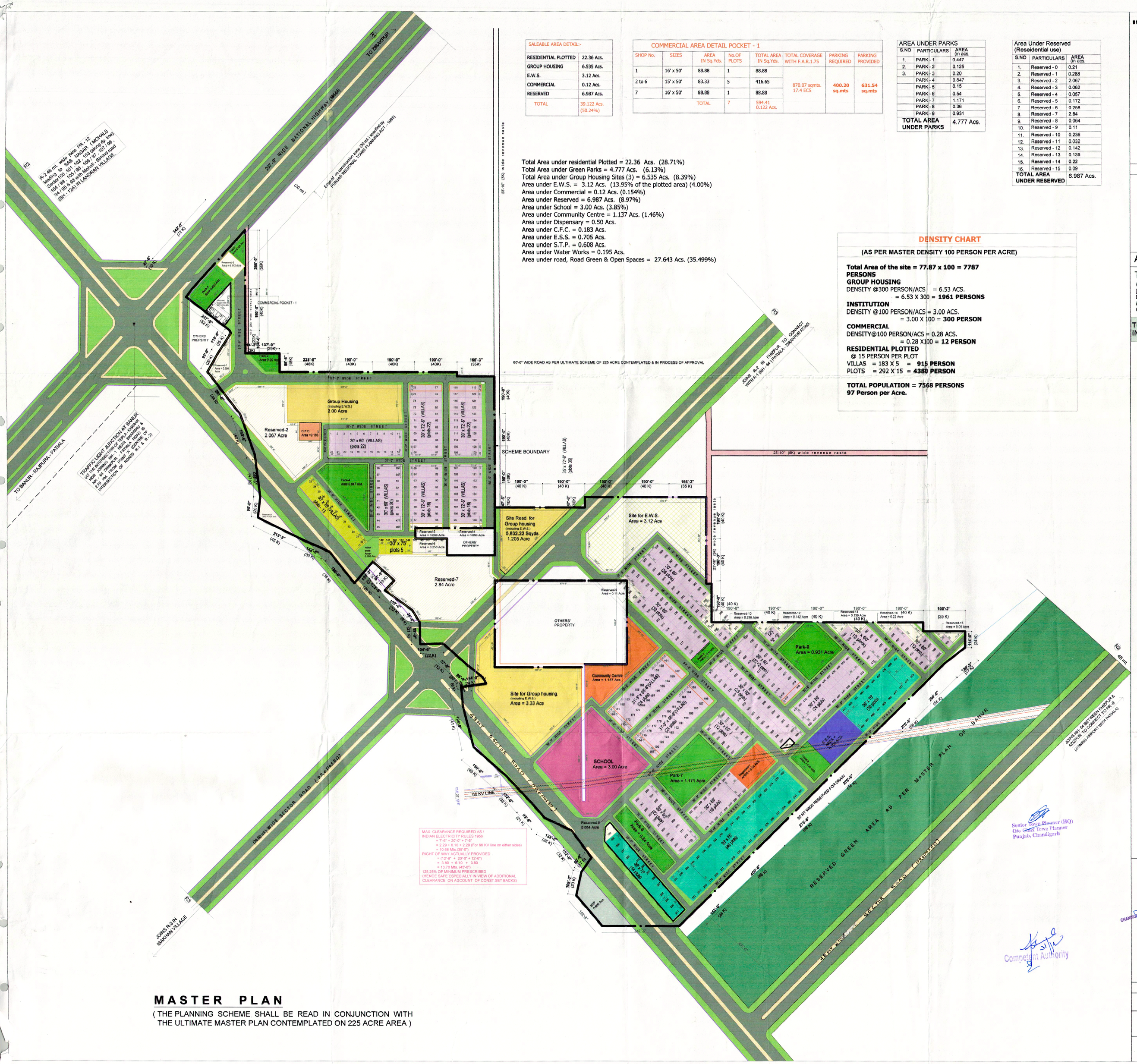
261/12 312

383



SALEABLE AREA DETAIL:-	
RESIDENTIAL PLOTTED	22.36 Acs.
GROUP HOUSING	6.535 Acs.
E.W.S.	3.12 Acs.
COMMERCIAL	0.12 Acs.
RESERVED	6.987 Acs.
TOTAL	39.122 Acs. (50.24%)

COMMERCIAL AREA DETAIL POCKET - 1							
SHOP No.	SIZES	AREA IN Sq.Yds.	No.OF PLOTS	TOTAL AREA IN Sq.Yds.	TOTAL COVERAGE WITH F.A.R.1.75	PARKING REQUIRED	PARKING PROVIDED
1	16' x 50'	88.88	1	88.88	870.07 sqmts. 17.4 ECS	400.20 sq.mts	631.54 sq.mts
2 to 6	15' x 50'	83.33	5	416.65			
7	16' x 50'	88.88	1	88.88			
		TOTAL	7	594.41 0.122 Acs.			

