

COMMERCIAL AREA DETAILS									
S.R. NO.	PLOT NO.	SIZES	AREA IN SQ.FT.	NO. OF PLOTS	TOTAL AREA IN SQ.FT.	P.A.R. ACHIEVED	TOTAL COVD. AREA (SQ.MT.)	PARKING REQUIRED @2ECS/SQ.MT.	PARKING PROVIDED
1	COMMERCIAL AREA POCKET - 1								
1	1-50	10'-0" X 30'-0"	300	50	15000	1394.052	1	1394.052	28 ECS
2	51-73	15'-0" X 60'-0"	900	20	18000	1672.862	2	3345.724	67 ECS
3	COMMERCIAL AREA POCKET - 2								
1	1-53	10'-0" X 60'-0"	1056	53	55968	5201.486	2.75	14304.086	286 ECS
TOTAL									383 ECS
TOTAL COMMERCIAL AREA									2.042 ACRES
COMMERCIAL AREA CLUB HOUSE AREA									0.471 ACRES
TOTAL									2.512 ACRES

S.NO.	SECTOR ROAD	NO	AREA IN SQ.YDS.	ACRES
1	SECTOR ROAD AREA-1	1	9099.2	1.880
2	SECTOR ROAD AREA-2	1	3121.801	0.645
TOTAL				2.522 ACRES

S.NO.	PARTICULARS	AREA IN SQYDS	AREA IN ACRES
1	CLU APPROVED VIDE LETTER NO CTP(PB)/SP-45000 DT. 31.03.2014 & 26.03.2015	636702	131.55
2	AREA OF CLU NOT TAKEN IN LAYOUT	65382.04	13.51
3	TOTAL AREA OF CLU UTILISED LAYOUT (1-2)	571319.96	118.040
4	AREA UNDER REVENUE RASTA	14909.46	2.96
5	TOTAL SCHEME AREA (1+2)	58613.42	120.99
6	CLU - 2	294799.56	60.909
7	AREA INCLUDING PLANING	145684	30.10
8	AREA NOT INCLUDING IN PLANING	149115.56	30.81
9	TOTAL SCHEME AREA (CLU-1 AND CLU-2) (5+6)	731275.6	151.09
10	AREA UNDER SECTOR ROAD	12221.001	2.52
11	RESERVED AREA	34255.816	7.078
NET PLANNED AREA 9-(10+11)		684788.783	141.48

S.NO.	Type	Area in acres	%
1	Area under Residential Plotted	63.147	44.633
2	Area under Group Housing	7.859	5.554
3	Area under commercial	2.512	1.775
4	Area under E.W.S. Pocket	7.593	5.367
5	Area under Parks	8.52	6.022
6	Area under Public buildings	7.5	5.301
7	Area under Roads, green buffer, pavements, parking and open spaces	44.349	31.348
Total Net Planned area		141.48	100.00

S.R. NO.	TYPE	PERSON
1.	RESIDENTIAL (@ 15 PERSON PER PLOT @ 15 X 15000 RESIDENTIAL INDEPENDENT FLOORS (STL+4)) (@ 20 PERSON PER PLOT) 103 X 20 = 2060	18640
2.	COMMERCIAL (@ 100 PERSON PER ACS) 2512 X 100 = 25120	252
3.	EDUCATION (PUBLIC BUILDING) (@ 100 PERSON PER ACS) 7.50 X 100 = 750	750
4.	GROUP HOUSING (@ 450 PERSON PER ACS) 7.859 X 450 = 3536.55	3537
TOTAL		21179

DENSITY REQUIRED AS PER MASTER PLAN @ 200 PERSONS PER ACRE
= 200 X 141.48 = 28296 PERSONS (PERMISSIBLE)

PROPOSED DENSITY = 21179 / 141.48 (ACRE) = 149.66 PERSONS PER ACRE

S.NO.	GREEN AREA	NO	AREA IN SQ.YDS.	ACRES
1.	PARK 1	1	4977.39	1.03
2.	PARK 2	1	7221.20	1.49
3.	PARK 3	1	488.17	0.10
4.	PARK 4	1	3078.56	0.64
5.	PARK 6	1	608.22	0.13
6.	PARK 7	1	2800.23	0.59
7.	PARK 12	1	4900.04	1.01
8.	PARK 13	1	8815.84	1.82
9.	PARK 15	1	1010.36	0.21
10.	PARK 16	1	7274.181	1.50
TOTAL		1	41240.19	8.52

