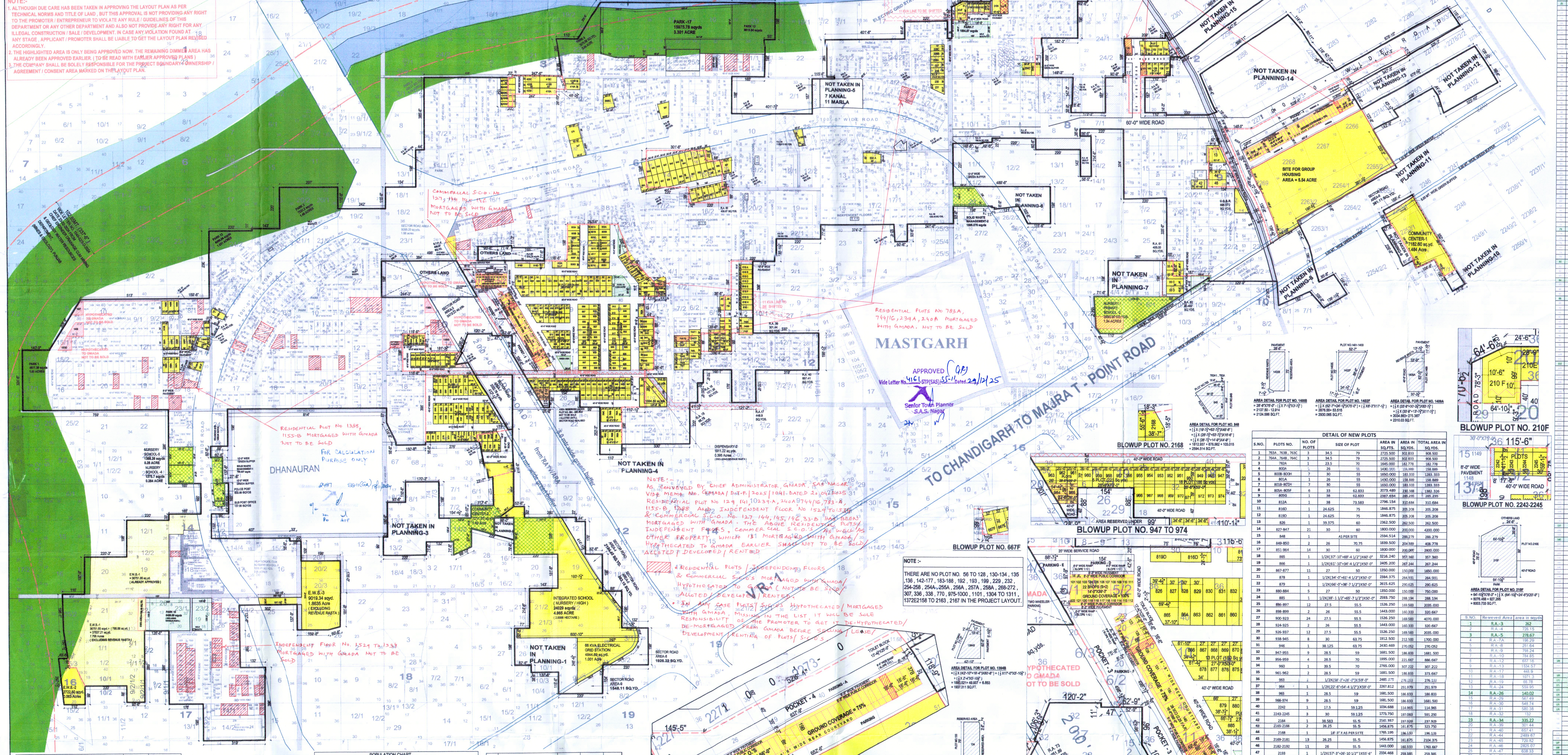
COMMERCIAL AREA DETAILS

SR.NO	PLOT NO.	SIZES	AREA IN SQ.FT.	NO. OF PLOTS	TOTAL AREA IN SQ.FT.	TOTAL AREA IN SQ.MT.	F.A.R. ACHIEVED	TOTAL COVD. AREA (SQ.MT.)	PARKING REQUIRED @2ECS/SQ.MT	PARKING PROVIDED
I	COMMERCIAL AREA POCKET - 1									
	BOOTHS									
1	1 - 50	10'-0" X 30'-0"	300	50	15000	1394.052	1	1394.052	28 ECS	383 ECS
	SCO									
2	54 - 73	15'-0" X 60'-0"	900	20	18000	1672.862	2	3345.724	67 ECS	
II	COMMERCIAL AREA POCKET - 2									
3	1 - 53	16'-0" X 66'-0"	1056	53	55968	5201.486	2.75	14304.086	286 ECS	
				TOTAL:	88968		(2.042 ACRE)		381 ECS	

TOTAL COMMERCIAL AREA	
COMMERCIAL AREA	2.042 ACRES
CLUB HOUSE AREA	0.47 ACRE
TOTAL	2.512 ACRES

NOTE:-

1. ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS AND TITLE OF LAND, BUT THIS APPROVAL IS NOT PROVIDING ANY RIGHT TO THE PROMOTER / ENTREPRENEUR TO VIOLATE ANY RULE / GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY RIGHT FOR ANY ILLEGAL CONSTRUCTION / SALE / DEVELOPMENT. IN CASE ANY VIOLATION FOUND AT ANY STAGE, APPLICANT / PROMOTER SHALL BE LIABLE TO GET THE LAYOUT PLAN REVISED ACCORDINGLY.
2. THE HIGHLIGHTED AREA IS ONLY BEING APPROVED NOW. THE REMAINING DIMMED AREA HAS ALREADY BEEN APPROVED EARLIER. (TO BE READ WITH EARLIER APPROVED PLANS)
3. THE COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE PROJECT BOUNDARY / OWNERSHIP / AGREEMENT / CONSENT AREA MARKED ON THE LAYOUT PLAN.



