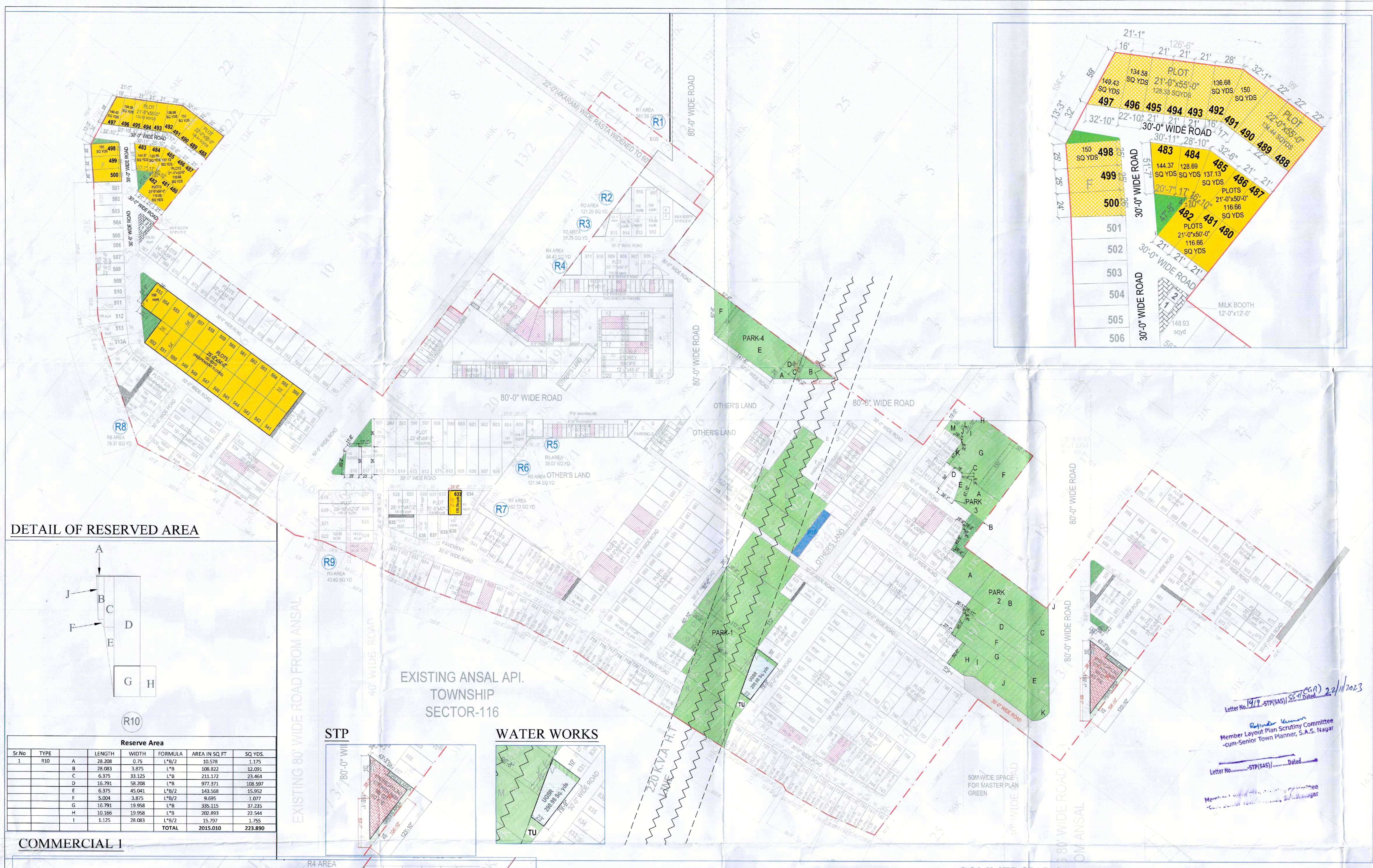
PROPOSED LAYOUT PLAN OF
"SIGNATURE LAKE CITY"
RESIDENTIAL COLONY
VILL. CHAPPAR CHIRI,TEH& DIST.MOHALI.
(UNDER AFFORDABLE COLONY POLICY)

PROMOTERS :-
KLV COLONISERS PRIVATE LIMITED

TOTAL SCHEME AREA :- 27.266 ACRES, 131967.44 SQ.YDS. , 1187706.96 SQ.FT.



