

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	78665.83 SQYDS
AREA UNDER MASTER PLAN ROAD	16.253 ACRE
NET AREA UNDER SCHEME	2.164 ACRE
EWS @ 5%	0.70445 ACRE (REQUIRED)
BALANCE AREA ( NET AREA - EWS PROVIDED)	14.089 - 0.73 = 13.359 ACRE

DETAIL OF BALANCE AREA				
S.NO	AREA DETAILS	AREA IN SQYDS	AREA IN ACRES	% AGE
1.	AREA UNDER RESIDENTIAL	34203.26	7.066	52.803
2.	AREA UNDER COMMERCIAL	4765.20	0.984	7.365
3.	AREA UNDER GREEN SPACE	3682.98	0.756	5.559
4.	AREA UNDER ROADS/PARKING STP, WATER WORKS, ETC	22026.12	4.553	34.083
TOTAL AREA		64857.56	13.359	100

AREA UNDER COMMERCIAL PLOTS				
S.NO	PLOT NO	PLOT SIZE	NO OF PLOTS	TOTAL AREA IN SQYDS
1	1 TO 3	16'-10" x 7'-0"	3	130.98 SQ.YDS
2	4 TO 25	17'-0" x 7'-0"	22	132.22 SQ.YDS
3.	25A -25B	17'-0" x 7'-0"	2	132.22 SQ.YDS
4.	26 TO 34	17'-0" x 7'-0"	9	132.22 SQ.YDS
TOTAL PLOT = 36		TOTAL AREA = 4765.20 SQYDS		

AREA UNDER RESIDENTIAL PLOTS				
S.NO	PLOT NO	PLOT SIZE	NO OF PLOTS	TOTAL AREA IN SQYDS
1	1 TO 4	25'-0" x 50'-6"	4	140.27
2	5 TO 11	25'-3" x 87'-1"	7	185.32
3	12	AS PER SITE	1	178.82
4	13 TO 34	25'-3" x 80'-0"	22	168.33
5	35 TO 198	25'-6" x 55'-0"	164	155.83
6.	199 TO 201	31'-8" x 45'-0"	3	158.30
7.	202 TO 215	24'-0" x 50'-0"	14	133.34
7.	216 TO 218	25'-6" x 48'-0"	3	136.00
8.	218-A	25'-6" x 48'-0"	1	136.00
TOTAL NO. OF PLOTS = 219		TOTAL AREA = 34203.26 SQYDS		

COMMERCIAL COVERED AREA DETAIL	
GROUND FLOOR COV. AREA	: 42886.80 SQFT
FIRST FLOOR COV. AREA	: 42886.80 SQFT
SECOND FLOOR COV. AREA	: 34500.00 SQFT
TOTAL COV. AREA	: 120253.60 SQFT OR 11171.83 SQM
ECS REQUIRED	: 111.72 X 46 = 4776.18 SQM
ECS PROVIDED	: 112.12 X 46 = 5157.52 SQM

COMMERCIAL PARKING DETAIL:		
P-1	= 41'-3" X 45'-3"	= 1866.56 SQFT
P-2	= 50'-0" X 64'-0"	= 3200.00 SQFT
P-3	= 1/2 (190'-0" X 165'-0")	= 15675.00 SQFT
P-4	= 7'-3" X 165'-0"	= 1196.25 SQFT
P-5	= 190'-0" X 77'-3"	= 14677.50 SQFT
P-6	= 1/2 (50'-0" X 83'-9")	= 2093.75 SQFT
P-7	= 51'-0" X 47'-9"	= 2393.12 SQFT
P-8	= 1/2 (28'-4" X 47'-9")	= 678.83 SQFT
P-9	= 227'-0" X 19'-0"	= 4313.00 SQFT
P-10	= 1/2 (70'-0" X 41'-9")	= 1461.25 SQFT
P-11	= 153'-0" X 48'-6"	= 7420.50 SQFT
TOTAL PARKING AREA		= 55515.96 SQFT OR 5157.52 SQM

GREEN AREA	3662.98 SQYDS
AREA UNDER WATER WORKS	312.00 SQYDS
AREA UNDER STP	756.12 SQYDS
AREA UNDER GARBAGE COLLECTION	110.78 SQYDS
AREA UNDER SUB- STATION	300.00 SQYDS

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

Senior Town Planner  
Local Govt. Deptt. Punjab  
H.Q. Municipal Corp. Ludhiana.

