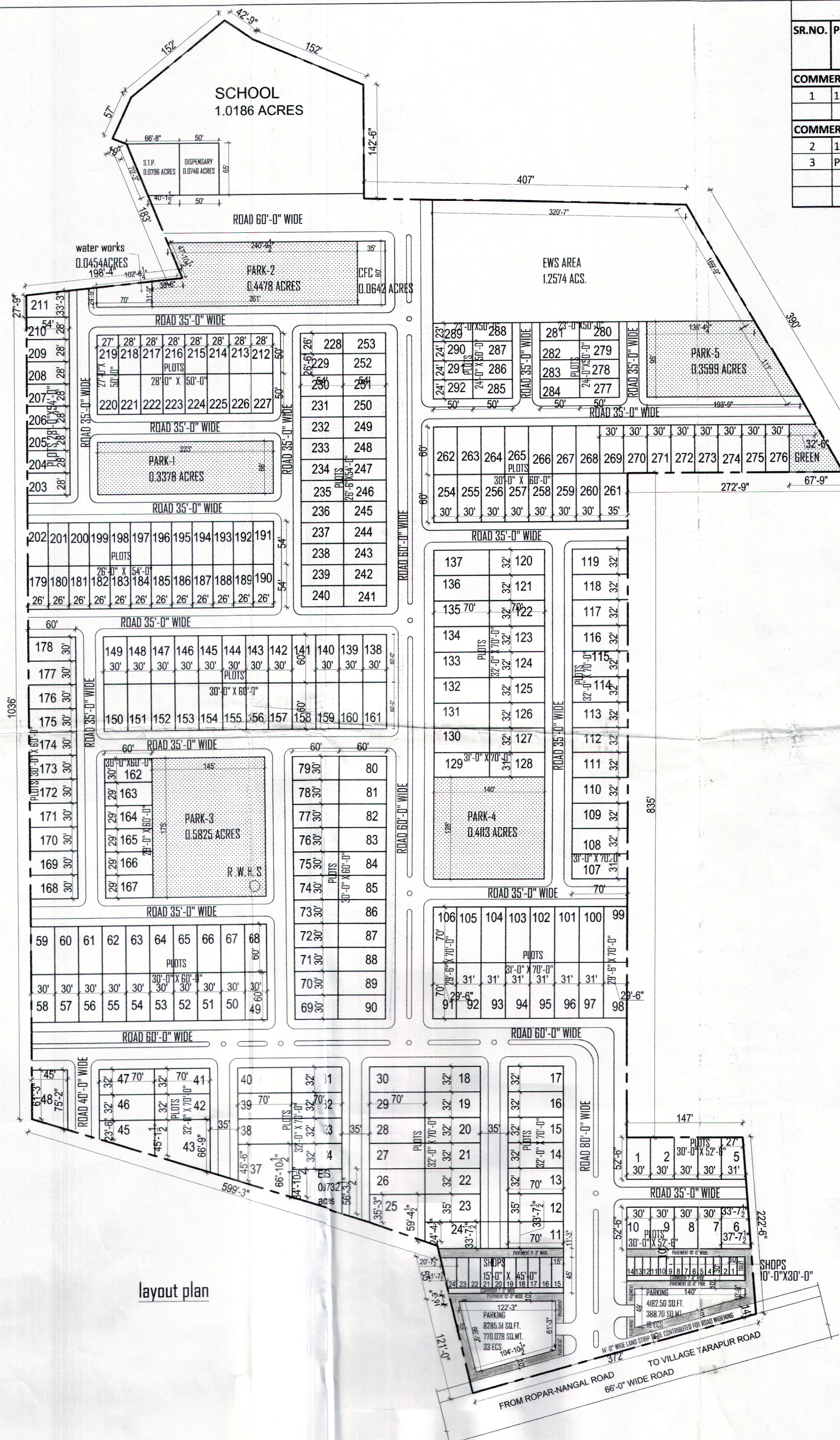




layout plan

COMMERCIAL AREA DETAILS									
SR.NO.	PLOT NO.	SIZES	AREA IN SQ.FT.	NO. OF PLOTS	TOTAL AREA IN SQ.FT.	F.A.R.	TOTAL COVERED AREA (SQ.FT.)	TOTAL COVERED AREA (SQM)	PARKING REQUIRED
COMMERCIAL-I (SHOPS)									
1	1 TO 14	10'-0"X30'-0"	300.00	14	4200.00	1	4200.00	390.33	8
								390.33	16
COMMERCIAL-II									
2	15-23	15'-0"X45'-0"	675.00	9	6075.00	1	6075.00	564.59	
3	PLOT 24	1/2(11'-7 1/2"+20'-7 1/2")X45'-0"	725.625	1	725.63	1	725.63	67.44	
								632.03	13
TOTAL COMMERCIAL AREA								1022.36	49

RESEDENTIAL AREA DETAILS						
SR. NO.	PLOT NO.	SIZES	AREA IN SQ.FT.	AREA IN SQ.YDS.	NO. OF PLOTS	TOTAL AREA IN SQ.YDS.
1	1 TO 4	30'-0"X52'-6"	1575.00	175.000	4	700.000
2	PLOT NO. 5	1/2 (27'-0"+31'-0")X52'-6"	1522.50	169.167	1	169.167
3	PLOT NO. 6	1/2 (37'-71/2"+33'-7 1/2")X52'-6"	1870.31	207.813	1	207.813
4	7 TO 10	30'-0"X52'-6"	1575.00	175.000	4	700.000
5	11	33'-7 1/2"X70'-0"	2353.75	261.528	1	261.528
6	12	35'-0"X70'-0"	2450.00	272.222	1	272.222
7	13-22	32'-0"X70'-0"	2240.00	248.889	10	2488.889
8	23	35'-0"X70'-0"	2450.00	272.222	1	272.222
9	24	1/2 (24'-41/2"+33'-7 1/2")X70'-0"	2030.00	225.556	1	225.556
10	25	1/2(35'-3"+59'-4 1/2")X70'-0"	3311.88	367.986	1	367.986
11	26-34	32'-0"X70'-0"	2240.00	248.889	9	2240.000
12	37	1/2(45'-6"+66'-10 1/2")X70'-0"	3933.13	437.014	1	437.014
13	38-42	32'-0"X70'-0"	2240.00	248.889	5	1244.444
14	43	1/2(45'-1 1/2"+66'-9")X70'-0"	3915.63	435.069	1	435.069
15	45	1/2(23'-6"+45'-1 1/2")X70'-0"	2401.88	266.875	1	266.875
16	46-47	32'-0"X70'-0"	2240.00	248.889	2	497.778
17	48	1/2(61'-3"-75'-1 1/2")X45'-0"	3068.44	340.938	1	340.938
