S.NO	DESCRIPTION	%	AREA IN ACRES
1	AREA UNDER PLOTS (SALEABLE AREA INCLUDING E.W.S)	62.100%	5.94
2	AREA UNDER PARKS	5.00%	0.48
3	AREA UNDER PUBLIC BUILDINGS	3.149%	0.300
4	AREA UNDER PAVEMENTS,ROADS & OPEN SPACES	29.751%	2.850
	TOTAL NET PLANNED AREA	100%	9.570

DESCRIPTION	AREA IN SQ.FT	AREA IN SQ.YDS	AREA IN
TOTAL AREA OF SITE AFTER ROAD WIDENING	416869.20	46318.80	9.570

RESIDENTIAL PLOTS DETAIL :-

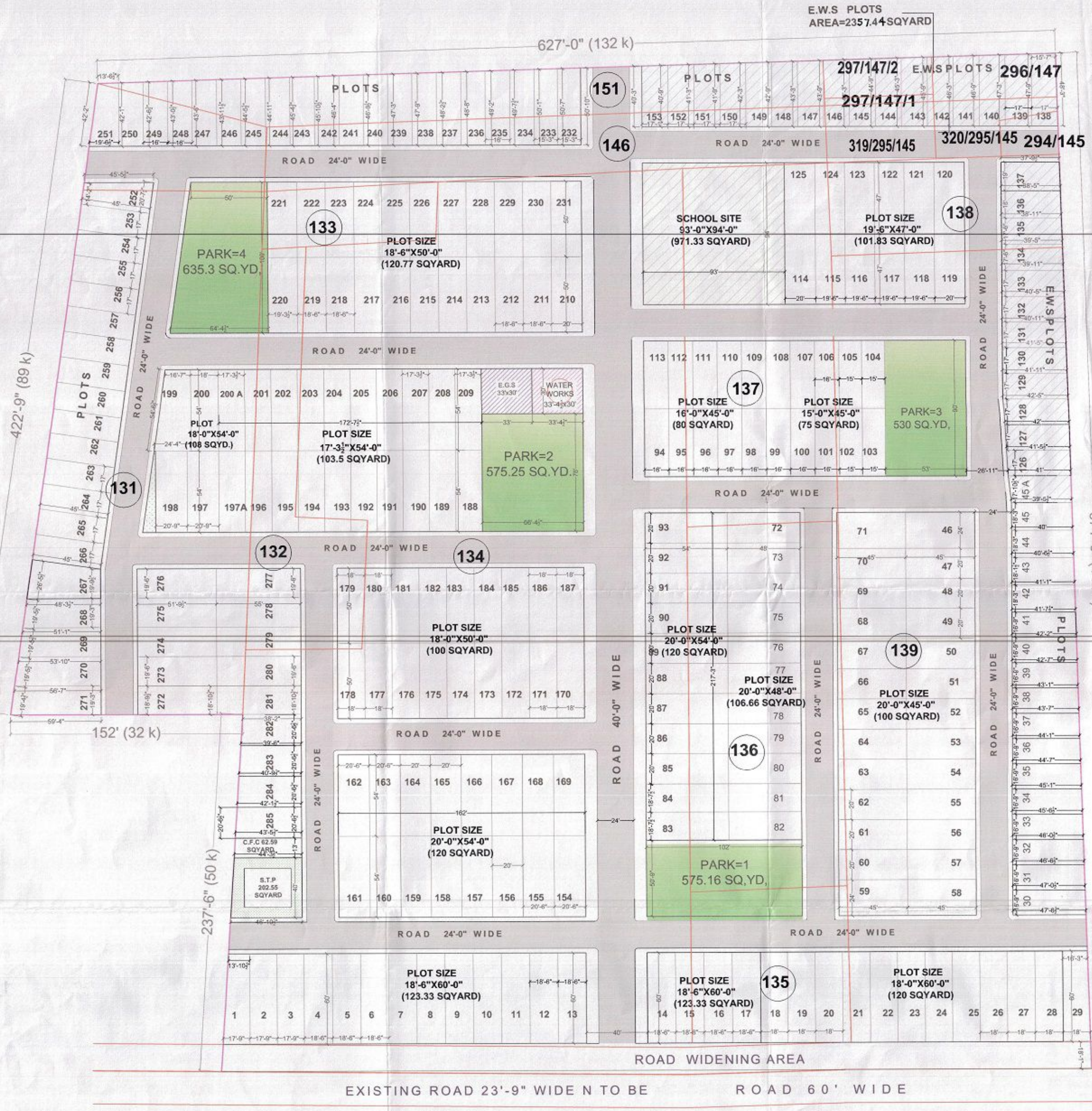
S.NO.	PLOT.NO	NO. OF PLOTS	B	L1	L2	FORMULA	AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA	
1	1	1	60	17.75	13.875	1/2(L1+L2)XB	948.75	105.42	105.42	
2	2-3	2	17.75	60		LXB	1065	118.33	236.67	
3	4-17	14	18.5	60		LXB	1110	123.33	1726.67	
4	18-28	11	18	60		LXB	1080	120.00	1320.00	
5	29	1	60	18	16.25	1/2(L1+L2)XB	1027.50	114.17	114.17	
6	30	1	16.75	47.54	47.04	1/2(L1+L2)XB	792.11	88.01	88.01	
7	31	1	16.75	47.04	46.54	1/2(L1+L2)XB	783.73	87.08	87.08	
8	32	1	16.75	46.54	46.04	1/2(L1+L2)XB	775.36	86.15	86.15	
9	33	1	16.75	46.04	45.54	1/2(L1+L2)XB	766.98	85.22	85.22	
10	34	1	16.75	45.54	45.08	1/2(L1+L2)XB	758.94	84.33	84.33	
11	35	1	16.75	45.08	44.58	1/2(L1+L2)XB	750.90	83.43	83.43	
12	36	1	16.75	44.58	44.08	1/2(L1+L2)XB	742.53	82.50	82.50	
13	37	1	16.75	44.08	43.58	1/2(L1+L2)XB	734.15	81.57	81.57	
14	38	1	16.75	43.58	43.08	1/2(L1+L2)XB	725.78	80.64	80.64	
15	39	1	16.75	43.08	42.58	1/2(L1+L2)XB	717.40	79.71	79.71	
16	40	1	16.75	42.58	42.16	1/2(L1+L2)XB	709.70	78.86	78.86	
17	41	1	16.75	42.16	41.625	1/2(L1+L2)XB	701.70	77.97	77.97	
18	42	1	18.25	41.625	41.08	1/2(L1+L2)XB	754.68	83.85	83.85	
19	43	1	18.125	41.08	40.54	1/2(L1+L2)XB	739.68	82.19	82.19	
20	44	1	18.25	40.54	40.00	1/2(L1+L2)XB	734.93	81.66	81.66	
21	45	1	18.25	40.00	39.45	1/2(L1+L2)XB	724.98	80.55	80.55	
22	45A	1	17.875	39.450	41.00	1/2(L1+L2)XB	719.02	79.89	79.89	
23	46	1	24.00	45.00		LXB	1080	120.00	120.00	
24	47-57	11	20.00	45.00		LXB	900	100.00	1100.00	
