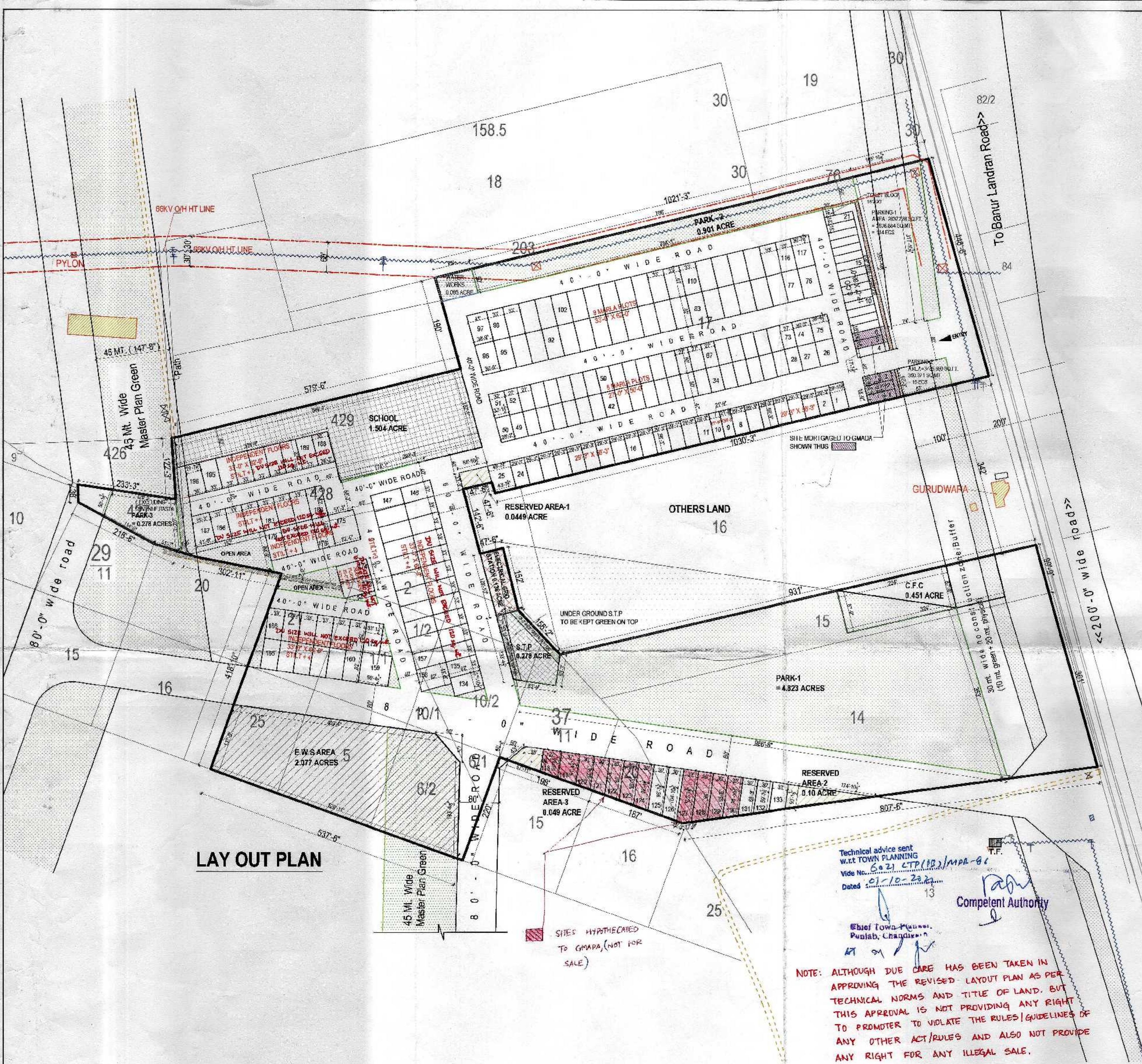




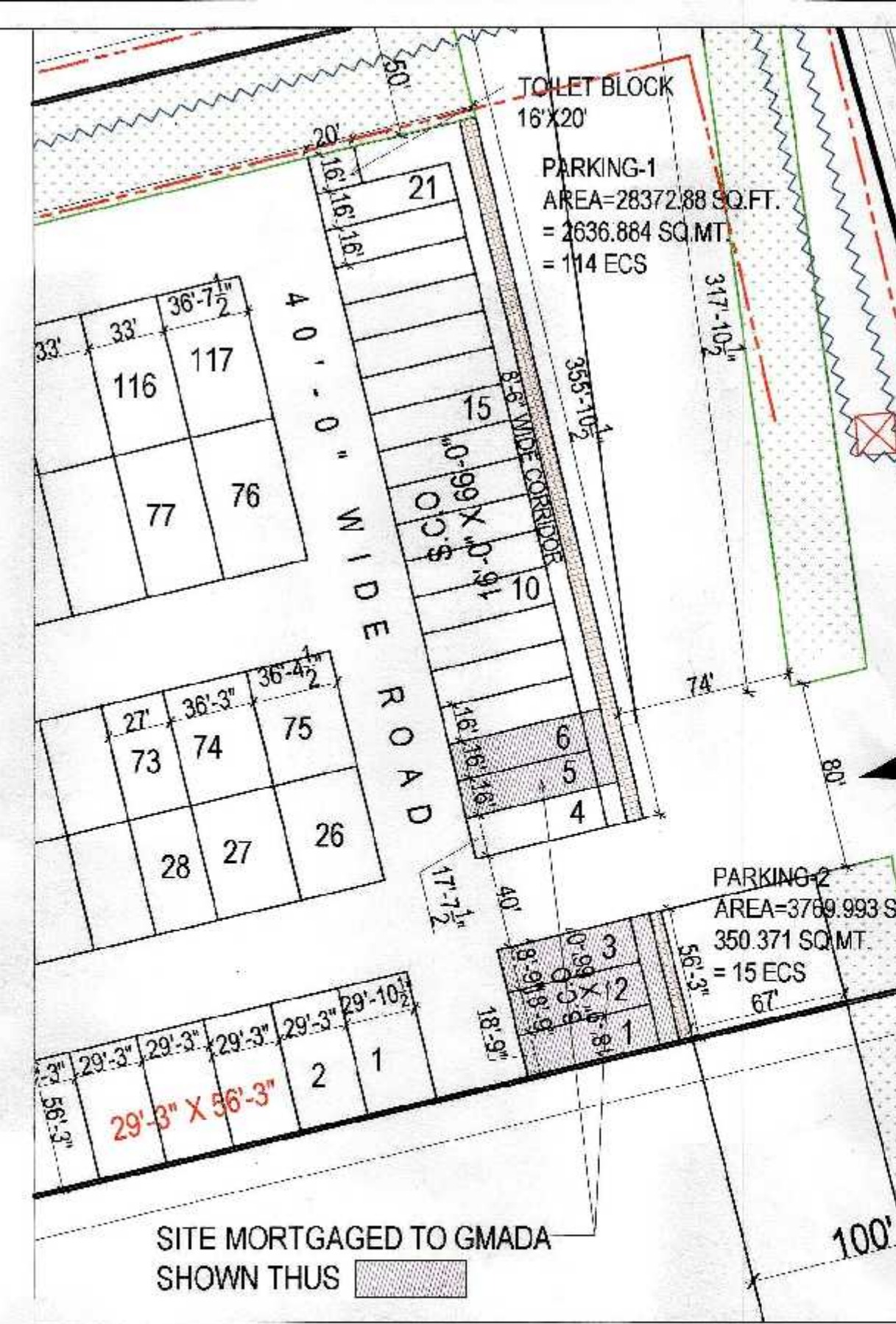
LAY OUT PLAN

COMMERCIAL AREA DETAILS									
SR.NO.	PLOT NO.	SIZES	AREA IN SQ.YDS.	NO. OF PLOTS	TOTAL AREA IN SQ.YDS.	TOTAL AREA IN SQ.MT.	F.A.R.	TOTAL COVD. AREA (SQ.MT.)	PARKING PROVIDED
1	1 TO 3	18'-9"X66'-0"	137.5	3	412.5	345.027	3	1035.081	21 ECS
2	4	17'-7 1/2"X66'-0"	129.25	1	129.25	108.108	3	324.324	7 ECS
3	5 TO 21	16'-0"X66'-0"	117.33	17	1994.61	1668.354	3	5005.062	101 ECS
TOTAL:			2536.36				(0.524 ACRE)		129 ECS

NOTE:- A) F.A.R. FOR S.C.O. NO. 1 TO 21 SHALL BE CHARGEABLE BEYOND 1.75 UPTO 3.00 AS PER GOVT. NORMS.
B) ENTRY TO S.C.O. FROM BACK SIDE NOT ALLOWED.