18	49-90	30'-0"X60'-0"	1800.00	200.000	42	8400.000
19	91	29'-6"X70'-0"	2065.00	229.444	1	229.444
20	92-97	31'-0"X70'-0"	2170.00	241.111	6	1446.667
21	98-99	29'-6"X70'-0"	2065.00	229.444	2	458.889
22	100-105	31'-0"X70'-0"	2170.00	241.111	6	1446.667
23	106	29'-6"X70'-0"	2065.00	229.444	1	229.444
24	107	31'-0"X70'-0"	2170.00	241.111	1	241.111
25	108-127	32'-0"X70'-0"	2240.00	248.889	20	4977.778
26	128-129	31'-0"X70'-0"	2170.00	241.111	2	482.222
27	130-137	32'-0"X70'-0"	2240.00	248.889	8	1991.111
28	138-162	30'-0"X60'-0"	1800.00	200.000	25	5000.000
29	163-167	29'-0"X60'-0"	1740.00	193.333	5	966.667
30	168-178	30'-0"X60'-0"	1800.00	200.000	11	2200.000
31	179-202	26'-0"X54'-0"	1404.00	156.000	24	3744.000
32	203-210	28'-0"X54'-0"	1512.00	168.000	8	1344.000
33	211	1/2 (27'-9"+33'-3")X54'-0"	1647.00	183.000	1	183.000
34	212-218	28'-0"X50'-0"	1400.00	155.556	7	1088.889
35	219-220	27'-0"X50'-0"	1350.00	150.000	2	300.000
36	221-227	28'-0"X50'-0"	1400.00	155.556	7	1088.889
37	228	26'-0"X54'-0"	1404.00	156.000	1	156.000
38	229-252	26'-6"X54'-0"	1431.00	159.000	24	3816.000
39	253	26'-0"X54'-0"	1404.00	156.000	1	156.000
40	254-260	30'-0"X60'-0"	1800.00	200.000	7	1400.000
41	261	35'-0"X60'-0"	2100.00	233.333	1	233.333
42	262-276	30'-0"X60'-0"	1800.00	200.000	15	3000.000
43	277-279	24'-0"X50'-0"	1200.00	133.333	3	400.000
44	280-281	23'-0"X50'-0"	1150.00	127.778	2	255.556
45	282-287	24'-0"X50'-0"	1200.00	133.333	6	800.000
46	288-289	23'-0"X50'-0"	1150.00	127.778	2	255.556
47	290-292	24'-0"X50'-0"	1200.00	133.333	3	400.000
						289
						57818.722
						11.946 acres

