

PROPOSED RESIDENTIAL COLONY
MODREN ESTATES
 BATALA
 DISTT. GURDASPUR
 PUNJAB

96

PROMOTERS :-
ONKAR INFRASTRUCTURE
PVT. LTD. MOHALI
 1066 SEC. 69 MOHALI

AREA STATEMENT

TOTAL AREA = 41382.00 SQYDS
 = 8.55 ACS.

RESIDENTIAL PLOTS

S. No.	PLOT NOS.	QTY	PLOT SIZE	AREA OF PLOT IN SQYDS	TOTAL AREA IN SQYDS	PERC ENTAGE
1	1-12	12	30'0" x 63'0"	210.00	2520.00	
2	13	1	30'9" x 60'0"	205.00	200.00	
3	14,15	2	30'9" x 60'0"	205.00	410.00	
4	16	1	30'0" x 63'6"	211.67	211.67	
5	17,18	2	30'9" x 63'6"	216.96	433.92	
6	19,20	2	33'0" x 63'6"	232.83	465.66	
7	21	1	32'0" x 63'6"	225.78	225.78	
8	22-26	5	38'0" x 65'0"	274.44	1372.20	
9	27	1	38'6" x 65'0"	278.05	278.05	
10	28-35	8	36'0" x 65'0"	260.00	2080.00	
11	36-44	9	40'0" x 72'0"	320.00	2880.00	
12	45	1	36'0" x 72'0"	288.00	288.00	
13	46	1	38'6" x 71'6"	305.86	305.86	
14	47-51	5	38'0" x 71'6"	301.89	1509.45	
15	52-55	4	37'11/2" x 71'6"	298.91	1195.64	
16	56-59	4	37'11/2" x 70'0"	292.64	1170.56	
17	60	1	41'0" x 70'0"	318.89	318.89	
18	61-66	6	40'0" x 70'0"	311.11	1866.66	
19	67	1	as site x 59'6"	290.80	290.80	
20	68-77	10	36'0" x 59'6"	238.00	2380.00	
21	78	1	as site x 59'6"	319.23	319.23	
22	79	1	as site x 70'0"	302.60	302.60	
23	80-83	3	40'0" x 70'0"	311.11	933.33	
TOTAL				82	21958.30	53.06 %

AREA UNDER COMMERCIAL USE

S. No.	PLOT NOS.	QTY	TOTAL AREA IN SQYDS	F.A.R.	TOTAL AREA IN SQYDS	
1	SHOPS	1-24	24	10'0"x25'0"	27.78	666.72
TOTAL				24		666.72

RESERVED AREA PLOT NO. 83,84,85,86
 922.40 SQYDS = 2.23 %
 PROMOTER OFFICE AREA
 230.83 SQYDS = 0.56 %

TOTAL SALEABLE AREA = 57.46 %

PARKING AREA STATEMENT

S.No.	PLOT NOS.	QTY	TOTAL AREA IN SQYDS	F.A.R.	TOTAL AREA IN SQYDS
1	1-24 (SHOPS)	24	666.72	1.00	666.72
TOTAL AREA					666.72 SQYDS OR 557.46 SQMT

REQUIRED PARKING AREA :

557.46 x 1.33 / 100 = 7.41 ECS
 1 ECS = 22 SQMT 7.41 X 22 = 163.02 SQMT

PROVIDED PARKING AREA :

PARKING - 1 = 887.69 SQYDS
 PARKING - 2 = 259.00 SQYDS
 TOTAL PARKING AREA = 1146.69 SQYDS OR 958.77 SQMT

NOTE :-

- HATCHED PLOTS SHALL BE SOLD COMPLETE AS THE ADJOINING LAND OWNER / PROMOTER HAS GIVEN CONCENT TO DEVELOP HIS LAND ACCORDING TO THE COMPOSITE LAYOUT PLAN.
- IT IS PROPOSED TO SHARE THE FACILITIES ONLY LIKE WATER WORKS, SEWERAGE TREATMENT PLANT, SCHOOL AND OTHER COMMUNITY FACILITIES. IT IS AGREED TO DEVELOP THEIR LANDS JOINTLY BY PROPOSING ABOVE SITES, & INTEGRATING ROADS, WATERSUPPLY AND SEWERAGE SYSTEM.

