

AREA STATEMENT							
S.No.	CATG.	PLOT NOS.	QTY.	SIZE	AREA OF A UNIT PLOT	AREA OF ALL PLOTS IN A PARTICULAR BLOCK (syd.)	REMARKS
1	2	3	4	5	6	7	8
1. RESIDENTIAL							
1.1. PLOTTED DEVELOPMENT							
1		1004, 1005, 1140 to 1165	20	25'-0" x 54'	150.00	3,000.00	1005 corner plot 02
2		1007, 1020*	02	25'-0" x 50'	141.67	283.34	1020 corner plot 01
3		1008 to 1017, 1023 to 1026	21	25'-0" x 50'	138.89	2,816.69	1053 corner plot 02
4		1022*, 1027*, 1034*, 1033*, 04*	04*	26'-4" x 50'	147.22	588.88	corner plots 04
5		1043 to 1051, 1119 to 1119	19	24'-4" x 50'	135.42	2,572.98	
6		1052, 1109, 1054 to 1063	12	24'-4" x 50'	136.11	1,633.32	1052, 1109 corner plots 02
7		1094*, 1108*	02*	18'-6" x 48'	88.67	177.34	corner plots 02
8		1095 to 1107	13	15'-0" x 48'	90.00	1,170.00	
9		1122 to 1133*	12	22'-4" x 50'	125.00	1,500.00	1133 corner plot 01
10		1134* to 1146*	13	22'-4" x 52'	130.00	1,690.00	1134, 1146 corner plots 02
11		1147	01	45'-6" x 54' x 10'-6"	147.38	147.38	
TOTAL					119	15,569.93	114 corner plots 16
DEDUCTION ON ACCOUNT OF ROUNDED EDGES OF CORNER PLOTS (R²-D² radius curvature of corner plots) (16 nos. x 1.00 syd.)					(-) 16.00		
TOTAL RESIDENTIAL AREA (PLOTTED)					15,553.93 Syd. (36.727%)		
1.2. EWS							
1		1064*, 1078*, 1079*, 1093*, 04*	04*	18'-6" x 45'	82.50	370.00	corner plots 04
2		1085 to 1077, 1080 to 1092	26	15'-0" x 45'	75.00	1,950.00	
TOTAL					30	2,320.00	104 corner plots 04
DEDUCTION ON ACCOUNT OF ROUNDED EDGES OF CORNER PLOTS (R²-D² radius curvature of corner plots) (04 nos. x 1.00 syd.)					(-) 04.00		
TOTAL AREA UNDER EWS					2,316.00 Syd. (05.469%) (20.13% of gross number of residential plots is 149) (25.21% of net no. of residential plots is 119)		
1.3. RESID. AREA							
1		Resid. Area - 1	01	22'-10" x 24'-9" x 36'-7 1/2" x 2	145.24	145.24	
2		Resid. Area - 2	01	24'-8" x 25'-8" x 17'-4 1/2" x 2	72.79	72.79	Comp. gen. (8 poly)
3		Resid. Area - 3	01	-	126.77	126.77	Comp. gen. (8 poly)
4		Resid. Area - 4	01	-	124.66	124.66	Comp. gen. (8 poly)
5		Resid. Area - 5	01	-	314.29	314.29	Comp. gen. (8 poly)
TOTAL					05	783.74	
DEDUCTION ON ACCOUNT OF ROUNDED EDGES OF CORNER PLOTS (R²-D² radius curvature of corner plots)					nil		
TOTAL RESID. AREA					783.74 (1.850%) (44.046%)		
TOTAL AREA UNDER RESIDENTIAL USE (PLOTTED + EWS + RESID. AREA)					18,657.00 Syd. (44.078%)		
2. COMMERCIAL							
1		Ironing Shops	01	8' x 15'	13.33	13.33	
TOTAL					01	13.33	
TOTAL COMMERCIAL AREA (1+2)					13.33 Syd. (0.032%) (44.078%)		
TOTAL SALEABLE AREA (1+2)					(18,657.67 + 13.33) (3,856.87 ACRES)		

AREA UNDER PARKS				
S.No.	PARTICULARS	SIZE	AREA (sq. meters)	REMARKS
1.	PARK - 1	ref. detailed calculation	3,025.90	
2.	PARK - 2	50' x 90'	500.00	
TOTAL AREA UNDER PARKS			3,525.90	8.325% (0.728 acres)
AREA UNDER RESID. GREEN BUFFER (30 mt. on either sides of mallah)				
1.	Resid. Gr. buff - i	-	736.90	
2.	Resid. Gr. buff - ii	-	496.23	
3.	Resid. Gr. buff - iii	-	1,387.08	
4.	Resid. Gr. buff - iv	-	198.21	
5.	Resid. Gr. buff - v	-	4,024.21	
TOTAL AREA UNDER RESID. GREEN BUFFER			6,830.72	16.29%