25	58-59	2	24.00	45.00		LXB	1080	120.00	240.00	
26	60-70	11	20.00	45.00		LXB	900	100.00	1100.00	
27	71	1	24.00	45.00		LXB	1080	120.00	120.00	
28	72-80	9	20.00	48.00		LXB	960	106.67	960.00	
29	81-82	2	18.63	48.00		LXB	894	99.33	198.67	
30	83-84	2	18.63	54.00		LXB	1005.75	111.75	223.50	
31	85-93	9	20.00	54.00		LXB	1080	120.00	1080.00	
32	94-101	8	16.00	45.00		LXB	720	80.00	640.00	
33	102-105	4	15.00	45.00		LXB	675	75.00	300.00	
34	106-113	8	16.00	45.00		LXB	720	80.00	640.00	
35	114	1	20.00	47.00		LXB	940	104.44	104.44	
36	115-118	4	19.50	47.00		LXB	916.5	101.83	407.33	
37	119-120	2	20.00	47.00		LXB	940	104.44	208.89	
38	121-124	4	19.50	47.00		LXB	916.5	101.83	407.33	
39	125	1	20.00	47.00		LXB	940	104.44	104.44	
40	126	1	17.00	41.000	41.45	1/2(L1+L2)XB	700.83	77.87	77.87	
41	127	1	17.00	41.45	42.00	1/2(L1+L2)XB	709.33	78.81	78.81	
42	128	1	17.00	42.00	42.41	1/2(L1+L2)XB	717.49	79.72	79.72	
43	129	1	17.00	42.41	41.91	1/2(L1+L2)XB	716.72	79.64	79.64	
44	130	1	17.00	41.910	41.41	1/2(L1+L2)XB	708.22	78.69	78.69	
45	131	1	17.00	41.41	40.91	1/2(L1+L2)XB	699.72	77.75	77.75	
46	132	1	17.00	40.910	40.41	1/2(L1+L2)XB	691.22	76.80	76.80	E.W.S AREA
47	133	1	17.00	40.410	39.91	1/2(L1+L2)XB	682.72	75.86	75.86	2357.44
48	134	1	17.50	39.910	39.41	1/2(L1+L2)XB	694.05	77.12	77.12	SQYARD
49	135	1	17.50	39.410	38.91	1/2(L1+L2)XB	685.30	76.14	76.14	
50	136	1	18.00	38.910	39.42	1/2(L1+L2)XB	704.97	78.33	78.33	
51	137	1	20.00	39.42	38.792	1/2(L1+L2)XB	782.12	86.90	86.90	
52	138	1	16.29	48.250	47.75	1/2(L1+L2)XB	781.92	86.88	86.88	
53	139	1	17.00	47.750	47.25	1/2(L1+L2)XB	807.50	89.72	89.72	
54	140	1	17.00	47.250	46.75	1/2(L1+L2)XB	799.00	88.78	88.78	
55	141	1	17.00	46.750	46.25	1/2(L1+L2)XB	790.50	87.83	87.83	
56	142	1	17.00	46.250	45.75	1/2(L1+L2)XB	782.00	86.89	86.89	
57	143	1	17.00	45.750	45.25	1/2(L1+L2)XB	773.50	85.94	85.94	
58	144	1	17.00	45.250	44.75	1/2(L1+L2)XB	765.00	85.00	85.00	
