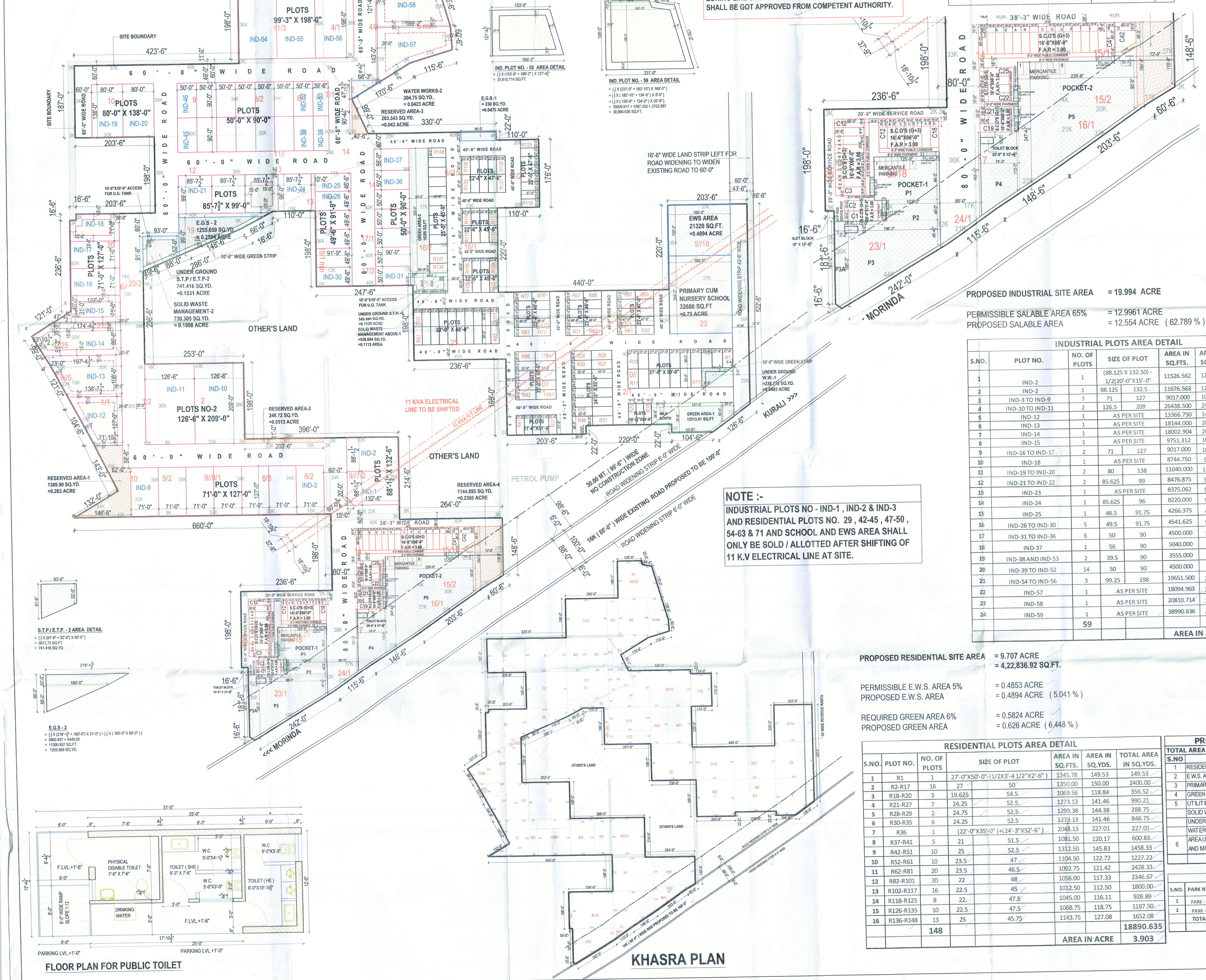


NOTE :-

INDUSTRIAL PLOTS NO - IND-1 , IND-2 & IND-3 AND RESIDENTIAL PLOTS NO. 29 , 42-45 , 47-50 , 54-63 & 71 AND SCHOOL AND EWS AREA SHALL ONLY BE SOLD / ALLOTTED AFTER SHIFTING OF 11 K.V ELECTRICAL LINE AT SITE.

