

**PROPOSED LAYOUT PLAN FOR GULMOHAR RESIDENCY FOR SHWALK SITE PLANNERS PVT.LTD., VILL. CHAPPER CHIRI KHURD (H.B.NO.194) SECTOR IIG, TEH.B. DIST. S.A.S. NAGAR**

C.L.L. GRANTED VIDE MEMO No.2428 SPS/S/SS-II (GR) DATED 16-11-2012 FOR 25 ACrs.

PROPOSED	
TOTAL AREA OF SCHEME	25 ACRE
E.W.S. AREA	1.462 ACRE
RESIDENTIAL AREA + GROUP HOUSING (A + B)	11.7024 ACRE
EDUCATIONAL	1.00 ACRE
PUBLIC BUILDINGS	DISPENSARY 0.1476 ACRE
COMMON FACILITY CENTRE	0.0061 ACRE
RESERVE LAND	1.1423 ACRE
PARK AREA	1.5076 ACRE
UTILITIES	WATER WORKS 0.0833 ACRE POWER GRID 0.1 ACRE S.T.P. AREA 0.1518 ACRE
ROAD OPEN SPACE, PARKING	7.5969 ACRE
TOTAL SALEABLE AREA 13.1644 ACRE	

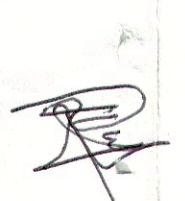
DETAIL OF SALEABLE AREA	
E.W.S. AREA	1.462 ACRE
RESIDENTIAL AREA + GROUP HOUSING (A + B)	11.7024 ACRE
TOTAL SALEABLE AREA	13.1644 ACRE

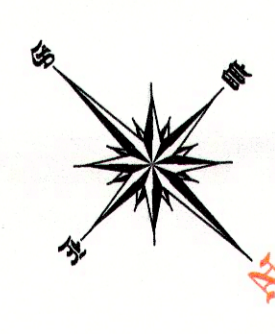

POPULATION CHART		
SR.NO.	TYPE	PERSON
1.	RESIDENTIAL @ 15 PERSON PER PLOT 212X15 = 3180	3180
2.	GROUP HOUSING @ 300 PERSON PER ACS = 2,76X300	828
3.	EDUCATIONAL/PUBLIC BUILDING @ 100 PERSON PER ACS	115
PROVIDED DENSITY		4123 (PERSONS)

DENSITY REQUIRED AS PER MASTER PLAN @ 75 PERSONS PER ACRE = 175 X 25 = 4375 PERSONS (PERMISSIBLE)

