F.A.R. CALCULATIONS				
TOTAL SITE AREA			16888.620	SQM
PERMISSIBLE GROUND COVERAGE	45	%	7599.879	SQM
PROPOSED GROUND COVERAGE	38.87	%	**6564.752**	SQM
PERMISSIBLE F.A.R. (A)	2.00		**33777.240**	SQM
PROPOSED F.A.R. (B)	**3.11**		**52481.933**	SQM
PERMISSIBLE GREEN BUILDING AREA FAR (10%) (C=10% OF B)	10.00		5831.326	SQM
TOTAL PERMISSIBLE AREA (D = A+C)	2.35		39608.566	SQM
TOTAL PROPOSED FAR (E=B-C)	2.76		46650.607	SQM
TOTAL PURCHASABLE FAR	**0.76**		**12873.367**	SQM

F.A.R.		
FLOORS	**AREA**	
GROUND FLOOR	6816.868	SQM
FIRST FLOOR	6469.555	SQM
SECOND FLOOR	4346.051	SQM
THIRD FLOOR	6648.041	SQM
FOURTH FLOOR	4786.128	SQM
FIFTH FLOOR	1135.992	SQM
SIXTH FLOOR	4054.623	SQM
SEVENTH FLOOR	4035.005	SQM
EIGHTH FLOOR	3883.296	SQM
NINTH FLOOR	2758.676	SQM
TENTH FLOOR	2786.406	SQM
ELEVENTH FLOOR	2702.456	SQM
TWELFTH FLOOR	1968.120	SQM
TERRACE	140.717	SQM
TOTAL FAR	**52481.933**	**SQM**

SERVICE F.A.R. CALCULATIONS		
FLOORS	**AREA**	
GROUND FLOOR	2450.549	SQM
FIRST FLOOR	1149.767	SQM
SECOND FLOOR	3222.565	SQM
THIRD FLOOR	1860.978	SQM
FOURTH FLOOR	3893.761	SQM
FIFTH FLOOR	2822.278	SQM
SIXTH FLOOR	1128.372	SQM
SEVENTH FLOOR	1147.990	SQM
EIGHTH FLOOR	975.154	SQM
NINTH FLOOR	701.770	SQM
TENTH FLOOR	674.040	SQM
ELEVENTH FLOOR	736.315	SQM
TWELFTH FLOOR	711.834	SQM
TERRACE	268.18	SQM
TOTAL FAR	**19743.552**	**SQM**

NON FAR AREA CALCULATION		
FLOORS	**AREA**	
BASEMENT-2	11921.915	SQM
BASEMENT-1	15484.687	SQM
MUMTY, MACHINE ROOM, WATER TANK	2013.800	SQM
SERVICE FLOOR	2822.278	SQM
PROJECTION ROOM FLOOR(CINEMA)	380.740	SQM
TOTAL NON FAR AREA	**32623.419**	**SQM**

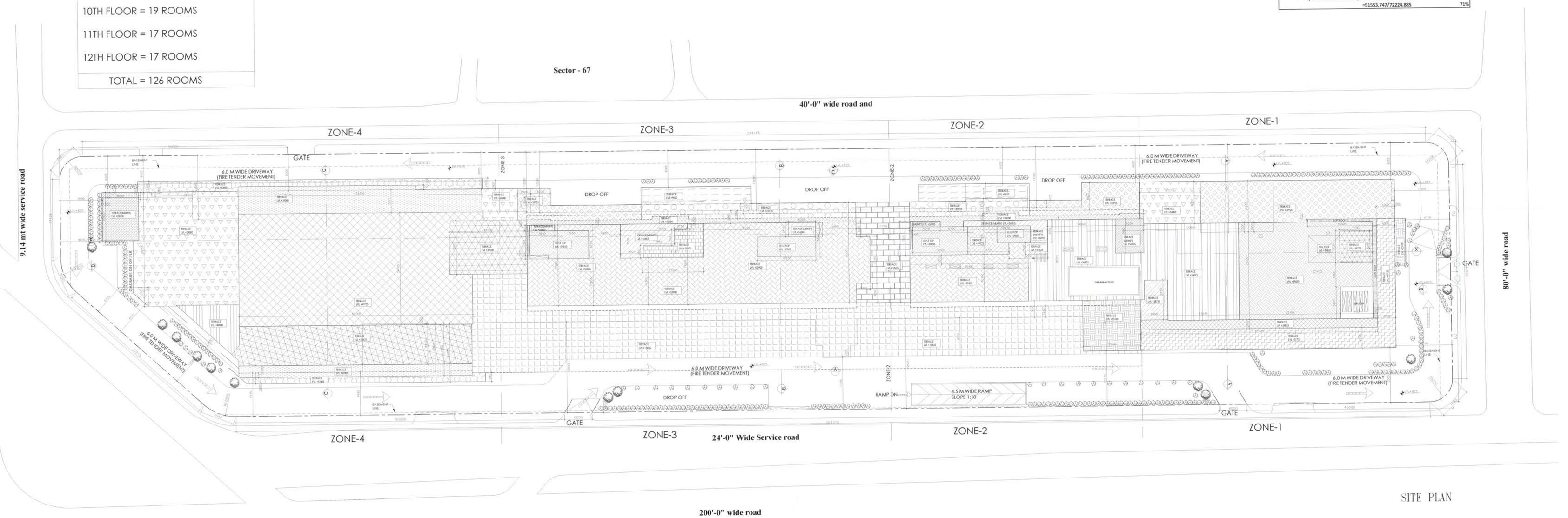
RETAIL (COMMERCIAL)PARKING CALCULATIONS FOR LOADING /UNLOADING			
FLOORS	**AREA (FAR)**	**PARKING REQUIRMENTS @ 1000 SQM**	
GROUND FLOOR	6816.868	SQM	6.817
FIRST FLOOR	6469.555	SQM	6.470
SECOND FLOOR	4346.051	SQM	4.346
TOTAL	**17632.474**	**SQM**	**17.632**
		SAY	**18 (@ 3.5 M X 7.5 M)**