AREA UNDER PARKS		
S.NO	PARTICULARS	AREA (in acs.
1.	PARK - 1	0.447
2.	PARK - 2	0.125
3.	PARK - 3	0.20
	PARK - 4	0.847
	PARK - 5	0.15
	PARK - 6	0.54
	PARK - 7	1.171
	PARK - 8	0.36
	PARK - 9	0.931
TOTAL AREA UNDER PARKS		4.777 Acs.

Area Under Reserved (Reseidential use)		
S.NO	PARTICULARS	AREA (in acs.
1.	Reserved - 0	0.21
2.	Reserved - 1	0.288
3.	Reserved - 2	2.067
4.	Reserved - 3	0.062
5.	Reserved - 4	0.057
6.	Reserved - 5	0.172
7.	Reserved - 6	0.258
8.	Reserved - 7	2.84
9.	Reserved - 8	0.064
10.	Reserved - 9	0.11
11.	Reserved - 10	0.236
12.	Reserved - 11	0.032
13.	Reserved - 12	0.142
14.	Reserved - 13	0.139
15.	Reserved - 14	0.22
16.	Reserved - 15	0.09
TOTAL AREA UNDER RESERVED		6.987 Acs.

Total Area under residential Plotted = 22.36 Acs. (28.71%)
Total Area under Green Parks = 4.777 Acs. (6.13%)
Total Area under Group Housing Sites (3) = 6.535 Acs. (8.39%)
Area under E.W.S. = 3.12 Acs. (13.95% of the plotted area) (4.00%)
Area under Commercial = 0.12 Acs. (0.154%)
Area under Reserved = 6.987 Acs. (8.97%)
Area under School = 3.00 Acs. (3.85%)
Area under Community Centre = 1.137 Acs. (1.46%)
Area under Dispensary = 0.50 Acs.
Area under C.F.C. = 0.183 Acs.
Area under E.S.S. = 0.705 Acs.
Area under S.T.P. = 0.608 Acs.
Area under Water Works = 0.195 Acs.
Area under road, Road Green & Open Spaces = 27.643 Acs. (35.499%)

DENSITY CHART

(AS PER MASTER DENSITY 100 PERSON PER ACRE)

Total Area of the site = 77.87 x 100 = 7787 PERSONS

GROUP HOUSING
DENSITY @300 PERSON/ACS = 6.53 ACS.
= 6.53 X 300 = **1961 PERSONS**

INSTITUTION
DENSITY @100 PERSON/ACS = 3.00 ACS.
= 3.00 X 100 = **300 PERSON**

COMMERCIAL
DENSITY@100 PERSON/ACS = 0.28 ACS.
= 0.28 X100 = **12 PERSON**

RESIDENTIAL PLOTTED
@ 15 PERSON PER PLOT
VILLAS = 183 X 5 = **915 PERSON**
PLOTS = 292 X 15 = **4380 PERSON**

TOTAL POPULATION = 7568 PERSONS
97 Person per Acre.

"CHANDIGARH ROYALE CITY"

AT
VILLAGE - KARALA
TEH.- DERABASSI
DISTT.- S.A.S. NAGAR
PUNJAB.

(OUTSIDE MUNICIPAL LIMITS OF BANUR BUT WITHIN URBANISABLE RESIDENTIAL ZONE OF BANUR'S MASTERPLAN.
(77.8700 ACRE)

PROMOTERS :

M/S CHANDIGARH ROYALE CITY PROMOTERS PVT. LTD.

CORP. OFFICE : S.C.O - 489-90 ,
SECTOR - 35-C
CHANDIGARH .