59	145	1	17.00	44.750	44.25	1/2(L1+L2)XB	756.50	84.06	84.06	
60	146	1	17.00	44.250	43.75	1/2(L1+L2)XB	748.00	83.11	83.11	
61	147	1	17.00	43.750	43.25	1/2(L1+L2)XB	739.50	82.17	82.17	
62	148	1	17.00	43.250	42.75	1/2(L1+L2)XB	731.00	81.22	81.22	
63	149	1	17.00	42.750	42.25	1/2(L1+L2)XB	722.50	80.28	80.28	
64	150	1	17.00	42.250	41.75	1/2(L1+L2)XB	714.00	79.33	79.33	
65	151	1	17.00	41.750	41.25	1/2(L1+L2)XB	705.50	78.39	78.39	
66	152	1	17.00	41.250	40.75	1/2(L1+L2)XB	697.00	77.44	77.44	
67	153	1	17.083	40.750	40.25	1/2(L1+L2)XB	691.86	76.87	76.87	
68	154,155	2	20.50	54.000		LXB	1107.00	123.00	246.00	
69	156-159	4	20.00	54.000		LXB	1080.00	120.00	480.00	
70	160-163	4	20.50	54.000		LXB	1107.00	123.00	492.00	
71	164-167	4	20.00	54.000		LXB	1080.00	120.00	480.00	
72	168,169	2	20.50	54.000		LXB	1107.00	123.00	246.00	
73	170-187	18	18.00	50.000		LXB	900.00	100.00	1800.00	
74	188-197A	10	17.292	54.000		LXB	933.77	103.75	1037.52	
75	197, 198	2	20.75	54.000		LXB	1120.50	124.50	249.00	
76	199	1	20.455	54.000	54.542	1/2(L1+L2)XB	1110.11	123.35	123.35	
77	200	1	18.00	54.000		LXB	972.00	108.00	108.00	
78	200A-209	10	17.29	54.000		LXB	933.77	103.75	1037.52	
79	210	1	20.00	50.000		LXB	1000.00	111.11	111.11	
80	211-219	9	18.50	50.000		LXB	925.00	102.78	925.00	
81	220,221	2	19.29	50.000		LXB	964.50	107.17	214.33	
82	222-230	9	18.50	50.000		LXB	925.00	102.78	925.00	
83	231	1	20.00	50.000		LXB	1000.00	111.11	111.11	
84	232	1	15.25	50.830	50.67	1/2(L1+L2)XB	773.94	85.99	85.99	
85	233	1	15.25	50.670	50.08	1/2(L1+L2)XB	768.22	85.36	85.36	
86	234	1	16.00	50.080	49.625	1/2(L1+L2)XB	797.64	88.63	88.63	
87	235	1	16.00	49.625	49.17	1/2(L1+L2)XB	790.36	87.82	87.82	
88	236	1	16.00	49.170	48.67	1/2(L1+L2)XB	782.72	86.97	86.97	
89	237	1	16.00	48.670	48.208	1/2(L1+L2)XB	775.02	86.11	86.11	
90	238	1	16.00	48.208	47.75	1/2(L1+L2)XB	767.66	85.30	85.30	