FLOOR PLAN FOR PUBLIC TOILET

PROPOSED INDUSTRIAL SITE AREA = 19.994 ACRE

PERMISSIBLE SALABLE AREA 65% = 12.9961 ACRE
PROPOSED SALABLE AREA = 12.554 ACRE (62.789 %)

INDUSTRIAL PLOTS AREA DETAIL

S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT	AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA IN SQ.YDS.
1	IND-2	1	(88.125 X 132.50) - 1/2(20'-0"X15'-0"	11526.562	1280.729	1280.729
2	IND-2	1	88.125 132.5	11676.563	1297.396	1297.396
3	IND-3 TO IND-9	7	71 127	9017.000	1001.889	7013.222
4	IND-10 TO IND-11	2	126.5 209	26438.500	2937.611	5875.222
5	IND-12	1	AS PER SITE	13366.750	1485.194	1485.194
6	IND-13	1	AS PER SITE	18144.000	2016.000	2016.000
7	IND-14	1	AS PER SITE	18002.904	2000.323	2000.323
8	IND-15	1	AS PER SITE	9751.312	1083.479	1083.479
9	IND-16 TO IND-17	2	71 127	9017.000	1001.889	2003.778
10	IND-18	1	AS PER SITE	8744.750	971.639	971.639
11	IND-19 TO IND-20	2	80 138	11040.000	1226.667	2453.333
12	IND-21 TO IND-22	2	85.625 99	8476.875	941.875	1883.750
13	IND-23	1	AS PER SITE	8375.062	930.562	930.562
14	IND-24	1	85.625 96	8220.000	913.333	913.333
15	IND-25	1	46.5 91.75	4266.375	474.042	474.042
16	IND-26 TO IND-30	5	49.5 91.75	4541.625	504.625	2523.125
17	IND-31 TO IND-36	6	50 90	4500.000	500.000	3000.000
18	IND-37	1	56 90	5040.000	560.000	560.000
19	IND-38 AND IND-53	2	39.5 90	3555.000	395.000	790.000
20	IND-39 TO IND-52	14	50 90	4500.000	500.000	7000.000
21	IND-54 TO IND-56	3	99.25 198	19651.500	2183.500	6550.500
22	IND-57	1	AS PER SITE	18094.963	2010.551	2010.551
23	IND-58	1	AS PER SITE	20810.714	2312.302	2312.302
24	IND-59	1	AS PER SITE	38990.636	4332.293	4332.293
		59				60760.774
					AREA IN ACRE	12.554

PROPOSED RESIDENTIAL SITE AREA = 9.707 ACRE = 4,22,836.92 SQ.FT.

PERMISSIBLE E.W.S. AREA 5% = 0.4853 ACRE
PROPOSED E.W.S. AREA = 0.4894 ACRE (5.041 %)

REQUIRED GREEN AREA 6% = 0.5824 ACRE
PROPOSED GREEN AREA = 0.626 ACRE (6.448 %)

