

AREA STATEMENT

S.No.	CATEGORY	PLOT NOS.	QTY.	SIZE	AREA OF A UNIT PLOT		AREA OF ALL PLOTS IN A PARTICULAR BLOCK (in sqyds.)	REMARKS
					IN SQFT.	IN SQYDS.		
1	2	3	4	5	6	7	8	9
A	RESIDENTIAL	111 to 117	7	34'-0" x 71'-6"	2431.00	270.11	1890.77	
		118*	1	42'-0" x 71'-6"	3003.00	333.67	333.67	CORNER PLOT
		119*	1	30'-0" x 60'-0"	1845.00	205.00	205.00	CORNER PLOT
		120 to 128	9	28'-0" x 60'-0"	1680.00	186.67	1680.00	
		129*, 134*	2	36'-0" x 60'-0"	2160.00	240.00	480.00	CORNER PLOTS
		130 to 133, 228	5	35'-0" x 60'-0"	2100.00	233.33	1166.65	
		135*, 140*	2	36'-0" x 65'-0"	2340.00	260.00	520.00	CORNER PLOTS
		136 to 139	4	35'-0" x 65'-0"	2275.00	252.78	1011.12	
		141*	1	38'-6" x 60'-0"	2310.00	256.67	256.67	CORNER PLOT
		142, 144, 146, 148, 150, 152, 154	7	33'-0" x 60'-0"	1980.00	220.00	1540.00	
		143*	1	38'-0" x 60'-0"	2280.00	253.33	253.33	CORNER PLOT
		145, 147, 149, 151, 153, 223 to 227	10	30'-0" x 90'-0"	1800.00	200.00	2000.00	
		173 to 179	7	33'-0" x 65'-0"	2145.00	238.33	1666.31	
		180*	1	38'-6" x 65'-0"	2502.50	278.06	278.06	CORNER PLOT
		181	1	45'-0" x 71'-6"	3217.50	357.50	357.50	
		182 to 185	4	35'-0" x 71'-6"	2502.50	278.06	1112.24	
		200 to 203	4	35'-0" x 70'-0"	2450.00	272.22	1068.88	
		204*	1	45'-0" x 70'-0"	3150.00	350.00	350.00	
		205*, 206*	2	35'-0" x 55'-0"	1975.00	152.78	305.58	CORNER PLOTS
		208 to 208	3	34'-0" x 55'-0"	1320.00	146.67	440.01	
		210*, 214*	2	25'-0" x 50'-0"	1250.00	138.89	277.78	CORNER PLOTS
		211 to 213	3	34'-0" x 50'-0"	1200.00	133.33	400.00	
		215*, 221*	2	35'-0" x 45'-0"	1575.00	177.50	355.00	CORNER PLOTS
		216 to 220	5	25'-0" x 45'-0"	1125.00	125.00	625.00	
		TOTAL	85				18,595.55	
DEDUCTION ON ACCOUNT OF AREA OF ROUNDED EDGE OF CORNER PLOTS (6'-6" radius curvature of the boundary) 20 NOS. @ 1.00 SQ.YDS.EACH RADIUS /CORNER								(-) 20.00
TOTAL RESIDENTIAL AREA								18575.55 sq.yds. (49.60%)

S.No.	CATEGORY	PLOT NOS.	QTY.	SIZE	AREA OF A UNIT PLOT		AREA OF ALL PLOTS IN A PARTICULAR BLOCK (in sqyds.)	REMARKS
					IN SQFT.	IN SQYDS.		
1	2	3	4	5	6	7	8	9
B	COMMERCIAL SHOPS	1 to 7	7	14'-0" x 40'-0"	560.00	2.22	435.54	
		8, 21, 22, 35	4	18'-0" x 35'-0"	630.00	7.00	280.00	
		9 to 20, 23 to 34	24	12'-0" x 35'-0"	420.00	46.66	1120.00	
		ironing shop	1	10'-0" x 15'-0"	150.00	16.67	16.67	
TOTAL COMMERCIAL AREA							1852.21 sq.yds. (4.95%)	
C	RESERVED AREA	1	1	11'-3" x 71'-6" 1/2 x 54'-9" x 71'-6"	2781.89	306.86	306.86	
TOTAL RESERVED AREA							306.86 sq.yds. (0.82%)	
GRAND TOTAL					A + B + C		(18,575.55 + 1852.21 + 306.86)	20734.62 sq.yds. (55.37%)

