



SUKHMANDER SINGH
& ASSOCIATES

Chadha Plaza



Plot Area & Coverage Details

- TOTAL PLOT AREA – 1,190,103.020 SQ.FT.
- LESS: HOTEL AREA – 45,000 SQ.FT. (5,000 GAJ)
- LESS: MALL AREA – 45,000 SQ.FT. (5,000 GAJ)
- EFFECTIVE SITE AREA – 1,100,103.020 SQ.FT.
- PERMISSIBLE GROUND COVERAGE – 50%
550,051.51 SQ.FT.
- GROUND COVERAGE USED (30 TOWERS + CLUBHOUSE)
172,055.41 SQ.FT. (WITHIN LIMIT)
- PERMISSIBLE F.A.R./F.S.I. – 2.0 OF EFFECTIVE SITE AREA
I.E. 2,200,206.04 SQ.FT.
- TOTAL BUILT-UP AREA UTILIZED (FULL F.A.R.)
2,198,446.64 SQ.FT.
 - FAR UTILIZATION – 99.92%



2BHK TOWER DISTRIBUTIONS



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Unit & Tower Configuration

- **NO. OF TOWERS – 30**
- **UNITS PER FLOOR PER TOWER – 4**
- **FLOORS:**
 - **14 Towers × 21 Floors = 294 Floors**
 - **16 Towers × 20 Floors = 320 Floors**
- **TOTAL FLOORS – 614**
- **TOTAL DWELLING UNITS – 2,456**





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Unit Mix & Area Statement



Unit Area Details (2BHK)

- COVERED AREA (BUILT-UP INCLUDING BALCONY) – 895.19 SQ.FT.
- BALCONY AREA – 238.74 SQ.FT.
- COMMON AREA SHARE – 133.40 SQ.FT.
- CARPET AREA – 771.35 SQ.FT.
- SERVICE AREA – 100.02 SQ.FT.
- SUPER AREA – 1,375.52 SQ.FT.
- FAR AREA (COUNTED FOR FAR) – 895.19 SQ.FT.



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Ideal for home buyers and investors
Low maintenance and energy
efficient design High demand for
compact modern homes

Premium look at an affordable price
point Strong end-user & rental
demand in Moga Modern design,
efficient planning



Why Choose Chadha Plaza ?





2BHK

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



Our Vision

- 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.

- 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.

INTERIOR SPACES



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Our Vision

- 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

- 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.



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EXTERIOR

Thank You

