

# LAYOUT PLAN

PROPOSED PLAN FOR  
**"SHUBHAM ENCLAVE"**  
RESIDENTIAL COLONY  
TEH. & DISTT. GURDASPUR

**PROMOTERS:-**  
**SHUBHAM PROMOTERS & DEVELOPERS**  
SHOP NO. 4, KIDWAI NAGAR MARKET,  
LUDHIANA

TOTAL SCHEME AREA = 132555.50 SQ YDS  
27.38 ACRE

**DETAIL OF SALEABLE AREA**

**1. RESIDENTIAL AREA**

S.NO.	PROVIDED	NO. OF PLOTS	SIZE OF PLOT	AREA IN SQ. FT.	AREA IN SQ. YDS.	TOTAL AREA
1	1,20,565	4	35' x 60'	2100	233.33	593.33
2	2,01,404	55	30' x 60'	18000	2000.00	18000.00
3	159,952	13	27' x 51'	1377	154.00	1589.00
4	35,451	1	42' x 51'	2142	238.00	238.00
5	46,57,823	14	27' x 50'	1350	150.00	1500.00
6	75,15,137	1	28' x 50'	1400	155.56	155.56
7	66,81,849	12	30' x 50'	1500	166.67	1999.33
8	100,138,119	35	30' x 75'	2250	250.00	8750.00
9	125,135,137	3	33' x 54'	1762	194.00	1762.00
10	138,129	4	30' x 50'	1500	166.67	700.00
11	130,140,141,144	4	27' x 60'	1620	180.00	720.00
12	135,132	2	33' x 60'	1980	225.00	450.00
13	140,138,139,142	24	30' x 63.5'	1905	216.11	6400.00
14	146,151,175,180	4	34' x 65.5'	2247	250.33	1216.44
15	154	1	29' x 56'	1624	180.44	180.44
16	155,219	25	30'	1800	196.67	4900.00
17	220	1	39' x 56'	2184	242.67	242.67
18	221	1	43' x 52.5'	2250	250.00	250.00
19	232,233	2	42' x 50'	2100	233.33	460.00
20	234,237	4	30' x 77.5'	2325	262.50	1033.33
21	235,233	22	30' x 63.5'	1945	216.11	4500.00
22	240,252	12	30' x 69'	2070	230.00	2800.00
23	243,243	2	34.75' x 60'	2085	231.67	463.33
24	245,230	16	32' x 60'	1920	213.33	3413.33
<b>TOTAL PLOT AREA</b>				<b>288</b>		<b>5012.44</b>
<b>ECS PLT AREA</b>						
25	200,205,206,201	12	20' x 50'	1000	111.11	1333.33
26	210,219	22	20' x 45'	900	100.00	2000.00
27	215,216	6	16' x 60'	960	106.67	600.00
28	218,240	2	18' x 49'	882	97.33	326.33
29	220,225	20	21' x 50'	1050	116.67	2333.33
30	222	1	22' x 60'	1320	146.67	146.67
<b>TOTAL ECS PLT AREA</b>				<b>63</b>		<b>6766.66</b>
<b>PARK TOTAL AREA</b>				<b>351</b>		<b>6587.10</b>
						<b>49.693%</b>

**2. COMMERCIAL AREA**

S.NO.	S.C.O NO.	NO. OF SCO	AREA IN SQ YDS	TOTAL AREA IN SQ YDS	TOTAL AREA IN ACRE	%
1.	1-18	18	121.00	2178.00		
<b>TOTAL</b>				<b>2178.00</b>	<b>0.45</b>	<b>1.643%</b>

