

**PROPOSED LAYOUT PLAN**  
**M/S BBSB ENTERPRISES**  
**AT VILLAGE CHAPER CHIRI KALAN**  
**(H.B. NO. 195)**  
**SECTOR 91 - 92, S.A.S NAGAR**  
**MOHALI**

**AREA UNDER C.L.U. GRANTED WIDE MEMO No.-1060**  
**STP/S/SS-11 (GR) DATED 20-04-2017.**

**AREA DETAIL :-**

TOTAL SITE AREA = 25.00 ACRES  
 AREA UNDER ROAD WIDENING = 19.07 X 396'-0" = 7524 SQ FT = 0.172 ACRES  
 NET AREA = 25.00 - 0.172 = 24.828 ACRES

**PROPOSED**

| TOTAL AREA OF SCHEME                                                              | 24.828 ACRE        |
|-----------------------------------------------------------------------------------|--------------------|
| EWS AREA                                                                          | 1.254 ACRE         |
| RESIDENTIAL AREA (ROTTED)                                                         | 8.887 ACRE         |
| COMMERCIAL                                                                        | 0.416 ACRE         |
| PUBLIC BUILDINGS                                                                  | 0.224 ACRE         |
| SCHOOL                                                                            | 1.168 ACRE         |
| PARK/AREA                                                                         | 1.591 ACRE         |
| UTILITIES                                                                         | 0.082 ACRE         |
| WATER WORKS                                                                       | 0.082 ACRE         |
| E.G.S                                                                             | 0.066 ACRE         |
| S.T.P. AREA                                                                       | 0.066 ACRE         |
| TOILETS                                                                           | 0.002 ACRE         |
| OPEN SPACE, AREA UNDER MASTER PLAN ROAD, INTERNAL ROADS PARKING AND RESERVED AREA | 11.510 ACRE        |
| <b>TOTAL</b>                                                                      | <b>24.828 ACRE</b> |

**POPULATION CHART**

| SR NO        | TYPE                                                       | PERSON      |
|--------------|------------------------------------------------------------|-------------|
| 1            | INDEPENDENT FLOORS @ 2 PERSON PER ACLOT @ 128 X 201 = 2590 | 4270        |
| 2            | COMMERCIAL @ 100 PERSON PER ACLOT @ 128 X 201 = 2590       | 42          |
| 3            | PUBLIC BUILDING @ 100 PERSON PER ACLOT @ 128 X 201 = 2590  | 23          |
| 4            | EWS @ 100 PERSON PER ACLOT @ 128 X 201 = 2590              | 502         |
| 5            | SCHOOL @ 100 PERSON PER ACLOT @ 128 X 201 = 2590           | 117         |
| <b>TOTAL</b> | <b>TOTAL</b>                                               | <b>4984</b> |

DENSITY REQUIRED AS PER MASTER PLAN @ 200 PERSONS PER ACRE  
 = 20 X 25 = 500 PERSONS (PERMISSIBLE)

