LAYOUT PLAN

REVISED LAYOUT PLAN FOR
WHITE CITY 74 / 92 BY
M/s SS DEVELOPERS
VILLAGE :- CHAPAR CHIRI KALAN ,
TEH - KHARAR , DISTT. S.A.S. NAGAR.

C.L.U. GRANTED BY CTP OF PUNJAB
VIDE MEMO No.7089 CTP(Pb)SP-432(m) ,
DATED 18-11-2021. FOR 29.30 ACRES.

AS PER PUNJAB AFFORDABLE HOUSING POLICY-2022 DATED 04-01-2022

SITE AREA	= 29.30 ACRES
AREA UNDER MASTER PLAN ROAD AND ROAD WIDENING	= 5.915 ACRES
NET SITE AREA = 29.30 - 5.915	= 23.385 ACRES

PROPOSED AREA

TOTAL AREA OF SCHEME			
S.NO	TYPE	ACRES	PERCENTAGE
1	RESIDENTIAL	7.678	32.833%
2	COMMERCIAL	0.820	3.507%
3	GREEN AREA		
	PARK - 1 =2694.109 SQ.YDS		
	PARK - 2 =7044.215 SQ.YDS		
	PARK - 3 =1386.033 SQ.YDS		
	Total area of parks = 11104.358 sqyds		
	15 M WIDE GREEN BUFFER ZONE	4.538	19.406%
	01 =968.556 SQ.YDS		
	02 =6283.163 SQ.YDS		
	03 =3609.518 SQ.YDS		
	Total area of parks = 10861.237 sqyds		
4	UTILITIES :- E.G.S	0.07	0.299%
	S.T.P.	0.072	0.308%
	TOILET	0.085	0.363%
	WATER WORKS	0.051	0.218%
	SOLID WASTE MANAGEMENT	0.044	0.188%
		0.02	0.086%
		0.137	0.586%
5	RESERVED AREA UNDER ROADS AND OPEN SPACE , AREA UNDER ROADS AND	2.025	8.653%
6	PARKING	7.684	33.714%
	TOTAL :	23.385	100.00%

SALEABLE AREA

RESIDENTIAL AREA (PLOTTED)	7.678 ACRE	32.833 %
COMMERCIAL	0.820 ACRE	3.507 %
TOTAL AREA	8.498 ACRE	36.34 %

LEGEND

OWNERSHIP OF LAND 18.00 ACRES

LAND OF CONCENT — NOT TO BE SOLD

RESERVED PLOTS TILL 11 KVA H.T. LINES GETS SHIFTED

PLOTS NOT TO BE SOLD

PLOT NO - 43 , 44 , 51-56 , 59-63 , 73 , 74 , 79 , 80 , 175-177 , 190-193 , 228-231 , 235-237 SHALL BE SOLD / ALLOTTED AFTER SHIFTING ELECTRICAL LINE ONLY AT SITE.

PLOT NO.1 TO 14,209 TO 211 AND 254 TO 269 NOT TO BE SOLD
S.C.O. NO. 1 AND 2 NOT TO BE SOLD

PLOT NO 181,182 & 183 NOT IN SCHEME

RESERVED AREA DETAIL

S.NO.	RESERVED AREA	AREA IN SQ.YDS.
1	RESERVED AREA-1	374.631
2	RESERVED AREA-2	1029.330
3	RESERVED AREA-3	103.520
4	RESERVED AREA-4	272.000
5	RESERVED AREA-5	316.560
6	RESERVED AREA-6	733.560
7	RESERVED AREA-7	170.330
8	RESERVED AREA-8	35.628
9	RESERVED AREA-9	118.110
10	RESERVED AREA-10	6245.444
11	RESERVED AREA-11	334.534
12	RESERVED AREA-12	65.550
	TOTAL	9799.197
	AREA IN ACRES	2.025

