

PROJECT -
M/S WAVE BEVERAGES PRIVATE LIMITED,
VILLAGE SAHPUR, (H.B.NO.298),
DIST-GURDASPUR.

OWNER-
M/S WAVE BEVERAGES PRIVATE LIMITED.

CLU ISSUED BY COMPETENT AUTHORITY PROJECT
APPROVAL HOUSING & URBAN DEVELOPMENT
DEPARTMENT PUNJAB BUREAU INVESTMENT OF
PROMOTION, GOP VIDE LETTER NO.PB/P/CAPA
(HUBD/2021/131, DATED 19-03-2021).

DETAIL OF LAND
TOTAL PLOT AREA - 195 K - 14 M
- 10.65,586.50 S Q FT
OR 99,032.2026 SQMT
OR 1,18,398.50 SQ.YDS
OR 24.4625 ACRES ✓

DETAIL OF COVERED AREA - (G-1)
TOTAL COVERED AREA - 1.55 K - 225
- 166,500.00 S Q FT
OR 16,650.00 SQ.YDS
OR 3.75 ACRES ✓

TABLE 1: SUMMARY OF PROPOSED PLANTATION

Sl. No.	Tree Species	Tree Size	Quantity	Total Area (Sqm)
1	INDIGENOUS TREE	1.5M+25.15M+67.06M	261	225
2	RAIN WATER HARVESTING PIT	1.5M+25.15M+67.06M	1	225

NOTE: TOTAL COVERED AREA - 1.55 K - 225 SQM OF TREES SHALL BE PLANTED @ 1 TREE PER 225 SQM OF TOTAL COVERED AREA - 1.55 K - 225 SQM OF TREES

TABLE 2: SUMMARY OF PROPOSED PLANTATION

Sl. No.	Tree Species	Tree Size	Quantity	Total Area (Sqm)
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TABLE 4: SUMMARY OF PROPOSED PLANTATION

Sl. No.	Tree Species	Tree Size	Quantity	Total Area (Sqm)
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TABLE 5: SUMMARY OF PROPOSED PLANTATION

Sl. No.	Tree Species	Tree Size	Quantity	Total Area (Sqm)
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TABLE 6: SUMMARY OF PROPOSED PLANTATION

Sl. No.	Tree Species	Tree Size	Quantity	Total Area (Sqm)
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TABLE 7: SUMMARY OF PROPOSED PLANTATION

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TABLE 8: SUMMARY OF PROPOSED PLANTATION

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TABLE 10: SUMMARY OF PROPOSED PLANTATION

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TABLE 11: SUMMARY OF PROPOSED PLANTATION

Sl. No.	Tree Species	Tree Size	Quantity	Total Area (Sqm)
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TABLE 12: SUMMARY OF PROPOSED PLANTATION

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TABLE 13: SUMMARY OF PROPOSED PLANTATION

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TABLE 14: SUMMARY OF PROPOSED PLANTATION

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2	RAIN WATER HARVESTING PIT	1.5M+25.15M+67.06M	1	225