**PROPOSED DENSITY = 4984 / 25 (ACRE) = 199.36 PERSONS PER ACRE**

**SALEABLE AREA**

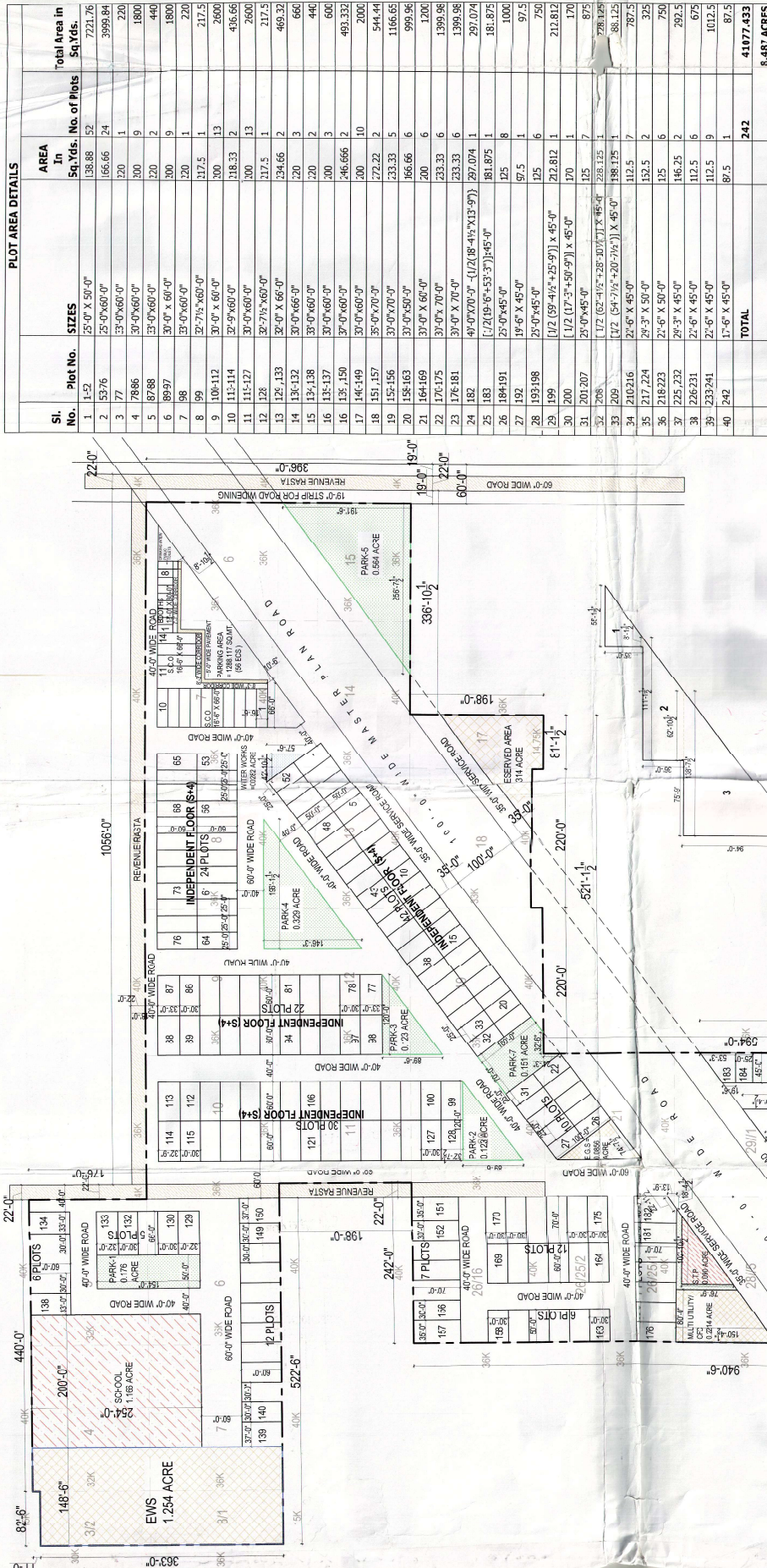
|                           |                    |               |
|---------------------------|--------------------|---------------|
| EWS AREA                  | 1.254 ACRE         | 0.050%        |
| RESIDENTIAL AREA (ROTTED) | 8.887 ACRE         | 3.187%        |
| COMMERCIAL                | 0.416 ACRE         | 1.679%        |
| <b>TOTAL AREA</b>         | <b>10.558 ACRE</b> | <b>42.92%</b> |

**CLIENT**  
 Hachand Singh  
 For BBSB Enterprises  
 Assistant Engineer

**ARCHITECT**  
 SHEET NO. 01  
 AR. CP KAUSAL  
 DEAL BY  
 AR. JASPREET KAUR  
 DATE  
 23-06-2017

**TITLE:-**  
**LAYOUT PLAN**

**THE CREATORS**  
 architects, interior designers, planners,  
 industrial designers, landscape architects,  
 urban designers & valuers  
 S.C.O. 305-306, sector 35-B, Chandigarh  
 phone : 2602338, 2661173  
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**COMMERCIAL PARKING AREA DETAIL PROVIDED**

- 1 = 121 (11' X 10' X 35'-0") X 35'-0" = 1156 SQ. FT.
- 2 = 121 (11' X 10' X 35'-0") X 35'-0" = 1156 SQ. FT.
- 3 = 121 (11' X 10' X 35'-0") X 35'-0" = 1156 SQ. FT.
- 4 = 121 (11' X 10' X 35'-0") X 35'-0" = 1156 SQ. FT.
- 5 = 121 (11' X 10' X 35'-0") X 35'-0" = 1156 SQ. FT.
- 6 = 121 (11' X 10' X 35'-0") X 35'-0" = 1156 SQ. FT.

TOTAL = 1156 X 7 = 8092 SQ. FT.  
 = 186.117 SQ. MT (56 ECS)

**PARK AREA DETAIL**

| S.N.C.        | PARK AREA DETAIL | AREA IN ACRES. |
|---------------|------------------|----------------|
| 1             | PARK-1           | 0.176          |
| 2             | PARK-2           | 0.123          |
| 3             | PARK-3           | 0.123          |
| 4             | PARK-4           | 0.329          |
| 5             | PARK-5           | 0.564          |
| 6             | PARK-6           | 0.055          |
| 7             | PARK-7           | 0.151          |
| <b>TOTAL:</b> |                  | <b>1.561</b>   |

**COMMERCIAL AREA DETAILS**

| SL.NO | PLOT NO.      | SIZES           | AREA IN SQ. FT. | TOTAL AREA IN SQ. FT. | F.A.R. ACHIEVED | TOTAL COVD. AREA (SQ. MT.) | PARKING REQUIRED @ 2ECS/SQ. MT |
|-------|---------------|-----------------|-----------------|-----------------------|-----------------|----------------------------|--------------------------------|
| I     | (S.C.O)       |                 |                 |                       |                 |                            |                                |
| 1     | 1 - 14        | 16'-6" X 66'-0" | 1089            | 15246                 | 1.75            | 2479.6                     | 50 ECS                         |
| II    | (BOOTHIS)     |                 |                 |                       |                 |                            |                                |
| 2     | 1 - 8         | 12'-0" X 30'-0" | 40              | 320                   | 267.55          | 1                          | 267.55                         |
|       | <b>TOTAL:</b> |                 | <b>2014</b>     |                       |                 | <b>(0.416 ACRE)</b>        | <b>6 ECS</b>                   |