

69 Lic. No. 2011/220

**PROPOSED RESIDENTIAL COLONY  
\*HEMKUNT ENCLAVE\*  
RAILON ROAD,  
ROPAR, (DISTRICT ROOP NAGAR).**

**PROMOTERS :-  
JEET PROPERTIES PVT. LTD.  
74 HEMKUNT COLONY, OPP. NEHRU PALACE, NEW DELHI.**

**SCHEME BOUNDARY :-  
G.TOTAL AREA = 56960.75 SQ.YDS. (11.769 ACRES)**

**SCHEDULE OF PLOTS (RESIDENTIAL) :-**

S.NO.	PLOT NOS.	NOS. OF PLOTS	SIZE OF PLOTS	AREA	TOTAL AREA OF PLOTS	REMARKS.
1.	1	1	36'-6"x75'	304.17	304.17	
2.	2-14	13	36'x75'	300.00	3900.00	
3.	15-19	05	37'-6"x75'	312.50	1562.50	
4.	20-22	3	35'x65'	252.78	758.33	
5.	23-36	14	25'-11"x58'	167.04	2338.56	
6.	37-39	03	25'-6"x50'	141.67	425.00	
7.	40&44	02	25'-4"x50'	140.74	281.48	
8.	41-43	03	25'-6"x50'	141.67	425.00	
9.	45-56	12	30'x63'	210.00	2520.00	
10.	57-96	40	20'-3"x43'	96.75	3870.00	
12.	97-132	36	27'-6"x62'	190.59	6861.33	
13.	133	01	28'-6"x60'	190.00	190.00	
14.	134-156	23	26'-3"x60'	175.00	4025.00	
15.	157	01	23'-6"x35'	91.39	91.39	
16.	158-163	06	25'-6"x62'	175.67	1054.00	
TOTAL		163			28606.76	PLOT NO 57-96 ARE FOR E.W.S (2902.50 SQ.YD.)

**SCHEDULE OF PLOTS (COMMERCIAL):-**

1	1-4	4	15'x33' (SHOP)	88.33	353.33	
2	5&15	2	15'-6"x50'-0" (SHOP)	86.11	172.22	
3	6-14	9	15'x50' (SHOP)	83.33	750.00	F.A.R. 1:1.0
TOTAL		15			1275.55	2.347%

**SCHEME AREA :-56960.75 SQ.YDS.**

**AREA UNDER WIDENING OF 22' WIDE EXISTING FRONT ROAD TO 60'-0" ( WITHIN SCHEME AREA)=2623.76 SQ.YD.  
NET PLANNED AREA=54336.99 SQ.YDS.**