AREA STATEMENT

TOTAL LAND AREA : 3,76,890.95 SQYDS.
(373 BIGHA - 15 BISWA - 14 BISWANSI) (77.8700 ACRE)
[REFER DRG. NO. - CD-01 - KA- 0910 31.5263 HECTARE
DATED.- 18.11.2011 FOR DETAILS]
& CLU NOTIFICATION VIDE LETTER NO.8782
CTP(PB) SP 432(m) dated 28.11.2011)

TOTAL SALEABLE AREA INCLUDING RESERVED POCKETS : 39.122 Acres (50.24%)

PLOT AREA DETAILS				
PLOT No.	SIZES	AREA IN Sq.Yds.	No.OF PLOTS	TOTAL AREA IN Sq.Yds.
1 to 22	30'-0" x 60'-0"	200.00	22	4400.00
23 to 35	30'-0" x 75'-0"	250.00	13	3250.00
36 to 55	30'-0" x 60'-0"	200.00	20	4000.00
56 NUMBER PLOT ARE RESERVED				
57 to 75	30'-0" x 72'-6"	241.66	19	4591.54
76,77	28'-3" x 72'-6"	227.57	2	455.14
78 to 96	30'-0" x 72'-6"	241.66	19	4591.54
97,98 NUMBER PLOT ARE RESERVED				
99 to 117	30'-0" x 72'-6"	241.66	19	4591.54
118,119	28'-3" x 72'-6"	227.57	2	455.14
120 to 138	30'-0" x 72'-6"	241.66	19	4591.54
139 NUMBER PLOT ARE RESERVED				
140 to 144,	30'-0" x 75'-0"	250.00	5	1250.00
145 TO 149 NUMBER PLOT ARE RESERVED				
150	31'-6" x 68'-6"	239.75	1	239.75
151 to 160	31'-3" x 68'-6"	237.84	10	2378.40
161,162	31'-6" x 68'-6"	239.75	2	479.50
163 to 172	31'-3" x 68'-6"	237.84	10	2378.40
173,174	31'-6" x 68'-6"	239.75	2	479.50
175 to 184	31'-3" x 68'-6"	237.84	10	2378.40
185,186	31'-6" x 68'-6"	239.75	2	479.50
187 to 196	31'-3" x 68'-6"	237.84	10	2378.40
197	31'-6" x 68'-6"	239.75	1	239.75
198 NUMBER PLOT ARE RESERVED				
199 to 251	36'-0" x 75'-0"	300.00	53	15900.00
252 to 303	30'-0" x 60'-0"	200.00	52	10400.00
304 TO 307 NUMBER PLOT ARE RESERVED				
308 to 337	30'-0" x 60'-0"	200.00	30	6000.00
338,339,340 NUMBER PLOT ARE RESERVED				
341 to 364	30'-0" x 60'-0"	200.00	24	4800.00
365,366 NUMBER PLOT ARE RESERVED				
367,368,369 NUMBER PLOT ARE NOT IN SCHEME				
370,371 NUMBER PLOT ARE RESERVED				
372 to 387	30'-0" x 60'-0"	200.00	16	3200.00
388 NUMBER PLOT ARE RESERVED				
389 to 416	30'-0" x 60'-0"	200.00	28	5600.00
417,418	25'-0" x 60'-0"	166.66	2	333.32
419 to 453	30'-0" x 60'-0"	200.00	37	7400.00
454 to 473	36'-0" x 75'-0"	300.00	20	6000.00
474 to 498	30'-0" x 60'-0"	200.00	25	5000.00
		TOTAL	475	108241.36 22.36 Acs. 28.71%

Senior Town Planner (HQ)
O/o Chief Town Planner
Punjab, Chandigarh

Competent Authority

PROMOTERS	ARCHITECT	COMP.AUTHORITY
CHANDIGARH ROYALE CITY PROMOTERS PVT. LTD. DIRECTOR	Ar. AMARJIT SINGH Architect Regn. No CA/2000/26985	

Drawing No. = V/102/12 DT.- 19 dec. 2012

LAYOUT PLAN

SCALE 1"= 180'-0"
DATED 19/12/2012
DRAWN BY:-
CHECKED BY:-

MASTER PLAN

(THE PLANNING SCHEME SHALL BE READ IN CONJUNCTION WITH THE ULTIMATE MASTER PLAN CONTEMPLATED ON 225 ACRE AREA)