



Note:- Commercial plots no. 1 to 45 and residential plot no. 208 to 224, 1 to 44, 73 to 168 and 320 to 329, shown in red colour, Hypothecated to G.M.A.B.A. not to be sold.

**COMMERCIAL PARKING AREA DETAIL CALCULATION (POCKET -1)**

P1 = 1/2 (35'-9" X 35'-0")	= 625.625 SQ.FT = 58.143 SQ.MT
P2 = (35'-0" X 109'-1 1/2")	= 3819.375 SQ.FT = 354.960 SQ.MT
P3 = 1/2 (34'-3" X 35'-0")	= 599.375 SQ.FT = 55.703 SQ.MT
<b>5044.375 SQ.FT</b>	<b>468.806 SQ.MT</b>

**(POCKET -2)**

P4 = 1/2 (95'-1 1/2" X 97'-0")	= 4613.562 SQ.FT = 428.769 SQ.MT
P5 = 93'-1 1/2" X 22'-0"	= 2048.75 SQ.FT = 190.404 SQ.MT
<b>6662.312 SQ.FT</b>	<b>619.173 SQ.MT</b>

**TOTAL AREA (POCKET 1+2)**  
 468.806 + 619.173 = 1087.979 SQ.MT = 47 CARS

**SCHOOL**

1. 122'-3" X 124'-6"	= 15220.125 SQ.FT = 1691.125 SQ.YD
2. 1/2 (45'-3" + 124'-6") X 77'-9"	= 6599.031 SQ.FT = 733.225 SQ.YD
<b>21819.156 SQ.FT</b>	<b>= 2424.35 SQ.YD</b>

**= 0.500 ACRES**

**PARK AREA DETAIL**

S.NO.	PARK AREA DETAIL	AREA IN SQ.FT.	AREA IN ACRES.
1	PARK-1	4764.82	0.109
2	PARK-2	3729.937	0.085
3	PARK-3	5478.75	0.125
3	PARK-4	7440.39	0.17
4	PARK-5	6412.5	0.147
	<b>TOTAL:</b>	<b>27826.397</b>	<b>0.636</b>

5.011%

TECHNICALLY APPROVED  
 VIDE LETTER NO. 1611/S.P./SI/22-11(G.P)  
 DATED 02/05/2022  
 SEMUR TOWN PLANNER  
 S.A.S. NAGAR

