



AREA UNDER RESIDENTIAL	= 4.34 %
AREA UNDER COMMERCIAL	= 4.87 %
AREA UNDER PARKS / WORKS	= 5.28 %
AREA UNDER SCHOOL	= 2.16 %
AREA UNDER STP	= 0.48 %
AREA UNDER ROADS / PARKS / PAVEMENTS ETC	= 27.46 %

PROPOSED RESIDENTIAL COLONY
MAHARAJA CITY
VILL CHHOTI-RAILON & RASULPUR
MORINDA ROAD ROPAR

PROMOTER
MAHARAJA LAND DEVELOPERS PVT. LTD
 (90) Loc No 64/2016

AREA STATEMENT
 TOTAL AREA = 9.58 ACS
 = 45400.25 SQYDS

S. No.	Plot No.	QTY	Plot Size	Area of Plot in SQYDS	Total Area in SQYDS	Percentage
1	1-6	6	30'-0" x 75'-0"	250.00	1500.00	
2	7-11	5	36'-0" x 86'-0"	344.00	1720.00	
3	12	1	40'-0" x 86'-0"	382.22	382.22	
4	13	1	36'-6" x 75'-0"	304.17	304.17	
5	14-21	8	30'-0" x 75'-0"	250.00	2000.00	
6	22,23	2	36'-6" x 75'-0"	304.17	608.34	
7	24-27	4	30'-0" x 75'-0"	250.00	1000.00	
8	28,29	2	33'-0" x AS SITE	AV	537.64	
9	30-36	7	30'-0" x AS SITE	AV	1700.35	
10	37,44	2	32'-0" x 75'-0"	266.67	533.34	
11	38-43	6	35'-0" x 75'-0"	291.67	1750.02	
12	45,52	4	29'-6" x 75'-0"	245.83	983.32	
13	46-51	12	30'-0" x 75'-0"	250.00	3000.00	
14	51	1	25'-0" x 75'-0"	208.33	208.33	
15	52	1	25'-0" x 75'-0"	210.42	210.42	
16	53-59	7	33'-0" x 75'-0"	277.75	1944.25	
17	60,61	4	28'-9" x 65'-0"	207.64	830.56	
18	62-90	18	30'-0" x 65'-0"	216.67	3900.06	
		91			23119.62	49.81%

AREA UNDER COMMERCIAL USE			
1	1-4	18'-9" x 60'-0"	125.00 / 500.00
2	5-26	16'-6" x 60'-0"	110.00 / 1760.00
	20		2260.00 / 4.87%

TOTAL SALEABLE AREA = 54.68 %

AREA UNDER COMMERCIAL PARKING			
1	1-4	15'-0" x 60'-0"	100.00 / 500.00
2	5-20	16'-6" x 60'-0"	110.00 / 1760.00
	20		5650.00
		TOTAL AREA	5650.00 SQYDS OR 4724.09 SQMT

REQUIRED PARKING AREA :
 4724.08 X 1.33 / 100 = 62.81
 62.83 X 22 = 1382.26 SQMT
 1 ECS = 22 SQMT
 PROVIDED PARKING AREA = 1382.26 SQMT
 PARKING AREA
 PARKING-1 = 34'-0" x 79'6" = 2703.00 SQFT
 PARKING-2 = 34'-0" x 144'3" = 4904.50 SQFT
 PARKING-3 = 140'-3" x 82'6" = 11570.625 SQFT
 TOTAL = 19178.12 SQFT OR 2130.96 SQM
 TOTAL = 1781.69 SQMT

Licence issued vide letter No. LDC-H&UD/Competent Authority (S TP, SAS Nagar) No. 64/2016 Dated 12/12/2016

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

SHEET TITLE: LAYOUT PLAN

DRG. NO. SPS/M.C./03/05 DRAWN BY: BALIJT PUNJA

DATE: 01-02-06 CHECKED BY:

SCALE: 1" = 40'-0" REVISION:

PROMOTER: For Maharaja Land Developers Pvt. Ltd. Managing Director/Director

ARCHITECT: SPACE PLANNERS (To Ropar) A.I.T. No. 1975-21
 Av. Surjit Prins 0 CA/94/18284 # 344 Sector 12A Panchikula-174011 Phone: 0172-2511748, 160059

(AR. SURJEET PRINJA)

SPACE PLANNERS Architects, Engineer, Planner, Interior & Industrial Designers # 344 Sector 12A, Panchikula Ph: 0172-2572450, 9815854205

LAYOUT PLAN