REVISED LAYOUT PLAN FOR
WHITE CITY 74 / 92 BY
M/s SS DEVELOPERS
VILLAGE :- CHAPAR CHIRI KALAN ,
TEH - KHARAR , DISTT. S.A.S. NAGAR.

C.L.U. GRANTED BY CTP OF PUNJAB
VIDE MEMO No.7089 CTP(Pb)SP-432(m) ,
DATED 18-11-2021. FOR 29.30 ACRES.
AREA UNDER NOT IN SCHEME YET = 1.61875 ACRES

AS PER PUNJAB AFFORDABLE HOUSING
POLICY-2023 DATED 22-03-2023

SITE AREA (CLU GRANTED)	= 29.30 ACRES
AREA UNDER OTHER OWNERSHIP (CURENTLY EXCLUDING FOR PLANNING)	=1.68125 ACRES
NET SITE AREA	= 27.61875 ACRES
AREA UNDER MASTER PLAN ROAD	= 5.915 ACRES
NET PLANNED AREA	= 21.70375 ACRES

PROPOSED AREA

TOTAL AREA OF SCHEME

S.NO	TYPE		ACRES	PERCENTAGE
1	RESIDENTIAL		7.4270	34.220%
2	COMMERCIAL		0.820	3.778%
3	GREEN AREA			
	PARK - 1	=2694.111 SQYD		
	PARK - 2	=7044.215 SQYD		
	PARK - 3	=913.7451 SQYD	2.200	10.136%
	Total area of parks = 10652.07 sqyds (2.20ACRES)			
4	UTILITIES :-	E.S.	0.063	0.290%
		S.T.P.	0.047	0.217%
		TOILET	0.085	0.392%
		WATER WORKS	0.066	0.304%
			0.044	0.203%
	SOLID WASTE MANAGEMENT		0.02	0.092%
5	RESERVED AREA		0.137	0.631%
6	OPEN SPACE , AREA UNDER ROADS AND PARKING		0.942	4.340%
	TOTAL:		9.853	45.397%
			21.704	100.00%