AREA DETAIL :-

S.NO.	PARTICULARS	AREA IN SQYDS	AREA IN ACRES
1	CLU-1 APPROVED VIDE LETTER NO CTP(Pb.)/SP-432(M) DT. 31.03.2014 & 25.03.2015	636702	131.55
2	AREA OF CLU NOT TAKEN IN LAYOUT (POCKET 1 TO 4)	16456.79	3.400
3	AREA OF CLU-1 UTILISED IN LAYOUT (1 - 2)	620245.21	128.150
4	AREA UNDER REVENUE RASTA (ALREADY APPROVED)	14293.46	2.950
5	TOTAL AREA (3+4)	634538.67	131.100
6	CLU-2 APPROVED VIDE LETTER NO 1027-CTP(Pb)/SP-432(M) DT. 15.03.2017	294799.56	60.909
7	AREA NOT INCLUDED IN PLANING (POCKET 5 TO 15)	72756.124	15.030
8	AREA INCLUDED IN PLANNING	222043.436	45.875
9	CLU-3 APPROVED VIDE LETTER NO 1680 CTP(Pb.)/SP-432(M) DT. 12.03.2019	30008	6.200
10	AREA NOT INCLUDED IN PLANNING (POCKET 16)	3121.46	0.645
11	AREA INCLUDED IN PLANNING	26886.54	5.555
12	CLU-4 APPROVED VIDE LETTER NO 4336CTP(PB)/SP-432(M) DATES 22-09-2022	32766.8	6.770
13	AREA INCLUDED IN PLANNING	32766.8	6.770
14	SCHEME AREA (CLU-1 + CLU-2 + CLU-3 + CLU-4) (5+8+11+13)	916235.446	189.300
15	ADDITIONAL NON C.L.U. AREA (NEW AREA FOR APPROVAL WITH LAYOUT PLAN)	94026.68	19.427
16	ADDITIONAL AREA UNDER REVENUE RASTA IN NEW AREA	2148.96	0.444
17	TOTAL AREA (14 + 15 + 16)	1012411.086	209.171
18	AREA UNDER SECTOR ROAD	27430.041	5.667
19	NET SCHEME AREA (17 - 18)	984981.045	203.504
20	RESERVED AREA	29882.132	6.174
	LESS AREA UNDER REVENUE RASTA (2.95+0.44 = 3.39 ACRE)		
21	NET PLANNED AREA (19 - 20)	938691.313	193.94

