PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

DREAM CITY
TOWNSHIP PROJECT AT AMRITSAR
TOTAL SITE AREA 111.472ACRES

APPROVED
Vide Letter No. 3688-CT(PB)N/A-32
Date 26-06-2014
Chief Town Planner
Punjab, Chandigarh

DETAIL OF PLOTS

S.NO.	CATEGORY	SIZE IN FEET	NO.	NO. OF PLOTS	TOTAL AREA (SQ.FT.)
1.	TYPE -1 (2260.64 sqft)	1/2 (42'-1 1/4" + 35'-08 1/2") X 68' - 10 1/2"	1	1	2717.79
		32' - 9 3/4" X 68' - 10 3/4"	2 - 14	13	29388.32
		32' - 9 3/4" X 68' - 10 3/4"	37-56	20	45212.80
		32' - 9 3/4" X 68' - 10 3/4"	116 -123	08	18085.12
		32' - 9 3/4" X 68' - 10 3/4"	124 -129	06	13563.84
		32' - 9 3/4" X 68' - 10 3/4"	613 -627 ,629 - 650, 664-670, 677-683, 686-692 , 699-705, 713	66	149202.24
		32' - 9 3/4" X 68' - 10 3/4"	263 - 298	36	81383.04
		32' - 9 3/4" X 68' - 10 3/4"	398 - 423	26	58776.64
		32' - 9 3/4" X 68' - 10 3/4"	440 - 465	26	58776.64
		(68' - 10 3/4" x 24'-1 1/2") + 1/2 (68' - 10 3/4" + 48'-1 1/2") x 12'-0"	628	01	2362.98
		32' - 9 3/4" X 68' - 10 3/4"	485	1	2260.64
		32' - 9 3/4" X 68' - 10 3/4" - 1/2 x 3'-8 1/2" x 6'-10 1/2"	499	1	2248.02
				205	463978.07
2.	TYPE -2 (2938.12 sqft)	42' - 7 3/4" X 68' - 10 3/4"	15 - 18 26 - 36	15	44071.80
		46' - 4 1/4" X 63' - 4 1/2"	19 - 23	5	14691.75
		1/2 (54'-4 1/4" + 47'-4 1/2") X 63' - 4 1/2"	24	1	3225.19
		40' - 2 3/4" X 74' -5 1/2"	25	1	2994.14
		42' - 7 3/4" X 68' - 10 3/4"	651-655, 658-659	7	20566.84
		42' - 7 3/4" X 68' - 10 3/4"	57 - 88	32	94019.84
		42' - 7 3/4" X 68' - 10 3/4"	208 -215,218, 219	10	29381.2
		42' - 7 3/4" X 68' - 10 3/4"	227- 232, 234- 245	18	52886.16
		31' - 7 3/4" X 68' - 10 3/4"	233	1	2179.20
		42' - 7 3/8" X 68' - 10 3/4" (1/2 x 1'-10 3/8" x 2'-2 3/4")	226	1	2939.63
		42' - 7 3/4" X 68' - 10 3/4"	256 - 257,	02	5876.24
		42' - 7 3/4" X 68' - 10 3/4"	299 - 306	08	23504.96
		42' - 7 3/4" X 68' - 10 3/4"	671-676, 693-698	12	35257.44
		(68' - 10 3/4" x 19'-11 1/2") + 1/2 (68' - 10 3/4" + 33'-5 1/2") X 65'-4"	341	01	4718.31
		42' - 7 3/4" X 68' - 10 3/4"	343 - 351, 354-355	11	32319.32
		42' - 7 3/4" X 68' - 10 3/4"	361, 370	10	29381.20
		42' - 7 3/4" X 68' - 10 3/4"	376 - 396	21	61700.52
		42' - 7 3/4" X 68' - 10 3/4" - 1/2 x 18'-4 1/2" x 10'-5 1/2"	375	1	2841.58
		42' - 7 3/4" X 68' - 10 3/4" - 1/2 x 9'-8 1/2" x 5'-3 1/2"	397	1	2912.24
		42' - 7 3/4" X 68' - 10 3/4"	424 - 439	16	47009.92
		42' - 7 3/4" X 68' - 10 3/4"	466 - 484 486,488-494,496-497 500 - 510	40	117524.8
		42' - 7 3/4" X 68' - 10 3/4" - 1/2 x 7'-3 1/2" x 13'-6 1/2"	487	1	2888.64
		42' - 7 3/4" X 68' - 10 3/4" - 1/2 x 14'-8 1/2" x 8'-0 1/2"	495	1	2878.98
		42' - 7 3/4" X 68' - 10 3/4" - 1/2 x 5'-2 1/2" x 9'-7 1/2"	498	1	2913.12
		1/2 (102'-3 1/2" + 79'- 2") X 42' - 7 3/4"	353	1	3869.88
		42'-7 3/4" X 100' - 11 1/2"	352	1	4304.12
		1/2 (40'-0" + 50'- 0")x71'-6"	555	1	3217.50
		1/2 (50'-0" + 57'- 5")x60'-1 1/2"	556	1	3239.23
		1/2 (57'-9" + 64'- 9")x52'-10"	557	1	3236.04
		1/2 (64'-9" + 71'- 0")x47'-1"	558	1	3195.78
		1/2 (71'-0" + 75'- 4 1/2")x44'-1 1/2"	559	1	3229.40
				224	662974.97
3.	TYPE -3 (3617.10 sq.ft.)	45' - 11 1/2" X 78' - 8 1/8"	511 - 522 587 - 598	24	86810.40
		44' - 5 1/2" X 78' - 8 1/8"	524 - 534 575 - 585	22	76959.74
		40' - 9 1/2" X 78' - 9"	536-554, 560-568.	28	90014.49
				74	253784.63
4.	TYPE -4 (4455.97 sqft)	59' - 0 3/8" X 75' - 5 1/2"	90 -98 99 - 111 307 -312 314 -320 321 -327,329-334, 313, 328 599-603	55	245078.35
		55' - 6 1/2" X 78' - 8 1/8"	523, 586 535 , 574	4	17493.28
		1/2(92' + 60'-6 1/2") x 54'-6 1/2"	657	1	4160.958
		1/2(89'-10 1/2"+91'-4 1/2") x 49'-2 1/2"	722	1	4461.382
		1/2(89'-10 1/2"+88'-5 1/2") x 49'-2 1/2"	723	1	4390.615
		1/2(88'-5 1/2"+87'- 2") x 49'-2 1/2"	724	1	4320.104
		1/2(85'-10 1/2"+84'-5 1/2") x 49'-2 1/2"	725	1	4192.931
		1/2(84'-5 1/2"+83'-2") x 49'-2 1/2"	726	1	4122.42
		1/2(83'-2"+81'-7") x 49'-2 1/2"	727	1	4051.653
		1/2(81'-7"+80'-1 1/2") x 49'-2 1/2"	728	1	3980.88
		68'-10 3/4"X65'-7 1/2"	340,340A, 358-360, 358A-359 A	7	31643.92
		68'-10 3/4"X65'-7 1/2" - 1/2 x 33'-7 1/2" x 18'-1 1/2"	360 A	1	4215.567
				75	332112.06
5.	TYPE -6 (1802.02 sqft)	29'-6 3/4"X61'-8 1/2"	729-732,738-745, 752-756,766-773, 781-788,794-797	37	66674.79
				37	66674.79
6.	TYPE -7 (9045.45 sqft)	65' - 7 3/4" X 137' - 9 1/2"	336 - 339 357 372 - 373	7	63318.15
		65' - 7 3/4" X 137' - 9 1/2"	335,356	2	18220.046
		65' - 7 3/4" X 137' - 9 1/2" - 1/2 x18'-0 1/2" x 33'-5 1/2"	371	1	8743.53
		65' - 7 3/4" X 137' - 9 1/2" - 1/2 x 19'-0 1/2" x 10'8 1/2"	374	1	8939.68
		1/2(110'-9"+ 29'-10") x 152'-1 1/2"	721	1	10689.36
		1/2(111'-1 1/2"+ 49'-9 1/2") x 118'-1 1/2"	89	1	9510.279
				13	119421.041
8.	TYPE -8 (4880.81 sqft)	49'-2 1/2" X 99' - 2 1/2"	112 - 115 604-612	13	63450.53
				13	63450.53
		TOTAL		641	1962396.091
					(45.050 ACS)