SALEABLE AREA

RESIDENTIAL AREA (PLOTTED)	7.427 ACRE	34.220 %
COMMERCIAL	0.820 ACRE	3.778%
TOTAL AREA	8.247ACRE	37.998%

PLOTS AREA DETAIL

S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT	AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA OF PLOT IN SQ.YDS.
1	1 - 04	4	21.5	59.5	1275.25	142.14	568.56
2	05	1	22	59.5	1309.00	145.44	145.44
3	06 to 09	4	22.5	54	1215.00	135.000	540.00
4	10 TO 12	3	17	54	918.00	102.00	306.00
5	13 & 14	2	25	54	1350.00	150.00	300.00
6	15 TO 17	3	17	54	918.00	102.00	306.00
7	18 TO 21	4	22.5	54	1215.00	135.000	540.00
8	22	1	25	58.5	1462.50	162.500	162.50
9	23 to 32	10	20	58.5	1170.00	130.000	1300.00
10	33 TO 36	4	17	58.5	994.50	110.500	442.00
11	37 TO 39	3	22.5	54	1215.00	135.000	405.00
12	40 TO 42	3	17	54	918.00	102.000	306.00
13	43 TO 50, 60A, 61 TO 79	38	22	54	1188.00	132.000	5016.00
14	80 TO 82	3	17	54	918.00	102.000	306.00
15	83 to 97	15	21.5	58.5	1258.25	139.806	2097.09
16	98 to 104	7	21	50	1050.00	116.67	816.67
17	105	1	22	50	1100.00	122.22	122.22
18	106	1	22.5	45	1012.50	112.50	112.50
19	107 to 121	15	20	45	900.00	100.00	1500.00
20	122 to 124	3	22.5	45	1012.50	112.50	337.50
21	125 to 161	37	20	45	900.00	100.00	3700.00
22	162 & 163	2	25	54	1350.00	150.00	300.00
23	164	1	25	59.25	1331.25	147.92	147.92
24	165	1	25	52.5	1312.50	145.83	145.83
25	166	1	25	52	1300.00	144.44	144.44
26	167	1	20	45	900.00	100.00	100.00
27	168	1	21.5	45	967.50	107.50	107.50
28	169 - 176	5	21.5	45	967.50	107.50	537.50
29	177	1	20	45	900.00	100.00	100.00
30	178 TO 188	6	22.5	50	1125.00	125.00	750.00
31	194	1	AS PER DIAGRAM		1128.13	125.13	125.13
32	189,TO 187	3	17	50	850.00	94.44	283.33
33	189 TO 192	4	17	45	765.00	85.00	425.00
34	193	1	AS PER DIAGRAM		1128.68	125.41	125.41
35	194	1	21	50.917	1069.25	118.81	118.81
36	195	1	AS PER DIAGRAM		834.38	92.71	92.71
37	196	1	AS PER DIAGRAM		830.13	94.46	94.46
38	197	1	AS PER DIAGRAM		856.62	95.20	95.20
39	198	1	AS PER DIAGRAM		882.37	98.04	98.04
40	199	1	AS PER DIAGRAM		888.07	98.79	98.79
41	200	1	AS PER DIAGRAM		913.87	101.54	101.54
42	201	1	AS PER DIAGRAM		912.38	101.38	101.38
43	202	1	AS PER DIAGRAM		946.13	105.13	105.13
44	203	1	AS PER DIAGRAM		961.88	106.88	106.88
45	204	1	AS PER DIAGRAM		978.88	108.21	108.21
46	205	1	AS PER DIAGRAM		994.13	110.46	110.46
47	206	1	18	46.09	829.64	92.16	92.160
48	207	1	18	46.09	829.64	92.16	92.160
49	208	1	AS PER DIAGRAM		1054.00	117.11	117.11
50	209	1	AS PER DIAGRAM		1041.94	115.99	115.99
51	210	1	AS PER DIAGRAM		996.00	110.67	110.67
52	211	1	AS PER DIAGRAM		1020.00	113.33	113.33
53	212	1	AS PER DIAGRAM		1007.94	111.99	111.99
54	213	1	AS PER DIAGRAM		1152.81	128.10	128.10
55	214	1	AS PER DIAGRAM		1236.37	125.26	125.26
56	215	1	AS PER DIAGRAM		1229.41	136.60	136.60
57	216	1	AS PER DIAGRAM		1345.31	149.56	149.56
58	217	1	AS PER DIAGRAM		1342.21	149.69	149.69
59	218 to 220	3	23	50	1150.00	127.78	1022.22
60	221	1	17	50	850.00	94.44	94.44
61	222 TO 233	7	23	46.083	1059.91	117.77	824.37
62	234	1	20.567	46.083	929.96	103.26	103.26
63	235	1	17.875	50	893.75	99.31	99.31
64	236 TO 238	3	21	50	1050.00	116.67	350.00
65	239 TO 257	19	23	50	1150.00	127.78	2427.78
66	258 & 259	2	17	50	850.00	94.44	188.89
67	260 TO 282	6	28.291	50	1144.53	126.99	688.18
68	283 TO 294	8	17	50	850.00	94.44	188.89
69	295 TO 298	4	23	50	1150.00	127.78	2427.78
70	299 TO 286	8	21	50	1050.00	116.67	350.00
71	287	1	17.875	50	893.75	99.31	99.31
72	288 to 290	3	18.208	50	910.40	101.16	303.47
73	291 TO 302	12	23	50	1150.00	127.78	1533.33
74	303 TO 306	4	17.25	50	862.50	95.83	383.33
		307					35946.68
TOTAL AREA						ACRES	7.427

RESERVED AREA DETAIL

S.NO.	RESERVED AREA	AREA IN SQ.YDS.
1	RESERVED AREA-1	103.520
2	RESERVED AREA-2	272.000
3	RESERVED AREA-3	316.560
4	RESERVED AREA-4	788.560
5	RESERVED AREA-5	170.330
6	RESERVED AREA-6	35.628
7	RESERVED AREA-7	118.110
8	RESERVED AREA-8	2674.090
9	RESERVED AREA-9	105.780
10	RESERVED AREA-10	26.830
TOTAL		4557.008
AREA IN ACRES		0.942

POPULATION DENSITY

Total Nos of Plots =307 NOS+55 COMMERCIAL.
Polulation @15person/plot = 5430 density

TREE PLANTATION NOTE:
One tree for every 226 sqmt. of built up area shall be provide.
Total Built up Area = 37885.16 SQMT. / 225SQMT = 168.37TREE
Provided Trees = 200 nos

NOTE:-
PLOT NO - 180 SHALL BE SOLD / ALLOTTED AFTER SHIFTING ELECTRICAL POLE ONLY AT SITE.

CLIENT

NORTH

Ar. Tripat Girdhar
CA/2005/44080

ARCHITECT

SHEET NO.	DATED
R/01	03.08.2024

DEALT BY DHEERAJ MAKKAR

TITLE :-
LAYOUT PLAN

Aréte DESIGN STUDIO
ARCHITECT'S,INTERIOR DESIGNERS & Turnkey projects
SCO 230-231, THIRD FLOOR , SEC. 34-A, CHANDIGARH.
EMAIL:-Aretedesignstudiochd@gmail.com

LAYOUT PLAN

this area not in scheme yet now

this area not in scheme yet now

this area not in scheme yet now

this area not in scheme yet now

COMMERCIAL POCKET AS PER APPROVED VIDE LETTER No 474 dt 3-4-2024

PLANNING AND CALCULATIONS FOR COMMERCIAL POCKET SHALL BE AS PER ALEADY APPROVED LAYOUT PLAN APPROVED VIDE LETTER NO 474 dt. 03-4-2024

"ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS. BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO YOU TO VIOLATE ANY RULES/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION. IN CASE ANY VIOLATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY.
THE APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HON'BLE COURT OF LAW IF ANY."

