

**REVISED LAYOUT PLAN FOR
"GOLDEN CITY"
RESIDENTIAL CUM COMMERCIAL COLONY
NEAR, RAILWAY STATION, MORINDA,
DISTT ROOPNAGAR**

PROMOTER
SPECTRUM BUILDTECH LIMITED,
THROUGH SH. BHUPINDER SHARMA
S/O SH. BAL KRISHAN SHARMA
KOTHI NO. 36, PHASE -XI MOHALI

AREA STATEMENT
TOTAL SCHEME AREA = 26 BIGHA 01 BISWA
OR
TOTAL SCHEME AREA = 5.427 ACS.
OR
TOTAL SCHEME AREA = 26266.68 SQYDS

AREA STATEMENT (POCKET -B) (15928.75 SQYDS)
RESIDENTIAL PLOTS

S. No.	PLOT NOS.	QTY	PLOT SIZE	AREA OF PLOT IN SQYDS	TOTAL AREA IN SQYDS	PERC ENTAGE
1	1	1	35'6" x 60'0"	236.67	236.67	
2	2-7	6	30'0" x 60'0"	200.00	1200.00	
3	8,9	2	22'0" x 53'6"	130.78	261.56	
4	10,19	2	24'3" x 50'0"	134.72	269.44	
5	11-18	8	20'0" x 50'0"	111.11	888.88	
6	20-39	20	22'6" x 60'0"	150.00	3000.00	
7	40,55	2	28'6" x 51'9"	163.87	327.74	
8	41-54	14	22'6" x 51'9"	129.37	1811.18	
TOTAL		55		7995.47	7995.47	50.19%

AREA UNDER COMMERCIAL USE (POCKET -A) (10338.24 SQYDS)

S. No.	PLOT NOS.	QTY	PLOT SIZE	AREA OF PLOT IN SQYDS	TOTAL AREA IN SQYDS	PERC ENTAGE
1	SCFS 1-8	8	16'6" x 60'0"	110.00	880.00	
2	SCFS 9-20	12	14'0" x 45'0"	70.00	840.00	
3	SCFS 21,22	2	14'0" x 36'0"	46.66	93.32	
4	SCFS 23-31	9	15'0" x 45'0"	75.00	675.00	
5	BOOTH'S 32-59	28	10'0" x 27'0"	30.00	840.00	
TOTAL		59		233.66	324.32%	

TOTAL AVERAGE SALEABLE AREA OF SCHEME
= A+B/2
= 50.19 + 32.19 = 82.38 / 2 = 41.19%

PARKING AREA STATEMENT
COMMERCIAL AREA

S.No.	PLOT NOS.	QTY	TOTAL AREA IN SQYDS	F.A.R.	TOTAL AREA IN SQYDS
1	SCFS 8	8	880.00	2.75	2420.00
2	SCFS 12	12	840.00	1.60	1344.00
3	SCFS 2	2	108.88	1.60	217.76
4	SCFS 9	9	675.00	1.60	1080.00
5	BOOTH'S 28	28	840.00	1.00	840.00
TOTAL AREA			3590.88		5994.76

OR
= 4934.56 SQMT

REQUIRED PARKING AREA :

