

**PROPOSED RESIDENTIAL COLONY
NIRWANA GREENS
AT VILL. SAHOTA & NANOWAL,
ANANDPUR SAHIB
DISTT.ROPAR**

PROMOTERS :-
M/S BHAGWATI DREAM HOMES PVT. LTD.
**TOTAL AREA = 120336.00 SQ.YDS.
24.86 ACRES**

RESIDENTIAL PLOTS

S. NO.	PLOT NOS.	QTY	PLOT SIZE	AREA OF PLOT IN SQYDS	TOTAL AREA IN SQYDS	PERC - ENTAGE
1	1-4	4	30'0"x52'6"	175.00	700.00	
2	5	1	as per site	169.16	169.16	
3	6	1	as per site	207.81	207.81	
4	7-10	4	30'0"x52'6"	175.00	700.00	
5	11	1	33'8"x70'0"	261.64	261.64	
6	12-17	6	32'0"x70'0"	248.88	1493.28	
7	18-23	6	32'0"x70'0"	248.88	1493.28	
8	24	1	as per site	249.42	249.42	
9	25	1	as per site	355.44	355.44	
10	26-30	5	32'0"x70'0"	248.88	1244.40	
11	31-35 37-40	9	32'0"x70'0"	248.88	2239.92	
12	36	1	as per site	188.61	188.61	
13	41-43	3	32'0"x70'0"	248.88	746.64	
14	44	1	as per site	186.66	186.66	
15	45-64	20	30'0"x60'0"	200.00	4000.00	
16	65-86	22	30'0"x60'0"	200.00	4400.00	
17	87,94 95,102	4	29'6"x70'0"	229.44	917.76	
18	88-93 96-101	12	31'0"x70'0"	241.11	2893.32	
19	103-115	13	32'0"x70'0"	248.88	3235.44	
20	116-133	18	32'0"x70'0"	248.88	4479.84	
21	134-157	24	30'0"x60'0"	200.00	4800.00	
22	158	1	30'0"x60'0"	200.00	200.00	
23	159-163	5	29'0"x60'0"	193.33	966.65	
24	164-174	11	30'0"x60'0"	200.00	2200.00	
25	175-198	24	26'0"x54'0"	156.00	3744.00	
26	199-206	8	28'0"x54'0"	168.00	1344.00	
27	207	1	as per site	183.00	183.00	
28	215,216	2	27'0"x50'0"	150.00	300.00	
29	208-214 217-223	14	28'0"x50'0"	155.55	2177.70	
30	224,249	2	26'0"x54'0"	156.00	312.00	
31	225-248	24	26'6"x54'0"	159.00	3816.00	
32	250-256	7	30'0"x60'0"	200.00	1400.00	
33	257	1	35'0"x60'0"	233.33	233.33	
34	258-272	15	30'0"x60'0"	200.00	3000.00	
35	273	1	as per site	334.16	334.16	
36	274	1	as per site	173.83	173.83	
37	275-276	2	30'0"x60'0"	200.00	400.00	
TOTAL	276				55747.29	46.32%

AREA UNDER E.W.S.PLOTS						
38	277-286 287-296	20	20'0"x40'0"	88.88	1777.60	
39	297-307	11	18'xas site	AV.	918.50	
40	308	1	as per site	AV.	77.50	
41	309-321 322-334	26	18'0"x45'0"	90.00	2340.00	
42	335	1	as per site	AV.	85.00	
43	336-348	13	20'0"x40'0"	88.88	1155.44	
44	349-352	4	20'xas site	AV.	279.55	
38	353	1	as per site	AV.	75.32	
39	354-366	13	20'0"x40'0"	88.88	1155.44	
TOTAL	90				7864.35	6.54%

TOTAL AREA UNDER RESIDENTIAL PLOTS- 55747.29+7864.35 = 63611.64 SQ. YDS. = 52.86%						
AREA UNDER COMMERCIAL USE						
1	SHOPS	1-14	14	10'0"x30'0"	33.33	466.62
2	SHOPS	15-23	9	15'0"x45'0"	75.00	675.00
3	SHOP	24	1	as per site	77.17	77.17
TOTAL			23		1218.79	1.01%

TOTAL SALEABLE AREA=53.87%

- 1 AREA UNDER RESIDENTIAL & E.W.S. PLOTS (63611.64SQYDS) =52.86%
- 2 AREA UNDER COMMERCIAL (1218.79 SQYDS) =1.01 %
- 3 AREA UNDER ROADS, PARKS AND PUBLIC AMENTIES(55505.57 SQ.YDS.) (46.13%)
- 4 AREA UNDER PARKS =7115.56 SQYDS =5.91%
- 5 AREA UNDER S.T.P. (313.44 SQYDS) =0.26%
- 6 AREA UNDER E.S.S. (106.24 SQYDS) =0.09%
- 7 AREA UNDER SCHOOL (4876.33 SQYDS) = 4.05%
- 8 AREA UNDER RAIN WATER HARVESTING (370.14 SQ.YDS) =0.31%
- 9 AREA UNDER DISPENSARY (361.11 SQ.YDS.) =0.30%
- 10 AREA UNDER SWIMMING POOL (1348.58 SQ.YDS.) = 1.12%
- 11 AREA UNDER W. WORKS (500.00 SQ.YDS) = 0.42%
- 12 AREA UNDER ROADS, PARKING & OPEN SPACES (40514.17 SQ.YDS) = 33.67%