PROPOSED PARKS	
PARK-1	0.3378 ACRE
PARK-2	0.4478 ACRE
PARK-3	0.5825 ACRE
PARK-4	0.4113 ACRE
PARK-5	0.3599 ACRE
	2.1393 ACRE

PUBLIC BUILDINGS	
DISPENSARY	0.0746 ACRE
ESS	0.0732 ACRE
S.T.P. AREA	0.0796 ACRE
CFC	0.0642 ACRE
	0.2916 ACRE

REVISED RESIDENTIAL COLONY NIRWANA GREENS AT VILL. SAHOTA & NANDWAL, ANANDPUR SAHIB DISTRICT ROPAR

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

PROPOSED

TOTAL AREA OF SCHEME	24.86 ACRE	
E.W.S. AREA	1.2574 ACRE	5.0579%
RESIDENTIAL AREA (PLOTTED)	11.946 ACRE	48.0531%
COMMERCIAL AREA	0.2526 ACRE	1.0161%
EDUCATIONAL	1.0186 ACRE	4.0973%
PUBLIC BUILDINGS	0.2916 ACRE	1.173%
PARK AREA	2.1393 ACRE	8.6054%
ROAD, OPEN SPACE, PARKING & UTILITIES	7.9545 ACRE	31.9972 %

DETAIL OF SALEABLE AREA

RESIDENTIAL AREA (PLOTTED)	11.946 ACRE	48.0531%
COMMERCIAL AREA	0.2526 ACRE	1.0161%
E.W.S. AREA	1.2574 ACRE	5.0579%
TOTAL SALEABLE AREA	13.456 ACRE	54.1271%

POPULATION CHART

SR.NO.	TYPE	PERSON
1.	RESIDENTIAL (@ 15 PERSON PER PLOT) =289 X15 = 4335	4335
2.	COMMERCIAL (@100 PERSON PER ACS.) = 0.2526X100= 25.26	25.26
3.	EDUCATION/PUBLIC BUILDING (@ 100 PERSON PER ACRE) = (1.0186+ 0.2916=1.3102)=1.3102X100= 131.02	131.02
PROVIDED DENSITY		4491.28 (PERSONS)

DENSITY REQUIRED AS PER MASTER PLAN @ 200 PERSONS PER ACRE
= 200 X 24.86 = 4972 PERSONS (PERMISSIBLE)
PROPOSED DENSITY = 4491.28 / 24.86 (ACRE)
= 180.66 PERSONS PER ACRE

NOTE:-PLOT NO.35,36,44 ARE NOT IN SCHEME

DRG. NO. NG/ 2016 /TC/01

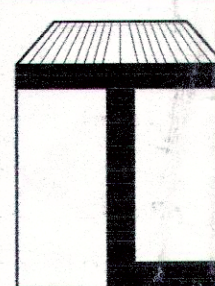
DATE :- MAY 2016

OWNER

ARCHITECT:-

TITLE:-

LAYOUT PLAN



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

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