RESIDENTIAL PLOTS AREA DETAIL

S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT	AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA IN SQ.YDS.
1	R1	1	27'-0"X50'-0"-(1/2X3'-4 1/2"X2'-6")	1345.78	149.53	149.53
2	R2-R17	16	27 50	1350.00	150.00	2400.00
3	R18-R20	3	19.625 54.5	1069.56	118.84	356.52
4	R21-R27	7	24.25 52.5	1273.13	141.46	990.21
5	R28-R29	2	24.75 52.5	1299.38	144.38	288.75
6	R30-R35	6	24.25 52.5	1273.13	141.46	848.75
7	R36	1	(22'-0"X35'-0")+(24'-3"X52'-6")	2043.13	227.01	227.01
8	R37-R41	5	21 51.5	1081.50	120.17	600.83
9	R42-R51	10	25 52.5	1312.50	145.83	1458.33
10	R52-R61	10	23.5 47	1104.50	122.72	1227.22
11	R62-R81	20	23.5 46.5	1092.75	121.42	2428.33
12	R82-R101	20	22 48	1056.00	117.33	2346.67
13	R102-R117	16	22.5 45	1012.50	112.50	1800.00
14	R118-R125	8	22 47.5	1045.00	116.11	928.89
15	R126-R135	10	22.5 47.5	1068.75	118.75	1187.50
16	R136-R148	13	25 45.75	1143.75	127.08	1652.08
		148				18890.635
					AREA IN ACRE	3.903

PROPOSED INDUSTRIAL SITE AREA

P1	RECTANGLE	125.75	84.25	1	10594.938	
P2	RECTANGLE	103.25	40	1	4130.000	
P3	1/2X(48'-4 1/2"+166'-3")X196'-3"			1	21060.078	
P3A	1/2X(161'-0"+166'-3")X7'-3"			1	1186.281	
					36970.797	(A)
LESS MERCANTILE PARKING AREA						
	RECTANGLE	11.5	24.625	7	1982.313	
	TOILET BLOCK	25	12.375	1	309.375	
					2291.688	(B)
	TOTAL PARKING AREA (A - B)				34679.109	SQ.FT.
	36970.797 - 2291.688				3221.768	SQ.MT.
	3221.768 / 23				140.077	
				SAY	140 ECS	

PROPOSE TOTAL COVERED AREA = 1,43,190.89 SQ.FT. = 13,302.758 SQ.MT.

REQUIRED PARKING:- 2ECS/100SQ.MT. OF THE TOTAL COVERED AREA = 13,302.758 X 2 / 100 = 266.055 ECS = SAY'S 267 ECS

PROPOSED PARKING = (POCKET -1 + POCKET -2) = 140 + 187 = 327 ECS

REQUIRED MERCANTILE PARKING (FOR EACH 1000 SQ.MT. OF FLOOR AREA) = 13,302.758 / 1000 = 13.302

PROPOSED MERCANTILE PARKING = 15 (MERCANTILE PARKING)

COMMERCIAL COMPONENT DETAIL :-

* AREA UNDER S.C.O'S = 1.096 ACRE

* AREA UNDER TOILET BLOCKS =(12'-4½" X 25'-0") X 2= 618.75 SQ.FT. = 0.0142 ACRE

* AREA UNDER PARKING AND ROADS = 2.1788 ACRE

TOTAL AREA = 3.289 ACRE

PARKING AREA DETAIL (POCKET - 2)

S. NO	SHAPE	LENGHT	WIDTH	NO.	AREA SQ.FT.
P4	1/2X(112'-3"+ 162'-1 1/2")X74'-3"			1	10186.171
P5	1/2X(247'-4 1/2"+ 90'-6")X229'-9"			1	38771.156
					48957.327 (A)
LESS MERCANTILE PARKING AREA					
	RECTANGLE	11.5	24.625	8	2265.500
	TOILET BLOCK	25	12.375	1	309.375
					2574.875 (B)
	TOTAL PARKING AREA (A - B)				46382.452 SQ.FT.
	48957.327 - 2574.875				4309.035 SQ.MT.
	4309.035 / 23				187.349
				SAY	187 ECS

PROPOSED INDUSTRIAL AREA

TOTAL AREA OF SCHEME			
S.NO	TYPE	ACRE	PERCENTAGE
1	INDUSTRIAL PLOT S	12.554	62.789%
3	UTILITIES :- E.G.S. - 2	0.2594	1.297%
	SOLID WASTE MANAGEMENT - 2	0.1508	0.754%
	S.T.P. / E.T.P. - 2	0.1531	0.766%
	WATER WORKS - 2	0.0423	0.212%
4	RESERVED AREA	0.6128	3.065%
5	AREA UNDER ROADS , OPEN SPACE , PARKING , TOILET BLOCKS , DRINKING WATER , AREA UNDER KHAL AND GREEN AREA	6.2216	31.117%
	TOTAL:	19.994	100.00%