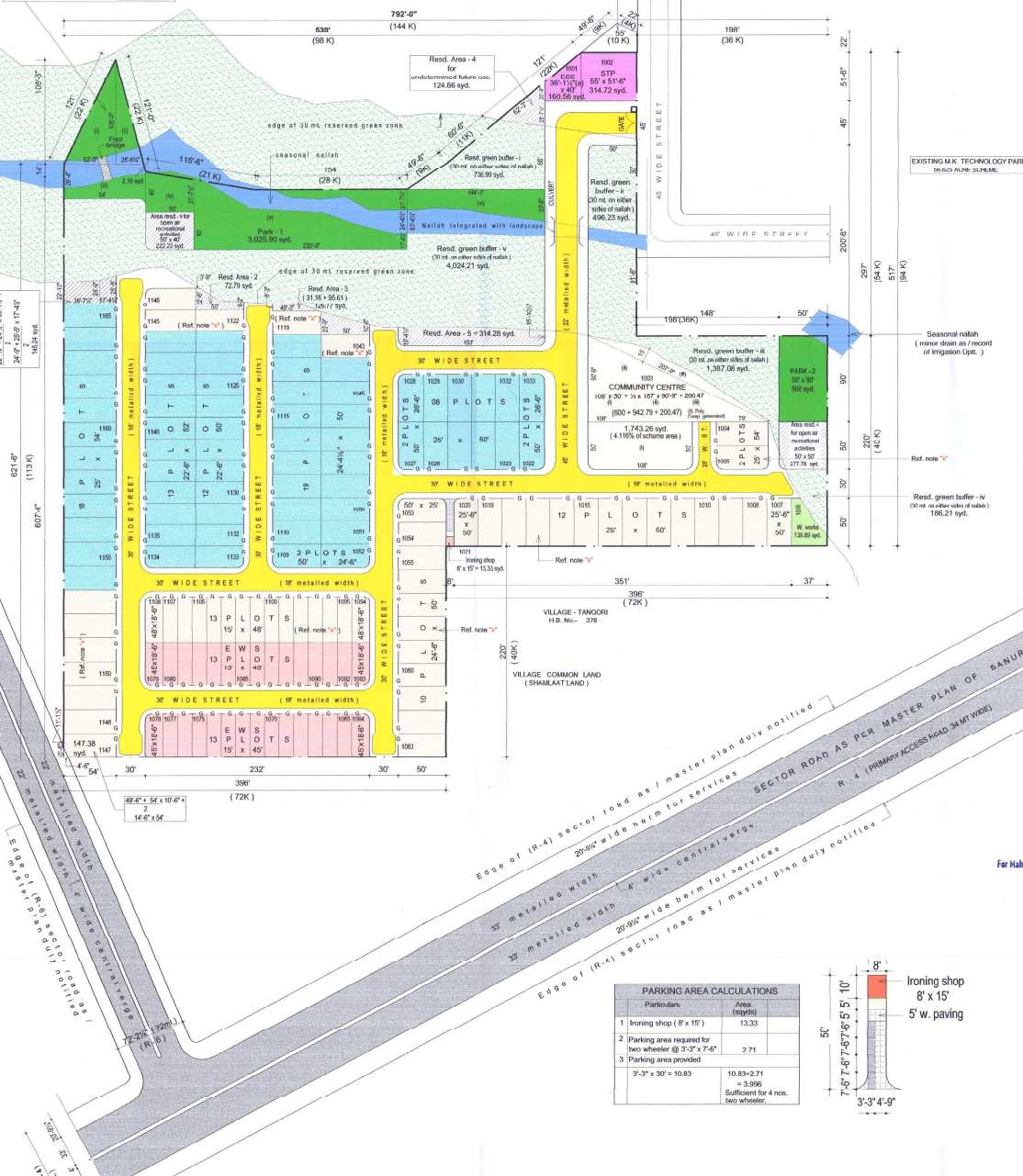
THIS SHOWN
PLOTS HYPOTHECATED **RESID.** **COMM.** 6,703.90 syd.

PLOTS PROPOSED TO BE HYPOTHECATED TO GMDA AS SECURITY AGAINST CHARGES PAYABLE FOR EDC, L.F. SIF ETC.				
CATG.	PLOT NOS.	No.	Area (in syd.)	
Residential	1004, 1005, 1007 to 1020, 1043, 1053 to 1063, 1094 to 1107	04	6,690.57	
Commercial	1108, 1119, 1122, 1145, 1146, 1147 to 1153	01	13.33	
TOTAL		55	6,703.90	

NOTE - For the details of plot areas and the corresponding revenue numbers under respective plots please refer detailed chart in the application form for the grant or toms source under rule - 12, of P&R ACT 1965.

NOTE - The above mentioned plots numbers hypothecated to authority (CA, GMDA) and these plots are not to be sold. Total land area which is hypothecated is 11 kanal 1 marla 6 acaahi (6703.90 syd.).