S.NO.	OTHER AREAS -	NO	AREA IN SQ.YDS.	ACRES
1.	HIGH NURSERY SCHOOL-1	1	2973.71	2.00
2.	NURSERY SCHOOL-2	1	5993.9	1.24
3.	NURSERY SCHOOL-3	1	5993.9	1.24
4.	PRIMARY / NURSERY SCHOOL-4	1	5993.9	1.24
5.	POST OFFICE	1	761.64	0.16
6.	DISPENSARY	1	2467.56	0.51
7.	C.F.C.	1	541.67	0.11
8.	WATER WORK	1	689.11	0.14
9.	ELECTRIC GRID STATION	2	946.54	0.20
10.	RELIGIOUS BUILDING	1	1208.84	0.25
11.		1	5222.23	1.08
TOTAL		12	36318.901	7.50

S.NO.	Reserved Area	area in sqyds
1	R.A.-3	1270.56
2	R.A.-4	726.15
3	R.A.-5	376.25
4	R.A.-6	56.05
5	R.A.-7A	196.29
6	R.A.-8	251.64
7	R.A.-9	798.24
8	R.A.-10	784.85
9	R.A.-11	522.82
10	R.A.-12	657.16
11	R.A.-13	1634.67
12	R.A.-17	448.9
13	R.A.-16	1071.3
14	R.A.-19	66.78
15	R.A.-20	536.3
16	R.A.-21	660.08
17	R.A.-22	513.02
18	R.A.-23	186.41
19	R.A.-34	559.95
20	R.A.-25	539.89
21	R.A.-26	189.17
22	R.A.-27	470.96
23	R.A.-28	347.46
24	R.A.-30	546.74
25	R.A.-31	580.38
26	R.A.-32	132
27	R.A.-32A	169.44
28	R.A.-33	2362.22
29	R.A.-34	1499.94
30	R.A.-35	796.78
31	R.A.-37	147.4
32	R.A.-38	1077.03
33	R.A.-39	334.89
34	R.A.-40	657.41
35	R.A.-41	657.46
36	R.A.-42	509.88
37	R.A.-44	2489.67
38	R.A.-45	720.82
39	R.A.-46	2625.07
40	R.A.-47	633.33
41	R.A.-51	428.758
42	R.A.-62	275.9
43	R.A.-63	1303.46
44	R.A.-64	1133.013
45	R.A.-67	760
46	R.A.-69	701.58
47	R.A.-80	241.55
TOTAL		34265.816
ACRES		7.079

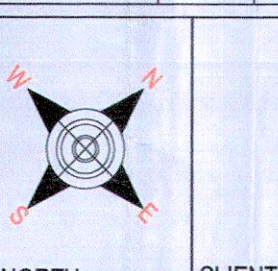
S.NO.	Plot No.	NO OF PLOTS
1	1096-1099	4
2	1108-1113	6
3	1109-1111	3
4	1144-1155	12
5	1155A-1159B-1159C	3
6	1344-1371	28
7	1344A-1349B-1349C	3
8	1371A-1371B-1371C	3
TOTAL		64

REVISED LAYOUT PLAN OF "THE PALM"
MEGA RESIDENTIAL PROJECT AT
VILLAGE :- DHANAUAN AND MASATGARH
DIST. :- S.A.S. NAGAR (L.P.A. MULLANPUR)
NEW CHANDIGARH

NOTE :-
1. THE EARLIER LAYOUT PLAN DRAWING NO. DC/MC/TP/LP/04 DATED :- 01-10-2015 HAS BEEN APPROVED VIDE LETTER NO. 4777-CTP(PB)/MPL-150 DATED :- 06-10-2015
2. REVENUE RASTAS MARKED ON THIS REVISED LAYOUT PLAN ARE AS PER REVENUE RECORD.

OWNERSHIP
(20.58475 ACRES)

AGREEMENT/CONSENT
(9.51525 ACRES)



CLIENT

ARCHITECT

LAYOUT PLAN
SHEET NO. 01
CHECKED BY Ar. C.P. Kaushal
JOB NO. AT/TC/110
DATE 26-11-2016 / REVISED ON 13-09-2019

THE CREATORS
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