Total Area Detail

S.NO.	Type	Area in acres	%
1	Area under Residential Plotted	84.448	43.543
2	Area under Group Housing	5.54	2.856
3	Area under commercial	4.389	2.262
4	Area under E.W.S. Pocket (5% of Net Scheme Area)	10.1815	5.248
5	Area under Parks	11.69	6.026
6	Area under Public buildings	17.043	8.785
7	Area under Roads, green buffer, pavements, parking and open spaces	60.6485	31.271
	Total Net Planned area	193.94	100.00

TOTAL RESIDENTIAL PLOTTED AREA

TOTAL PLOTTED AREA = 63.503 + 5.809 + 15.136 = 84.448 ACRE

TOTAL COMMERCIAL AREA

ALREADY APPROVED COMMERCIAL AREA = 2.512 ACRE
PROPOSED COMMERCIAL AREA = 1.877 ACRE
TOTAL PLOTTED AREA = 4.389 ACRE

TOTAL E.W.S. AREA

E.W.S AREA - 1 = 7.765 ACRE
E.W.S AREA - 2 = 0.563 ACRE
E.W.S AREA - 3 = 1.8635 ACRE
TOTAL E.W.S. AREA = 10.1815 ACRE

POPULATION CHART

SR.NO.	TYPE	PERSON
1.	RESIDENTIAL INDEPENDENT FLOORS (STILT+4) (@ 20 PERSON PER PLOT) 112 X 20 = 2240 (8 INDEPENDENT FLOORS APPROVED IN ZONING VIDE LETTER NO. 844-CTP(Pb)/SP-198 DATED 07-02-2020)	2240
2.	RESIDENTIAL PLOTS (EXISTING & PROPOSED) 1485-112 = 1373 (@ 15 PERSON PER PLOT) 1373 X 15 = 20595	20595
3.	GROUP HOUSING (@ 405 PERSON PER ACR.) 5.54 X 405 = 2244	2244
4.	COMMERCIAL (@ 100 PERSON PER ACR.) 4.389 X 100 = 438.90	438
5.	PUBLIC BUILDINGS / INSTITUTIONAL BUILDINGS @ 100 PERSON PER ACR. (AREA OF SR. NO. 1 TO 12) 13.536 X 100 = 1354	1354
6.	E.W.S. (@ 405 PERSON PER ACR.) 10.1815 X 405 = 4124 (FOR AMENITIES ONLY)	4124
	POPULATION FOR AMENITIES (S. NO. 1 TO 6)	30996
	POPULATION FOR DENSITY CALCULATION (S. NO. 1 TO 5)	26872

PERMISSIBLE DENSITY AS PER MASTER PLAN @ 200 PERSONS PER ACRE = 200 X 183.7585 (193.94 - 10.1815) = 36752 PERSONS (PERMISSIBLE)
PROPOSED DENSITY = 26872 / 183.7585 ACRE = 146.23 PERSONS PER ACRE

AREA UNDER SECTOR ROAD

S.NO.	SECTOR ROAD	NO	AREA IN SQ.YDS.	ACRES
1	SECTOR ROAD AREA-1	1	9099.2	1.880
2	SECTOR ROAD AREA-2	1	3121.801	0.645
3	SECTOR ROAD AREA-3	1	5473.22	1.131
4	SECTOR ROAD AREA-4	1	2184.45	0.451
5	SECTOR ROAD AREA-5	1	363.15	0.075
6	SECTOR ROAD AREA-6	1	361.11	0.074
7	SECTOR ROAD AREA-7	1	3352.78	0.693
8	SECTOR ROAD AREA-8	1	1926.22	0.398
9	SECTOR ROAD AREA-9	1	1548.11	0.320
	TOTAL	9	27430.041	5.667