LEGEND

S.NO.	CODE	SIZE
1.		REVISED/ ADDED PLOTS
2.		OLD APPROVED PLOTS
3.		LAND TO BE ACQUIRED
4.		GREEN AREAS
5.		COMMERCIAL
6.		INSTITUTIONALS & FACILITIES
7.		UTILITIES
8.		Reserved Area

DETAIL OF PARKS AND GREEN AREAS

S.NO.	CODE	AREA IN SQFT
1.	G - 1	198058 SQFT
2.	G - 2	14918.81 sq.ft.
3.	G - 3	7301.52 sq.ft.
4.	G - 4	7301.52 sq.ft.
5.	G - 5	16201.20 sq.ft.
6.	G - 6	17789.31sq.ft.
7.	G - 7	6673.20 sq.ft.
8.	G - 8	9435.93 sq.ft.
9.	G - 10	3949.806 sq.ft.
10.	G - 11	4356 sq.ft.
11.	G - 12	38877.62 sq.ft.
	TOTAL	324862.9sq. ft
		7.457 ACRES

AREA CALCULATIONS FOR RESERVED AREAS

R1	7905.403 sq.ft
R2	4530.572 sq.ft
R3	9039.112 sq.ft
R4	2918.52 sq.ft
R10	6292.6 sq.ft
R11	6210.15 sq.ft
R12	4314.24 sq.ft
R13	4243.747 sq.ft
R14	3517.95 sq.ft
R15	3472.94 sq.ft
R16	1387.54 sq.ft
R17	2992.286 sq.ft
R18	6442.793 sq.ft
R19	14395.147 sq.ft
R20	8553.463 sq.ft
R21	6738.86 sq.ft
R22	1573.50 sq.ft
R23	4970.526 sq.ft
R24	2109.17 sq.ft
R25	3752.314 sq.ft
R26	3775.288 sq.ft
R27	11101.10 sq.ft
R28	7650.90 sq.ft
R29	4542.62 sq.ft
R30	384.70 sq.ft
R31	5409.23 sq.ft
R32	3957.41 Sq.ft.
R33	12843.49 sq.ft
R34	14313.53 sq.ft
R35	16010.66 sq.ft
R36	5876.24 sq.ft
R37	2938.12 sq.ft
R38	3837.398 sq.ft
TOTAL	198001.519 sq.ft (4.545 ACS)