PROPOSED DENSITY = 4123 / 25 (ACRE) = 164.92 PERSONS PER ACRE

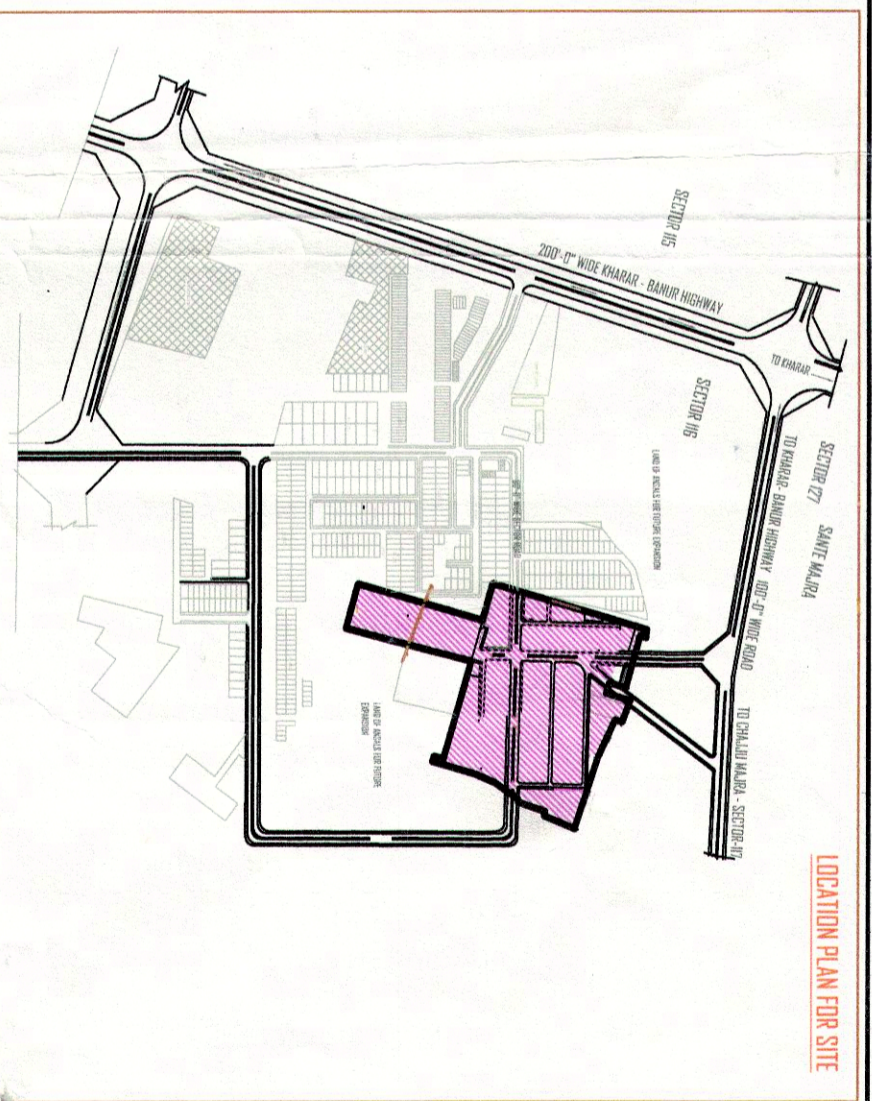
DRG. NO. GM / 2013 / 02 DATE :- 28-02-2013

ARCHITECT: 

**THE CREATORS**  
architects, interior designers, planners, industrial designers, landscape architects, urban designers & valuers