PROVISION FOR TREE PLANTATION	
TOTAL COVERED AREA (F.A.R + SERVICE AREA)	52481.933 + 19743.552 =72225.485
REQUIRED @ ONE TREE FOR EVERY 225 Sqm. OF COVERED AREA	**321** Nos.Trees
PROPOSED TREES TO BE PLANTED	**375** No. Trees

F.A.R DETAILS FOR HOTEL				
FLOORS	**FAR AREA**	**SERVICE FAR**	**TOTAL AREA**	
BASEMENT 02	528.212	136.599	664.811	SQM
BASEMENT 01	591.792	353.769	945.561	SQM
HOTEL GROUND FLOOR	817.610	469.867	1287.478	SQM
HOTEL FIRST FLOOR	3338.080	140.817	3478.897	SQM
HOTEL SECOND FLOOR	-	-	-	-
HOTEL THIRD FLOOR	4596.276	1679.614	6275.890	SQM
HOTEL FOURTH FLOOR	4736.128	1893.761	6629.889	SQM
HOTEL FIFTH FLOOR	1135.992	2822.278	3958.270	SQM
HOTEL SIXTH FLOOR	4054.623	1128.372	5182.995	SQM
HOTEL SEVENTH FLOOR	4035.005	1147.990	5182.995	SQM
HOTEL EIGHTH FLOOR	3883.296	975.154	4858.450	SQM
HOTEL NINTH FLOOR	2758.676	701.770	3460.447	SQM
HOTEL TENTH FLOOR	2786.406	674.040	3460.447	SQM
HOTEL ELEVENTH FLOOR	2702.456	736.315	3438.772	SQM
HOTEL TWELFTH FLOOR	1968.120	711.834	2679.954	SQM
HOTEL TERRACE FLOOR	140.717	268.178	408.895	SQM
TOTAL FAR	**38073.389**	**13840.358**	**51913.748**	**SQM**

Hotel %age Component of Total FAR Area	**=38073.389/52481.333**	**73%**
Hotel %age Component of Total Service FAR Area	**=13840.358/19743.552**	**70%**
Hotel %age Component of All FAR Area =(38073.389+13480.358)/(52481.333+19743.552) =51553.747/72224.885		**71%**

SCHEDULE OF STUDIO HOTEL ROOMS
6TH FLOOR = 19 ROOMS
7TH FLOOR = 19 ROOMS
8TH FLOOR = 18 ROOMS
9TH FLOOR = 18 ROOMS
10TH FLOOR = 19 ROOMS
11TH FLOOR = 17 ROOMS
12TH FLOOR = 17 ROOMS
TOTAL = 126 ROOMS