RESERVED AREA	
RESERVED-1	0.0449 Acs
RESERVED-2	0.10 Acs
RESERVED-3	0.049 Acs
Total	0.1939 Acs

PARK AREA	
PARK-1	4.823 Acs
PARK-2	0.901 Acs
PARK-3	0.278 Acs
TOTAL	6.002 Acs



PLOT AREA DETAILS					
SI. No.	Plot No.	SIZES	AREA In Sq.Yds.	No. of Plots	Total Area in Sq.Yds.
1	1	29'-10 1/2" X 56'-3"	186.718	1	186.718
2	2-8	29'-3" X 56'-3"	182.812	7	1279.684
3	9-10	21'-9" X 56'-3"	135.937	2	271.874
4	11-24	29'-3" X 56'-3"	182.812	14	2559.368
5	25	[(45'-7 1/2" + 43'-7 1/2")/2] X 56'-3"	278.906	1	278.906
6	26	36'-4 1/2" X 50'-0"	202.083	1	202.083
7	27	36'-3" X 50'-0"	201.388	1	201.388
8	28-49	27'-0" X 50'-0"	150	22	3300
9	50	[(28'-3" + 30'-1 1/2")/2] X 50'-0"	162.152	1	162.152
10	51	[(32'-0" + 30'-1 1/2")/2] X 50'-0"	172.569	1	172.569
11	52-73	27'-0" X 50'-0"	150	22	3300
12	74	36'-3" X 50'-0"	201.388	1	201.388
13	75	36'-4 1/2" X 50'-0"	202.083	1	202.083
14	76	36'-7 1/2" X 62'-0"	252.305	1	252.305
15	77-95	33'-0" X 62'-0"	227.333	19	4319.327
16	96	[(36'-6" + 38'-9")/2] X 62'-0"	259.194	1	259.194
17	97	[(41'-0" + 38'-9")/2] X 62'-0"	274.694	1	274.694
18	98-115	33'-0" X 62'-0"	227.333	19	4319.327
19	117	36'-7 1/2" X 62'-0"	252.305	1	252.305
20	118	[(46'-0" + 53'-7 1/2")/2] X 37'-0"	204.784	1	204.784
21	119	[(53'-7 1/2" + 61'-4 1/2")/2] X 37'-0"	236.388	1	236.388
22	120	[(61'-4 1/2" + 67'-6")/2] X 30'-0"	214.791	1	214.791
23	121	[(67'-6" + 73'-9")/2] X 30'-0"	235.416	1	235.416
24	122	[(73'-9" + 80'-0")/2] X 30'-0"	256.25	1	256.25
25	123	[(80'-0" + 86'-3")/2] X 30'-0"	277.083	1	277.083
26	124	[(86'-3" + 92'-4 1/2")/2] X 30'-0"	297.708	1	297.708
27	125	[(92'-4 1/2" + 98'-7 1/2")/2] X 30'-0"	318.333	1	318.333
28	126	[(98'-7 1/2" + 104'-10 1/2")/2] X 30'-0"	339.166	1	339.166
29	127	AS PER SITE	351.89	1	351.89
30	128	[(102'-7 1/2" + 94'-0")/2] X 30'-0"	327.708	1	327.708
31	129	[(94'-0" + 85'-6")/2] X 30'-0"	299.166	1	299.166
32	130	[(85'-6" + 76'-10 1/2")/2] X 30'-0"	270.625	1	270.625
33	131	[(76'-10 1/2" + 68'-3")/2] X 30'-0"	241.875	1	241.875
34	132	[(68'-3" + 59'-7 1/2")/2] X 30'-0"	213.125	1	213.125
35	133	[(59'-7 1/2" + 50'-1 1/2")/2] X 33'-0"	201.208	1	201.208
36	134	37'-10 1/2" X 62'-0"	260.916	1	260.916
37	135-157	33'-0" X 62'-0"	227.333	23	5228.659
38	158	44'-6" X 62'-0"	306.555	1	306.555
39	159	59'-4 1/2" X 62'-0"	409.027	1	409.027
40	160-171	33'-0" X 62'-0"	227.333	12	2727.996
41	172	33'-1 1/2" X 62'-0"	228.194	1	228.194
42	173-174	33'-0" X 62'-0"	227.333	2	454.666
43	175	[(52'-6" + 51'-3")/2] X 62'-0"	357.361	1	357.361
44	176-185	33'-0" X 62'-0"	227.333	11	2500.663
45	187	[(35'-3" + 41'-9")/2] X 62'-0"	265.222	1	265.222
46	188	[(34'-3" + 33'-0")/2] X 62'-0"	231.638	1	231.638
47	189-195	33'-0" X 62'-0"	227.333	7	1591.331
48	196	[(36'-0" + 29'-7 1/2")/2] X 62'-0"	226.041	1	226.041
TOTAL			196		41069.15
					8.4853 ACRES