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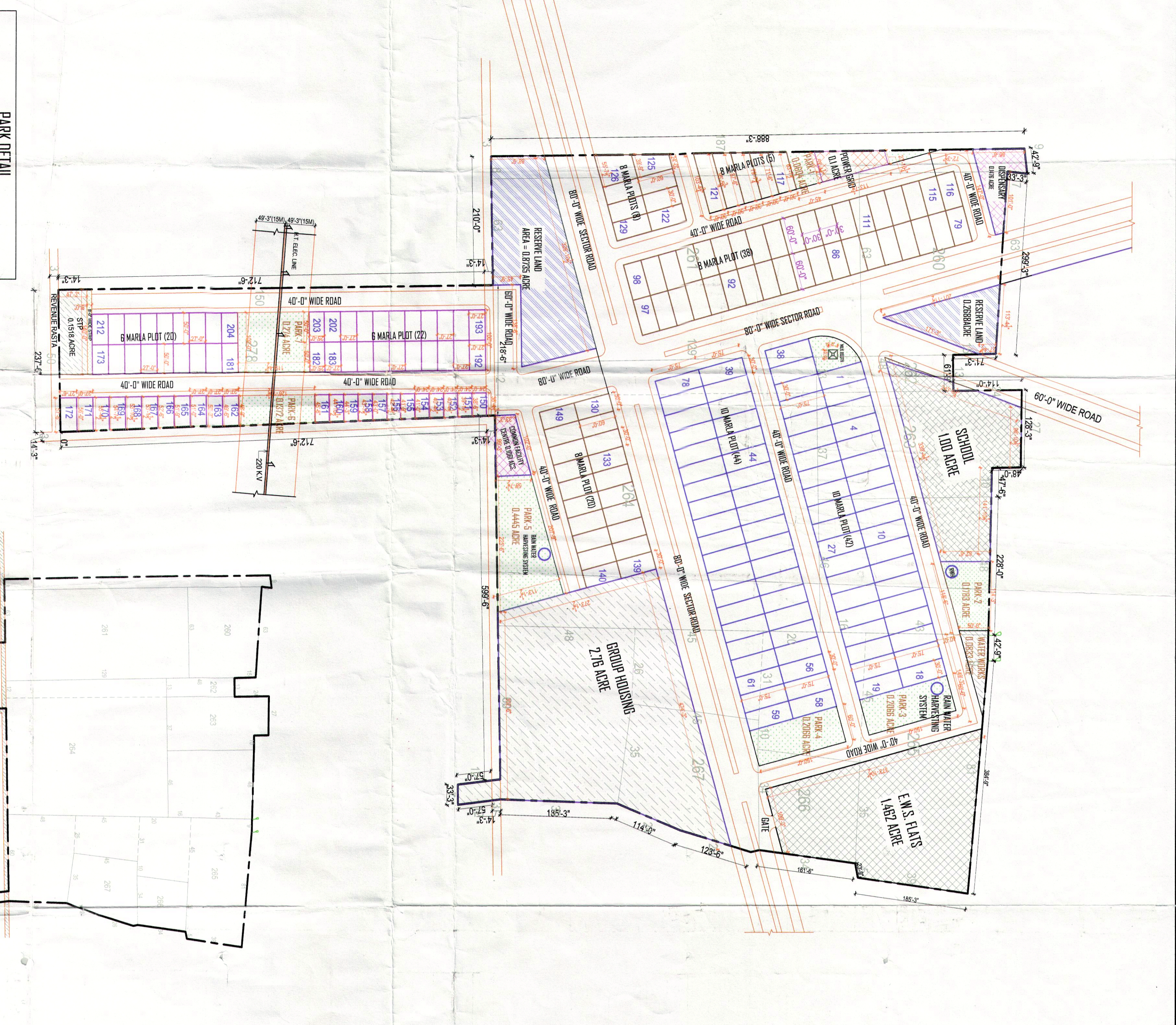


