Lic. 145/2004

REVISED LAYOUT PLAN OF KING CITY- PHASE-1 NEAR RAJPURA DISTT. PATIALA, PUNJAB

(Outside Municipal Limits of Rajpura)
12 Kms appx. from Gagan Chowk towards Ambala
(37.14 ACRE SCHEME)

AREA STATEMENT

S.No.	CATG.	PLOT NOS.	QTY.	SIZE	AREA OF A UNIT PLOT SQFT.	AREA OF A UNIT PLOT SQYDS.	AREA OF ALL PLOTS IN A PARTICULAR BLOCK (sqyds.)	REMARKS
1	2	3	4	5	6	7	8	9
A.	RESIDENTIAL							
		1*,17*,18*,34*	04	51'-0" x 80'-0"	4080.00	453.33	1,813.33	CORNER PLOTS
		2 to 16,19 to 33, 52,54,56,58, 60,62,64,66,68,70,72,137 to 147,245,246,249,250	56	40'-0" x 80'-0"	3200.00	355.56	19,911.11	
		35*, 48*, 49*, 75*	04	60'-0" x 90'-0"	5400.00	600.00	2,400.00	CORNER PLOTS
		36 TO 47 , 51, 53, 55,57, 59, 61, 63, 65, 67, 69, 71, 73.	24	50'-0" x 90'-0"	4500.00	500.00	12,000.00	
		50*, 74*, 136*, 148*	04	47'-6" x 80'-0"	3800.00	422.22	1688.89	CORNER PLOTS
		76*, 88*, 123*, 135*	04	43'-0" x 75'-0"	3225.00	358.33	1433.33	CORNER PLOTS
		77 to 87 , 124 to 134	22	36'-0" x 75'-0"	2700.00	300.00	6600.00	-
		89*, 98*, 99*, 108*	04	39'-0" x 75'-0"	2925.00	325.00	1300.00	CORNER PLOTS
		90 to 97, 100 to 107.	16	34'-0" x 75'-0"	2550.00	283.33	4533.33	-
		109*, 122*, 158*, 171*	04	38'-0" x 75'-0"	2850.00	316.67	1266.67	CORNER PLOTS
		110 to 121 , 159 to 170.	24	33'-0" x 75'-0"	2475.00	275.00	6600.00	-
		149*, 157*, 172*, 180*	04	36'-4 ½" x 65'-0"	2364.38	262.71	1058.83	CORNER PLOTS
		150 to 156 , 173 to 179	14	32'-0" x 65'-0"	2080.00	231.11	3235.55	-
		181*, 189*, 190*, 198*	04	34'-9" x 60'-0"	2085.00	231.67	926.67	CORNER PLOTS
		182 to 188 , 191 to 197, 221 to 244	38	30'-0" x 60'-0"	1800.00	200.00	7600.00	-
		199	01	41' x 116'-10 ½"	4791.88	532.43	532.43	-
		200	01	40'-0" x 106'-9"	4270.00	474.44	474.44	-
		201	01	40'-0" x 101'-1½"	4045.00	449.44	449.44	-
		202	01	40'-0" x 95'-6"	3820.00	424.44	424.44	-
		203	01	40'-0" x 90'-6"	3620.00	402.22	402.22	-
		204	01	40'-0" x 86'-4 ½"	3455.00	383.89	383.89	-
		205	01	40'-0" x 84'-0"	3360.00	373.33	373.33	-
		206	01	40'-0" x 82'-10 ½"	3315.00	368.33	368.33	-
		207	01	40'-0" x 81'-9"	3270.00	363.33	363.33	-
		208	01	40'-0" x 80'-3"	3210.00	356.67	356.67	-
		209	01	40'-0" x 77'-9"	3110.00	345.56	345.56	-
		210	01	40'-0" x 75'-3"	3010.00	334.44	334.44	-
		211	01	40'-0" x 73'-3"	2930.00	325.56	325.56	-
		247* , 248*	02	42'-9" x 80'-0"	3420.00	380.00	760.00	CORNER PLOTS
	TOTAL RESIDENTIAL AREA		241				78,261.79	
	DEDUCTION ON ACCOUNT OF ROUNDED EDGES OF CORNER PLOTS (6'-6" radius curvature of corner plots) (36 nos. x 1.00 sqyd.)						( ) 36.00	
	NET RESIDENTIAL AREA						78,225.79 sqyds.	(43.52 %)
B.	COMMERCIAL							
	S.C.O.S	1 TO 20, 23 TO 42	40	20'-0" x 90'-0"	1800.00	200.00	8,000.00	
		21, 22	02	20'-0" x 67'-6"	1350.00	150.00	300.00	AREA UNDER PUBLIC TOILETS EXCLUDED
		43, 44	02	22'-0" x 90'-0"	1980.00	220.00	440.00	
		T. AREA	44				8,740.00 sqyds.	(4.86 %)
C.	RESERVED AREA							
		I	01	½ x 102'-6" x 11'-6" + ½ (11'-6"+10'-6") x 33'-6" + ½ (10'-6"+54'-0") x 58'-0"	2845.38	316.15	316.15	
		II	01	½ (72'-3"+71'-3") x 22'-6" +½ x 71'-3" x 22'-3"	2407.04	267.45	267.45	
	TOTAL RESERVED AREA		02				583.60 sqyds.	(0.32 %)
	TOTAL SALEABLE AREA			(A + B + C)			87,549.39 sqyds. (48.70%)	