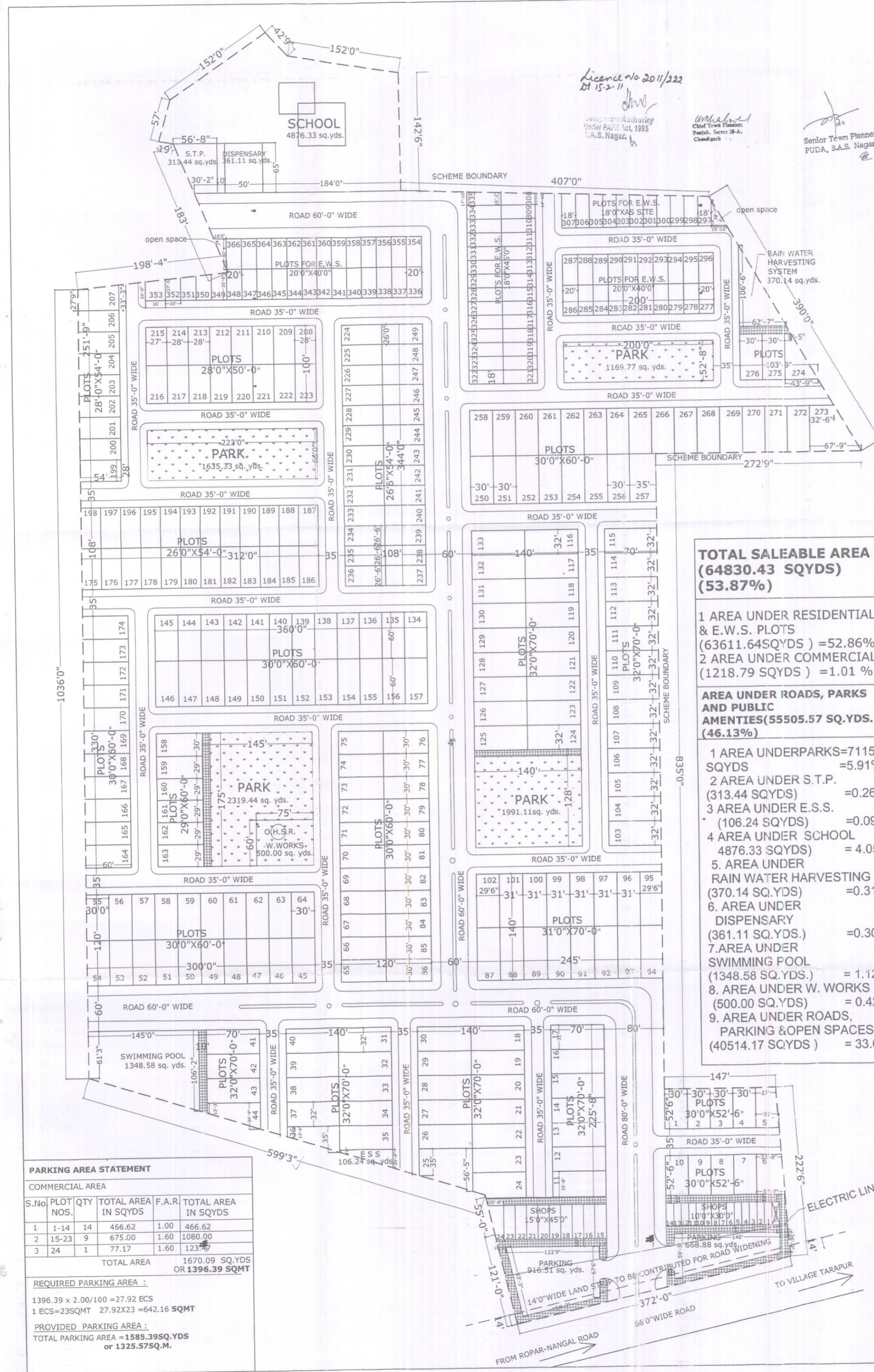
SHEET TITLE:- LAYOUT PLAN

DRG.NO.SD/APS/03/10 DRAWN. BY. PALLAVI PATHANIA
DATE 22.04.10 CHECKED BY.
SCALE :- 1" = 60'-0" REVISION 23-6-10

PROMOTER
ARCHITECT

(AR. SURJET PRINJA)

SPACE PLANNERS
Architects, Engineer, Planner,
Interior & Industrial Designers
344 Sector 12A, Panchkula,
Ph : 0172-2572450, 9815654205,



License No 2011/222
of 15.2.11
Department Authority
Under P.A.R. Act, 1985
A.S. Nagar

Senior Town Planner
PUDA, S.A.S. Nagar

PARKING AREA STATEMENT

COMMERCIAL AREA					
S.No.	PLOT NOS.	QTY	TOTAL AREA IN SQYDS	F.A.R.	TOTAL AREA IN SQYDS
1	1-14	14	466.62	1.00	466.62
2	15-23	9	675.00	1.60	1080.00
3	24	1	77.17	1.60	123.47
TOTAL AREA			1670.09 SQ.YDS		OR 1396.39 SQMT

REQUIRED PARKING AREA :
1396.39 x 2.00/100 = 27.92 ECS
1 ECS = 235 SQMT 27.92x235 = 642.16 SQMT

PROVIDED PARKING AREA :
TOTAL PARKING AREA = 1585.39 SQ.YDS
OR 1325.57 SQ.M.