

**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	
<b>TOTAL</b>		<b>55</b>			<b>7995.47</b>	<b>50.19%</b>

**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	
<b>TOTAL</b>		<b>59</b>			<b>3328.32</b>	<b>32.19%</b>

**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
<b>TOTAL AREA</b>					<b>5901.76 SQYDS</b>

OR  
= 4954.56 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**

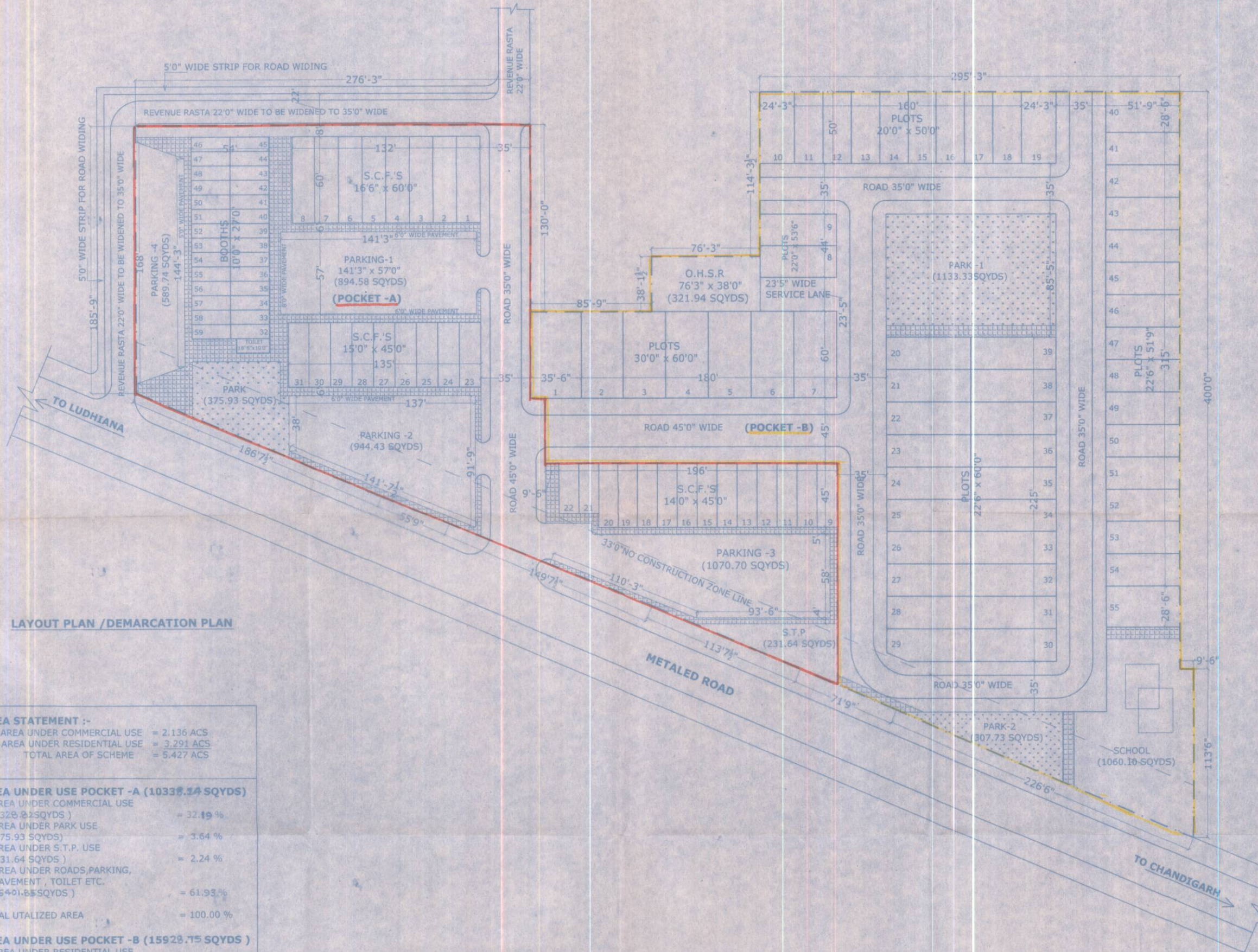
**SHEET TITLE -**  
LAYOUT PLAN / DEMARCATION PLAN

DRG. NO. SP/GCH/02/06 DRAWN BY. BALJIT PUNIA  
DATE 11-10-06 CHECKED BY.  
SCALE 1" = 40'-0" REVISION

**PROMOTER**  
Ar. SURJEE PRINJA  
CA/340/2004/2004  
# 340 Sector 12A, Panchkula  
Ph: 9815654205, 9815654205  
(AR. SURJEE PRINJA)

**Competent Authority-cum-  
Senior Town Planner**  
S.A.S. Nagar

**SPACE PLANNERS**  
Architects, Engineer, Planner, Interior  
& Industrial Designers  
# 344 Sector 12A, Panchkula,  
Ph: 0172-2572450, 9815654205



**LAYOUT PLAN / DEMARCATION PLAN**

**AREA STATEMENT :-**

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

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

1. AREA UNDER COMMERCIAL USE (3328.32 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%
<b>TOTAL UTILIZED AREA</b>	<b>= 100.00%</b>

**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%
<b>TOTAL UTILIZED AREA</b>	<b>= 100.00%</b>