OTHER AREAS :-

S.NO.	PUBLIC BUILDING	NO	AREA IN SQ.YDS.	ACRES
1	HIGH/NURSERY SCHOOL-1	1	9703.71	2.005
2	NURSERY / PRIMARY SCHOOL-2	1	5993.9	1.24
3	NURSERY SCHOOL-3	1	3493.61	0.722
4	NURSERY SCHOOL-4	1	1375.7	0.284
5	NURSERY SCHOOL-5	1	1388.26	0.287
6	INTEGRATED SCHOOL (NURSERY/HIGH)	1	24029	4.965
7	SUB POST OFFICE	1	157.56	0.033
8	POLICE POST	1	602.89	0.125
9	DISPENSARY-1	1	2467.56	0.510
10	DISPENSARY-2	1	1911.22	0.395
11	COMMUNITY CENTER-1	1	7182.484	1.484
12	COMMUNITY CENTER-2	1	2211.6	0.457
13	C.F.C.	1	541.67	0.112
14	WATER WORK	1	689.11	0.142
15	ELECTRIC GRID STATION	2	946.54	0.196
16	RELIGIOUS BUILDING	1	1208.86	0.250
17	S.T.P	1	5222.23	1.079
18	S.T.P.-2	1	426.67	0.088
19	SOLID WASTE MANAGEMENT-1	1	798.427	0.165
20	SOLID WASTE MANAGEMENT-2	1	1595.076	0.330
21	U.G.S.R.	1	695.572	0.144
22	66 KVA ELECTRICAL GRID STATION	1	4844.89	1.001
	TOTAL	23	82486.54	17.043

AREA UNDER OPEN GREEN :-

S.NO.	GREEN AREA	NO	AREA IN SQ.YDS.	ACRES
1	PARK 1	1	4977.39	1.03
2	PARK 2	1	7221.20	1.49
3	PARK 3	1	488.17	0.10
4	PARK 4	1	3078.56	0.64
5	PARK 6	1	608.22	0.13
6	PARK 7	1	1864.67	0.385
7	PARK 12	1	4906.04	1.031
8	PARK 13	1	8815.84	1.82
9	PARK 15	1	1010.36	0.21
10	PARK 16	1	6469.89	1.34
11	PARK 17	1	15975.78	3.301
12	PARK 18	1	1079.32	0.223
		TOTAL	56495.44	11.69

DETAIL OF NEW PLOTS (IN LIEU OF GROUP HOUSING)

S.NO.	PLOTS NO.	NO. OF PLOTS	SIZE OF PLOT	AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA IN SQ.YDS.
	TOTAL	51				28116.93
					AREA IN ACRES	5.809

COMMERCIAL AREA DETAILS (POCKET-3 & 4)

SR.NO	PLOT NO.	WIDTH (FEET)	LENGTH (FEET)	AREA OF PLOT (SQ.FT.)	TOTAL NO. OF PLOTS	GROUND COVERAGE IN SQ.FT.	F.A.R.	TOTAL COVERED AREA SQ.FT.	TOTAL COVERED AREA (SQ.MT.)	PARKING REQUIRED @2ECS/100 SQ.MT	PARKING REQUIRED @1 MERCANTILE/1000 SQ.MT	PARKING PROVIDED (E.C.S)
	SHOW ROOM (POCKET - 4)											
1	1B-37B	16.5	66	1089	37	40293	2.25	90659.25	8422.450	168.45	8.42	174
	SHOPS (POCKET - 3)											
2	101-122	14	39.25	549.5	22	12089	2.00	24178.00	2246.191	44.92	2.25	182
	SHOW ROOM (POCKET - 3)											
3	123-149	16.5	66	1089	27	29403	2.25	66156.75	6146.112	122.92	6.15	
						81785				336	17	18
						1.877 ACRE						