AREA UNDER PARKS

S.NO.	PARTICULARS	SIZE	AREA (SQ.YDS.)
1.	PARK - 1	602'-3" x 62'-10½"	4,207.39
2.	PARK - 2	120'-0" x 130'-6"	1,740.00
3.	PARK - 3	53'-3" x 130'-0"	769.16
4.	PARK - 4	132'-1½" (a) x 39'-10½" + 116'-3" (a) x 44'-9" + 106'-1½" (a) x 44'-9" + 80'-1½" (a) x 200'-6" + 34'-6" (a) x 115'-9" + 17'-9" (a) x 47'-6" +½ x 6'-6" x 62'-0"	4,035.87
5.	PARK - 5	954'-6"(a) x 58'-10½"	6,244.02
	TOTAL AREA UNDER PARKS		16,996.44 (9.46 %)

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AREA STATEMENT

- TOTAL LAND AREA : 1,79,758.76 SQYDS.
  (as per revenue record) 37.14 ACRE
  (REF Licence no. 2004 / 145) 15.036 HECTARE
- TOTAL SALEABLE AREA : 87,549.39 SQ.YDS. (48.70 %)
  - Residential : 78,225.79 sq.yds (43.52 %)
  - Commercial : 8,740.00 sq. yds. (4.86 %)
  - Reserved area : 583.60 sq. yds. (0.32 %)
- AREA UNDER ROADS, PARKS AND PUBLIC AMENITIES : 92,209.37 SQYDS. (51.30 %)
  - Parks : 16,996.44 sq. yds. (9.46 %)
  - High School : 8,054.78 sq. yds. (4.48 %)
  - Elect. Sub Stn. : 1,297.02 sq. yds. (0.72 %)
  - Public Toilets : 100.00 sq. yds. (0.06 %)
  - Parking : 11,168.05 sq. yds. (6.21 %)
  - Roads & open spaces : 54,593.08 sq. yds. (30.37 %)
  - Sewage treatment plant : NIL (Shared with KING CITY)
  - Water works : NIL (Ref. MOU) (Shared with KING CITY)
- TOTAL NO. OF PLOTS 285
  - Residential : 241
  - Commercial : 44
  - SCO's = 44
- TOTAL NO. OF DWELLING UNITS 723
  @ 3 dwelling units per plot (241 x 3)
- TOTAL POPULATION 3615
  @ 5 persons per dwelling unit (723 x 5)
- DENSITY OF DWELLING UNITS/ ACRE : 19.47
  (723 / 37.14) (< 40 T.P.Norms)
- DENSITY OF POPULATION / ACRE : 97.33
  (3615/ 37.14) (< 200 T.P.Norms)

REVISIONS

S.NO.	DATE	PARTICULARS

PARKING AREA CALCULATIONS

	GENERAL NORMS	E.C.S. NORMS
Maximum Saleable area (SCO's only)	= 8,740.00 sqyds.	= 7,310.41 sqmt.
Maximum constructed area @ 2.75 F.A.R.	= 24,035.00 sqyds.	= 20,103.62 sqmt.
Maximum parking area reqd as per PUDA norms @ 1 eq.ns of maximum constd. area	= 8,011.67 sqyds.	201.04 x 1.33 = 267.38 ECS @ 22 sqmt. / ECS = 5,882.36 sqmt.
Parking area actually provided 913'-9" x 118'-0"	= 11,168.05 sqyds. (139.40 % OF PRESCRIBED NORMS)	= 9,170.34 sqmt. (155.50% OF PRESCRIBED NORMS)

INFERENCE- PARKING AREA PROVIDED IS MORE THAN ADEQUATE

PROMOTERS : -
M/S HOMELIFE REAL ESTATE PVT. LTD.
REGD. OFFICE : 254, FIRST FLOOR, SECTOR- 9-C, CHANDIGARH
TEL. : 0172 - 5539254

PROMOTERS | ARCHITECT (kant & associates, surya kant) | COMP.AUTHORITY (PUDA)

kant and associates
1327-sgtb complex, sector -70, sas nagar (160070 (chandigarh)
tel : 0172 - 2270327, fax. 0172 - 2270325 , email - skant1@ sify.com
CONSULTING ARCHITECTS, INTERIOR DESIGNERS, URBAN DESIGNERS, LANDSCAPE ARCHITECTS, ENVIRONMENT DESIGNERS AND PLANNERS

CORPORATION DRAWING

LAYOUT CUM NUMBERING PLAN

SCALE 1" = 96'-0"

PROJECT	DRAWING NO.
ka cd 0804 HOMELIFE COLONY RAJPURA	02

CONCEPT	DESIGN	DEALT	DRAWN	CHECKED	DATE
S.KANT	S.KANT	MANINDER	MANINDER	S.KANT	12082005

LAYOUT CUM NUMBERING PLAN

FOR DEMARCATION OF PLOTS, SIZES, AREAS & POSTAL NUMBERS