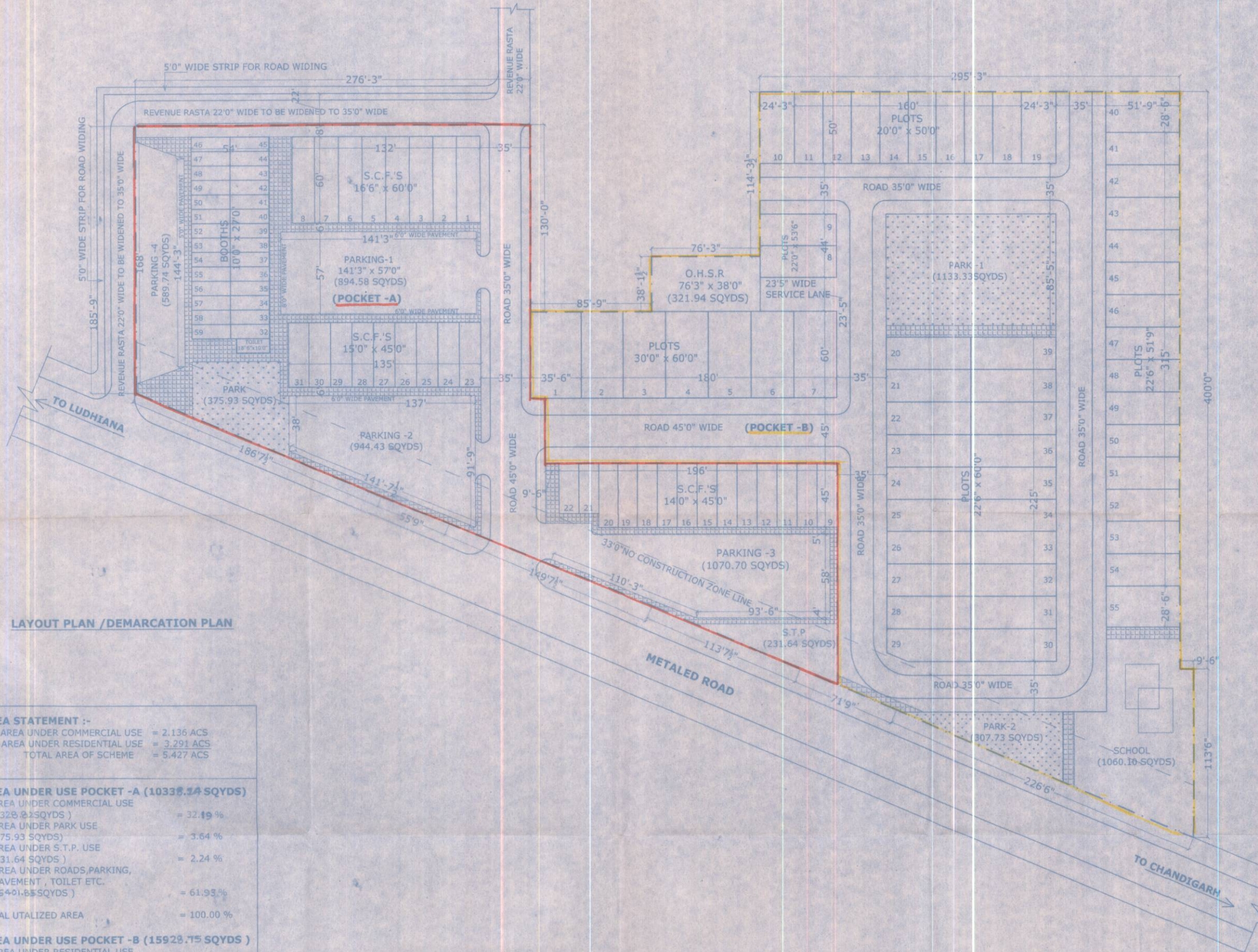
4934.56 x 1.33 / 100 = 65.63 ECS
1 ECS = 22 SQMT 65.63 X 22 = 1443.86 SQMT
PROVIDED PARKING AREA :
PARKING -1 = 894.54 SQYDS
PARKING -2 = 944.43 SQYDS
PARKING -3 = 1070.70 SQYDS
PARKING -4 = 589.74 SQYDS
TOTAL PARKING AREA = 3499.41 SQYDS, 2925.93 SQMT

NORTH

SHEET TITLE -
LAYOUT PLAN / DEMARCATION PLAN
DRG. NO. SP/GCM/02/06 DRAWN BY. BALJIT PUNIA
DATE 11-10-06 CHECKED BY.
SCALE 1" = 40'-0" REVISION

PROMOTER
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(AR. SURJEE PRINJA)
**Competent Authority-cum-
Senior Town Planner**
S.A.S. Nagar

SPACE PLANNERS
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& Industrial Designers
344 Sector 12A, Panchkula,
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LAYOUT PLAN / DEMARCATION PLAN

AREA STATEMENT :-

1. AREA UNDER COMMERCIAL USE	= 2.136 ACS
2. AREA UNDER RESIDENTIAL USE	= 3.291 ACS
TOTAL AREA OF SCHEME	= 5.427 ACS

AREA UNDER USE POCKET -A (10338.24 SQYDS)

1. AREA UNDER COMMERCIAL USE (3328.22 SQYDS)	= 32.19%
2. AREA UNDER PARK USE (375.93 SQYDS)	= 3.64%
3. AREA UNDER S.T.P. USE (231.64 SQYDS)	= 2.24%
4. AREA UNDER ROADS, PARKING, PAVEMENT, TOILET ETC. (6401.85 SQYDS)	= 61.93%
TOTAL UTILIZED AREA	= 100.00%

AREA UNDER USE POCKET -B (15928.75 SQYDS)

1. AREA UNDER RESIDENTIAL USE (7995.47 SQYDS)	= 50.19%
2. AREA UNDER PARK 1+2 USE (1441.06 SQYDS)	= 9.04%
3. AREA UNDER O.H.S.R. USE (321.94 SQYDS)	= 2.02%
4. AREA UNDER SCHOOL USE (1060.10 SQYDS)	= 6.65%
4. AREA UNDER ROADS, SERVICE LANE ETC (5112.69 SQYDS)	= 32.10%
TOTAL UTILIZED AREA	= 100.00%