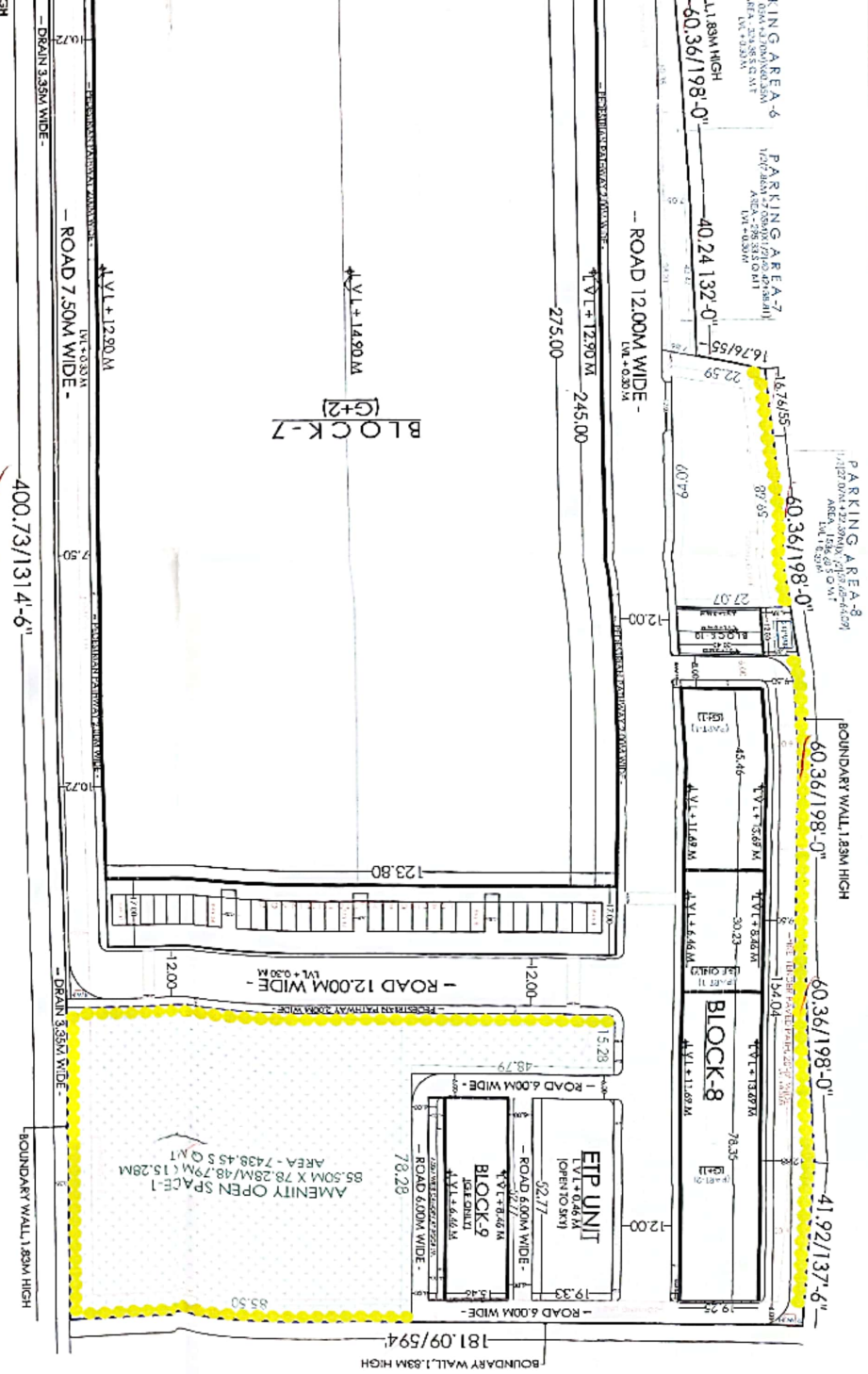
NOTE: TOTAL COVERED AREA - 1.55 K - 225 SQM OF TREES SHALL BE PLANTED @ 1 TREE PER 225 SQM OF TOTAL COVERED AREA - 1.55 K - 225 SQM OF TREES

TABLE 15: SUMMARY OF PROPOSED PLANTATION

Sl. No.	Tree Species	Tree Size	Quantity	Total Area (Sqm)
1	INDIGENOUS TREE	1.5M+25.15M+67.06M	261	225
2	RAIN WATER HARVESTING PIT	1.5M+25.15M+67.06M	1	225

