

LAYOUT PLAN

TOTAL SCHEME AREA=121.1453 ACS.
ALREADY OWNED AREA=110.7985 ACS.
AREA TO BE ACQUIRED UNDER MEGA
PROJECT SCHEME=10.3468 (8.33% OF OWNED AREA)

AREA DETAILS-

FACILITIES AREA:	
ITEM	SQ YARDS
NURSERY/ PRIMARY SCHOOLS	11085
DISPENSARY	2443
COMMUNITY HALL	7360
HIGH SCHOOL	19745
RELIGIOUS BUILDING	1775
	42408
SERVICES AREA	
ITEM	SQ YARDS
ESS	2855.6
WATER WORKS	1707
STP	5343
	9905.6
COMMERCIAL AREAS:	
ITEM	SQ YARDS
SC0'S	9951.33
SHOPPING MALL	13794
COMMERCIAL 2	3360
	27105.33

AREA UNDER PARKS:		
S.NO	PARK NO	AREA IN SQ YARDS
1	1	15539
2	3	1499.4
3	5	4070
4	8	9167
5	9	1248
6	10	1278
7	11	2772.5
8	12	1159.9
9	13	2750
10	14	918
11	15	1485
12	16	1773
13	17	1485
14	18	736
15	19	1298
		47178.8

FINAL LANDUSE DISTRIBUTION		
ITEM	AREA SQ YDS	PERCENTAGE
RESIDENTIAL	247156.468	42.15
AREA FOR EWS CATEGORY	23524.000	5.04
COMMERCIAL	27105.330	4.62
FACILITIES	42408.000	7.23
SERVICES	9905.600	1.69
PARKING FOR SCOS.	9612.000	1.47
GREENS	47178.800	8.95
ROADS & INCIDENTAL GREENS	174453.054	28.75
TOTAL AREA	586343.252	100.00

TOTAL SALEABLE AREA=274261.798 SQ YDS.
(46.77 % OF TOTAL AREA)

POPULATION:
BASED ON AREA =121.1453X100=12115 PERSONS
BASED ON NUMBER OF PLOTS=(780X15)+(300X6.1)+
(27105.33X100/4840)= (42408X100/4840)=14967 PERSONS

FACILITIES TO BE PROVIDED:		
	REQUIRED	PROVIDED
HIGH SCHOOL	1(3.95 ACS)	1(4.07 ACS)
NURSERY & PRIMARY SCH.	3(2.25 ACS)	3(2.46ACS)
COMMUNITY CENTRE/CLUB	1 (1.48 ACS)	1 (1.52 ACS)
RELIGIOUS BUILDING	1 (0.25 ACS)	1 (0.36 ACS)
DISPENSARY	1 (0.5 ACS)	1 (0.52 ACS)
S T P	-	1.1 ACS.
ELECTRIC SUB STATION	-	0.59 ACS.
WATER WORKS	-	0.18 ACS.

NOTE:
A PAVEMENT OF 10 FT HAS BEEN PROVIDED
BETWEEN PLOTS & GREEN AREAS.

2

06/11/06

AREA OF 10 FT FOR EWS CATEGORY IN FORM OF
FLATTED DEVELOPMENT

2

04/10/06

GREEN BELT PROVIDED UNDER 1500' AT 100'

1

14/09/06

AS SUGGESTED IN MEETING IN PWD ON 03/07/06
SUBCOMMITTEE & DISCUSSED BY CIP, PUNJAB & TECHNICAL
COMMITTEE INCORPORATED

DATE

REVISION

PROJECT

SUSHANT CITY
BHATINDA (JASSIPIWALA)

SHEET TITLE

LAYOUT PLAN

DRAWING NO.

SANC./B/1/R2

SCALE - 1:1500

DATE - 25-01-2006

DEALT BY - Shobhar Kulkarni

(ARCHITECT & URBAN PLANNER)

FOR M/s Ansal Builders Pvt. Ltd.

For M/s Ansal Builders Pvt. Ltd.

MURKAP VILLI BHATINDA

Urban Planning

ANSA LAP

URBAN PLANNER

PRESIDENT(SANCTIONS)

Building lifestyles since 1967

115, ANSAL BHAWAN, 16-K.G.MARG

NEW DELHI-110001

PARKING CALCULATION FOR SCOS-
PARKING REQUIRED=
(46 NOSX29 5X66X1.5FAR)*0.8361*2.5/(9*100)=
=312 CARS
PARKING PROVIDED=
(2368+1990+1696+1375+3485) SQ MTS/23=
=474 CARS

PARKING CALCULATION FOR SHOPPING MALL-
PARKING REQUIRED=
2.85X4047*1.5 FAR*2.5/100=
=433 CARS
PARKING PROVIDED IN BASE MENT=
2.85X4047X0.45X1(GROUND COVERAGE)/33=
=157 CARS
PARKING PROVIDED ON STREET LEVEL=
2.85X4047X0.5(AREA TAKEN ON GROUND)/23=
=250 CARS
ADJACENT OPEN PARKING=715 SQ YDS=26 CARS
TOTAL PARKING PROVIDED=433 CARS