AREA SHEET FOR SIGNATURE LAKE CITY

	ACRE	SQYARD
CLU AREA GRANTED BY MEMO No. 7669-CTP(P)/SP-432(M) Dated:24/12/1011	27.266	131967.4

RESERVED AREA	FORMULA	AREA SFT	AREA SQYARD	ACRE
MASTER PLAN GREEN POCKET 1	PLINE	13302.999	1478.111	
MASTER PLAN GREEN POCKET 2	PLINE	8430.507	936.723	
TOTAL		21733.506	2414.834	0.50
EFFECTIVE SITE AREA(I-II)			129552.61	26.7671

RESIDENTIAL AREA	NO. OF PLOTS	TOTAL AREA
TOTAL	438	58000.609

S.NO.	DETAIL OF AREAS	IN SQ. YDS.	IN ACRE	IN %
	TOTAL SITE AREA	131967.44	27.266	
	AREA NOT UNDER SCHEME	14663.05	3.03	
	NET PLANNED AREA	131967.44	27.266	100.00
	RESIDENTIAL	58000.609	11.98	43.95
	COMMERCIAL	6101.288	1.26	4.62
	PARK	16347.822	3.38	12.39
	RESERVED AREA	1236.115	0.26	0.94
	UTILITIES	1486.474	0.31	1.13

SALEABLE AREA (LESS THAN 62%)

S.NO.	DETAIL OF AREAS	IN SQ. YDS.	IN ACRE	IN %
	NET PLANNED AREA	131967.44	27.266	100
1	RESIDENTIAL	58000.609	11.98	43.95
2	COMMERCIAL	6101.288	1.26	4.62
	TOTAL	64101.897	13.24	48.57

POPULATION CALCULATION

DISCRIPTION	Nos./AREA IN ACRES	POPULATION PER ACRES/Nos.	POPULATION
RESIDENTIAL	414 PLOTS	@15 PERSONS PER PLOT	6210
COMMERCIAL	1.26 ACRES	@100 PERSONS PER ACRES	126
INDEPENDENT FLOOR	26 PLOTS	@20 PERSONS PER PLOT	520
		TOTAL	6856

NOTE: Plot No. 856,860 has been deleted to accommodate the STP/SWM site.

NOTE: COMMERCIAL BOOTH NO- 55, 12, 30 & RESIDENTIAL PLOT 535, 540 & 638 ARE DE-HYPOTHECATED VIDE MEMO. NO. GMADA/DTP-2024/563 DATED 12/02/2024.

DETAIL OF RESERVED AREA

R10 — Reserve Area

Sr.No	TYPE		LENGTH	WIDTH	FORMULA	AREA IN SQ FT	SQ YDS.
1	R10	A	28.208	0.75	L*B/2	10.578	1.175
		B	28.083	3.875	L*B	108.822	12.091
		C	6.375	33.125	L*B	211.172	23.464
		D	16.791	58.208	L*B	977.371	108.597
		E	6.375	45.041	L*B/2	143.568	15.952
		F	5.004	3.875	L*B/2	9.695	1.077
		G	16.791	19.958	L*B	335.115	37.235
		H	10.166	19.958	L*B	202.893	22.544
		I	1.125	28.083	L*B/2	15.797	1.755
					TOTAL	2015.010	223.890

RESERVED AREA	L1	B	FORMULA	AREA SFT	AREA SQYARD
R1			PLINE	3074.0	341.56
R2			PLINE	1091.6	121.29
R3			PLINE	520.1	57.79
R4	45	33.761	1/2*L*B	759.6	84.40
R5			PLINE	351.6	39.07
R6			PLINE	1093.8	121.54
R7			PLINE	1464.6	162.73
R8			PLINE	705.3	78.37
R9			PLINE	392.4	43.60

COMMERCIAL 1

AREA UNDER COMMERCIAL (SCO'S & BOOTHS)