91	239	1	16.00	47.750	47.25	1/2(L1+L2)XB	760.00	84.44	84.44	
92	240	1	16.00	47.250	46.792	1/2(L1+L2)XB	752.34	83.59	83.59	
93	241	1	16.00	46.792	46.33	1/2(L1+L2)XB	744.98	82.78	82.78	
94	242	1	16.00	46.330	45.875	1/2(L1+L2)XB	737.64	81.96	81.96	
95	243	1	16.00	45.875	45.375	1/2(L1+L2)XB	730.00	81.11	81.11	
96	244	1	16.00	45.375	44.917	1/2(L1+L2)XB	722.34	80.26	80.26	
97	245	1	16.00	44.917	44.458	1/2(L1+L2)XB	715.00	79.44	79.44	
98	246	1	16.00	44.458	43.958	1/2(L1+L2)XB	707.33	78.59	78.59	
99	247	1	16.00	43.958	43.5	1/2(L1+L2)XB	699.66	77.74	77.74	
100	248	1	16.00	43.500	43.00	1/2(L1+L2)XB	692.00	76.89	76.89	
101	249	1	16.00	43.000	42.542	1/2(L1+L2)XB	684.34	76.04	76.04	
102	250	1	16.00	42.542	42.08	1/2(L1+L2)XB	676.98	75.22	75.22	
103	251	1	16.542	42.080	42.17	1/2(L1+L2)XB	696.83	77.43	77.43	
104	252	1	17.39	45.000	45.458	1/2(L1+L2)XB	786.53	87.39	87.39	
105	253-266	14	17.00	45.000		LXB	765.00	85.00	1190.00	
106	267	1	23.125	45.000	48.292	1/2(L1+L2)XB	1078.69	119.85	119.85	
107	268	1	19.333	48.292	51.083	1/2(L1+L2)XB	960.61	106.73	106.734	
108	269	1	19.333	51.083	53.833	1/2(L1+L2)XB	1014.17	112.69	112.686	
109	270	1	19.333	53.833	56.583	1/2(L1+L2)XB	1067.34	118.59	118.59	
110	271	1	19.3125	56.583	59.333	1/2(L1+L2)XB	1119.31	124.37	124.37	
111	272	1	51.792	18.792	18.875	1/2(L1+L2)XB	975.42	108.38	108.38	
112	273-276	4	19.50	51.792		LXB	1009.94	112.22	448.88	
113	277-280	4	19.500	55.000		LXB	1072.50	119.17	476.67	
114	281	1	18.875	55.000		LXB	1038.13	115.35	115.35	
115	282	1	20.542	38.170	39.5	1/2(L1+L2)XB	797.75	88.64	88.64	
116	283	1	20.542	39.500	40.792	1/2(L1+L2)XB	824.68	91.63	91.63	
117	284	1	20.542	40.792	42.125	1/2(L1+L2)XB	851.64	94.63	94.63	
118	285	1	20.542	42.125	43.458	1/2(L1+L2)XB	879.02	97.67	97.67	
	TOTAL	288					99390.91	11043.43	28747.76	62.100%
TOTAL SALEABLE AREA (RESIDENTIAL)									5.94	ACRES
TOTAL E.W.S AREA (RESIDENTIAL)DETAIL ABOVE								2357.44 SQYARD		

