

Plot No.	Area (Sq. Yds.)	Area (Sq. Mts.)	Area (Acres)	Remarks
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Sl. No.	Category	Plot No.	City	Area (Sq. Yds.)	Area (Sq. Mts.)	Total Area of Plot
1	Open Green	1		20236.64	2247.40	
2	Open Green	1		20236.64	2247.40	
3	Open Green	1		20236.64	2247.40	
4	Open Green	1		20236.64	2247.40	
5	Open Green	1		20236.64	2247.40	
6	Open Green	1		20236.64	2247.40	
7	Open Green	1		20236.64	2247.40	
8	Open Green	1		20236.64	2247.40	
9	Open Green	1		20236.64	2247.40	
10	Open Green	1		20236.64	2247.40	
11	Open Green	1		20236.64	2247.40	
TOTAL				129535.450	18222.569	

AREA STATEMENT				
Sl. No.	Category	Pocket	Qty	Area of Plot (Sq. Yds.)
1	Open Green		1	20236.64
2	Open Green		1	20236.64
3	Open Green		1	20236.64
4	Open Green		1	20236.64
5	Open Green		1	20236.64
6	Open Green		1	20236.64
7	Open Green		1	20236.64
8	Open Green		1	20236.64
9	Open Green		1	20236.64
10	Open Green		1	20236.64
11	Open Green		1	20236.64
TOTAL				129535.450

PARSVNATH GREENS AT DERABASSI DISTT. PATIALA PUNJAB

Within Municipal Limits of Derabassi (49.6889 ACRE SCHEME)

PROMOTERS :-
M/S PARSVNATH DEVELOPERS LIMITED
 REGD. OFFICE : 6TH FLOOR, 'ARUNACHAL BUILDING',
 19, BARAKHAMBA ROAD, NEW DELHI
 TEL : 23310198, 23350120, FAX- 011- 23315400
 E-MAIL : - parsnath@nde.vsnl.net.in
 URL : www.parsvnath.com, parsnathparivar.com

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AREA STATEMENT

TOTAL LAND AREA 49.6889 ACRE

TOTAL LAND AREA 2,40,494.05 SQ. YDS. (22.89 ACRES) 46.06 %

146 BISHA - 19 BISHA 49.6889 ACRE (as per revenue record) 20.12 HECTARE

TOTAL SALEABLE AREA 1,25,793.67 SQ. YDS. (25.99 ACRES) 52.30 %

Residential : 1,00,401.150 Sq. yds. (20.74 ACRES) 4.44%
 Commercial : 10,714.85 Sq. yds. (2.21 ACRES) 8.10%
 Group Housing : 14,677.67 Sq. yds. (3.03 ACRES) 11.74%

AREA UNDER PARKS AND PUBLIC AMENITIES : 1,10,807.115 SQ.YDS (22.89 ACRES) 7.70% ✓

Parks : 18,522.562 Sq. yds. (3.83 ACRES) 1.66%
 Green strips : 2,584.553 Sq. yds. (0.53 ACRES) 1.06%
 High School : 20,898.79 Sq. yds. (4.28 ACRES) 8.61%
 Dispensary : 2,123.33 sq. yds. (0.44 ACRES) 0.88 %
 Elect. Sub. Stn. : 408.33 sq. yds. (0.8 ACRES) 0.16 %
 Water Works : 427.38 sq. yds. (0.8 ACRES) 0.16 %
 Sewage T. Plant : 2,175 sq. yds. (0.45 ACRES) 0.90 %
 Public toilets : 145.07 sq. yds. (0.3 ACRES) 0.06 %
 Parking : 3,836.06 sq. yds. (0.79 ACRES) 1.58 %
 Roads & open spaces : 50,883.93 sq. yds. (12.37 ACRES) 24.89 %

TOTAL NO. OF RESIDENTIAL PLOTS 405

Residential : 395
 Commercial : 51
 Comm. Block = 01
 Shops = 50
 Ironing Shops = 06

TOTAL NO. OF DWELLING UNITS 1367

for plotted (395 x 3) = 1185 DU
 for flatbed (@ 300 pps/Acre) 3.03x300=909.5=161.8(Say 162 DU)

TOTAL POPULATION 6835
 @ 5 persons per dwelling unit (1367 x 5)

DENSITY OF DWELLING UNITS/ ACRE : 27.51
 (1367 / 49.6889) (< 40 T.P.Norms)

DENSITY OF POPULATION / ACRE : 137.55
 (6835 / 49.6889) (< 200 T.P.Norms)

PARSVNATH GREEN AT DERA-BASSI, PUNJAB

DRAWING TITLE
SITE PLAN REVISED LAYOUT PLAN

DEALT - PRAVEEN CHECKED - AMNASH
 DATE - 12-09-09 SCALE - 1"=100'(A0) NORTH
 DRAWING NO. VP(AR)/023/301/01(a)
 PROJECT NO.

CLIENT

PARSVNATH DEVELOPERS LIMITED.
 6 TH FLOOR 'ARUNACHAL BUILDING' 19, BARAKHAMBA RD. DELHI - 110001

PARKING AREA CALCULATIONS - 1

TOTAL AREA OF BLOCK : 841.36 sq. yds. (ECS NORMS : 7,370.59 sq. yds.)
 MAX. COVD. AREA WIDE : 17,031.52 sq. yds. (ECS NORMS : 14,741.18 sq. yds.)
 MINIMUM PARKING AREA REQUIRED AS PER NORMS : 24.83 sq. yds. (ECS NORMS : 21.47 sq. yds. x 1.15 = 24.69 sq. yds.)

PARKING AREA CALCULATIONS - 2

Maximum commercial area (calculated) : 1,666.47 sq. yds. (ECS NORMS : 1,394 sq. yds.)
 Total covered area (Maximum) with maximum @ 0.18 to 1.0 : 1,868.47 sq. yds. (ECS NORMS : 1,613 sq. yds. x 1.15 = 1,855 sq. yds.)
 Maximum parking area required as per PCDA Norms (1/3 rd of total F.A.S.) : 555.55 sq. yds. (ECS NORMS : 478 sq. yds. x 1.15 = 549.7 sq. yds.)
 Parking area actually provided : 1,119.92 (102.50+1,027.94) : 3,836.06 sq. yds. (ECS NORMS : 3,208.60 sq. yds.)

HENCE PARKING AREA FACILITY PROVIDED IS MORE THAN ADEQUATE

	AS PER BYELAWS	MUNICIPAL BYELAWS
MAXIMUM GROUND COVERAGE	40%	50%
MAXIMUM F.A.R.	1:1.50	1:2.00
MAX. HEIGHT		70'-6" PARAPET, WATER TANK & MUNIT