NOTE

<u>1) DETAIL OF COVERED AREA - (G, F.)</u>		
d) COVERED AREA (BLOCK -1)	- 526.13 SQMT	(AS PER SEGMENT PLAN NO-1)
b) COVERED AREA (BLOCK -2)	- 343.06 SQMT	(AS PER SEGMENT PLAN NO-2)
c) COVERED AREA (BLOCK -3)	- 196.97 SQMT	(AS PER SEGMENT PLAN NO-3)
d) COVERED AREA (BLOCK -4)	- 137.59 SQMT	(AS PER SEGMENT PLAN NO-4)
e) COVERED AREA (BLOCK -5)	- 3000.0 SQMT	(AS PER SEGMENT PLAN NO-5)
f) COVERED AREA (BLOCK -6)	- 480.15 SQMT	(AS PER SEGMENT PLAN NO-6)
g) COVERED AREA (BLOCK -7)	- 34,644.70 SQMT	(AS PER SEGMENT PLAN NO-7)
h) COVERED AREA (BLOCK -8)	- 1457.03 SQMT	(AS PER SEGMENT PLAN NO-8)
i) COVERED AREA (BLOCK -9)	- 1027.0 SQMT	(PART-1) AS PER SEGMENT PLAN NO-9)
j) COVERED AREA (BLOCK -10)	- 245.04 SQMT	(PART-2) AS PER SEGMENT PLAN NO-10)
TOTAL COVERED AREA - 43,565.91 SQMT		
(AS PER SEGMENT PLAN NO-11)		
% AGE GROUND COVERAGE - 44%		
<u>11) CUMMULATIVE COVERED AREA (ALL FLOORS)</u>		
1) COVERED AREA (BLOCK -1)	- 526.13 SQMT	(AS PER SEGMENT PLAN NO-1)
2) COVERED AREA (BLOCK -2)	- 343.06 SQMT	(AS PER SEGMENT PLAN NO-2)
3) COVERED AREA (BLOCK -3)	- 196.97 SQMT	(AS PER SEGMENT PLAN NO-3)
4) COVERED AREA (BLOCK -4)	- 137.59 SQMT	(AS PER SEGMENT PLAN NO-4)
5) COVERED AREA (BLOCK -5)	- 3000.0 SQMT	(AS PER SEGMENT PLAN NO-5)
6) COVERED AREA (BLOCK -6)	- 480.15 SQMT	(AS PER SEGMENT PLAN NO-6)
7) COVERED AREA (BLOCK -7)	- 34,644.70 SQMT	(AS PER SEGMENT PLAN NO-7)



BOUNDARY WALL 1.83M HIGH

- DRAIN 3.35M WIDE -

400.73/1314'-6"

PROJECT -
M/S WAVE BEVERAGES PRIVATE LIMITED.
VILLAGE SAHPUR, (H.B.NO.298),
TEHSIL- DINANAGAR AND
DISTT.-GURDASPUR.

OWNER -
M/S WAVE BEVERAGES PRIVATE LIMITED.

CLU ISSUED BY COMPETENT AUTHORITY PROJECT
APPROVAL HOUSING & URBAN DEVELOPMENT
DEPARTMENT PUNJAB BUREAU INVESTMENT OF
PROMOTION, GOP VIDE LETTER NO.PBIP/CAPA
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- 10,65,586.50 S Q F T
OR 99,032.2026 SQMT
OR 1,18,398.50 SQ.YDS
OR 24.4625 ACRES

i) DETAIL OF COVERED AREA -(G.F.)

- a) COVERED AREA (BLOCK -1) - 526.13 SQMT
(AS PER SEGMENT PLAN NO.-1)
- b) COVERED AREA (BLOCK -2) - 343.06 SQMT
(AS PER SEGMENT PLAN NO.-2)
- c) COVERED AREA (BLOCK -3) - 196.97 SQMT
(AS PER SEGMENT PLAN NO.-3)
- d) COVERED AREA (BLOCK -4) - 137.59 SQMT
(AS PER SEGMENT PLAN NO.-4)
- e) COVERED AREA (BLOCK -5) - 3000.0 SQMT
(AS PER SEGMENT PLAN NO.-5)
- f) COVERED AREA (BLOCK -6) - 480.15 SQMT
(AS PER SEGMENT PLAN NO.-6)
- g) COVERED AREA (BLOCK -7) - 34,644.70 SQMT
(AS PER SEGMENT PLAN NO.-7)
- h) COVERED AREA (BLOCK -8) - 1457.03 SQMT
(PART-1) AS PER SEGMENT PLAN NO.-8)
- i) COVERED AREA (BLOCK -8) - 1508.24 SQMT
(PART-2) AS PER SEGMENT PLAN NO.-8)
- j) COVERED AREA (BLOCK -9) - 1027.0 SQMT
(AS PER SEGMENT PLAN NO.-9)
- k) COVERED AREA (BLOCK -10) - 245.04 SQMT
(AS PER SEGMENT PLAN NO.-10)

TOTAL COVERED AREA - 43,565.91 SQMT

% AGE GROUND COVERAGE - 44%

ii) CUMMULATIVE COVERED AREA (ALL FLOORS)