PARK AREA :-

S.NO.	PARK	NO. OF PARK	B	L1	L2	FORMULA	AREA/UNIT SQ.FTS.	AREA/UNIT SQ.YDS.	TOTAL AREA	
1	PARK -1	1	102	50.75		LXB	5176.5	575.17	575.17	
2	PARK-2	1	66.375	78		LXB	5177.25	575.25	575.25	
3	PARK-3	1	53	90		LXB	4770	530.00	530.00	
4	PARK-4	1	100.00	64.375	50	1/2(L1+L2)XB	5718.75	635.42	635.42	
	TOTAL	4					20842.50	2315.83	2315.83	5.00%
									0.48	ACRES

PUBLIC BUILDINGS

S.NO.	FACILITIES	NO.	B	L1	L2	FORMULA	AREA/UNIT SQ.FTS.	AREA/UNIT SQ.YDS.	TOTAL AREA	
1	WATER WORKS	1	33.375	30		LXB	1001.25	111.25	111.25	
2	S.T.P	1	40	46.075	44.292	1/2(L1+L2)XB	1823.34	202.59	202.59	
3	ELECTRCIAL GRID STATION	1	33	30		LXB	990	110.00	110.00	
4	C.F.C	1	13	44.202	43.458	1/2(L1+L2)XB	570.38	63.38	63.38	
5	SCHOOL	1	93	94		LXB	8742	971.33	971.33	
	TOTAL						13126.97	1458.55	1458.55	3.149%
									0.30	ACRES



LAYOUT PLAN

Competent Authority

TECHNICALLY APPROVED VIDE LETTER NO. 2077 STP (S) 55-11 (RR) DATED 18/10/2018
SENIOR TOWN PLANNER S.A.S. NAGAR,

PROJECT:-
PROPOSED LAYOUT PLAN *FOR* ***"STAR CITY"***
VILLAGE GURDASPURA
TEH. & DISTT.ROPAR
(PUNJAB)

PROMOTER:-
ROPAR PROPERTIES & BUILDERS (P)LTD.
S.C.O- 12-16 ,SUN-ENCLAVE
ROPAR

DRAWING TITLE:-
LAYOUT PLAN

LEGEND

SYMBOL	DESCRIPTION
	ROADS
	PARK
	S.T.P
	WATER WORKS
	E.G.S
	SCHOOL
	E.W.S

SCALE:-1/32"=1'-0"

NORTH:-
S E W N

DRG. NO-DC/SC/LP-01

OWNER:-
For Ropar Properties & Builders Pvt. Ltd.
Director

ARCHITECT:-
Krishan Dham
CA-94/17123
Head Office:- Plot No. 1253, Sector-82, Mohali.

DATE:- 03.10.18

DHAM CONSULTANTS
ARCHITECTS & PLANNERS
OFFICE-1253, SECTOR- 82,
MOHALI