S.NO.	PLOT NO.	SIZES	AREA IN SQ. YDS.	NO OF PLOT	TOTAL AREA IN SQ. YDS.
1.	178	30'-0" X 75'-0"	250	78	19500.00
2.	79-116	30'-0" X 60'-0"	225	38	7600.00
3.	117	1/2 (63'-7" X 71'-6") X 30'-0"	225	208	225208
4.	118	1/2 (71'-6" X 79'-7") X 30'-0"	251	875	251875
5.	119	1/2 (79'-7" X 87'-6") X 30'-0"	278	541	278541
6.	120	1/2 (87'-6" X 95'-6") X 30'-0"	305	1	305.00
7.	121	1/2 (95'-6" X 103'-4") X 30'-0"	331	458	331458
8.	122-124	30'-0" X 60'-0"	200	3	600.00
9.	125	1/2 (24'-0" X 39'-9") X 60'-0"	212	5	21250
10.	126	1/2 (39'-9" X 55'-7") X 60'-0"	317	916	317916
11.	127-149	30'-0" X 60'-0"	200	23	4600
12.	150	1/2 (39'-9" X 38'-6") X 24'-0"	102	50	10250
13.	151	1/2 (39'-6" X 39'-1") X 24'-0"	103	5	10350
14.	152	1/2 (39'-1" X 39'-9") X 24'-0"	105	167	105167
15.	153	1/2 (39'-9" X 40'-4") X 24'-0"	106	833	106833
16.	154	1/2 (40'-4" X 41'-0") X 24'-0"	108	50	10850
17.	155	1/2 (41'-0" X 41'-9") X 24'-0"	110	333	110333
18.	156	1/2 (41'-9" X 42'-4") X 24'-0"	112	167	112167
19.	157	1/2 (42'-4" X 43'-0") X 24'-0"	113	833	113833
20.	158	1/2 (43'-0" X 43'-7") X 24'-0"	115	50	11550
21.	159	1/2 (43'-7" X 44'-3") X 24'-0"	117	167	117167
22.	160	1/2 (44'-3" X 44'-10") X 24'-0"	118	833	118833
23.	161	1/2 (44'-10" X 45'-6") X 24'-0"	120	50	12050
24.	162	1/2 (45'-6" X 46'-6") X 24'-0"	147	375	147375
25.	163	1/2 (46'-6" X 50'-3") X 24'-0"	149	625	149625
26.	164	1/2 (50'-3" X 51'-0") X 24'-0"	151	875	151875
27.	165	1/2 (51'-0" X 51'-9") X 24'-0"	154	125	154125
28.	166	1/2 (51'-9" X 52'-6") X 24'-0"	156	375	156375
29.	167	1/2 (52'-6" X 53'-1") X 24'-0"	158	437	158437
30.	168	1/2 (53'-1" X 53'-10") X 27'-0"	160	50	16050
31.	169	1/2 (53'-10" X 54'-7") X 27'-0"	162	75	16275
32.	170	1/2 (54'-7" X 55'-4") X 27'-0"	165	00	16500
33.	171	1/2 (55'-4" X 56'-0") X 27'-0"	167	06	16706
34.	172	1/2 (56'-0" X 57'-6") X 27'-0"	173	40	17340
35.	173-181	27'-0" X 50'-0"	150	9	1350
36.	182	25'-0" X 50'-0"	138	88	13888
37.	183-202	27'-0" X 50'-0"	150	20	3000.00
38.	203	25'-0" X 50'-0"	138	88	13888
39.	204-212	27'-0" X 50'-0"	150	9	1350

**PLOT DETAIL**  
210 SQ. YDS. = 78 NOS.  
210 SQ. YDS. = 71 NOS.  
150 SQ. YDS. = 63 NOS.  
TOTAL = 212

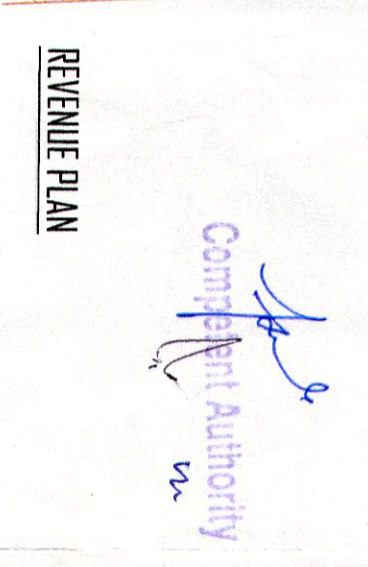
**AREA UNDER RESIDENTIAL PLOTS = 8,9424 ACRE (A)**  
**AREA UNDER GROUP HOUSING = 2,76 ACRE (B)**  
**TOTAL RESIDENTIAL AREA = (A) + (B) = 11,7024 ACRE**

**TOTAL AREA OF SITE** = 117350.375 SQ. FT.  
**AREA UNDER REVENUE RASTA** = 28350.375 SQ. FT.  
**AREA OF SITE** = 108999.000 SQ. FT. = 25 ACRE



**PARK DETAIL**

PARK-1	0.0304 ACRE
PARK-2	0.0783 ACRE
PARK-3	0.2065 ACRE
PARK-4	0.2065 ACRE
PARK-5	0.4445 ACRE
PARK-6	0.1377 ACRE
PARK-7	0.274 ACRE
TOTAL	1.5076 ACRE



APPROVED  
DATE: 11/12/2013  
SENIOR TOWN PLANNER  
S.A.S. NAGAR