

AREA STATEMENT								
SNO	CATG	PLOT NO	QTY	SIZE	AREA		TOTAL AREA OF ALL PLOTS IN PARTICULAR BLOCK (4X7)	REMARKS
					SQFT	SQYDS		
RESIDENTIAL								
BLOCK A								
1	2	1	1	75'-0" X 50'-9"	3806.25	422.92	422.92	SALEABLE ONLY AFTER STP BECOMES REDUNDANT OR SEWAGE IS DISCHARGED INTO THE SEWER LINE OF M.C. KHARAR AREA NOT INCLUDED IN SALEABLE AREA OF PART NO. 4 (Q82 712-47)
2	2 TO 6	5	5	36'-0" X 75'-0"	2700.00	300.00	1500.00	
3	7	1	1	42'-0" X 75'-0"	3150.00	350.00	350.00	
4	8 TO 15, 19 TO 35	25	25	30'-0" X 60'-0"	1800.00	200.00	500.00	
5	16 TO 18, 36	4	4	30'-9" X 60'-0"	1845.00	205.00	82.00	
6	37	1	1	75'-0" X 33'-6"	2512.50	279.16	279.16	
7	38 TO 40	3	3	31'-0" X 75'-0"	2325.00	258.33	774.99	
TOTAL							8724.95 SQYDS	
BLOCK B								
8	1,13	2	2	47'-0" X 88'-0"	4136.00	459.55	919.11	
9	3,5,7,9,10,11,12	7	7	42'-0" X 88'-0"	3696.00	410.66	2874.66	
10	2,8	2	2	48'-0" X 92'-0"	4416.00	490.66	981.33	
11	4,6	2	2	47'-0" X 92'-0"	4324.00	480.44	960.88	
12	14,18	2	2	59'-0" X 32'-0"	2208.00	245.33	490.66	
13	15,16,17	3	3	30'-0" X 69'-0"	2070.00	230.00	690.00	
14	19 TO 30	12	12	36'-0" X 70'-0"	2520.00	280.00	3360.00	
15	31,38	2	2	66'-0" X 34'-3"	2250.00	251.16	502.32	
16	32 TO 37	6	6	33'-0" X 55'-0"	2178.00	242.00	1452.00	
17	39	1	1	49'-0" X 41'-0"	2008.00	223.22	223.22	
18	40	1	1	47'-0" X 22'-11"	1077.05	119.67	119.67	
19	41 TO 45, 48 TO 52	10	10	24'-0" X 47'-0"	1128.00	125.33	1253.30	
20	46, 53	2	2	27'-0" X 47'-0"	1269.00	141.00	282.00	
21	47	1	1	30'-0" X 47'-0" (194 sq ft)	1384.55	153.84	153.84	
22	54 TO 57	4	4	25'-0" X 52'-0"	1300.00	144.44	571.96	
23	60 TO 63	4	4	25'-0" X 56'-0"	1250.00	138.89	555.55	
24	58	1	1	52'-0" X 27'-0"	1404.00	156.00	156.00	
25	59	1	1	50'-0" X 27'-0"	1350.00	150.00	150.00	
TOTAL					63		15702.28 SQYDS	
TOTAL RESIDENTIAL AREA - A+B					8,724.95		24,426.43 SQYDS	
DEDUCTION ON ACCOUNT OF AREA OF ROUNDED EDGES OF CORNER PLOTS (6.8 radius curvature of the boundary wall) 22 X 1-01 sq yds							22.22 SQYDS	
NET RESIDENTIAL AREA							24,404.21 SQYDS	
COMMERCIAL								
SHOPS								
1	6	6	6	10'-0" X 30'-0"	300.00	33.33	200.00	
2	7 TO 18	12	12	16'-6" X 65'-0"	1072.50	119.16	1430.00	
TOTAL							2334.16 SQYDS	
RESERVED SPACE								
1	Adjoining Plot no. A-18	1	1	1/2 X 27' X 60'	810.00	90.00	90.00 SQYDS	

Ground Floor Plan of Apartment A
Property No. 1/193 &
Area made thereunder vide
Lease No. 877/1984
Valid upto 31/03/2022

Chief Administrator
PUDA, Chandigarh

MODEL TOWN AT KHARAR (PB)

PROMOTERS
M/S. HEMKUNT HOUSING DEV. PVT. LTD.
REGD. OFFICE : H.NO. 1031, PHASE 9,
S.A.S. NAGAR MOHALI,
PUNJAB.