NORTH

SHEET TITLE:-

LAYOUT PLAN

DRG. NO.	SP/ME/BAT/09/06	DRAWN BY:	BALJIT PLINIA
DATE	29-07-06	CHECKED BY:	
SCALE :-	1" = 40'-0"	REVISION	

PROMOTER

ARCHITECT

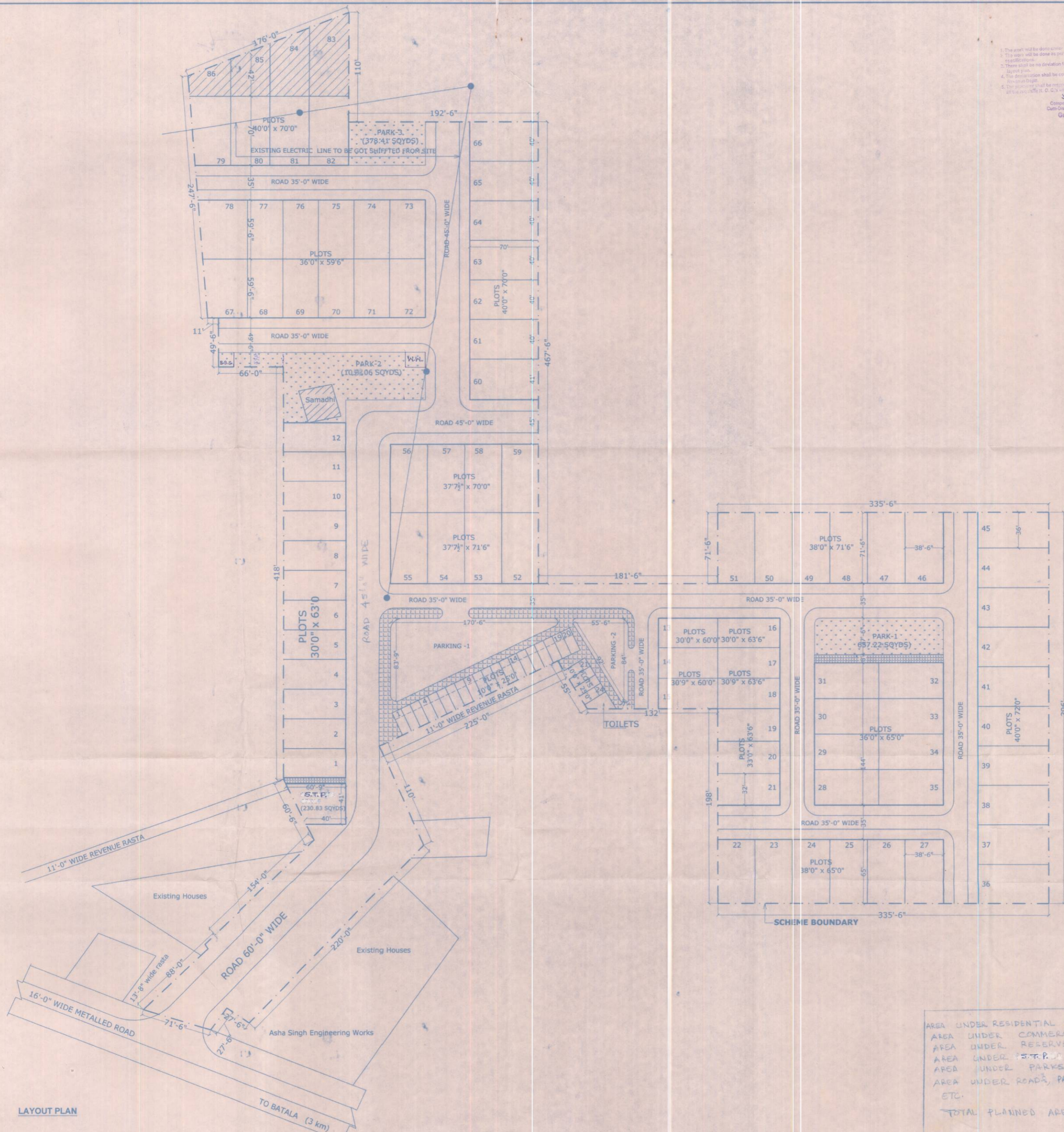
Ar Surjit Pring
 CA/94/18284
 Town Planner
 (Reg. No. 1975-21)
 1748, Ph. 5, Mohali-160059

SPACE PLANNERS

Architects, Engineer, Planner, Interior & Industrial Designers
 # 344 Sector 12A, Panchkula,
 Ph : 0172-2572450, 9815654205

- The work will be done as per PUDA/P.W.D. specifications.
- There shall be no deviation from the approved layout plan.
- The development shall be confined from the boundary line.
- The promoter shall be responsible for the provision of water supply, sewerage, roads, etc.
- The promoter shall be responsible for the provision of electricity, etc.

Competent Authority,
 Civil Dept. Town Planner
 Gurdaspur



AREA UNDER RESIDENTIAL PLOTS = 53.06 %
 AREA UNDER COMMERCIAL = 1.61 %
 AREA UNDER RESERVED = 2.23 %
 AREA UNDER S.T.P. OFFICE = 0.56 %
 AREA UNDER PARKS, WATERS = 5.12 %
 AREA UNDER ROADS, PAVEMENTS = 37.42
 ETC.
 TOTAL PLANNED AREA 100.00 %

LAYOUT PLAN

TO BATALA (3 km)