PLOTS AREA DETAIL

S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT	AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA OF PLOT IN SQ.YDS.
1	1 - 9	9	22.5 54	1215.00	135.00	1215.00
2	10	1	22'-6" X 54'-0" - 1/2 (7'-1 1/2"X 5'-6")	1195.41	132.82	132.82
3	11	1	22'-6" X 54'-0" - 1/2 (8'-4 1/2"X 10'-9")	1169.98	130.00	130.00
4	12 - 22	11	22.5 54	1215.00	135.00	1485.00
5	23 - 36	14	21.5 53.5	1150.25	127.806	1789.278
6	37	1	25 53.5	1337.50	148.611	148.611
27	38 - 77	40	25 54	1350.00	150.000	6000.000
7	78 - 92	15	21.5 53.5	1150.25	127.806	1917.083
8	93 - 99	7	21 50	1050.00	116.67	816.67
9	100	1	22 50	1100.00	122.22	122.22
10	101	1	22.5 45	1012.50	112.50	112.50
11	102 - 109	8	20 45	900.00	100.00	800.00
12	111 - 117	7	20 45	900.00	100.00	700.00
13	118 - 120	3	22.5 45	1012.50	112.50	337.50
14	121 - 132	12	20 45	900.00	100.00	1200.00
15	134 - 151	18	20 45	900.00	100.00	1800.00
16	153 - 159	7	20 45	900.00	100.00	700.00
17	160 - 161	2	25 54	1350.00	150.00	300.00
18	162	1	25 53.25	1331.25	147.92	147.92
19	163	1	25 52.5	1312.50	145.83	145.83
20	164	1	25 52	1300.00	144.44	144.44
21	165 A	1	20 45	900.00	100.00	100.00
22	165 B	1	21.5 45	967.50	107.50	107.50
23	165 - 169	5	21.5 45	967.50	107.50	537.50
24	170 - 173	4	20 45	900.00	100.00	400.00
25	174 - 179	6	22.5 50	1125.00	125.00	750.00
26	180	1	22'-6" X 50'-0" - (1/2X8'-0"X4'-3")	1108.00	123.11	123.11
28	184 - 234	51	27 50	1350.00	150.00	7650.00
29	235	1	27'-1 1/2" X 50'-0" - 1/2 (3'-1 1/2"X 4'-0")	1350.00	150.00	150.00
30	236 - 283	48	27 50	1350.00	150.00	7200.00
		279				37162.99
TOTAL AREA					ACRES	7.678

PARK AREA DETAIL

S.NO.	PARK NO.	AREA IN SQ.FTS.	AREA IN SQ.YDS.
1	PARK - 1	24246.98	2694.109
2	PARK - 2	63397.938	7044.215
3	PARK - 3	12294.300	1366.033
	TOTAL	99939.218	11104.358
	15 M WIDE GREEN BUFFER ZONE		
1	01	8717.006	968.556
2	02	56548.470	6283.163
3	03	32485.660	3609.518
	TOTAL	97751.136	10861.237
	GRAND TOTAL	197690.354	21965.595
	AREA IN ACRES		4.538

AREA UNDER REVISION

POPULATION DENSITY

Total Nos of Plots = 279 NOS+55 COMMERCIAL.
Polulation @15person/plot = 5010 density

TREE PLANTATION NOTE:-
One tree for every 225 sqmt. of built up area shall be provide
Total Built up Area = 37865.18 SQMT. / 225SQMT = 168.3TTREE
Provided Tress = 200 nos

NOTE:-
1. ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND , BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO APPLICANT / PROMOTER TO VIOLATE ANY RULE / GUIDELINES ON THIS DEPARTMENT OR ANY ILLEGAL CONSTRUCTION / FALSE DEVELOPMENT IN CASE ANY VIOLATION FOUND AT ANY STAGE , APPLICANT / PROMOTER SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY.
THIS APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING , IN ANY HON'BLE COURT OF LAW IF ANY.
2. PLOTS FALLING UNDER COMPANY OWNERSHIP SHOW IN YELLOW SHALL ONLY SOLD , HOWEVER PLOTS FALLING IN AREA UNDER CONSENT SHALL NOT BE SOLD.

As per the Report of CE, Temporary Access of 40' wide Pavement may be Constructed by the Promoter. However on and when this Utility Area at Master Plan Stage is acquired by Company, the Promoter shall be bound to divert this 40' Rd inside Pavement at its own cost in accordance of the Plans Supplied by the Company in this Utility Area.