DETAIL OF NEW PLOTS

S.NO.	PLOTS NO.	NO. OF PLOTS	SIZE OF PLOT		AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA IN SQ.YDS.
1	763A, 763B, 763C	3	34.5	79	2725.500	302.833	908.500
2	764A, 764B, 764C	3	34.5	79	2725.500	302.833	908.500
3	782A	1	23.5	70	1645.000	182.778	182.778
4	800A	1	26	55	1430.000	158.889	158.889
5	800B-800H	7	30	55	1650.000	183.333	1283.333
6	801A	1	26	55	1430.000	158.889	158.889
7	801B-801H	7	30	55	1650.000	183.333	1283.333
8	805A-805F	6	33	62.833	2073.489	230.388	1382.326
9	805G	1	38	62.833	2387.654	265.295	265.295
10	812A	1	38	73.583	2796.154	310.684	310.684
11	816D	1	24.625	75	1846.875	205.208	205.208
12	819D	1	24.625	75	1846.875	205.208	205.208
13	826	1	39.375	60	2362.500	262.500	262.500
14	827-847	21	30	60	1800.000	200.000	4200.000
15	848	1	AS PER SITE		2594.514	288.279	288.279
16	849-850	2	26	70.75	1839.500	204.389	408.778
17	851-864	14	30	60	1800.000	200.000	2800.000
18	865	1	1/2X(37'-10"+69'-4 1/2")X60'-0"		3216.240	357.360	357.360
19	866	1	1/2X(61'-10"+34'-4 1/2")X50'-0"		2405.200	267.244	267.244
20	867-877	11	27	50	1350.000	150.000	1650.000
21	878	1	1/2X(34'-0"+61'-4 1/2")X50'-0"		2384.375	264.931	264.931
22	879	1	1/2X(66'-0"+38'-7 1/2")X50'-0"		2615.625	290.625	290.625
23	880-884	5	27	50	1350.000	150.000	750.000
24	885	1	1/2X(38'-1 1/2"+65'-7 1/2")X50'-0"		2593.750	288.194	288.194
25	886-897	12	27.5	55.5	1526.250	169.583	2035.000
26	898-899	2	26	55.5	1443.000	160.333	320.667
27	900-923	24	27.5	55.5	1526.250	169.583	4070.000
28	924-925	2	26	55.5	1443.000	160.333	320.667
29	926-937	12	27.5	55.5	1526.250	169.583	2035.000
30	938-945	8	30	63.75	1912.500	212.500	1700.000
31	946	1	38.125	63.75	2430.469	270.052	270.052
32	947-955	9	28.5	59	1681.500	186.833	1681.500
33	956-959	4	28.5	70	1995.000	221.667	886.667
34	960	1	39.5	70	2765.000	307.222	307.222
35	961-962	2	28.5	59	1681.500	186.833	373.667
36	963	1	1/2X(58'-3"+26'-0")X59'-0"		2485.375	276.153	276.153
37	964	1	1/2X(22'-6"+54'-4 1/2")X59'-0"		2267.812	251.979	251.979
38	965	1	28.5	59	1681.500	186.833	186.833
39	966-974	9	28.5	59	1681.500	186.833	1681.500
40	2242	1	17.5	59.125	1034.688	114.965	114.965
41	2243-2245	3	30	59.125	1773.750	197.083	591.250
42	2164	1	38.583	55.5	2141.357	237.929	237.929
43	2165-2166	2	26.25	55.5	1456.875	161.875	323.750
44	2168	1	18'-3" X AS PER SITE		1765.195	196.133	196.133
45	2169-2181	13	26.25	55.5	1456.875	161.875	2104.375
46	2182-2192	11	26	55.5	1443.000	160.333	1763.667
47	2193	1	1/2X(57'-3"+26'-10 1/2")X55'-6"		2334.468	259.385	259.385
48	2194	1	1/2X(22'-6"+52'-10 1/2")X55'-6"		2091.656	232.406	232.406
49	2195-2204	10	26	55.5	1443.000	160.333	1603.333
50	2205-2212	8	25.75	55.5	1429.125	158.792	1270.333
51	2213	1	1/2X(24'-0"+52'-10 1/2")X55'-6"		2133.281	237.031	237.031
52	2214A	1	1/2X(19'-6"+49'-9")X55'-6"		1921.687	213.521	213.521
53	2214-2220	7	25.75	55.5	1429.125	158.792	1111.542
54	2223-2240	18	25.5	40.416	1030.608	114.512	2061.216
55	618A-618 I	9	28.5	70	1995.000	221.667	1995.000
56	743G-743H	2	30	70	2100.000	233.333	466.667
57	743F	1	31.75	70	2222.500	246.944	246.944
58	744A , 744F	2	29.25	60.25	1762.313	195.813	391.625
59	744B , 744G	2	30	60.25	1807.500	200.833	401.667
60	744/1-744/2	2	29.25	60.25	1762.313	195.813	391.625
61	744/3-744/4	2	32	60.25	1928.000	214.222	428.444
62	744/7-744/8	2	29.25	60.25	1762.313	195.813	391.625
63	738	1	30	75	2250.000	250.000	250.000
64	424A-424D	4	30	75	2250.000	250.000	1000.000
65	424E	1	36	75	2700.000	300.000	300.000
66	423A-423C	3	33	83	2739.000	304.333	913.000
67	415A-415C	3	33	83	2739.000	304.333	913.000
68	640	1	38	80	3040.000	337.778	337.778
69	641-650	10	32.5	80	2600.000	288.889	2888.889
70	654-664	11	32.5	80	2600.000	288.889	3177.778
71	665	1	38	80	3040.000	337.778	337.778
72	666	1	33	80	2640.000	293.333	293.333
73	667	1	1/2X(44'-7 1/2"+62'-7 1/2")X80'-0"		4290.000	476.667	476.667
74	667A-667E	5	32	75	2400.000	266.667	1333.333
75	667F	1	32'-0"X75'-0"-(1/2X2'-3"X10'-0")		2388.750	265.417	265.417
76	210B-210E	4	28.75	67.25	1933.438	214.826	859.306
77	210 F	1	64'-10 1/2" X AS PER SITE		6003.733	667.081	667.081
78	129	1	35.5	90	3195.000	355.000	355.000
79	130-133	4	30	75	2250.000	250.000	1000.000
80	134	1	30'-0" X AS PER SITE		2246.500	249.611	249.611
81	137-141	5	31	68	2108.000	234.222	1171.111
82	13	1	1/2X(101'-3"+64'-1 1/2")X90'-0"		7441.875	826.875	826.875
83	42	1	50	80.875	4043.750	449.306	449.306
84	44	1	51.25	88.125	4516.406	501.823	501.823
85	45	1	39	88.125	3436.875	381.875	381.875
86	33A-33B	2	48.5	90	4365.000	485.000	970.000
87	33C	1	39	90	3510.000	390.000	390.000
88	33D	1	43.5	90	3915.000	435.000	435.000
	TOTAL	350					73256.15
						AREA IN ACRES	15.136