TOTAL SALEABLE AREA = 68049.10 SQ YDS = 51.34%

**GREEN AREAS**

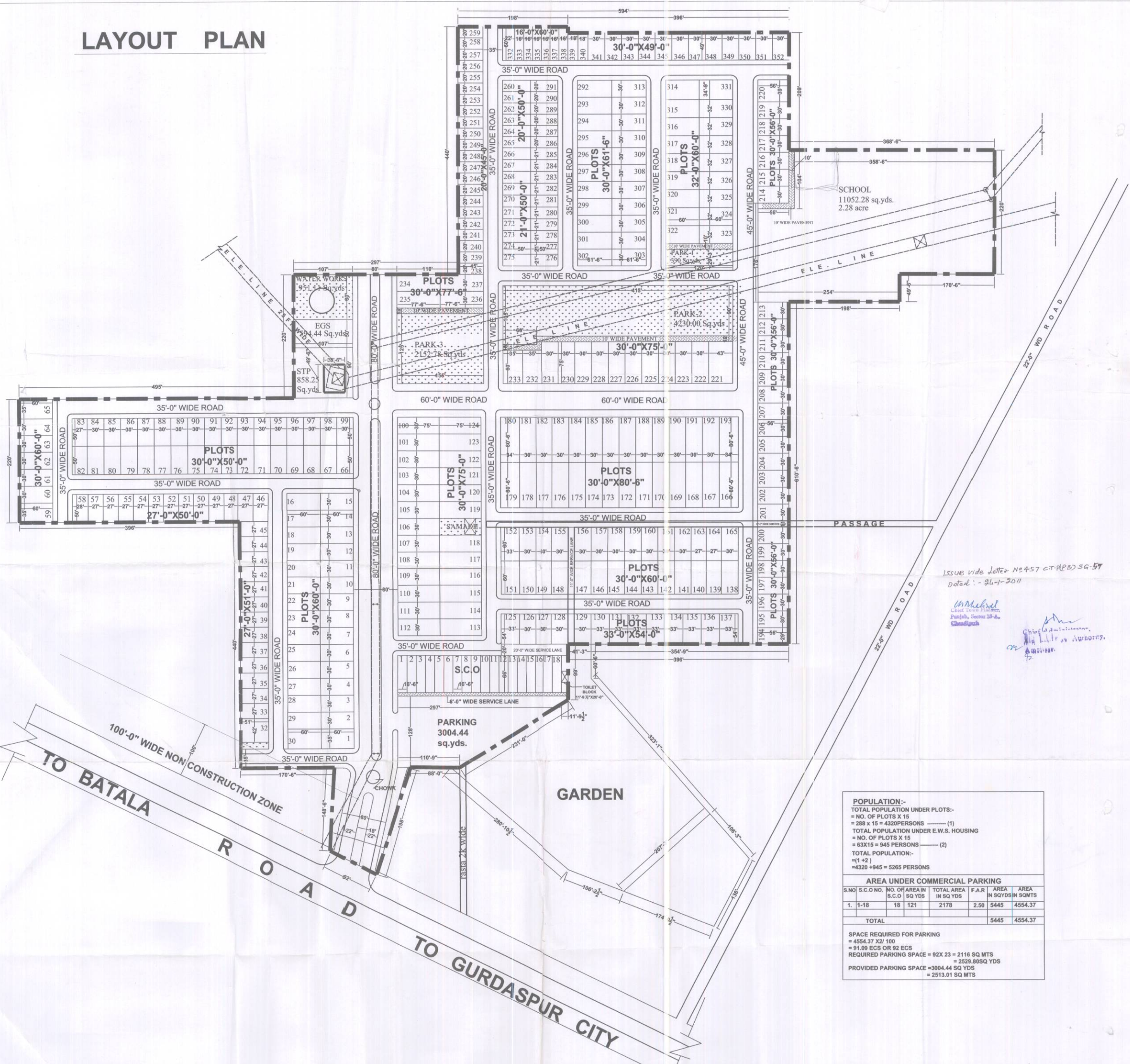
AREA	AREA IN SQ YDS	%
PARK - 1	390.00 SQ YDS	
PARK - 2	4230.00 SQ YDS	
PARK - 3	2152.78 SQ YDS	
<b>TOTAL</b>	<b>6772.78 SQ YDS</b>	<b>5.11%</b>

**OTHER AREAS**

AREA	AREA IN SQ YDS	%
AREA UNDER SCHOOL	11052.28 SQ YDS	8.34%
AREA UNDER S.T.P	858.25 SQ YDS	0.65%
AREA UNDER WATER WORKS	951.11 SQ YDS	0.72%
AREA UNDER E.G.S.	594.44 SQ YDS	0.44%
AREA UNDER ROADS, TOILET BLOCK PARKING, PAVEMENTS & OTHER OPEN SPACES	44277.54 SQ YDS	33.40%
<b>UNSALEABLE AREA</b>	<b>= 64506.4 SQ YDS</b>	<b>= 48.66%</b>

- LEGEND:-**
- 1. SCHEME BOUNDARY
  - 2. ROADS
  - 3. PARKS / OPEN
  - 4. PAVEMENTS / PARKING

**NOTE :-**  
PLOT NO 31 DELETED FROM SCHEME



Issue vide letter No 457 of P.P.D. 5-57  
Date: - 26-1-2011

*Handwritten signatures and stamps.*

**POPULATION:-**  
TOTAL POPULATION UNDER PLOTS:-  
= NO. OF PLOTS X 15  
= 288 x 15 = 4320 PERSONS (1)  
TOTAL POPULATION UNDER E.W.S. HOUSING  
= NO. OF PLOTS X 15  
= 63 x 15 = 945 PERSONS (2)  
TOTAL POPULATION:-  
= (1) + (2)  
= 4320 + 945 = 5265 PERSONS

S.NO.	S.C.O NO.	NO. OF SCO	AREA IN SQ YDS	TOTAL AREA IN SQ YDS	F.A.R	AREA IN SQ YDS IN SCHEMETS
1.	1-18	18	121	2178	2.50	5445
<b>TOTAL</b>				<b>5445</b>		<b>4554.37</b>

**SPACE REQUIRED FOR PARKING**  
= 4554.37 X 2/100  
= 91.09 ECS OR 92 ECS  
REQUIRED PARKING SPACE = 92 X 23 = 2116 SQ MTS  
PROVIDED PARKING SPACE = 3004.44 SQ YDS  
= 2513.01 SQ MTS

**TITLE:- LAYOUT PLAN**  
OWNERS: *Handwritten signature*  
ARCHITECT: *Handwritten signature*  
SCALE: 1" = 80'

DATE: - 29-09-2010  
DRAWING NO.: - DC/SES/03/R  
DEALT BY: - POONAM  
CHKD. BY: -

**DHAM CONSULTANTS**  
ARCHITECTS & PLANNERS,  
S.C.O 358-359, SECTOR 34-A,  
CHANDIGARH  
PHONE NO. 5009617