Letter No.1285 STP(SAS)/S.S. dated 24/09/23
Rajinder Kumar
Member Layout Plan Scrutiny Committee
-cum-Senior Town Planner, S.A.S. Nagar

PARK AREA (POCKET - 2) (EXCLUDING MERCANTILE)

A. ½ X55'-3" X 74'-3" = 2051.156 SQ.FT
= 190.557 SQ.MT.
= 190.557 / 23 SQ.MT
= 8.285 E.C.S
= SAY 8 E.C.S

MERCANTILE PARKING AREA
1. (11'-6" X 24'-7½") X 1 = 283.187 SQ.FT
= 26.308 SQ.MT

PARK AREA (POCKET - 1) (EXCLUDING MERCANTILE)

A. ½ X (3'-9" + 54'-7½") X 68'-3" = 1992.046 SQ.FT
B. ½ X (183'-10½" + 123'-10½") X 80'-6" = 12386.937 SQ.FT
C. ½ X (99'-6" +148'-6") X 65'-9" = 8153.00 SQ.FT
D. ½ X 119'-6"X 160'-3" = 9574.937 SQ.FT
TOTAL AREA = 32108.920 SQ.FT
= 2982.805 / 23 SQ.MT
= 129.687 E.C.S
= SAY 129 E.C.S

MERCANTILE PARKING AREA
1. (11'-6" X 24'-7½") X 7 = 1982.312 SQ.FT
= 184.161 SQ.MT

COMMERCIAL AREA DETAILS

SR.NO.	PLOT NO.	SIZES	AREA OF PLOT (SQ.FT.)	TOTL NO. OF PLOTS	TOTAL AREA IN SQ.FT.	F.A.R. AREA OF PLOTS	TOTAL COVERED IN AREA SQ.FT.	TOTAL COVERED IN AREA (SQ.MT.)	PARKING REQUIRED @1ECS/100S Q.MT	PARKING REQUIRED @1 MERCANTILE /1000 SQ.MT	PARKING PROVIDED E.C.S AND MERCANTILE
POCKET-1											129 (E.C.S)
1	1 - 25	16'-6" X 60'-0"	990	25	24750	2.25	55687.50	5173.495	103.47	5.17	
2	26 - 37	14'-0" X 40'-0"	560	12	6720	2.00	13440.00	1248.606	24.97	1.25	7 (MERCANTILE)
TOTAL					31470				128.44	6.42	
POCKET - 2 (BOOTHS)											
2	1 - 18	9'-0" X 25'-0"	225	18	4050	1.00	4050.00	376.254	7.53	0.38	8 (E.C.S.)
TOTAL					4050				7.53	0.38	1 (MERCANTILE)
											0.82 ACRE

PARK - 3

SR. NO.	LENGHT	WIDTH	NO.	AREA SQ.FT.
1	49.25	13.083	0.5	1 322.169
2	49.33	16.125	0.5	1 397.723
3	49.33	39.25	0.5	1 968.101
4	49.375	39.667	0.5	1 979.279
5	175	49.375	0.5	1 4320.313
6	174.5	49.25	0.5	1 4297.063
7	49.25	41	0.5	1 1009.625
	TOTAL			12294.3

PARK - 1

SR. NO.	LENGHT	WIDTH	NO.	AREA SQ.FT.
1	75	154	1	1 11550.000
2	80	22.5	1	1 1800.000
3	8	4.25	0.5	1 16.980
4	170	64	1	1 10880.000
	TOTAL			24246.980

PARK-2 AREA DETAIL

S. NO	SHAPE	DIMENSION	WIDTH	NO	AREA SQ.FT.
1	TRIANGLE	0.5	183.5	0.5	1 3661.844
2	TRIANGLE	0.5	83.83	0.5	1 2189.436
3	TRIANGLE	0.5	128.92	0.5	1 4235.722
4	TRIANGLE	0.5	125.92	0.5	1 8238.640
5	RECTANGLE		185.5	185.5	1 17065.250
5A	TRIANGLE	0.5	98.83	98.5	1 3550.500
5B	TRIANGLE	0.5	77.83	33.67	1 3277.590
5C	RECTANGLE		75.458	77.33	1 3395.367
6	RECTANGLE		79.5	236	1 18762.000
7	RECTANGLE		90	128	1 11520.000
					83397.938

CLIENT

NORTH

Ar. Tejpal Girdhar
CA/2009/44080
ARCHITECT

SHEET NO. 01

DEALT BY PHEERAJ MAKKAR

TITLE :-
LAYOUT PLAN

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