

**REVISED LAYOUT PLAN OF RESIDENTIAL TOWNSHIP FOR THE PUNJAB OFFICERS CO-OPERATIVE HOUSE BUILDING SOCIETY AT VILLAGE- BANUR, MC BANUR, DISTT. S.A.S NAGAR (PUNJAB)**

AREA STATEMENT	
TOTAL SCHEME AREA	78666.88 SQ.YDS
AREA UNDER MASTER PLAN ROAD	16.253 ACRE
NET AREA UNDER SCHEME	2.184 ACRE
EWAS @ 5%	14.089 ACRE
BALANCE AREA (NET AREA - EWAS PROVIDED)	0.70446 ACRE (REQUIRED)
	14.089 - 0.73 = 13.359 ACRE

DETAIL OF BALANCE AREA				
S.NO	AREA DETAILS	AREA IN SQ.YDS	AREA IN ACRES	% AGE
1.	AREA UNDER RESIDENTIAL	34203.26	7.866	52.803
2.	AREA UNDER COMMERCIAL	4765.20	0.884	7.365
3.	AREA UNDER GREEN SPACE	3682.98	0.759	5.599
4.	AREA UNDER ROADS/PARKING STP, WATER WORKS, ETC	22226.12	4.551	34.083
TOTAL AREA		64877.56	13.959	100

AREA UNDER COMMERCIAL PLOTS			
S.NO	PLOT NO	NO OF PLOTS	TOTAL AREA IN SQ.YDS
1.	1 TO 3	3	130.86 SQ.YDS
2.	4 TO 25	22	132.22 SQ.YDS
3.	25A-25B	2	132.22 SQ.YDS
4.	26 TO 34	9	132.22 SQ.YDS
TOTAL PLOT		36	419.52 SQ.YDS

AREA UNDER RESIDENTIAL PLOTS			
S.NO	PLOT NO	NO OF PLOTS	TOTAL AREA IN SQ.YDS
1.	1 TO 4	4	140.27
2.	5 TO 11	7	188.32
3.	12	1	178.82
4.	13 TO 34	22	168.33
5.	35 TO 198	164	155.83
6.	199 TO 201	3	158.30
7.	202 TO 215	14	133.34
8.	216	1	136.00
TOTAL NO. OF PLOTS		219	1360.00 SQ.YDS
TOTAL AREA			34203.26 SQ.YDS

COMMERCIAL COVERED AREA DETAIL	
GROUND FLOOR COV. AREA	: 42866.80 SQFT
FIRST FLOOR COV. AREA	: 42866.80 SQFT
SECOND FLOOR COV. AREA	: 34500.00 SQFT
TOTAL COV. AREA	: 120233.60 SQFT OR 11171.83 SQM
EGS REQUIRED	: 111.72 X 46 = 4776.18 SQM
EGS PROVIDED	: 112.12 X 46 = 5157.52 SQM