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

AREA STATEMENT	
TOTAL AREA OF LAND AS PER REVENUE RECORD	45284.25 SQYDS
74K-17M	935 acre
	378 hectares
TOTAL SALEABLE AREA	26726.37 sqyds (59.02%)
a) Residential	24,404.21 sqyds (65.87%)
b) Commercial	2,334.16 " (8.93%)
c) Reserved	90.00 " (0.30%)
AREA UNDER PARKS, LAND SCAPED + 18555.88 SQYDS (40.98%)	
WATER FEATURE, PUBLIC AMENITIES, ROADS AND PARKING	
a) Parks	2875.75 sqyds (6.35%)
b) Landscaped w.f.	50.00 " (0.11%)
c) Toilet	50.00 " (0.11%)
d) Sewage treatment plant	422.92 sqyds (0.93%)
e) Water works & Elec sub stn	359.20 " (0.80%)
f) Roads & parking	74,798.01 " (32.68%)
TOTAL NO. OF PLOTS	133
RESIDENTIAL - 103	
COMMERCIAL - 30	
TOTAL NO. OF DWELLING UNITS	309
30 3 DWELLING UNITS PER PLOT (103 X 3)	
TOTAL POPULATION	1545
@ 5 PERSON PER DWELLING UNITS (309 X 5)	
DWELLING UNITS/ACRE	33.04
(309 X 351) (140.18 ACR.)	
DENSITY OF POPULATION/ACRE	165.26
(1545 X 351) (1400 TP ACR.)	

REVISIONS		
S.NO	DATE	PARTICULARS
1	19.12.2024	STP SHIFTS FROM EXISTING TO NEW STP. SEWAGE IS DISCHARGED INTO THE SEWER LINE OF M.C. KHARAR, AS DESIRED BY CTP & STP IN THEIR REPORTS.
2	18.01.2025	WIDTH OF SERVICE LANE INCREASED FROM 5.0' TO 7.0' AS DESIRED BY STP & CONVEYENT SHOPS. IT SHALL BE FOR COMPULSORY MAINTENANCE OF LANES.
3	18.02.2025	WIDTH OF PLOT NO. 18, 17, 8, 19 & 20 TO BE REVISED TO BALANCE THE CORNER AND PARALLEL SHOPS WITH FRONT OF PLOT NO. 18, 17, 8 & 19, 33, 34, 35. DECREASED FROM 33.0' TO 34.0' TO 34.0' SQYDS.
4	12.02.2025	NOTES REGARDING AREA OF NURSERY SCHOOL & RESERVED SPACE AT ZONE CENTER ARE INCORPORATED.
5	09.06.2025	OBSERVATIONS OF STP PUDA WIDE PUD-TP-01-2218 INCORPORATED AS CONVEYENT SHOPS WITH FRONT FROM THE CORNER AND PARALLEL SHOPS WITH REDUCE PLOT NO. 18, 17, 8, 19, 33, 34, 35 NURSERY SCHOOL. CONSULTED BY PUDA NURSERY FOR REVISING THE DIMENSION OF STP.
6	26.07.2025	AREA OF PLOT NO. 22 NOT SALEABLE AREA.
7	24.07.2025	WIDTH OF SERVICE LANE INCREASED FROM 5.0' TO 7.0' AS DESIRED BY CTP.
8	26.07.2025	WIDTH OF PLOT NO. 8, 17, 18, 19 REVISED.

CLIENT	ARCHITECT
	

kant & associates TEL: 603749
FAX: 0172-655525
1143, SECTOR 44 B, CHANDIGARH, 160007

CONSULTING ARCHITECTS, INTERIOR DESIGNERS
URBAN DESIGNERS, LANDSCAPE ARCHITECTS
ENVIRONMENT DESIGNERS, AND PLANNERS

CORPORATION DRAWING

NUMBERING PLAN		PROJ	DRAWING NO
SCALE	1" = 40'-0"	ka	CD 02
		0738	MR. KHARAR
		COLONY	KHARAR
CONCEPT DESIGN DEALT DRAWN CHECKED DATE			
S.KANT	S.KANT	RAMAN	RAMAN S.KANT 03.12.2025

