

REVISED RESIDENTIAL COLONY NIRAWANA GREENS AT
VILL. SAHOTA & NANDIWA, ANANDPUR SAHIB
DISTRICT JUPAR

PROMOTERS:-
M/S BHAGWATI DREAM HOMES PVT. LTD.

AREA DETAIL :-

TOTAL AREA OF SCHEME = 24.86 ACRE
LESS E.W.S. AREA = 1.2574 ACRE (5.0579%)
NET SITE AREA = 23.6026 ACRE

PROPOSED

TOTAL AREA OF SCHEME	23.6026 ACRE
RESIDENTIAL AREA (PLOTTED)	12.35 ACRE
COMMERCIAL AREA	0.2526 ACRE
EDUCATIONAL	1.0166 ACRE
PUBLIC BUILDINGS	0.3208 ACRE
PARK AREA	1.8915 ACRE
ROAD, OPEN SPACE, PARKING & UTILITIES	7.9891 ACRE
	33.7639 %

DETAIL OF SALEABLE AREA

RESIDENTIAL AREA (PLOTTED)	12.35 ACRE
COMMERCIAL AREA	0.2526 ACRE
TOTAL SALEABLE AREA	12.6026 ACRE
	53.3949%

POPULATION CHART

S/N	NO.	TYPE	PERSON
1.	RESIDENTIAL @ 13.40 PERSON PER PLOT	4172	
2.	COMMERCIAL @ 100 PERSON PER ACRES	26	
3.	EDUCATION/PUBLIC BUILDING @ 100 PERSON PER ACRES	134	
		4332	

DENSITY REQUIRED AS PER MASTER PLAN @ 200 PERSONS PER ACRE

= 200 X 23.6026 = 4721 PERSONS (PERMISSIBLE)

PROPOSED DENSITY = 4332 / 23.6026 ACRE

= 185.53 PERSONS PER ACRE

DRG. NO. NG/2021/JC/01

DATE - 24-12-2021

ARCHITECT:-

OWNER

TITLE:-

LAYOUT PLAN



THE CREATORS
architects, interior designers, planners,
industrial designers, landscape architects,
urban designers & valuers

F-15, Centra Mall, Industrial Area, Phase-1
Chandigarh, phone : 0172-4082078, 4028720

COMMERCIAL AREA DETAILS					
S/N	NO.	AREA IN SQ. FT.	NO. OF PLOTS	TOTAL COVERED AREA (SQ. FT.)	PARKING AREAS (SQ. FT.)
1	1 TO 14	107,473.37	14	4200.00	390.33
2	15-17	15,074.65	9	6075.00	564.59
3	18-24	17,211.17	1	725.63	67.44
				11000.63	1022.36
					20
					49

RESIDENTIAL PLOTS AREA DETAIL									
S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT		AREA IN SQ. FT.	AREA IN SQ. YDS.	TOTAL AREA IN SQ. YDS.		
1	1-4	4	30	52.5	1575.00	35.93	144.44		
2	5	1	1/2X(31.37+27.07)X(52.67-6)		1975.00	45.07	189.58		
3	6	1	1/2X(31.37+27.07)X(52.67-6)		1975.00	45.07	189.58		
4	7-10	4	30	52.5	1575.00	35.93	144.44		
5	11	1	33.625	70	2353.25	53.93	215.53		
6	12	1	35	70	2450.00	56.45	227.21		
7	13-22	10	32	70	2240.00	51.43	204.89		
8	23	1	35	70	2450.00	56.45	227.21		
9	24	1	1/2X(37.71+24.41+27.07)X(70-0)		2930.00	67.56	265.58		
10	25	1	1/2X(37.71+24.41+27.07)X(70-0)		2930.00	67.56	265.58		
11	26-34	9	32	70	2240.00	51.43	204.89		
12	35	1	1/2X(45.67+66.10+72.71)X(70-0)		3933.33	90.76	347.01		
13	36-42	7	32	70	2240.00	51.43	204.89		
14	43	1	1/2X(45.67+66.10+72.71)X(70-0)		3933.33	90.76	347.01		
15	43A	1	1/2X(38.57+45.11+27.07)X(70-0)		2401.88	55.58	206.88		
16	43B-43C	2	32	70	2240.00	51.43	204.89		
17	43D	1	1/2X(75.07+61.37+43.37)X(45-0)		3669.36	83.74	311.04		
18	45-64	20	30	60	1800.00	40.47	161.90		
19	65-86	22	30	60	1800.00	40.47	161.90		
20	87	1	29.5	70	2065.00	47.44	185.44		
21	88-93	6	31	70	2170.00	49.11	188.67		
22	94-95	2	29.5	70	2065.00	47.44	185.48		
23	96-101	6	31	70	2170.00	49.11	188.67		
24	102	1	29.5	70	2065.00	47.44	185.48		
25	103	1	31	70	2170.00	49.11	188.67		
26	104-123	20	32	70	2240.00	51.43	204.89		
27	124-125	2	31	70	2170.00	49.11	188.67		
28	126-133	8	32	70	2240.00	51.43	204.89		
29	134-158	25	30	60	1800.00	40.47	161.90		
30	159-163	5	29	60	1740.00	39.33	153.33		
31	164-174	11	30	60	1800.00	40.47	161.90		
32	175-198	24	26	54	1404.00	32.00	124.00		
33	199-206	8	28	54	1512.00	34.29	131.29		
34	207	1	1/2X(33.37+27.97)X(54-0)		1671.00	38.00	147.00		
35	208-214	7	28	50	1400.00	32.26	125.26		
36	215-216	2	27	50	1350.00	30.68	118.68		
37	217-223	7	28	50	1400.00	32.26	125.26		
38	224	1	26	54	1404.00	32.00	124.00		
39	225-248	24	26.5	54	1431.00	32.60	127.60		
40	249	1	26	54	1404.00	32.00	124.00		
41	250-256	7	30	60	1800.00	40.47	161.90		
42	257	1	35	60	2100.00	47.62	184.62		
43	258-272	15	30	60	1800.00	40.47	161.90		
44	273-279	7	30	50	1500.00	33.33	133.33		
45	280-281	2	23	50	1150.00	25.56	98.56		
46	282-287	6	24	50	1200.00	27.78	107.78		
47	288-289	2	23	50	1150.00	25.56	98.56		
48	290-292	3	24	50	1200.00	27.78	107.78		
49	293-312	20	22	40	880.00	19.76	77.76		
TOTAL		309					5974.38		
			AREA IN ACRES				13.36		