

2.16.15/2006

PROPOSED RESIDENTIAL COLONY  
 'MODERN VALLEY' ON  
 SIRHIND - CHANDIGARH ROAD,  
 AT FATEHGARH SAHIB.

Approved  
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PROMOTEER: M/S. MAVI PROMOTERS & DEVELOPERS PVT. LTD.  
 LICENCE No. 15 DT 30.6.06  
 Vide. Letter No. 1148 TO 1150 DT. 20.6.06  
 C/O CITY HOSPITAL, BASSI ROAD, SIRHIND, DIST. FATEHGARH SAHIB

TOTAL AREA OF THE SCHEME - 5.418 ACRES APPROX. (26226.75 SQ.M)  
 SCHEME BOUNDARY

DETAIL OF RESIDENTIAL PLOTS.

S.NO.	PLOT NOS.	SIZE OF PLOT	AREA OF PLOT IN SQ. YDS.	NO. OF PLOTS	TOTAL AREA OF PLOTS IN SQ. YDS.
1	1 TO 5	32'-6" x 70'-0"	252.78	5	1263.90
2	6 TO 11	32'-6" x 75'-0"	265.42	6	1592.52
3	12	34'-0" x 34'-0"	336.38	1	336.38
4	13	34'-0" x 34'-0"	306.94	1	306.94
5	14	34'-0" x 50'-0"	155.56	1	155.56
6	15, 16	25'-0" x 50'-0"	138.89	2	277.78
7	17 TO 33	27'-0" x 50'-0"	150.00	17	2550.00
8	34	26'-0" x 50'-0"	190.72	1	190.72
9	35 TO 40, 56 TO 59	31'-0" x 66'-0"	234.22	10	2342.20
10	41 TO 44	30'-3" x 76'-0"	255.14	4	1021.76
11	45 TO 50	31'-0" x 76'-0"	268.79	6	1612.74
12	51, 52	31'-0" x 60'-0"	212.20	2	424.40
13	53	33'-0" x 60'-0"	215.55	1	215.55
14	54, 55	22'-6" x 55'-6"	133.75	2	267.50
15	60	35'-0" x 58'-0"	391.44	1	391.44
16	61 TO 67	25'-0" x 73'-0"	148.61	5	743.05
TOTAL				65	13662.42

STATEMENT OF AREAS

AREA UNDER	SQ. YDS.	ACRES	PERCENTAGE
AREA UNDER RESIDENTIAL PLOTS	13662.42	2.923	52.09
" " COMMERCIAL PLOTS	1311.80	0.271	5.00
SHOPS - 13 NOS. (15'-0" x 50'-0" EACH) 1087.53 SQ.YD.			
BOOTH - 7 NOS. (10'-0" x 24'-0" EACH) 218.47 SQ.YD.			
TOTAL SALEABLE AREA	14974.22	3.094	57.09
AREA UNDER DISPENSARY	282.39	0.658	1.05
" " WATER WORKS (W.W.)	363.55	0.774	1.19
" " S.T.P.	252.64	0.552	0.76
" " PARKS / GREEN	1469.53	0.304	5.00
" " ROADS, PAVEMENTS & PARKING	8884.56	1.836	33.89
TOTAL	26226.75	5.418	100.00

DETAIL OF PARKING

DETAIL OF PARKING - 1	DETAIL OF PARKING - 2
TOTAL COVERED AREA OF BOOTHS 70'-0" x 29'-4" = 2059.90 SQ. FT. 190.17 SQ.M	TOTAL COV. AREA OF SHOPS (DOUBLE STOREY) 195'-0" x 50'-0" = 9750.00 SQ. FT. 903.58 SQ.M
PARKING AREA REQUIRED 190'-0" x 33'-0" = 6270.00 SQ. FT. 580.56 SQ.M	PARKING AREA REQUIRED 306'-3" x 11'-0" = 3369.33 SQ. FT. 311.28 SQ.M
NETS = 22 SQ.M. 3 BECS x 21' x 66' SQ.M. 100 SQ.M. 3 BECS	NETS = 22 SQ.M. 3 BECS x 21' x 66' SQ.M. 100 SQ.M. 3 BECS
PARKING AREA PROVIDED = 70'-0" x 29'-4" = 2059.90 SQ. FT.	PARKING AREA PROVIDED = 75' x 40' + 120' x 50' = 9375.00 + 6000.00 = 15375.00 SQ. FT.