Letter No. 299 - STP(SAS) 55 dated 13/09/2024
Member Layout Plan Scrutiny Committee
cum-Senior Town Planner, Sahibzada Ajit Singh Nagar

COMMERCIAL POCKET AS PER APPROVED VIDE LETTER No 474 dt 3-4-24

PARK-1

SR. NO.	LENGHT	WIDTH	NO.	AREA SQ.FT.
1	75	154	1	11550.000
2	80	22.5	1	1800.000
3	8	4.25	0.5	17.000
4	70	64	1	11980.000
TOTAL				24247.000
				2694.111 SQYDS

PARKING AREA (POCKET - 1) (EXCLUDING MERCANTILE)

A	X (3'-9" + 54-7⅝") X 68'-3"	= 1992.046 SQ.FT
B	X (183'-10" + 123'-10") X 80'-6"	= 12386.937 SQ.FT
C	X (99'-6" +148'-6") X 65'-0"	= 8153.00 SQ.FT
D	X 119'-6" X 160'-3"	= 9574.937 SQ.FT
TOTAL AREA		= 32106.920 SQ.FT
		= 2982.805 / 23 SQ.MT
		= 129.687 E.C.S
		= SAY 129 E.C.S
MERCANTILE PARKING AREA		
1 (11'-6" X 24-7⅝") X 7		= 1982.312 SQ.FT
		= 184.161 SQ.MT

MERCANTILE SPACE = 1

PARKING AREA (POCKET - 2) (EXCLUDING MERCANTILE)

A. ½ X55'-3" X 74'-3"	= 2051.156 SQ.FT	
	= 190.557 SQ.MT	
	= 190.557 / 23 SQ.MT	
	= 8.285 E.C.S	
	= SAY 8 E.C.S	
MERCANTILE PARKING AREA		
1. (11'-6" X 24-7⅝") X 1	= 283.187 SQ.FT	
	= 26.308 SQ.MT	

COMMERCIAL AREA DETAILS

SR.NO	PLOT NO.	SIZES	AREA OF PLOT (SQ.FT.)	TOTAL NO. OF PLOTS	TOTAL AREA IN SQ.FT.	F.A.R. AREA OF PLOTS	TOTAL COVERED IN AREA SQ.FT.	TOTAL COVERED IN AREA (SQ.MT.)	PARKING REQUIRED @2ECS/1095 Q.MT	PARKING REQUIRED @1 MERCANTILE / 1000 SQ.MT	PARKING PROVIDED E.C.S AND MERCANTILE
POCKET-1											129 (E.C.S)
	1	1 - 25	16'-6" X 60'-0"	990	25	24750	2.25	55687.50	5173.995	103.47	5.17	
	2	26 - 37	14'-0" X 40'-0"	560	12	6720	2.00	13440.00	1248.606	24.97	1.25	7 (MERCANTILE)
TOTAL						31470				128.44	6.42	
POCKET - 2 (BOOTHS)												
	2	1 - 18	9'-0" X 25'-0"	225	18	4050	1.00	4050.00	376.254	7.53	0.38	8 (E.C.S.)
TOTAL						4050				7.53	0.38	1 (MERCANTILE)
												0.82 ACRE

PARK - 3 AREA DETAIL

RECTANGLE	49.25	146.458	1	7215.097	SQFT
TRIANGLE	0.5	49.25	43.668	1073.845	SQFT
TOTAL				8223.706	SQFT
				913.7451	SQYD

PARK - 2 AREA DETAIL

S.NO	SHAPE	LENGHT	WIDTH	NO.	AREA SQ.FT.
1	TRIANGLE	0.5	49.25	43.668	1073.845
2	TRIANGLE	0.5	45.176	63.578	1435.338
3	TRIANGLE	1/16/197.9"	45'-8"	1/98'-10.5"	4035.915
4	TRIANGLE	1/149.8"	1/45'-8"	1/98'-10.5"	3359.845
5	RECTANGLE	165.8	145.5	1	24126.250
6	TRIANGLE	0.5	91.107	40.5	1843.550
7,8	TRIANGLE	0.5	99.33	53.04	2637.836
9,C	RECTANGLE	35.458	77.33	3	3305.347
5A	RECTANGLE	79.5	226	1	16750.000
5B	RECTANGLE	90	128	1	11520.000
					61337.338
					Take 225.30PCS

PARK-2 AREA DETAIL