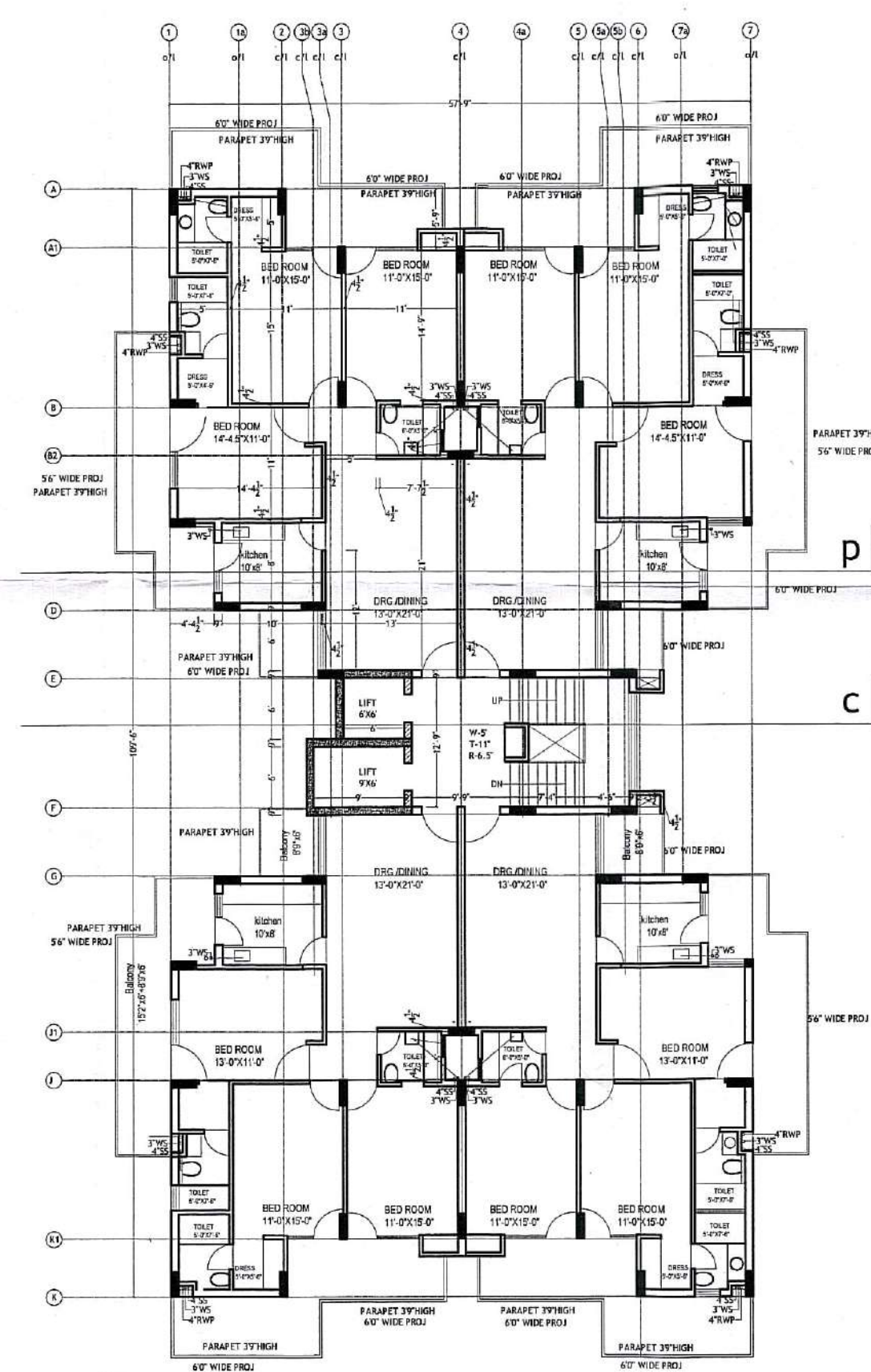
SECTION AT PP



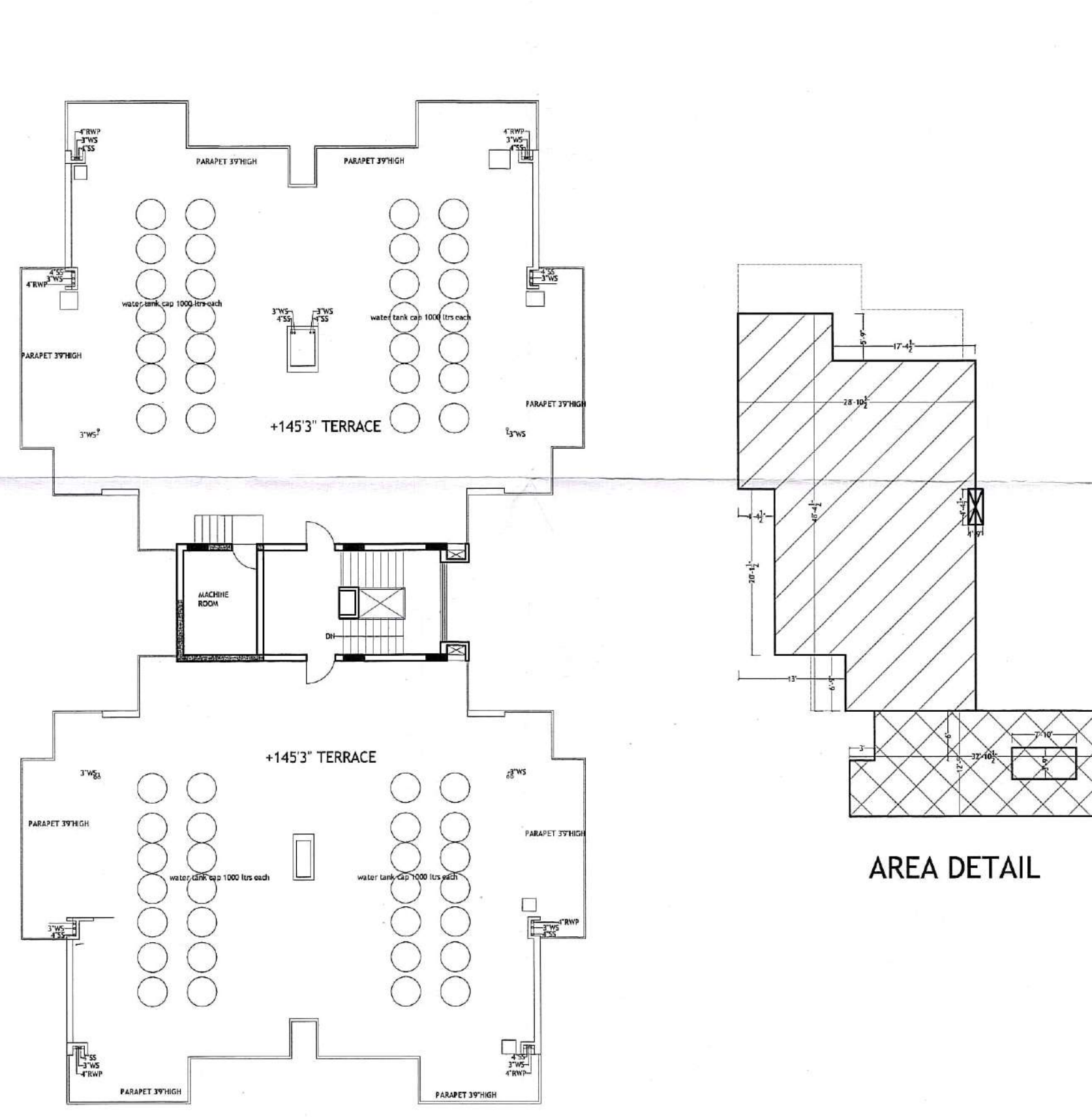
SECTION THROUGH LIFT CC



STILT FLOOR PLAN



TYPICAL FLOOR PLAN (1st TO 14TH)



TERRACE PLAN BLOCK-C

AREA OF ONE UNIT (28'10.5"X48'4.5") = (174.5'X59') + (44.5'X201.5')
 = (130'X69') + (19'X44.5')
 = 1306.82 (98.91+88.04+67.75+7.66)
 = 1396.82+283.38 = 1113.47 SFT
 circulation area
 = (32'10.5"X12'9") = (30'X6'0") + (7'10'X3'9")
 = 418.77 (18+29.37) = 371.43 SFT
 circulation area UNDER FAR
 = (32'10.5"X12'9") = (30'X6'0") + (7'10'X3'9")
 = 418.77 (18+29.37) = 371.43 SFT
 UPPER FLOOR
 371.43 (8'0"X6'0") + (6'0"X6'0")
 = 371.43 (36+54) = 281.43 SFT
 MOMTY
 = (32'10.5"X14'3") = (30'X6'0") + (7'10'X3'9")
 = 468.04 (18+45.04) = 450.04 SFT
 AREA OF ONE BLOCK AT STILT FLOOR = (4 X 1113.47) = 4453.88 SFT
 AREA UNDER STILT = 4453.88 SFT
 AREA OF ONE BLOCK AT FIRST FLOOR =
 (4 X 1113.47) + 281.43 = 4453.88 + 281.43 = 4735.31 SFT
 AREA OF ONE BLOCK AT 2nd FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 3rd FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 4th FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 5th FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 6th FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 7th FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 8th FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 9th FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 10th FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 11th FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 12th FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 13th FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT 14th FLOOR = 4735.31 SFT
 AREA OF ONE BLOCK AT MOMTY = 450.04 SFT
 TOTAL AREA OF ONE TOWER FOR FAR = 66294.34 SFT
 AREA OF ONE D/U = (66294.34 + 450.04) / 55 = 66744.38 / 55 = 1191.88 SFT

AREA DETAIL

REVISED PLAN FOR
 VICTORIA HEIGHT
 VILLAGE PIR MUCHELA
 M.C. ZIRAKPUR
 , DISTT: MOHALI, (PB)

PROMOTERS
 FORTUNE MULTITECH P { LTD }
 AT -PIR MUCHELA , M.C. ZIRAKPUR
 DISTT: MOHALI, (PB)

TITLE BLOCK-C
 S+14

6

ARCHITECT
 CHAMAN & ASSOCIATES

CLIENT
 Chaman & Associates
 Architects ,Planners
 Interior-Designers
 #112 Dashmesh Enclave
 Himmatgarh
 N.A.C Zirakpur

Signature of
 Municipal Council Zirakpur
 Signature of
 Asst. Municipal Engineer
 Municipal Council
 Zirakpur
 Signature of
 Executive Engineer
 Municipal Council Zirakpur