**MODEL TOWN
EXTN-II
AT
KHARAR
PUNJAB**

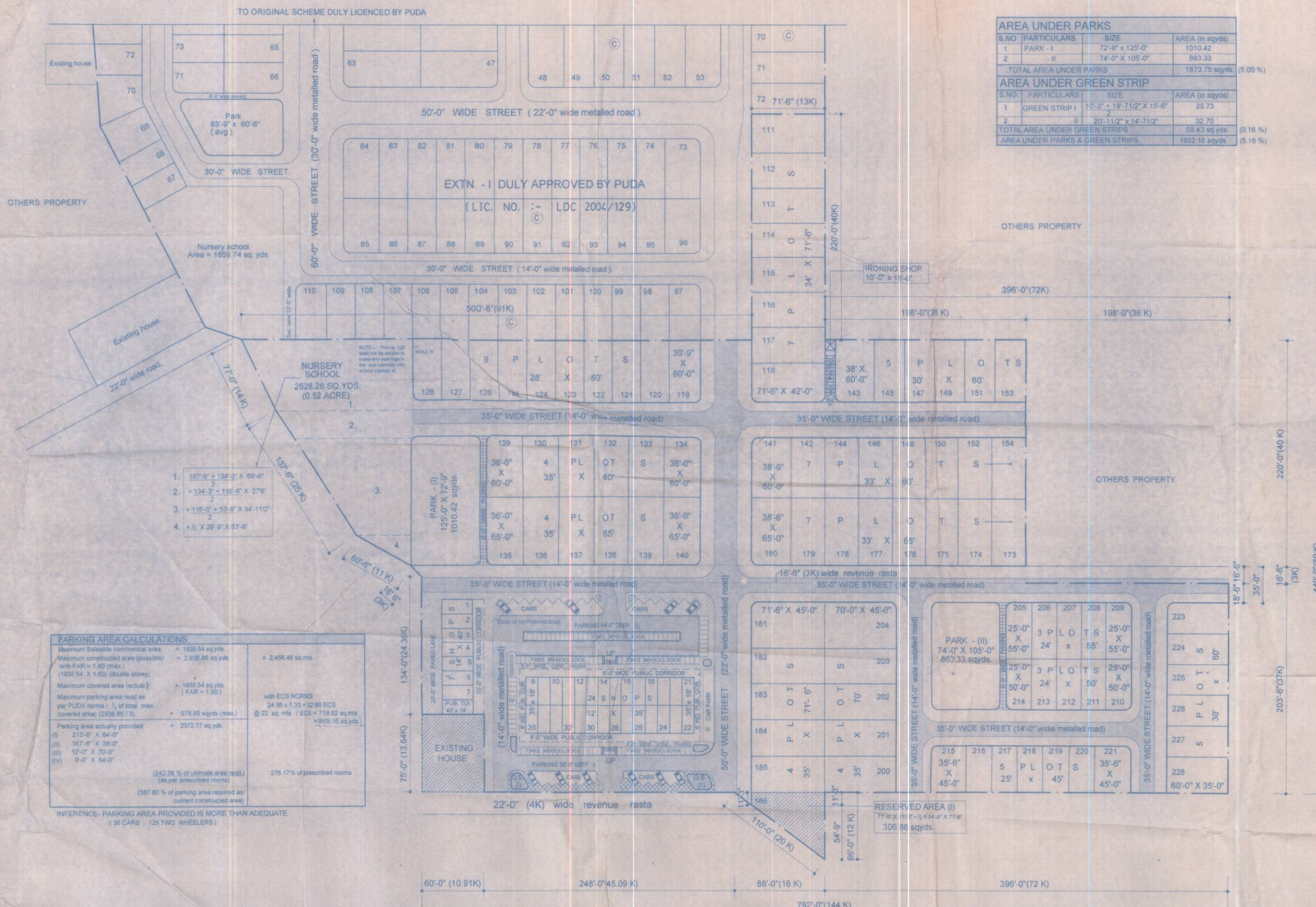
Within Municipal Limits Of Kharar
(7.7375 ACRE SCHEME)

PROMOTERS :-
M/S MODAGE HOUSING DEV. PVT LTD.
REGD. OFFICE: H.NO. 94 PHASE-3 B-2,
S. A. S. NAGAR, MOHALI, PUNJAB.
TEL:- 5015565, MOBILE:- 98141-35533, 98140-36633

COPY RIGHT :-
This drawing and design is a copy right. It is loaned for the project mentioned above in the title of this sheet and is subject to recall any stage it shall not be lent, copied, traced, altered, reproduced or used in whole or in parts without the written permission of the promoter.