- 1) COVERED AREA (BLOCK -1)
i) GROUND FLOOR - 526.13 SQMT
(AS PER SEGMENT PLAN NO.-1)
- 2) COVERED AREA (BLOCK -2)
i) GROUND FLOOR - 343.06 SQMT
(AS PER SEGMENT PLAN NO.-2)
- 3) COVERED AREA (BLOCK -3)

vi) **DETAIL OF TREE PLANTATION**
TREES SHALL BE PLANTED @ 1 TO 1.5 M
TOTAL COVERED AREA - I.E. (5%)

TOTAL NO. OF PROPOSED

vii) **BOUNDARY WALL**
LENGTH OF BOUNDARY WALL
67.06M+25.15M+400.73M+181.15M
60.36M+60.36M+16.76M+16.76M
60.36M+60.36M+62.04M+10.00M

viii) LEGEND

	INDEGENOUS TREE
	RAIN WATER HARVESTING



S PRIVATE LIMITED.
(H.B.N.O.298),
AGAR AND
PUR.

vi) DETAIL OF TREE PLANTATION
TREES SHALL BE PLANTED @ 1 TREE PER 225 SQM OF
TOTAL COVERED AREA - I.E. $\left(\frac{58,847.80 \text{ SQMT}}{225} \right)$ TREES
261.54 TREES
TOTAL NO. OF PROPOSED TREES - 261 TREES

PRIVATE LIMITED.
AUTHORITY PROJECT
SAN DEVELOPMENT
AU INVESTMENT OF
TER NO.PBIP/CAPA
03-2021.

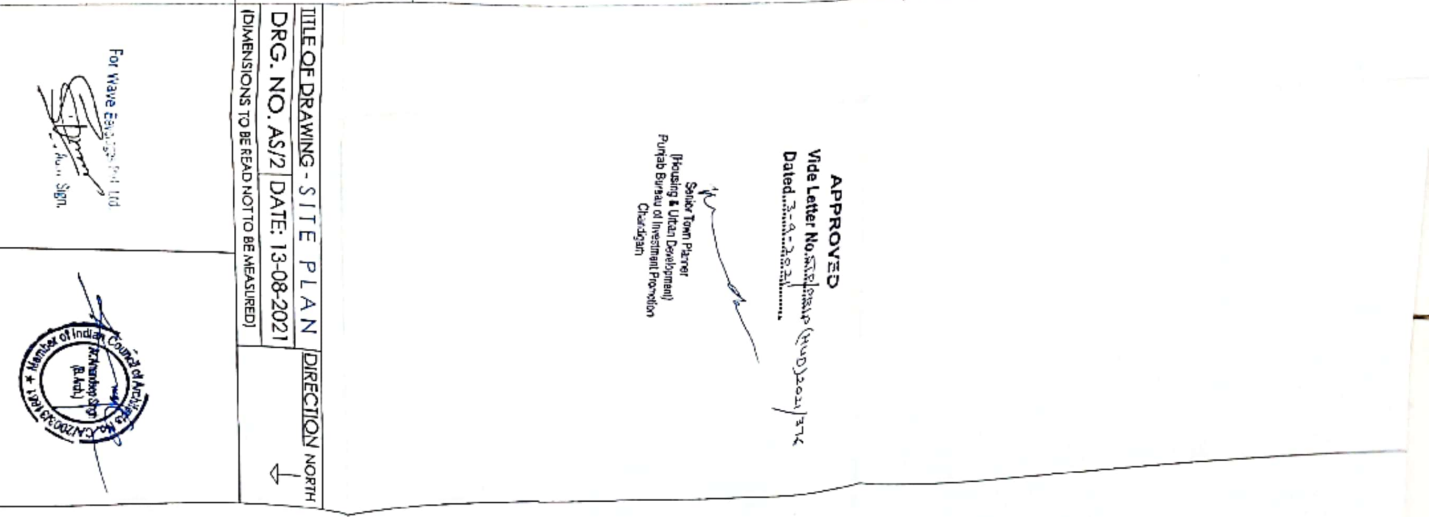
vii) BOUNDARY WALL
LENGTH OF BOUNDARY WALL = $(159.28\text{M}+25.15\text{M}+67.06\text{M}+25.15\text{M}+400.73\text{M}+181.09\text{M}+41.92\text{M}+60.36\text{M}+60.36\text{M}+60.36\text{M}+16.76\text{M}+16.76\text{M}+40.24\text{M}+60.36\text{M}+60.36\text{M}+60.36\text{M}+60.36\text{M}+62.04\text{M}+10.00\text{M}+38.56\text{M}+25.15\text{M}+108.99\text{M})$
I.E. 1641.40 RMTS
OR 5384'-0" RFT