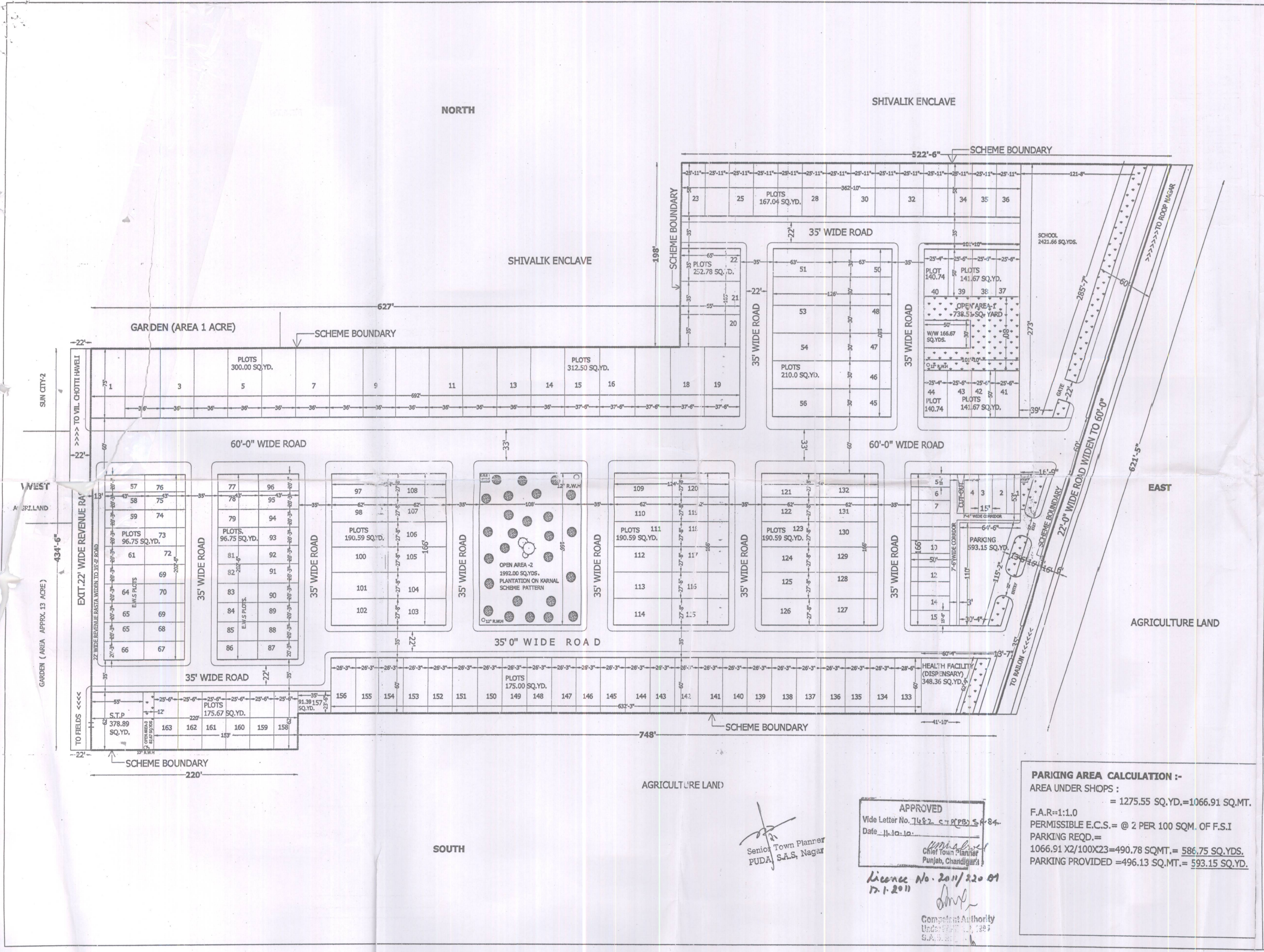
**DETAIL OF AREAS :-**

RESIDENTIAL AREA	28606.76	52.647%
AREA UNDER COMMERCIAL	1275.55	2.347%
AREA UNDER PARKS	2813.18	5.177%
AREA UNDER SCHOOL	2421.66	4.457%
AREA UNDER S.T.P	378.89	0.697%
AREA UNDER W.W	166.67	0.307%
AREA UNDER HEALTH FACILITY (dispensary)	348.36	0.641%
AREA UNDER ROADS/PAVEMENT/ PARKING/TOILET ETC.	18325.92	33.727%
TOTAL	54336.99	100.00 %

TITLE : LAYOUT PLAN  
DRG.NO. 1 DATED : 29.09/17.3.2010.  
SCALE ; 1/16" = 1'-0"  
DEALT BY:- AMRITPAL KAUR (ARCHT.ASTT.)  
CHKD. BY :- SH.S.K.BANSAL (RETD.A.T.P.)

**SIGN. OF OWNER** *(Signature)*  
**SIGN. OF TOWN PLANNER** *(Signature)*

**TWENTY FIRST CENTURY TOWN PLANNING CONSULTANTS,  
# 3186, SECTOR - 71,  
MOHALI . MOBILE 92166-10010.**



**APPROVED**  
Vide Letter No. 7482 of P.P.B. S. 84-  
Date 11.10.10.  
*(Signature)*  
Chief Town Planner  
Punjab, Chandigarh  
Licence No. 2011/220 of  
17.1.2011  
*(Signature)*  
Competent Authority  
Under P.P.B. S. 84-85  
S.A.S. Nagar

**PARKING AREA CALCULATION :-**  
AREA UNDER SHOPS : = 1275.55 SQ.YD.=1066.91 SQ.MT.  
F.A.R.=1:1.0  
PERMISSIBLE E.C.S.= @ 2 PER 100 SQM. OF F.S.I  
PARKING REQD.=  
1066.91 X2/100X23=490.78 SQMT.= 586.75 SQ.YDS.  
PARKING PROVIDED =496.13 SQ.MT.= 593.15 SQ.YD.