SCO	NO.	FRONT	DEPTH	FORMULA	F.A.R	AREA IN SQ.FT.	AREA IN SQ.YDS.	TOTAL AREA(sqFT)	TOTAL FAR AREA(sqyard)
COMMERCIAL 1									
SCO									
1 to 4	4	16.5	66	LXB	2.000	1089	121.00	4356.000	968.000
O5	1			PLINE	2.000	1452.47	161.39	1452.470	322.771
O6	1			PLINE	2.000	1452.47	161.39	1452.470	322.771
7 TO 12	6	16.5	66	LXB	2.000	1089	121.00	6534.000	1452.000
						TOTAL	564.77	13794.940	3065.542
BOOTH									
1 TO 15	15	9.75	30	LXB	1.000	292.5	32.50	4387.500	487.500
16 TO 35	20	9	25	LXB	1.000	225	25.00	4500.000	500.000
36 TO 59	24	9	25	LXB	1.000	225	25.00	5400.000	600.000
						TOTAL	82.50	14287.500	1587.500
SHOPS									
1 TO 22	22	12	45	LXB	1.500	540	60.00	11880.000	1980.000
						TOTAL	707.27	39962.44	6633.042

CAR PARKING SPACE REQUIRED(commercial 1)

S.NO	Parking space	AREA SQ.FT	AREA SQM	ECS	NOS. OF CARS	ROUND OFF	Area sqMT	Area sqFT
1	SCO	27589.880	2563.162393	2	51.26	51.000		
2	BOOTHS	14287.5	1327.341137	2	26.55	27.000		
3	SHOPS	17820	1655.518395	2	33.11	33.000		
						111	2553	27480.492

TRUCK PARKING SPACE REQUIRED

Parking required	AREA Sqft	AREA SQM	AREA/truck	NOS. OF TRUCKS		AREA SQM	AREA SQFT
COMMERCIAL 1	59697.38	5547.568	1000	5.500	6	157.5	1695.33

CAR PARKING SPACE ACHEIVED

S.NO	Parking space COMMERCIAL 1	LENGTH	HEIGHT	WIDTH	FORMULA	IN SQFT	IN SQ.YDS
1	A	60.875	81.08		1/2 L X B	2467.873	274.208
2	B	47.833	63.75		1/2 L X B	1524.677	169.409
3	C	79.708		70	L X W	5579.560	619.951
4	D	24.75		10.75	L X W	266.063	29.563
5	E	44		37	L X W	1628.000	180.889
6	F	44	33		1/2 L X B	726.000	80.667
7	G	48.958	37		1/2 L X B	905.723	100.636
8	H	29.583	39		1/2 L X B	576.869	64.097
9	I	62.791		27.666	L X W	1737.17	193.02
10	J	62.791	47.125		1/2 L X B	1479.513	164.390
11	K	56.541	42.416		1/2 L X B	1199.122	133.236
12	L	18.375		2.708	L X W	49.760	5.529
13	M	14.708	11		1/2 L X B	80.894	8.988
14	N	4.75		11.791	L X W	56	6.22
15	O	34.583		69.333	L X W	2397.74	266.42
16	P	240.75		21.75	L X W	5236.31	581.81
17	Q	21.75	16.333		1/2 L X B	177.621	19.736
18	R	38.958		126.958	L X W	4946.02	549.56
19	S	29		10	L X W	290	32.22
26	T		10		¼*Π*R.Q	19.625	2.181
				ACHEIVED	TOTAL	31344.538	3482.726
				REQUIRED AREA+ TRUCK AREA		29175.82	3241.76

COMMERCIAL 2

AREA UNDER COMMERCIAL (SCO'S & BOOTHS)

SCO	NO.	FRONT	DEPTH	FORMULA	F.A.R	AREA IN SQ.FT.	AREA IN SQ.YDS.	TOTAL AREA(sqFT)	TOTAL FAR AREA(sqyard)
COMMERCIAL 2									
1 TO 25	25	9	25	LXB	1.000	225	25.00	5625.000	625.000

CAR PARKING SPACE REQUIRED(commercial 2)

S.NO	Parking space	AREA SQ.FT	AREA SQM	ECS	NOS. OF CARS	ROUND OFF	Area sqMT	Area sqFT
1	BOOTHS	5625.000	522.58	2	10.45	10.000	230	2475.72

TRUCK PARKING SPACE REQUIRED

Parking required	AREA Sqft	AREA SQM	AREA/truck	NOS. OF TRUCKS		AREA SQM	AREA SQFT
COMMERCIAL 2	5625.000	522.721	1000	0.520	1	26.25	282.555