SITE PLAN

N O T E S

THIS DEVELOPMENT HAS BEEN CONCEIVED, DESIGNED AND DRAFTED ON THE BASIS OF THE FOLLOWING

1. ALL USEABLE OFFICE SPACES/RETAIL SPACES (LIKE SHOP AREAS, ENTERTAINMENT AND ATRIUM) SHALL BE CENTRALLY AIR-CONDITIONED. THEREFORE,NO PROVISION HAS BEEN MADE FOR NATURAL VENTILATION OF SPACES.
2. ALL TOILETS/KITCHENS WILL BE MECHANICALLY VENTILATED, CONDITIONED AIR FROM THE FLOOR WILL BE SUCKED IN TO THE TOILETS/KITCHENS AND VENTED OUT THROUGH A VENT SHAFT.
3. ALL SPACES (OFFICE SPACES,RETAIL SPACES,SERVICE AREAS, PARKING BASEMENT,ETC) WILL BE ARTIFICIALLY LIT, ANY NATURAL LIGHT WHICH IS AVAILABLE IN THE OFFICE SPACES IS ONLY INCIDENTAL AND NOT ESSENTIAL TO THE FUNCTIONING OF THE BUILDING.
4. 100% STANDBY GENERATING CAPACITY WILL BE PROVIDED FOR THE ENTIRE ELECTRICAL REQUIREMENT OF THE TOTAL SCHEME. THIS THEREFORE INCLUDES STANDBY GENERATION FOR ALL COMMON SERVICES, FIRE SERVICES, LIFTS ETC.
5. BASEMENT WILL BE MECHANICALLY VENTILATED.
6. THIS BUILDING WILL BE SPRINKLED AS PER NBC NORMS.
7. HANDICAP RAMP WITH RAILING
8. ALL NON-TOWER SLABS ARE STRUCTURALLY DESIGNED AS PER FIRE TENDER
9. SITTING FOR CAFETERIA / KIOSK / TEMP. EVENT / TEMP. FLEE MARKET/ SHOWCASE OF PRODUCTS WILL BE DONE IN THE CORRIDOR & ATRIUM AREA / PLAZA AREA / TERRACE / LANDSCAPED AREA.
10. CORRIDOR SHOWN OUTSIDE FOOD STALL / RESTAURANTS/ COMMERCIAL WILL ALSO BE USED FOR SIMILAR PURPOSE AS MENTIONED IN POINT 9..
11. THE PUBLIC HEALTH SERVICES i.e. WATER SUPPLY, SEWERAGE, STORM WATER, DRAINAGE/RAIN WATER HARVESTING SCHEMES WILL BE PROVIDED AS PER PUBLIC HEALTH NORMS AND DESIGN STATEMENT.
12. THE STRUCTURE OF THE BUILDING SHALL BE DESIGNED AND SUPERVISED BY A QUALIFIED STRUCTURAL ENGINEER AND A CERTIFICATE TO THIS EFFECT BE FURNISHED AT THE TIME OF SEEKING COMPLETION CERTIFICATE OF THE BUILDING.
13. THE OWNER SHALL PROVIDE FIRE FIGHTING SYSTEM BEFORE OCCUPYING THE BUILDING. A CERTIFICATE OF COMPLIANCE FROM THE FIRE DEPARTMENT SHALL BE FURNISHED AT THE TIME OF SEEKING FULL COMPLETION OF THE BUILDING
14. ANY ROOMS/SHOPS/SHOWROOMS CAN BE SUB-DEVIDED OR JOINED LATER AS PER THE REQUIREMENT BUT THE TOTAL AREA WILL REMAIN SAME AS SANCTIONED.
15. MECHANICAL PARKING BEYOND 20% WILL BE AUTOMATED MECHANICAL PARKING
16. PEGBC NORMS ARE BEING FOLLOWED
17. BUSINESS CENTRE OFFICES WILL BE MANAGED/SERVICED BY HOSPITALITY/ HOTEL BRAND.
18. APPROVED HEIGHT OF THE BUILDING IS 60.0 M AS PER AAI
19. ROOFTOP SOLAR PHOTOVOLTAIC SHALL BE INSTALLED AS PER NORMS OF PUPD BUILDING RULES-2018
20. RAINWATER HARVESTING SYSTEM OF AN APPROPRIATE DESIGN AS PER PUPD BUILDING RULES-2018 SHALL BE PROVIDED BY PROMOTER AT SITE.
21. BUILDING PLANS OF GROUND FLOOR AND FIRST FLOOR ARE ALREADY APPROVED VIDE LETTER NO 40557 DATED 19/09/2017 AS PER PUDA BUILDING RULES (AMENDED FROM TIME TO TIME).
22. THE OWNER SHALL PROVIDE SIGNAGES AND PROPER MARKINGS TO ENSURE SAFER EXIT TOWARDS FIRE STAIRS AND LIFTS IN CASE OF FIRE AND EMERGENCY.

सहायक भाग्य लेखित

निरीक्षण अधिकारी, मोहाली, पी.ई.पी.सी., एस.ए.एस. नगर।

मुख्य मेख निरीक्षक (फिक्सिंग) निरीक्षण अधिकारी, पी.ई.पी.सी.एस.ए.एस. नगर।

सहायक भाग्य लेखित

निरीक्षण अधिकारी, मोहाली, पी.ई.पी.सी., एस.ए.एस. नगर।

AB ALCOBEV PVT. LTD.
Authorised Signatory

OWNER'S SIGN

GIAN P. MATHUR
ARCHITECT
B.Arch.,M.C.A.,M.I.I.A.
CA No 80/5769

ARCHITECT'S SIGN

CLIENT:
AB ALCOBEV PVT. LTD.

Sub Divisional Engineer
Public Health Sub Divn. No.2
GMADA, S.A.S. Nagar

Assistant Engineer
GMADA, S.A.S. Nagar

PROPOSED DRAWINGS

TITLE
SITE PLAN

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