Reserved Area

S.NO.	Reserved Area	area in sqyds
1	R.A.-3	262
2	R.A.-4	728.15
3	R.A.-5	278.67
4	R.A.-7A	199.29
5	R.A.-8	251.64
6	R.A.-9	798.24
7	R.A.-10	784.85
8	R.A.-12	657.16
9	R.A.-13	1534.57
10	R.A.-17	448.9
11	R.A.-18	1071.3
12	R.A.-19	68.78
13	R.A.-22	559.95
14	R.A.-26	140.02
15	R.A.-29	587.49
16	R.A.-30	548.74
17	R.A.-32	580.38
18	[illegible]	[illegible]
19	R.A.-34	335.22
20	R.A.-39	301.44
21	R.A.-41	657.41
22	R.A.-44	2489.67
23	R.A.-45	720.82
24	R.A.-46	2825.07
25	R.A.-47	638.33
	TOTAL	29882.132
	ACRES	6.174

NOTE :-

PLOT NO - 618G, 618H, 618 I, 898-899, 924-925, 946, 751-752, 2214A, 2214-2220 SHALL ONLY BE SOLD / ALLOTTED AFTER SHIFTING OF 11 K.V ELECTRICAL LINE AT SITE.

S.C.O. NO - 149 SHALL ONLY BE SOLD / ALLOTTED AFTER SHIFTING OF 11 K.V ELECTRICAL LINE AT SITE.

REVISED LAYOUT PLAN OF "THE PALM" MEGA RESIDENTIAL PROJECT AT VILLAGE :- DHANAURAN , MASTGARH AND MULLANPUR GARIBDAS , NEW CHANDIGARH DIST. :- S.A.S. NAGAR

CLIENT	ARCHITECT	
REVISED LAYOUT PLAN		
SHEET NO. 01	CHECKED BY Ar. C.P. Kaushal	JOB NO. AT/ITC/110
DEALT BY Rakesh Nayak	SCALE	DATE 22-07-2024

For Manohar Infrastructure & Constructions Pvt. Ltd. Authorised Signatory

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