COMPONENT AUTHORITY

**PLOT AREA DETAILS**

SR.NO.	PLOT NO.	SIZES	AREA IN SQ.FT.	AREA IN SQ.YD.	NO. OF PLOTS	TOTAL AREA IN SQ.YD.
1	1, 44	21'-7 1/2" X 39'-4 1/2"	851.484	94.609	2	189.22
2	2 - 21, 24 - 43	18'-4 1/2" X 39'-4 1/2"	723.515	80.391	40	3215.6
3	22 - 23	21'-9" X 39'-4 1/2"	856.406	95.156	2	190.31
4	45 - 47, 50 - 52, 53 - 55, 58 - 60	20'-0" X 36'-0"	720	80	12	960
5	48 - 49, 56 - 57	18'-1 1/2" X 36'-0"	652.5	72.5	4	290
6	61 - 63, 66 - 68	20'-0" X 45'-0"	900	100	6	600
7	64 - 65	18'-1 1/2" X 45'-0"	815.625	90.625	2	181.25
8	69 - 73	19'-10 1/2" X 36'-3"	720.468	80.052	5	400.26
9	74	21'-0" X 36'-3"	761.25	84.583	1	84.583
10	75, 86	18'-11 1/2" X 45'-0"	815.625	90.625	2	181.25
11	76 - 85	20'-0" X 45'-0"	900	100	10	1000
12	87, 95 - 96, 104	17'-6" X 44'-0"	770	85.556	4	342.22
13	88 - 94, 97 - 103	20'-0" X 44'-0"	880	97.778	14	1368.9
14	105 - 114	20'-0" X 42'-9"	855	95	10	950
15	115	20'-10 1/2" X 45'-0"	939.375	104.38	1	104.38
16	116 - 122	20'-0" X 45'-0"	900	100	7	700
17	123	21'-0" X 45'-0"	945	105	1	105
18	124 - 133	21'-6" X 33'-6"	720.25	80.028	10	800.28
19	134 - 143	21'-6" X 33'-4 1/2"	717.562	79.729	10	797.29
20	144, 161	21'-0" X 45'-0"	945	105	2	210
21	145 - 151, 154 - 160	25'-0" X 45'-0"	1125	125	14	1750
22	152 - 153	21'-4 1/2" X 45'-0"	961.875	106.88	2	213.75
23	162 - 190, 192 - 207	20'-0" X 45'-0"	900	100	45	4500
24	191	1/2 ((38'-9" + 45'-0") X 20'-0")	837.5	93.056	1	93.056
25	208 - 223, 226 - 241	19'-6" X 45'-0"	877.5	97.5	32	3120
26	224 - 225	19'-10 1/2" X 45'-0"	894.375	99.375	2	198.75
27	242, 249	24'-0" X 40'-10 1/2"	981	109	2	218
28	243 - 248	22'-0" X 40'-10 1/2"	899.25	99.917	6	599.5
29	250, 257	24'-0" X 41'-0"	984	109.33	2	218.67
30	251 - 256	22'-0" X 41'-0"	902	100.22	6	601.33
31	258 - 266	20'-0" X 36'-0"	720	80	9	720
32	267	15'-10 1/2" X 36'-0"	571.5	63.5	1	63.5
33	268, 277 - 278, 287	25'-0" X 45'-0"	1125	125	4	500
34	269 - 276, 279 - 286	20'-0" X 45'-0"	900	100	16	1600
35	288, 319	24'-4 1/2" X 45'-0"	1096.875	121.88	2	243.75
36	289 - 302, 305 - 318	20'-0" X 45'-0"	900	100	28	2800
37	303 - 304, 320	24'-0" X 45'-0"	1080	120	3	360
38	321 - 335, 338 - 359	20'-0" X 45'-0"	900	100	37	3700
39	336	24'-1 1/2" X 45'-0"	1085.625	120.63	1	120.63
40	337	24'-4 1/2" X 45'-0"	1096.875	121.88	1	121.88
41	360 - 363	20'-0" X 36'-0"	720	80	4	320
42	364	23'-6" X 36'-0"	846	94	1	94
43	365 - 368	22'-6" X 36'-0"	810	90	4	360
					368	35187
						<b>7.270 ACRES</b>

DETAIL IN THE BELOW TABLE IS ONLY FOR SHOWING PLOTS UNDER EWS, DOES NOT AFFECT CALCULATION

**PLOT AREA DETAILS UNDER EWS**

SR.NO.	PLOT NO.	SIZES	AREA IN SQ.FT.	AREA IN SQ.YD.	NO. OF PLOTS	TOTAL AREA IN SQ.YD.
1	45 - 47, 50 - 52, 53 - 55, 58 - 60	20'-0" X 36'-0"	720	80	12	960
2	48 - 49, 56 - 57	18'-1 1/2" X 36'-0"	652.5	72.5	4	290
3	61 - 63, 66 - 68	20'-0" X 45'-0"	900	100	6	600
4	64 - 65	18'-1 1/2" X 45'-0"	815.625	90.625	2	181.25
5	69 - 72	19'-10 1/2" X 36'-3"	720.468	80.052	4	320.208
6	360 - 363	20'-0" X 36'-0"	720	80	4	320
7	364	23'-6" X 36'-0"	846	94	1	94
8	365 - 368	22'-6" X 36'-0"	810	90	4	360
					37	3125.46
						<b>0.645 ACRES</b>

THESE PLOTS ARE UNDER EWS SCHEME = [Hatched Box]