RESERVED AREA FOR INDUSTRIAL SITE

S.NO	RESERVED AREA	AREA IN ACRE
1	RESERVED AREA-1	0.2830
2	RESERVED AREA-2	0.0513
3	RESERVED AREA-3	0.0420
4	RESERVED AREA-4	0.2365
	AREA IN ACRE	0.6128

PROPOSED RESIDENTIAL AREA

TOTAL AREA OF SCHEME			
S.NO	TYPE	ACRE	PERCENTAGE
1	RESIDENTIAL PLOTS AREA	3.903	40.208%
2	E.W.S. AREA	0.49	5.042%
3	PRIMARY CUM NURSERY SCHOOL	0.75	7.726%
4	GREEN AREA	0.656	6.758%
5	UTILITIES :- E.G.S. - 1	0.0475	0.489%
	SOLID WASTE MANAGEMENT - 1	0.1113	1.147%
	UNDER GROUND S.T.P.-1	0.1135	1.169%
	WATER WORKS - 1	0.0493	0.508%
6	AREA UNDER ROADS , OPEN SPACE AND MILK BOOTH	3.5870	36.953%
	TOTAL:	9.707	100.00%

GREEN AREA DETAIL

S.NO.	PARK NO.	SIZE		AREA IN SQ.FTS.	AREA IN SQ.YDS.
1	PARK - 1	AS PER SITE		12313.81	1368.20
2	PARK -2	50	325	16250.00	1805.556
	TOTAL				3173.757
	AREA IN ACRE				0.656

Note:- ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO YOU TO VIOLATE ANY RULES/GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY SURVEY FOR ANY ILLEGAL CONSTRUCTION. IN CASE ANY VIOLATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY IMMEDIATELY. THE APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HON'BLE COURT OF LAW , IF ANY.

FOR CALCULATION PURPOSE ONLY

Vide Letter No. 3477 STP(S&S)-55-(08) Dated 30/10/2025

Senior Town Planner S.A.S. Nagar

DM Pp ATP

APPROVED (08)
Vide Letter No. 4105 STP(S&S)-55-(08) Dated 12/12/2025

Senior Town Planner S.A.S. Nagar

POPULATION CHART

SR.NO.	TYPE	PERSON
1.	COMMERCIAL @ 100 PERSON PER ACS.= 3.1436 X 100 = 314.36	315
2.	INDUSTRIAL @ 100 PERSON PER ACS.= 19.6173 X 100 = 1961.73	1962
3.	RESIDENTIAL (@ 15 PERSON PER PLOT) 148 X 15 =2220	2220
4.	E.W.S AREA (@ 400 PERSON PER ACRE) 400 X 0.49 =196	196
	PROVIDED DENSITY	4693 (PERSONS)

DENSITY = 141.73 PERSONS PER ACRE

NOTE :-

* ONLY GREEN AND ORANGE CATEGORY INDUSTRIES SHALL BE ALLOWED / DEVELOPED.

CLIENT

NORTH

ARCHITECT

SHEET NO.	CHECKED. BY	JOB NO.
01	Ar. C.P. Kaushal	RBP/TC/110
DEALT BY	SCALE	DATE
Ar. Jaspreet kaur		13-09-2025

TITLE :-
LAYOUT PLAN AND KHASRA PLAN

THE CREATORS
architects,interior designers,planners, industrial designers,landscape architects, urban designers & valuers
F-15 , Centra Mall , Industrial Area , Phase-1
Chandigarh , phone : 0172-4082078 , 4028720

PROPOSED DRAWING FOR
RICHFIELD BUSINESS PARK
BY LAND CHESTER ESTATES
AT VILLAGE :- DHANGRALI AND CHTAMALI
HADBAST NO. 244 AND 114
TEHSIL :- MORINDA &
DISTRICT :- RUPNAGAR