POPULATION CALCULATION

S.NO.	PURPOSE	NO. OF PERSONS
1.	PLOTTED DEVLOPMENT @15PERSONS/PLOT(641X15)	9615
2.	E.W.S FLATTED DEVLOPMENT @400 PERSON/ ACS (5.59X400)	2236
3.	COMMERCIAL/INSTITUTIONAL AREA @100 PERSON/ ACS (7.12X100)	712
	TOTAL	12563 PERSONS
	DENSITY = 12563/105.97 = 118.55 PERSONS / ACS.	

DETAIL OF SALEABLE AREA :-

LAND UNDER RESIDENTIAL PLOTTED	45.050 ACRES
LAND UNDER COMMERCIAL	1.48 ACRES
LAND UNDER E.W.S.	5.59 ACRES
TOTAL SALEABLE AREA	52.12 ACRES (46.756 %)

AREA DETAIL:-

	REQUIRED AS PER PUDA NORMS			PROVIDED IN PROJECT	
	NORM	AREA IN ACRES	AREA IN SQFT	AREA IN ACRES	AREA IN SQFT
TOTAL SITE AREA	= 111.472 ACRES = 4855720.32 SQFT				
COMPULSORY PROVISION FOR EWS	5% OF SITE AREA	5.57	242629.2	5.59	243500.4
BALANCE AREA FOR TOWNSHIP	95% OF SITE AREA	105.902	4613091.12	105.882	4612219.92
AREA TO BE ACQUIRED	-	-	-	1.282	55843.92
RESERVED	-	-	-	4.545	198001.519
NET PLANNED AREA				100.055	4358374.481
CONVENIENT SHOPPING & COMMERCIAL	5% MAX	5.295	230650.2	1.48	64468.80
AREA UNDER PLOTTED & FLATTED DEVELOPMENT	45% MAX	47.654	2075808.24	45.050	1962396.091
AREA UNDER PARKS, GREENS, ROADS & UTILITY ETC	50% MIN	52.951	2306545.56	53.525	2331563.27
* AREA UNDER INSTITUTION	INSTITUTION 10% MAX	10.5902	461309.112	6.979	310082.98
AREA UNDER ROADS, PARKING & UTILITY	ROADS, PATHWAY & UTILITIES 34% MIN	36.006	1568421.36	39.089	1696653.37
AREA UNDER PARKS, OPEN SPACES & PLAY GROUND	PARKS & PLAY GROUNDS 6% MIN	6.354	276780.24	7.457	324826.92
* AREA BREAKUP OF INSTITUTION (on expected population)					
AREA UNDER EDUCATIONAL	3.50 ACRES MIN	3.50	152460.00	3.835	173130.34
PLACE OF WORSHIP \ CFC (0.10 hectares)	0.24 ACRES (MIN)	0.24	10454.44	0.254	11064.24
HEALTH FACILITIES (0.20 hectares)	0.49 ACRES	0.49	21344.49	0.50	21780.00
COMMUNITY BUILDING (0.60 hectares)	1.5 ACRES(MIN)	1.5 (MIN)	65340.26	2.39	104108.4

NOTE
1 . ALL CALCULATIONS ARE TAKEN 4 DIGIT AFTER DECIMAL
2 . CALCULATIONS DONE IN SQ. FT

STATEMENT OF LAND USE

CLU granted vide memo no: 3910 CTP(PB) /SP-432(A) DATED:-08/04/2008.	100.21 ACRES
CLU granted vide memo no: 9347 CTP(PB) /SP-432(A) DATED:-23/12/2011.	9.98 ACRES
Area to be acquired	1.282 ACRES
Total Site area	111.472 ACRES
Ews area	5.59 ACRES
Total reserved area	4.545 ACRES
NET PLANNED AREA	100.055 ACRES

PROMOTERS
M/s AIPL Ambuja Housing and Urban Infrastructure Limited
232-B,3rd Floor,Okhla Industrial Estate
Phase-III,New Delhi-110020

TITLE REVISED LAYOUT PLAN

DRG. NO. LA-02-R2	DLT. BY NAINA
S. No.	CHKD. BY SANJIT ROUT
SCALE	DATE 11-04-2014

PROJECT NO. DREAM CITY, AMRITSAR

OWNER SIGN.
for AIPL AMBUJA HOUSING & URBAN INFRASTRUCTURE LTD.
AUTH. SIGNATORY

NORTH
E
W
S

ARCHITECT
Ar. Rajnish Walia
C.A. 2002-29300

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