CAR PARKING SPACE ACHEIVED

S.NO	Parking space COMMERCIAL-2	LENGTH	HEIGHT	WIDTH	FORMULA	IN SQFT	IN SQ.YDS
1	A	31.83		33.92	L X W	1079.6736	119.964
2	B	31.83	25.458		1/2 L X B	405.164	45.02
3	C	42.375		38.42	L X W	1628.0475	180.89
4	D	38.42	28.83		1/2 L X B	553.824	61.54
				ACHEIVED	TOTAL	3666.709	407.412
				REQUIRED AREA+ TRUCK AREA		2758.275	306.48

COMMERCIAL 3

AREA UNDER COMMERCIAL (SCO'S & BOOTHS)

SCO	NO.	FRONT	DEPTH	FORMULA	F.A.R	AREA IN SQ.FT.	AREA IN SQ.YDS.	TOTAL AREA(sqFT)	TOTAL FAR AREA(sqyard)
1 TO 5	5	9.75	30	LXB	1.000	292.5	32.50	1462.500	162.500
6(C3)	1			PLINE	1.000	287.88	31.99	287.880	31.987
7 TO 29	23	9.75	30	LXB	1.000	292.5	32.50	6727.500	747.500
30 (C3)	1			PLINE	1.000	291.07	32.34	291.070	32.341
31 (C3)	1			PLINE	1.000	267.2	29.69	267.200	29.689
							TOTAL	9036.15	1004.017

CAR PARKING SPACE REQUIRED (commercial 3)

S.NO	Parking space	AREA SQ.FT	AREA SQM	ECS	NOS. OF CARS	ROUND OFF	Area sqMT	Area sqFT
1	BOOTHS	9036.150	839.48	2	16.79	17.000	391	4208.72

TRUCK PARKING SPACE REQUIRED

Parking required	AREA Sqft	AREA SQM	AREA/truck	NOS. OF TRUCKS		AREA SQM	AREA SQFT
COMMERCIAL 3	9036.15	839.713	1000	0.800	1	26.25	282.555

CAR PARKING SPACE ACHEIVED

S.NO	Parking space COMMERCIAL - 3	LENGTH	HEIGHT	WIDTH	FORMULA	IN SQFT	IN SQ.YDS
1	A	99.5		30.5	L X W	3034.750	337.194
2	B	30.5	22.87		1/2 L X B	348.768	38.752
3	C	64.29	48.29		1/2 L X B	1552.282	172.476
4	D	19.5		10	L X W	195.000	21.667
5	E	10.875		83.79	L X W	911.216	101.246
6	F	33.67		79.42	L X W	2674.071	297.119
				ACHEIVED	TOTAL	8716.087	968.454
				REQUIRED AREA+ TRUCK AREA		4491.279	499.03

UTILITIES

S.NO	PUBLIC AREAS		NOS.	L	B	FORMULA	AREA IN FEET	AREA IN SQ.YDS.
1	STP		1			PLINE	4320.24	480.027
	SOLIDWASTE SITE		1			PLINE	4320.24	480.027
2	PUBLIC TOILET	P1	2	10	12	L X W	120.000	13.333
		P2	1			PLINE	183.330	20.370
		P3	2	7.5	12	L X W	90.000	10.000
3	UGWR		1			PLINE	2690.82	298.980
4	CFC		1	15	12	L X B	180.00	20.000
6	EGS		1			PLINE	1473.630	163.737
						TOTAL	13378.266	1486.474

LEGEND

- BOUNDARY LINE
- STP/SWP
- U.G.W.R
- HYPOTHECATED AREA
- ADDITIONAL RESIDENTIAL AREA
- RELOCATED 30' WIDE ROAD
- GREEN AREA
- RESERVED AREA
- AREA EXCLUDED FROM SCHEME
- IRREGULAR GREEN AREA

TITLE:- LAYOUT PLAN

OWNER:- For KLV COLONISERS PVT. LTD. Authorised Signatory

ARCHITECT:-

NORTH

SCALE:- 1:80

DATE :-
DRAWING NO :- KLV/SC/LAKE/R-1
DEALT BY :- VISHAL
CHKD. BY :- K.L.DHAM

DHAM CONSULTANTS
KLV BUILDERS & DEVELOPERS
PLOT NO :1253 , SEC : 82 , MOHALI.
PHONE NO : 0172-2970917

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