GENERAL NOTES

TOTAL LAND AREA	37,449.50
61 KANAL - 18 MARLA	7,737.5
	3,132.6
TOTAL SALEABLE AREA	20,734.4
Residential	18,575.55 sq.yds. (49.60%)
Commercial	1,852.21 sq.yds. (4.95%)
Reserved area	306.86 sq.yds. (0.82%)
AREA UNDER ROADS, PARKS & PUBLIC AMENITIES	16,714.88 SQ (44.63%)
Park & Green strips	1932.18 sq.yds. (5.16%)
School	2528.26 sq.yds. (6.75%)
Parking	2372.77 sq.yds. (6.33%)
Pub.toilet	62.22 sq.yds. (0.17%)
Roads & open spaces	9,819.45 sq.yds. (26.22%)
TOTAL NO. OF PLOTS	121
Residential	85
Commercial	36
(shops - 35)	
(ironing shop - 1)	
TOTAL NO. OF DWELLING UNITS	255
@ 3 dwelling units per plot (85 x 3)	
TOTAL POPULATION	1275
@ 5 persons per dwelling unit (255 x 5)	
DENSITY OF DWELLING UNITS / ACRE	32.96
(255 / 7.7375)	(< 40 T.P./Acre)
DENSITY OF POPULATION / ACRE	164.78
(1275 / 7.7375)	(< 200 T.P./Acre)



AREA UNDER PARKS			
S.NO.	PARTICULARS	SIZE	AREA (in sqyds)
1	PARK - I	72'-9" x 125'-0"	1010.42
2	- II	74'-0" X 105'-0"	863.33
TOTAL AREA UNDER PARKS			1873.75 sqyds. (5.00%)

AREA UNDER GREEN STRIP			
S.NO.	PARTICULARS	SIZE	AREA (in sqyds)
1	GREEN STRIP I	10'-3" x 19'-7 1/2" X 15'-6"	25.73
2	- II	20'-11 1/2" x 14'-7 1/2"	32.70
TOTAL AREA UNDER GREEN STRIPS			58.43 sq.yds. (0.16%)
AREA UNDER PARKS & GREEN STRIPS			1932.18 sqyds. (5.16%)

PARKING AREA CALCULATIONS

Maximum Saleable commercial area	= 1935.54 sq.yds
Maximum constructed area (possible) with FAR = 1.60 (max.) (1935.54 X 1.60) (double storey)	= 2,496.86 sq.yds
Maximum covered area (actual) (FAR = 1.00)	= 1835.54 sq.yds
Maximum parking area need as per PUDA norms (1/3 of total max. covered area) (2306.89 / 3)	= 978.95 sqyds (max.)
Parking area actually provided	= 2372.77 sq.yds
(i) 213'-6" X 64'-0"	
(ii) 167'-6" X 35'-0"	
(iii) 12'-0" X 70'-0"	
(iv) 9'-0" X 64'-0"	
(242.36 % of ultimate area reqd) (as per prescribed norms)	276.17 % of prescribed norms
(387.80 % of parking area required as current constructed area)	

REVISIONS

S.No.	DATE	PARTICULARS

PROMOTERS MODAGE HOUSING DEVELOPMENT PVT. LTD.
ARCHITECT H. S. BHOGAL
COMP AUTHORITY (surya kant)

kant & associates
1149, SECTOR 44 B, CHANDIGARH-160047
Email: skant1@sify.com
TEL:- 2803749, 5541327, FAX:-0172-2665525
CONSULTING ARCHITECTS, INTERIOR DESIGNERS, URBAN DESIGNERS, LANDSCAPE ARCHITECTS, ENVIRONMENT DESIGNERS AND PLANNERS

CORPORATION DRAWING
LAYOUT CUM NUMBERING PLAN
SCALE 1" = 40'-0"
PROJECT DRAWING NO. ka cd 202
CONCEPT DESIGN DEALT DRAWN CHECKED DATE
S.KANT S.KANT ANURADHA ANURADHA S.KANT 07062005

LAYOUT PLAN CUM NUMBERING PLAN
FOR DEMARCATION OF PLOTS, SIZES, AREAS & POSTAL NUMBERS

H. S. Bhogal
Consultant Architect
(City Planning & Development)
CITY PLANNING GRID
Former Chief Town Planner,
Govt. of Punjab, Chandigarh
(Regd. No. 1326 FTP-India)