PARKING CALCULATION FOR COMMERCIAL-2
PARKING REQUIRED=
3360 x 0.8361 x 1.5 (far) x 2.5/100=
=106 CARS
PARKING PROVIDED IN BASE MENT=
3360 x 0.8361 x 0.45(ZONED AREA ON GROUND)
x1.2(FULL FIRST & 20% SECOND BASEMENT)/33=
=45 CARS
PARKING PROVIDED ON STREET LEVEL=
3360 x 0.8361 x 0.5(AREA TAKEN ON GROUND)/23=
=61 CARS
TOTAL PARKING PROVIDED=106 CARS

Competent Authority
Chief Town Engineer
Distt. of
CHANDIGARH

STANDARD SIZE OF PLOTS

S.NO	TYPE	SIZE (FEET)	AREA (Sq.ft)
1	I	21x60	140
2	II	30X60	200
3	III	42x60	280
4	IV	33x84	308
5	V	40x92	408.88
6	V(a)	40x98	435.55
7	VI	50x95	527.77
	TOTAL		

DETAIL OF PLOTS-

S. NO	BLOCK	PLOT NOS.	NOS.	LENGTH IN FEET	WIDTH IN FEET	AREA IN SQ YARDS
1	A	29 to 33 & 36 to 40	10	98.75	40	4388.89
2	A	41 & 28	2	98.75	45	987.50
3	A	34	1	98.75	46.12	506.04
4	A	35	1	98.75	49.75	545.87
5	A	59 to 82	24	70.83	30	5666.40
6	A	85	1	84	91.25	851.67
7	A	86 to 99 & 101 to 116	29	84	33	8932.00
8	A	99 & 100	2	84	31	578.67
9	A	117	1	(84*47.41)-81.21		433.47
10	A	119	1	84	47.5	443.33
11	A	120 to 136	17	84	33	5236.00
12	A	137 TO 141	5	73	33	1338.33
13	A	142 to 160, 163 to 181	38	92	40	15537.78
14	A	161 & 162	2	92	37.25	761.56
15	B	511 to 521	11	95	50	5805.58
16	B	522 to 524	3	70.33	30	703.30
17	B	525 to 529	5	58.5	42.5	1404.86
18	B	545 to 562	18	95	50	9500.00
19	B	571 to 593	23	84	33	7084.00
20	B	594	1	84	35	326.67
21	B	595 to 641	47	84	33	14476.00
22	B	654 to 687	34	70	33	8726.67
23	B	688 to 700	13	80	33	3813.33
24	B	701	1	80	35	311.11
25	B	702 to 724	23	80	33	6746.67
26	B	725 to 747	23	84	33	7084.00
27	B	748	1	84	35	326.67
28	B	749 to 763	15	84	33	4620.00
29	B	764	1	84	35	326.67
30	B	765 to 786	23	84	33	7084.00
31	B	800 to 817	18	60	30	3600.00
32	B	818 & 819	2	60	34.25	456.67
33	B	820 to 834	15	60	30	3000.00
34	B	851 to 866	16	60	30	3200.00
35	B	900 to 903	4	60	30	800.00
36	C	1000 & 1051	2	88.75	41.66	821.63
37	C	1001 to 1024	24	88.75	33	7810.00
38	C	1025 & 1026	2	88.75	44	867.78
39	C	1027 to 1050	24	95	50	12666.67
40	C	1054 to 1061 & 1064 to 1071	16	88.75	33	5206.67
41	C	1062 & 1063	2	95	43.41	916.43
42	C	1078 to 1085	8	92	40	3271.11
43	C	1100	1	92	44.91	459.08
44	C	1101 to 1113	13	92	40	5315.56
45	C	1114 & 1124	2	92	45	920.00
46	C	1115 to 1118 & 1120 to 1123	8	92	40	3271.11
47	C	1135	1	48.33	39.83	213.89
48	C	1136 to 1146	11	48.33	30	1772.10
49	C	1147	1	48.33	39	209.43
50	C	1155 & 1180	2	114.58	63.66	1620.93
51	C	1156 to 1179	24	114.58	50	15277.33
52	C	1241	1	87	51.66	499.38
53	C	1242 to 1246	5	87	32.5	1570.83
54	C	1247 to 1250	4	84	32.5	1213.33
55	C	1251	1	79	34.08	299.15
56	C	1252 to 1265	14	84	33	4312.00
57	C	1274 to 1287	14	74	33	3798.67
58	C	1288	1	74	34.08	280.21
59	C	1289 to 1292	4	84	32.5	1213.33
60	C	1315 to 1323	9	85.08	33	2807.64
61	C	1324	1	85.08	42.41	400.92
62	C	1325	1	84	42.41	395.83
63	C	1326 to 1334	9	84	33	2772.00
64	C	1335 to 1343 & 1346 to 1354	18	84	33	5544.00
65	C	1345 & 1344	2	84	37.58	701.49
66	C	1355 & 1370	2	84	47.16	880.32
67	C	1356 to 1369	14	84	33	4312.00
68	D	1600-1689	90	60	30	18000.00
69	D	1940 to 1957	18	46	21	1932.00
			780			247156.47

AREA UNDER EWS CATEGORY=
=8.1 ACS.
=5 % OF TOTAL SITE AREA(586343.252 SQ YARDS)