COMMERCIAL AREA DETAILS

SR.NO.	PLOT NO.	SIZES	AREA OF PLOT (SQ.FT.)	TOTAL NO. OF PLOTS	GROUND COVERAGE IN SQ.FT.	F.A.R. AREA OF PLOTS	TOTAL NO. OF STORY	TOTAL COVERED IN AREA SQ.FT.	TOTAL COVERED IN AREA (SQ.MT.)	PARKING REQUIRED @2ECS/100SQ.MT	PARKING REQUIRED @1 MERCANTILE /1000 SQ.MT	PARKING PROVIDED (E.C.S)
S.C.O.'S												
1	1 - 37	14'-0" X 50'-0"	700	37	25900	1.60	G + 1	41440.00	3849.870	77.00	3.85	96
1	38	13'-0" X 50'-0"	650	1	650	1.60	G + 1	1040.00	96.618	1.93	0.10	
TOTAL					26550					79	4.00	
					0.6095 ACRE							

INDUSTRIAL PLOTS AREA DETAIL

S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT (IN FEET / INCHES)		AREA IN SQ.FTS.	AREA IN SQ.YDS.	TOTAL AREA IN SQ.YDS.
1	1	1	82	120	9840.00	1093.33	1093.33
2	2-3	2	81.5	120	9780.00	1086.67	2173.33
3	4-5	2	81.5	147.5	12021.25	1335.69	2671.39
4	6-7	2	82	147.5	12095.00	1343.89	2687.78
5	8-9	2	81.5	147.5	12021.25	1335.69	2671.39
6	16-21	6	69	168	11592.00	1288.00	7728.00
7	21A	1	68.5	168	11508.00	1278.67	1278.67
8	22A, 22B, 22C	3	75	150	11250.00	1250.00	3750.00
9	23-29	7	75	150	11250.00	1250.00	8750.00
10	30	1	84.5 X AS PER SITE		12299.73	1366.64	1366.64
11	31	1	84.5 X AS PER SITE		11021.97	1224.66	1224.66
12	32	1	81.875	120	9825.00	1091.67	1091.67
13	33-35	3	75	120	9000.00	1000.00	3000.00
14	36-37	2	81.875	120	9825.00	1091.67	2183.33
15	38-40	3	75	120	9000.00	1000.00	3000.00
16	41	1	81.875	120	9825.00	1091.67	1091.67
17	42-51	10	77.75	99.75	7755.56	861.73	8617.29
18	52	1	81.875	120	9825.00	1091.67	1091.67
19	53-55	3	75	120	9000.00	1000.00	3000.00
20	56-57	2	81.875	120	9825.00	1091.67	2183.33
21	58-60	3	75	120	9000.00	1000.00	3000.00
22	61	1	81.875	120	9825.00	1091.67	1091.67
23	62	1	55.125	89	4906.13	545.13	545.13
24	63-68	6	54.75	89	4872.75	541.42	3248.50
25	69-70	2	55.125	89	4906.13	545.13	1090.25
26	71-76	6	54.75	89	4872.75	541.42	3248.50
27	77-78	2	55.125	89	4906.13	545.13	1090.25
28	79-84	6	54.75	89	4872.75	541.42	3248.50
29	85	1	55.125	89	4906.13	545.13	545.13
30	86	1	55.125	88.5	4878.56	542.06	542.06
31	87-89	3	54.75	88.5	4845.38	538.38	1615.13
32	90-93 , 93A	5	57.25	73.875	4229.34	469.93	2349.64
33	93B	1	58.25	73.875	4303.22	478.14	478.14
34	94-98	5	66.75	120	8010.00	890.00	4450.00
35	99	1	62.125	131.5	8169.44	907.72	907.72
36	100-101	2	62.125	131.625	8177.20	908.58	1817.16
37	102-103	2	62.125	131.5	8169.44	907.72	1815.43
38	104	1	62.125	131.625	8177.20	908.58	908.58
39	105	1	62.375	131.625	8210.11	912.23	912.23
40	106	1	62.375	131.5	8202.31	911.37	911.37
41	107-111	5	66.75	120	8010.00	890.00	4450.00
42	112-119	8	75	99.75	7481.25	831.25	6650.00
43	120-121	2	56.875	99.75	5673.28	630.36	1260.73
44	122-129	8	75	99.75	7481.25	831.25	6650.00
45	130-137	8	75	120	9000.00	1000.00	8000.00
46	138-139	2	56.875	120	6825.00	758.33	1516.67
47	140-147	8	75	120	9000.00	1000.00	8000.00
48	148-150	3	75	120	9000.00	1000.00	3000.00
49	150A	1	72.375	120	8685.00	965.00	965.00
50	151-154	4	57	90	5130.00	570.00	2280.00
51	155-171	17	48.75	90	4387.50	487.50	8287.50
52	172	1	50	90	4500.00	500.00	500.00
	TOTAL	172					146029.40
					AREA IN ACRES		30.171

PROPOSED LAYOUT PLAN FOR
ANM BUILDERS LLP
(INDUSTRIAL PARK)
VILLAGE TEPLA , TEHSIL RAJPURA ,
DISTT PATIALA

AREA DETAIL:-

TOTAL CLU AREA = 52.84 ACRES

PROPOSED AREA			
TOTAL AREA OF SCHEME			
S.NO	TYPE	ACRES	PERCENTAGE
1	INDUSTRIAL PLOTS	30.171	57.099%
2	COMMERCIAL PLOTS	0.6095	1.153%
3	RESERVED AREA	0.249	0.471%
4	UTILITIES :- E.G.S	0.1928	0.365%
	S.T.P.	0.2323	0.440%
	E.T.P.	0.4391	0.831%
	WATER WORKS	0.1962	0.371%
	TOILET BLOCK	0.0091	0.017%
	SOLID WASTE MANAGEMENT	0.2295	0.434%
5	AREA UNDER ROADS , OPEN SPACE , AREA UNDER CHOE AND GREEN BUFFER	20.5115	38.818%
	TOTAL:	52.84	100.00%

RESERVED AREA DETAIL		
S.NO.	RESERVED AREA DETAIL	AREA IN SQ.YD.
1	RESERVED AREA - 1	1204.385
	TOTAL:	1204.385
	AREA IN ACRES	0.249

NOTE :-

1. PLOT NO. 10 TO 15 AND 22 ARE OMITTED.
2. TOTAL AREA OF 52.84 ACRES IS COMPANY OWNER SHIP OF ANM BUILDERS.

LEGEND

- TOTAL LAND OF COMPANY OWNER SHIP
- GREEN INDUSTRIAL BUILDING

POPULATION CHART		
SR.NO.	TYPE	PERSON
1.	INDUSTRIAL AND COMMERCIAL AREA (@ 100 PERSON PER ACRE OF THE TOTAL SITE AREA) 52.84 X 100 = 5284	5284

As recommended by STP, SC

Competent Authority

Technical advice w.r.t: town planning vide letter no. 3266 dated 05/08/23 & vide letter no. 1453 dated 25/08/23

Senior Town Planner, PATIALA.

For ANM BUILDERS LLP

PARTNER

CLIENT

ARCHITECT

SHEET NO.	CHECKED. BY	JOB NO.
01	Ar. C.P. Kaushal	ANM/TC/2023
DEALT BY	SCALE	DATE
Rakesh Nayak		14-08-2023

TITLE :-
LAYOUT 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

LAYOUT PLAN