Park - 1 (Area Calculation) syd.
 i) - 1/2 x 52'-3" x 108'-3" = 314.25
 ii) - 1/2 x 28'-6" x 108'-3" = 171.75
 iii) - 84'-0" x 26'-4" (2.16 syd) = 243.58
 iv) - 50'-0" x 40' x 31'-7 1/2" = 198.85
 v) - 220'-0" x 71'-7 1/2" + 63'-4" = 1,655.62
 vi) - 144'-3" x 21'-7 1/2" + 33'-6" = 441.75
3,025.90



M. K. RESIDENCY
(A scheme of affordable colony)
(UNDER AFFORDABLE COLONY POLICY 2020, DATED - 24.07.2020)
AT
VILLAGE TANGORI. (HB. NO. - 278)
S.A.S NAGAR
PUNJAB
(875 ACRE SCHEME)

PROMOTERS:-
M/S MAHAKALI DEVELOPERS & RESORTS PVT. LTD.
HEAD OFF. & ADMIN. OFF. : F-129, MAIN MARKET, RAJOURI GARDEN,
W. E. W. D. E. L. H. I. - 110 0 2 2 7
e-mail : info@mahakali-developers.com
REGD OFFICE : S.C.F 50, LEELA BHAWAN COMPLEX,
PATIALA 147 0 0 1
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AREA STATEMENT :-		
TOTAL LAND AREA	42,350.00 syd.	42,350.00 syd. (8.76 acre) (3,5425 hect)
refer CLU granted vide letter no. - PB/P&R/HD/2019/155, dated 13.05.2019		
revised CLU granted vide letter no. - PB/P&R/HD/2020/213, 214, dated 16.09.2020 (100% of scheme area owned and possessed by the promoters) (After amendments and title deeds submitted with CLU application duly processed by the Competent Authority.)		
GROSS SALEABLE AREA	18,667.00 syd. (3,856.87 ACRES)	18,667.00 syd. (44.078%) (- 65% max. perm.)
RESIDENTIAL ZONE	18,653.67 syd. (44.046%)	3,854.00 acre
Ploated	15,553.93 syd. (36.727%)	03.2136 acre
EWS	2,316.00 syd. (05.469%)	00.4785 acre
Resid. Area	783.74 syd. (01.850%)	00.1619 acre
COMMERCIAL	13.33 syd. (0.032%)	0.0028 acre
Ironing Shop	13.33 syd. (00.032%)	00.0028 acre

AREA UNDER ROADS, PARKS AND PUBLIC AMENITIES		
	23,683.00 syd.	4,893.2 ACRES (59.922%) (> 35% min. reqd.)
Parks	3,525.90 syd.	0.7285 acres (8.325%)
Community Centre (1003)	1,743.26 (4.116%)	0.3602 (-4% min. reqd.)
Area under resid. green buffer	6,830.72 (16.129%)	1.4113
ESS (1001)	160.66 (0.380%)	0.0332
Water works (1006)	138.89 (0.328%)	0.0287
Resd. areas for open air recreational activities	500.00 (1.181%)	0.1033
STP (1002)	314.72 (0.743%)	0.0650
Roads & open spaces for public use	10,468.95 (24.720%)	2.1630

- o **TOTAL NO. OF PLOTS** : 150
 - RESIDENTIAL : 149
 - Ploated : 119
 - EWS : 30 (12 nos.) (20.13% of gross number of residential plots is 149) (25.21% of net number of residential plots is 119)
- o **COMMERCIAL** : 01
 - Ironing shops : 01
- o **TOTAL NO. OF DWELLING UNITS** : 447
 - i) Ploated Development - General (119 x 3)
 - ii) EWS (30 x 3)
- o **TOTAL POPULATION (Max.)** : 2,012
 - @ 4.5 persons per dwelling unit (447 x 4.5)
- o **DENSITY OF DWELLING UNITS/ ACRE** : 51.08 (447 + 8.75)
- o **DENSITY OF POPULATION / ACRE** : 229.94 (2,012 + 8.75)

NOTE THIS DRAWING SUPERSEDES DRG. NO. **ca-02(R-2)-hr-0950** Dated - 12/02/2019

REVISIONS		
S.No.	Date	Particulars

PROMOTERS For Mahakali Developers & Resorts Pvt. Ltd.
ARCHITECT Kant and Associates
COMP. AUTHORITY Punjab State Council of Urban Planning & Development
 (surya kant)

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CORPORATION DRAWING
SCHEMATIC LAYOUT PLAN
 Scale: 1" = 64'-0"
 Project: **ka cd**
 Drawing no.: **02 R-3**
 Concept: s.kant, Design: s.kant, Draft: anuradha, Checked: s.kant, Date: 26.08.2020

SCHEMATIC LAYOUT PLAN