Approved Plan  
 Competent Authority-cum-District Town Planner, Fatehgarh Sahib

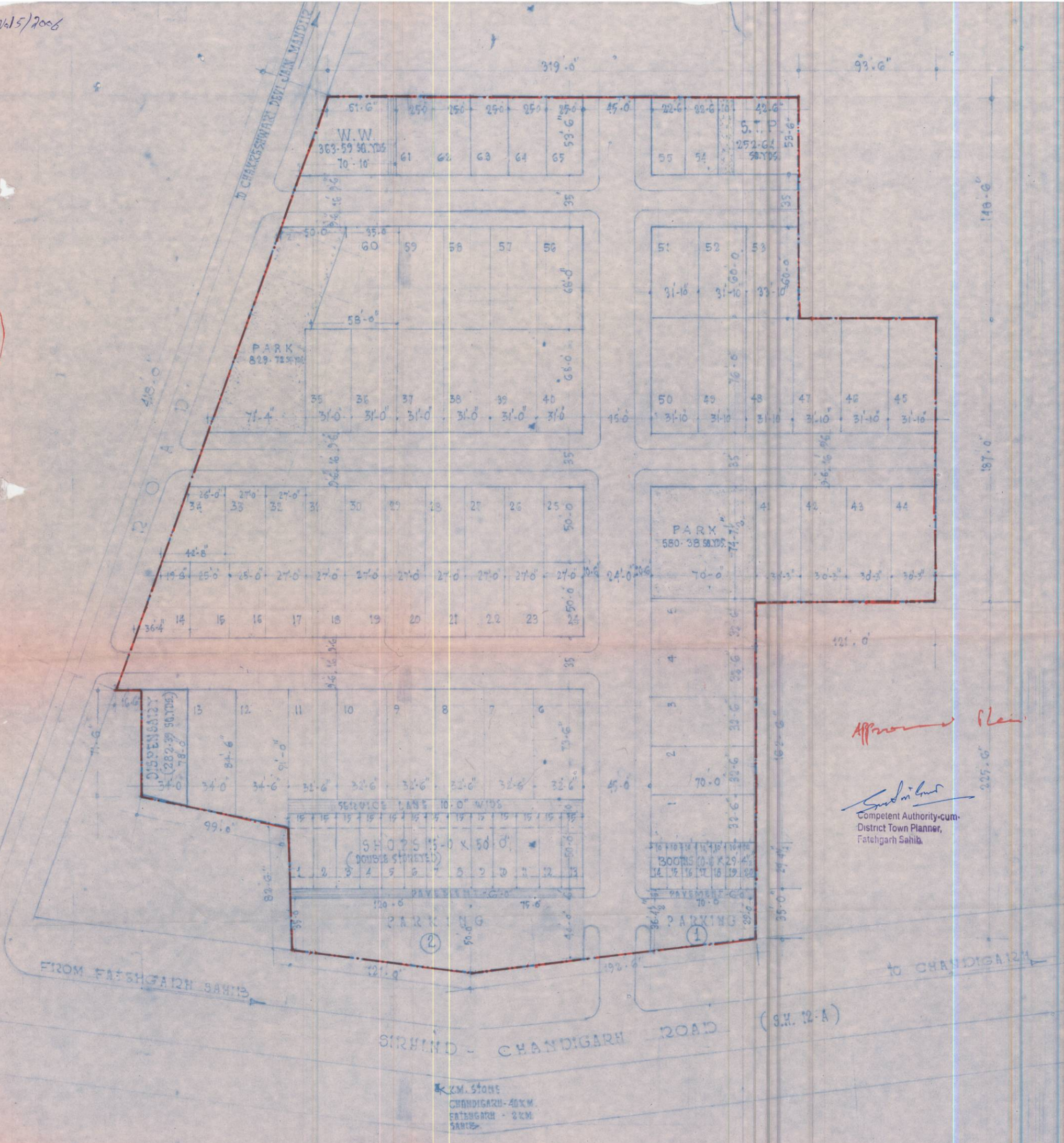
Gustawan Jndri  
 PROMOTEER

RAJ KUMAR WADHAWAN  
 B.Arch. MCRP AITP  
 A Reg. No. CA/2001/27809

LAY-OUT PLAN

DRAWING NO. 4  
 JOB NO. 25  
 DATE 8-6-2006 13-6-2006  
 SCALE 1" = 40'-0"

ARCHI-PLANNERS  
 ARCHITECTS, TOWN PLANNERS, CONSULTANTS  
 11/1310, SEC. 44-B, CHANDIGARH, PH. 0172-2668902



K.M. Stone  
 CHANDIGARH - 40 KM.  
 FATEHGARH SAHIB - 2 KM.