To be read with 4/STP.T/LS/D dt. 7/10/22

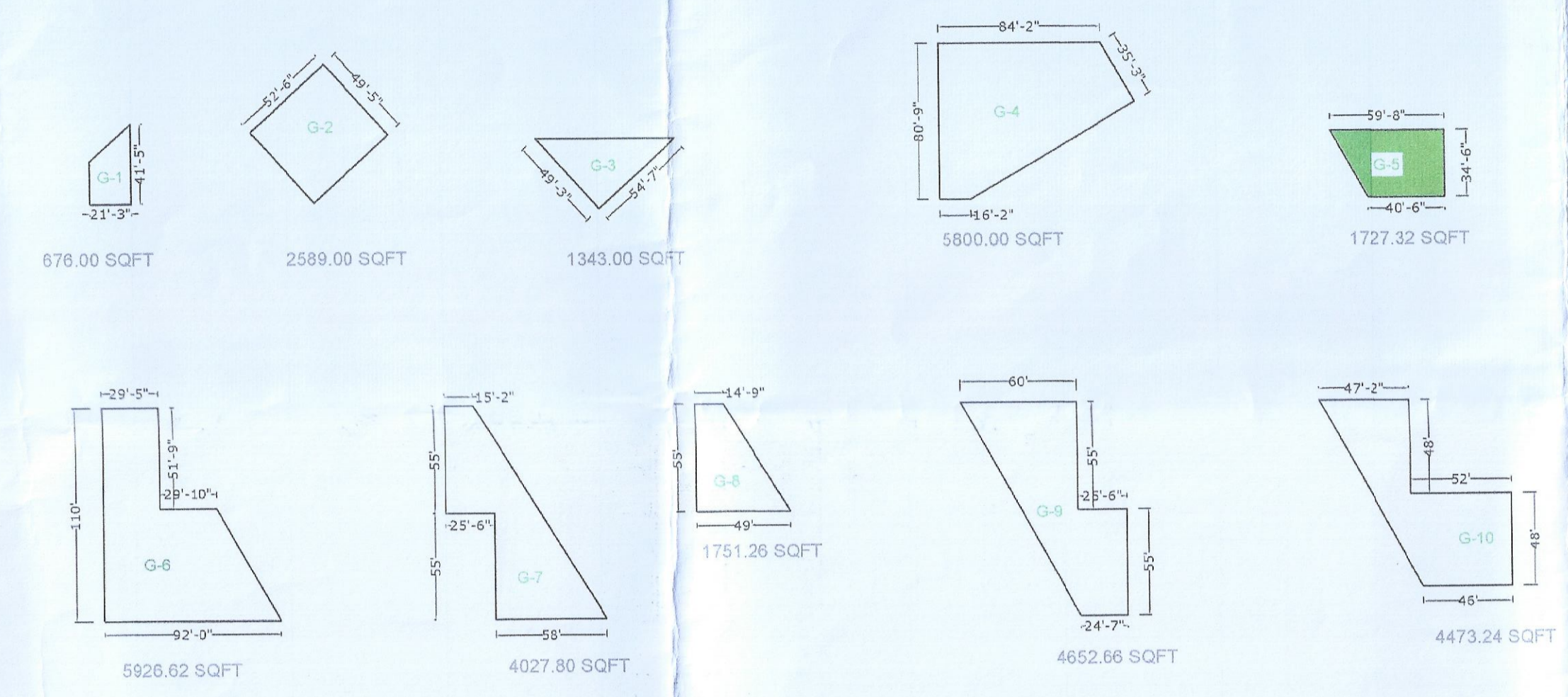
Executive Officer  
Nagar Council Banur  
Distt.S.A.S. Nagar

APPLICANT ARCHITECT

**KRITI ARCHITECTS**  
ARCHITECT, INDUSTRIAL DESIGNER, PROJECT CONSULTANTS.

G-1, GROUND FLOOR, PANCHSHEEL ENCLAVE  
AMBALA ROAD, ZIRAKPUR, DISTT. S.A.S NAGAR  
Email: kritiarch74@gmail.com, MOB: 09872007978,

GREEN AREA DETAILS



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

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



LAYOUT PLAN

ਮੁਕਾਬਲੀ ਟਿੱਡ  
ਭਾਗ ਅਫ਼ਸਰ  
ਨਗਰ ਕੌਂਸਲ ਬਨੂਰ  
ਜ਼ਿਲ੍ਹਾ ਡਿ. ਸ. ਐਸ. ਨਗਰ (ਮੋਹਾਲੀ)

Executive Officer  
Nagar Council Banur  
Distt.S.A.S. Nagar

Competent Authority-cum-  
Assistant Deputy Commissioner (UD)  
S.A.S. Nagar