REVISED LAYOUT PLAN FOR
LARK PROJECTS PVT.LTD.
AT VILL. LANDRAN , SECTOR - 113
TEH. & DISTT. - S.A.S. NAGAR , PUNJAB

PROMOTERS :
LARK PROJECTS PVT. LTD.
OFFICE ADD. - D-112, VIVEK VIHAR
N.W DELHI.

Area Statement :
Total land Area : 31.87 Acs.
CLU NOTIFICATION VIDE Memo NO.4039 = Area C.L.U. (26.87 Acres.)
CTP(PB)SP 432(M) DT. - 08.06.2011
&
CLU NOTIFICATION VIDE Memo NO.1439 = Area C.L.U. (5.00 Acres.)
CTP(PB)SP 432(M) DT. - 12.04.2012

AREA DETAIL			
S.NO.	Type	Area in acres	%
1	AREA UNDER RESIDENTIAL PLOTTED	8.4853	26.625
2	AREA UNDER COMMERCIAL	0.524	1.644
3	AREA UNDER SCHOOL	1.504	4.719
4	AREA UNDER PARK	6.002	18.833
5	AREA UNDER C.F.C.	0.451	1.415
6	AREA UNDER RESERVED AREA	0.1939	0.608
7	AREA UNDER E.W.S	2.077	6.517
8	AREA UNDER WATER WORKS	0.086	0.270
9	AREA UNDER POWER GRID	0.136	0.427
10	AREA UNDER S.T.P.	0.278	0.872
11	ROAD , OPEN SPACE , PARKING ETC.	12.1328	38.070
Total Net Planned area		31.87	100.00

DETAIL OF SALEABLE AREA		
COMMERCIAL AREA	0.524 ACRE	1.644%
RESIDENTIAL AREA	8.4853 ACRE	26.525%
E.W.S. AREA	2.077 ACRE	6.517%
TOTAL SALEABLE AREA	11.0863 ACRE	34.786%

POPULATION CHART		
SR.NO.	TYPE	PERSON
1	RESIDENTIAL @ 13.50 PERSON PER PLOT 133 X 13.50 = 1795.50	1796
2	INDEPENDENT FLOORS (STILT + 4) @ 18.00 PERSON PER PLOT 63 X 18.00 = 1134	1134
3	E.W.S @ 400 PERSON PER ACS. = 2.077 X 400 = 831	831
4	COMMERCIAL @ 100 PERSON PER ACS. = 0.524 X 100 = 53	53
5	EDUCATIONAL / PUBLIC BUILDINGS @ 100 PERSON PER ACS. = 1.955 X 100 = 196	196
PROVIDED DENSITY		4010 (PERSONS)

DENSITY REQUIRED AS PER MASTER PLAN
@ 200 PERSONS PER ACRE
= 200 X 31.87 = 6374 PERSONS (PERMISSIBLE)
PROPOSED DENSITY = 4010 / 31.87 (ACRE)
= 125.823 PERSONS PER ACRE

CLIENT
Sangay Gang
NORTH

ARCHITECT
SHEET NO. 01
CHECKED BY Ar. C.P. Kaushal
DEALT BY Rakesh Nayak
SCALE
TITLE :- LAYOUT PLAN
JOB NO.
DATE 24-07-2021

THE CREATORS
architects, interior designers, planners,
industrial designers, landscape architects,
urban designers & valuers
F-15 , Centra Mall , Industrial Area , Phase-1
Chandigarh , phone : 0172-4082078 , 4028720