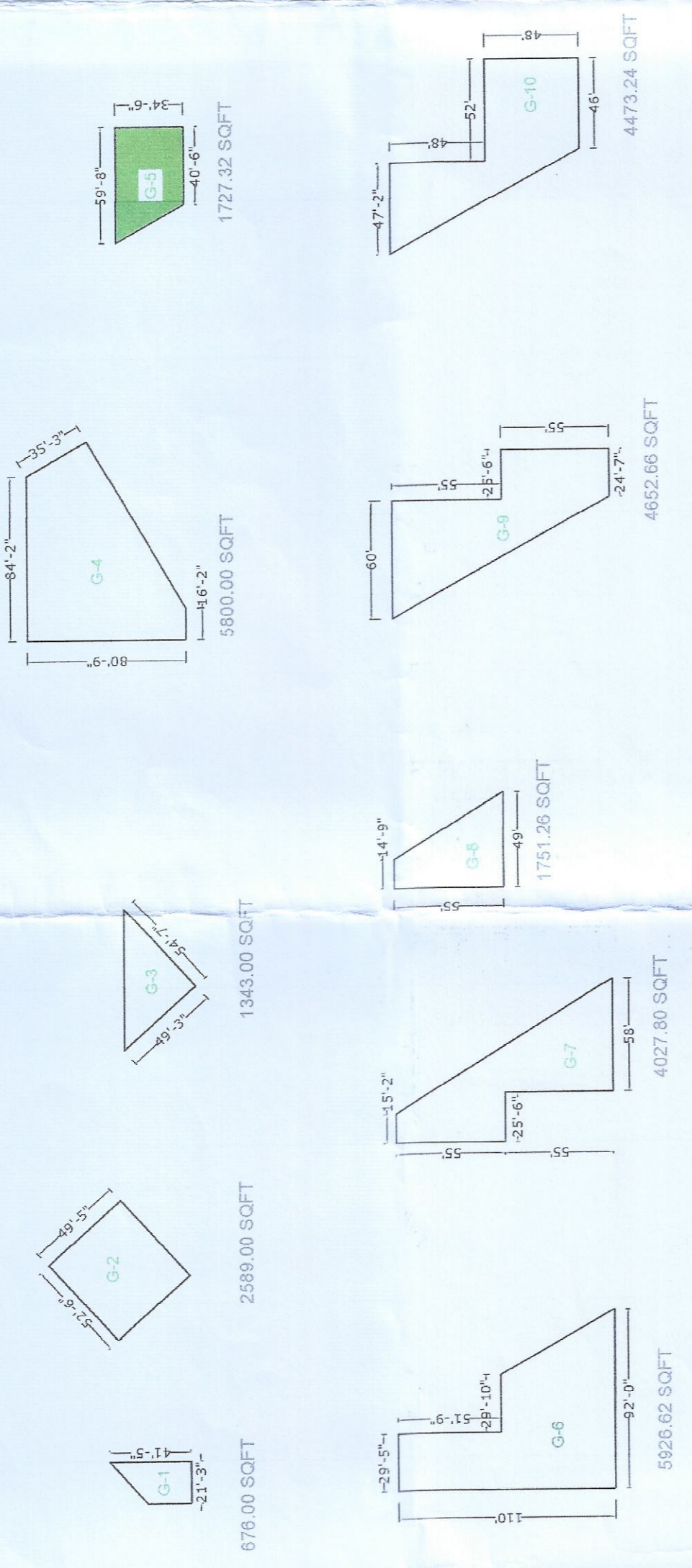
COMMERCIAL PARKING DETAIL:	
P-1	= 41'3" X 45'-3" = 1865.98 SQFT
P-2	= 50'-0" X 64'-0" = 3200.00 SQFT
P-3	= 1/2 (180'-0" X 185'-0") = 16575.00 SQFT
P-4	= 7'-3" X 185'-0" = 1361.25 SQFT
P-5	= 180'-0" X 17'-3" = 3106.50 SQFT
P-6	= 1/2 (60'-0" X 83'-9") = 2503.75 SQFT
P-7	= 61'-9" X 47'-0" = 2907.63 SQFT
P-8	= 1/2 (70'-0" X 19'-0") = 665.25 SQFT
P-9	= 22'-0" X 19'-0" = 418.20 SQFT
P-10	= 1/2 (70'-0" X 41'-9") = 1461.25 SQFT
P-11	= 153'-0" X 48'-9" = 7420.50 SQFT
TOTAL PARKING AREA = 55515.88 SQFT OR 5157.52 SQM	

GREEN AREA	
AREA UNDER WATER WORKS	312.00 SQ.YDS
AREA UNDER STP	755.12 SQ.YDS
AREA UNDER GARAGE COLLECTION	110.78 SQ.YDS
AREA UNDER SUB-STATION	300.00 SQ.YDS

SHEET TITLE: LAYOUT PLAN  
 DRG. NO : 01  
 SCALE : 1" = 32'-0"  
 DATE : 07-08-2022

  
**K RITI ARCHITECTS**  
 ARCHITECT, INDUSTRIAL DESIGNER, PROJECT CONSULTANTS  
 G-1, GROUND FLOOR, PANCHSHEEL ENCLAVE  
 AMBALA ROAD, ZIRAKPUR, DISTT. S.A.S NAGAR  
 Email: kriterich74@gmail.com, MOB: 98972007976  
 ARCHITECT  
 APPLICANT

**GREEN AREA DETAILS**



**\*Proposed for Auction as shown in layout Plan as follows:-**

1. SCO No. 25 & 25A
2. Residential Plot No. 218



Senior Town Planner  
 Local Govt. Deptt. Punjab  
 H.O. Municipal Corp. Ludhiana.  
 Signature: [Signature]  
 Executive Officer  
 Nagar Council Banur  
 Distt. S.A.S. Nagar

Signature: [Signature]  
 District Deputy Commissioner (UD) S.A.S. Nagar

**LAYOUT PLAN**