

PROJECT OVERVIEW



Project: Smart Living Residences

Location: Lohara, Moga

Segment: Premium Affordable Housing

Modern apartments

Plot Area & Coverage Details



- TOTAL PLOT AREA – 4 ACRE (174240 SQ.FT.)
- PERMISSIBLE GROUND COVERAGE- 35 % (60984 SQ.FT.)
- PERMISSIBLE F.A.R. /F.S.I. – 1:3 OF EFFECTIVE SITE AREA
I.E. 182952 SQ.FT.
- MAXIMUM CARPET AREA OF DWELLING UNIT AREA – 90 Sq.m.
- MINIMUM SETBACK – 6 M FROM EACH SIDE
- REQUIRED PARKING – 1 E.C.S PER DWELLING UNIT
- SALEABLE COMMERCIAL AREA – 5 % OF SITE AREA (8700 SQ.FT.)
- MANDATORY AREA FOR EWS – 10 % OF APARTMENTS
- NO. OF DWELLING UNITS – 15 ON EACH FLOOR IN 1 TOWER
- NO. OF TOWERS – 3 NO.
- NO. OF FLOORS IN EACH TOWER – 6 NO.
- WIDTH OF INTERNAL ROADS – 25'-0"

Market Outlook for 1BHK & 2BHK Flats in 2026



- **Affordability pressure:** In many major cities, home prices have risen sharply, making 2BHK units increasingly expensive — often beyond ₹1 crore in central locations. However, **fringe areas and developing corridors** still offer options within ₹60–90 lakh for 2BHK flats if buyers are flexible with location and amenities.
- **Growing interest in compact homes:** Smaller units like 1BHK remain popular among first-time buyers, singles, young couples, and investors because of **lower ticket size and high rental demand**.
- **Real estate developers' outlook:** Many builders expect housing demand to rise in 2026 with moderate price increases.

Unit Mix & Area Statement



- 1 BHK: Approx. 55–60 sq.mt.
- 2 BHK: Approx. 85–95 sq.mt.
- High carpet efficiency & functional layouts
- Open layouts and efficient space designing
- Clubhouses and green spaces
- Security systems and backup facilities
- Good connectivity to transit and services

Why Choose Smart Living Residences



- Premium look at an affordable price point
- Strong end-user & rental demand in Moga
- Modern design, efficient planning
- Ideal for home buyers and investors
- Low maintenance and energy efficient design
- High demand for compact modern homes

1 BHK PLAN (365 SQ.FT. AREA)



- 1 BEDROOM WITH ATTACHED WASHROOM
- 1 KITCHEN WITH UTILITY SPACE
- LIVING SPACE

2 BHK PLAN (645 SQ.FT. AREA)



- 2 BEDROOM WITH ATTACHED WASHROOM AND BALCONY
- 1 KITCHEN WITH UTILITY SPACE
- LIVING SPACE
- BALCONY

INTERIOR SPACES

Affordable Living & Dining Spaces



- Serves as a gathering space for family and visitors
- Connects different zones of the flat (bedrooms, dining, balcony).
- Enhances natural light and ventilation.
- Reflects the personality and lifestyle of the occupants.

- Well-defined bedrooms for family members
- Enhanced privacy and flexibility of use.
- Separate zones for cooking, washing and storage for kitchen.
- Task lighting under cabinet for better visibility.

Smart Bedroom & Kitchen Design



EXTERIOR



- Landscaped green zones and pathways
- Tree plantation and softscape elements
- Open spaces designed for light, ventilation, and relaxation
- **These features enhance environmental quality and provide a pleasant living atmosphere.**

- Clean, modern façade with balanced proportions
- Use of durable, weather-resistant materials
- Aesthetic color palette that enhances visual appeal
- Well-defined balconies and window placements
- **The exterior design emphasizes both elegance and long-term performance.**
- Clearly defined entrance and exit points
- Dedicated parking areas for residents and visitors
- Well-planned internal driveways and pedestrian paths