5 K - 14 M
10 S Q F T
026 SQMT
50 SQ.YDS
25 ACRES

viii) LEGEND

	INDEGENOUS TREE
	RAIN WATER HARVESTING PIT

AREA -(G . F.)
) - 526.13 SQMT
) - 343.06 SQMT
) - 196.97 SQMT
) - 137.59 SQMT
) - 3000.0 SQMT
) - 480.15 SQMT
) - 34,644.70 SQMT
) - 1457.03 SQMT
) - 1508.24 SQMT
) - 1027.0 SQMT
) - 245.04 SQMT
43,565.91 SQMT
ERAGE - 44%
REA (ALL FLOORS)
526.13 SQMT
343.06 SQMT



COND FLOOR - 8373.27 SQMT
 PER SEGMENT PLAN NO. 7)
 D AREA (BLOCK-8)
 UND FLOOR - 1457.03 SQMT
 AS PER SEGMENT PLAN NO. 8)
 ST FLOOR - 875.11 SQMT
 AS PER SEGMENT PLAN NO. 8)
 D AREA (BLOCK-8)
 UND FLOOR - 1508.24 SQMT
 AS PER SEGMENT PLAN NO. 8)
 ST FLOOR - 1508.24 SQMT
 AS PER SEGMENT PLAN NO. 8)
 D AREA (BLOCK-9)
 UND FLOOR - 1027.0 SQMT
 PER SEGMENT PLAN NO. 9)
 AREA (BLOCK-10)
 UND FLOOR - 245.04 SQMT
 R SEGMENT PLAN NO. 10)
 COVERED AREA - 58,847.80 SQMT
 DORS / ALL BLOCKS)
 0.5942 (58,847.80 SQMT)

PARKING AREA
 ALL BE REQUIRED @ 1 ECS / 100 SQM OF
 TOTAL F.A.R.

$$\frac{(58,847.80 \text{ SQMT} \times 1.0) \text{ ECS}}{100}$$

 588.48 ECS
 SAY 589 ECS

PARKING AS
 G-1 = 7818.09 SQMT
 G-2 = 864.40 SQMT
 G-3 = 420.00 SQMT
 G-4 = 748.79 SQMT
 G-5 = 347.10 SQMT
 G-6 = 324.38 SQMT
 G-7 = 295.33 SQMT
 G-8 = 1536.60 SQMT
 G-9 = 459.00 SQMT
 G-10 = 731.40 SQMT
 G-11 = 88.00 SQMT
 AREA = 13,633.09 SQMT
 OR $\left\{ \frac{13,633.09}{23} \right\}$
 OR 592.74 ECS
 SAY 593 ECS

LOADING/UNLOADING BAY
 NG BAY SHALL BE REQUIRED @
 FLOOR AREA.

I.E. $\left(\frac{58,847.80 \text{ SQMT}}{1000} \right)$ BAYS

58.85 BAYS

G/UNLOADING BAYS - 59 BAYS

OPEN AMENITY OPEN SPACES
 PEN SPACES SHALL BE REQUIRED
 T AREA, I.E. - 9903.22 SQMT
 OPEN SPACES SHALL BE AS-
 SPACES - 1 = 7438.45 SQMT
 SPACES - 2 = 2478.53 SQMT
 TOTAL = 9916.98 SQMT
 11% OF TOTAL PLOT AREA)

APPROVED

Vide Letter No. STP/PRIP (HUD) 2021/376
 Dated 3-9-2021

Senior Town Planner
 (Housing & Urban Development)
 Punjab Bureau of Investment Promotion
 Chandigarh

TITLE OF DRAWING - SITE PLAN		DIRECTION NORTH ↓
DRG. NO. AS/2	DATE: 13-08-2021	
(DIMENSIONS TO BE READ NOT TO BE MEASURED)		

For Wave Beverages Pvt. Ltd.

Sign.



ARCHITECT



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