**COMMERCIAL AREA DETAILS**

SR.NO.	PLOT NO.	SIZES	AREA IN SQ.FT.	NO. OF PLOTS	TOTAL AREA IN SQ.FT.	TOTAL AREA IN SQ.MT.	F.A.R.	TOTAL COVD. AREA (SQ.MT.)	PARKING REQUIRED @2ECS/SQ.MT	PARKING PROVIDED
<b>II</b>	<b>( BOOTHS )</b>									
1	1 - 22	10'-0" X 30'-0"	300	22	6600	613.382	1	613.382	13 ECS	47 CARS
2	23 - 45	10'-0" X 30'-0"	300	23	6900	641.263	1	641.263	13 ECS	
			<b>13500</b>					<b>0.3099 ACRES</b>	<b>26 ECS</b>	

**PROPOSED LAYOUT PLAN FOR M/S. ROYALE ESTATE AFFORDABLE HOUSING AT VILLAGE - KARALA ( H.B. NO. 281), TEH - BANUR, DISTT. - S.A.S NAGAR.**

AREA UNDER C.L.U. GRANTED VIDE MEMO No.-1258 STP(S)/SS-11 (GR) DATED 08-06-2018.

**AREA DETAIL :-**

TOTAL SITE AREA AS PER CLU	= 14.57 ACRES
AREA UNDER SECTOR ROAD AND REVENUE RASTA	= 1.88 ACRES
NET AREA	= 12.69 ACRES

**PROPOSED**

TOTAL AREA OF SCHEME	12.89 ACRE	
RESIDENTIAL AREA - EWS AREA (PLOTTED) = (7.270 - 0.645 ACRE) = 6.625 ACRES	6.625 ACRE	52.2064 %
EWS AREA ( PLOTTED )	0.645 ACRE	5.0827 %
COMMERCIAL ( PLOTTED )	0.3099 ACRE	2.4420 %
SCHOOL	0.500 ACRE	3.9401 %
PUBLIC BUILDINGS	CFC	0.215 ACRE 1.6842 %
PARK AREA		0.636 ACRE 5.0118%
UTILITIES	E.G.S	0.048 ACRE 0.3782%
	S.T.P. AREA	0.070 ACRE 0.5516%
	WATER WORKS	0.0386 ACRE 0.3041%
	TOILETS	0.0211 ACRE 0.1662 %
OPEN SPACE, AREA UNDER ROADS, PARKING	3.5814 ACRE	28.2227 %
<b>TOTAL</b>	<b>12.69 ACRE</b>	<b>100.00%</b>

**POPULATION CHART**

SR.NO.	TYPE	PERSON
1.	RESIDENTIAL (@ 15 PERSON PER PLOT) = 331 X 15 = 4965	4965
2.	EWS (@ 15 PERSON PER PLOT) = 37 X 15 = 555	555
2.	COMMERCIAL (@ 100 PERSON PER ACS.) = 0.3099 X 100 = 30.99	31
3.	SCHOOL (@ 100 PERSON PER ACS.) 0.50 X 100 = 50	50
4.	PUBLIC BUILDING (@ 100 PERSON PER ACS.) 0.215 X 100 = 21.5	22
	<b>TOTAL</b>	<b>5623</b>

**SALEABLE AREA**

RESIDENTIAL AREA ( PLOTTED )	6.625 ACRE	52.2064 %
EWS AREA ( PLOTTED )	0.645 ACRE	5.0827%
COMMERCIAL	0.3099 ACRE	2.4420 %
CFC	0.215 ACRE	1.6842%
<b>TOTAL AREA</b>	<b>7.7949 ACRE</b>	<b>61.4253 %</b>

For Royale Estate Affordable Housing  
 Kamalish  
 Proprietor

CLIENT

**ARCHITECT**

SHEET NO. 01	CHECKED BY AR. C.P. KAUSHAL	JOB NO.
DEALT BY AR. JASPREET KAUR	SCALE	DATE 09-06-2018

TITLE :- LAYOUT PLAN

**THE CREATORS**  
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