PROJECT SCHEME C.L.U. AREA STATEMENT

S.NO.	DESCRIPTION	AREA (IN ACRES)
a.	CLU ACCORDED VIDE CTP (PB) SP 432 (M) LETTER NO. 8198 DATED 17-11-2011	229.77
b.	CLU ACCORDED VIDE CTP (PB) SP 432 (M) LETTER NO. 2042 DATED 14-05-2012	26.41
c.	CLU ACCORDED VIDE CTP (PB) SP 432 (M) LETTER NO. 3480 DATED 11-06-2013	23.75
d.	CLU ACCORDED VIDE CTP (PB) SP 432 (M) LETTER NO. 699 DATED 07-02-2018	5.64
e.	CLU ACCORDED VIDE CTP (PB) SP 432 (M) LETTER NO. 1362 DATED 07-03-2018	5.77
f.	CLU ACCORDED VIDE CTP (PB) SP 432 (M) LETTER NO. 970 DATED 07-03-2022	61.134
1	TOTAL CLU OF	452.164
2	AREA OF CLU NOT TAKEN IN LAYOUT	1.22
3	TOTAL AREA UTILISED OF CLU FOR LAYOUT	451.944

- 4 Matrix 0 0.025 Acs

Total Area for Layout = 451.919 Acs

A. Area Division as per Mega Township norms

S.NO.	ITEM	PROVIDED ACRES	PROVIDED SQYDS	% ACHIEVED
1	Total Area utilised of CLU	451.944		
2	Area under Govt. Acquisition	1.86		
3	Total Area up (1+2+3)	453.804		
4	Area under Mega Township norms	5.18		
5	EWS Area	23.01		
6	Total Saleable Area (1+2+3)	458.984		
7	Area under Sector Road	22.04		
8	Reserved Area	9.77		
9	Area under Mega Township norms	5.18		
10	Area under Govt. Acquisition	1.86		
11	Net Planned Area = (5+6+7+8+9+10)	381.84		
12	Proposed Residential	139.65	153.75	
13	Commercial Area	12.7		
14	Total Saleable Area (Residential+Commercial +EWS)	220.75		57.7

TOTAL AREA DETAIL

S.NO.	DESCRIPTION OF AREA	Area in acres	%
	Net Planned Area	381.84	100.00
1	Area under residential development	179.68	47.05
2	Area under commercial development	12.7	4.5
3	Area under Public Buildings	27.09	7.09
4	Area under Parks	23.96	6.27
5	Area under roads/pavements/open spaces and parking, etc.	138.01	36.04
	Total	381.84	100.00

PART WISE SUMMARY OF VARIOUS COMPONENTS PROVIDED

TOTAL	2954	129.68	15.25	22.44	22.09	23.01	17.71	9.77	1.22	1.86
F	101	2.23	0	0.18	2.43	2.3	0	0.63	0	0.54
E	641	14.2	15.25	1.22	7.45	1.71	9.53	2.85	0	0
D	651	13.17	0	2.28	22	0	5.77	2.36	0.16	0.27
C	559	20.28	0	1.64	1.65	0	0.77	1.98	0.31	0
B	646	12.03	0	9.21	5.31	0	0	0.59	0	0.36
A	254	14.68	0	8.31	7.39	0	1.44	1.49	0.27	0.69
POCKET	NOS OF PLOTS	RESIDENTIAL PLOTS AREA (ACRES)	RESIDENTIAL G.H. AREA (ACRES)	PARKS AREA (ACRES)	AMENITIES (ACRES)	COMMERCIAL (ACRES)	EWS (ACRES)	RESERVED AREA (ACRES)	AREA NOT TAKEN IN LAYOUT (ACRES)	PROPOSED GOVT. ACQUISITION (ACRES)

Public / Semi Public Amenities Table

S.No.	Facility	Required Nos.	Provided Nos.	Remark
1	Nursery /P.P.Primary/Creche	10	7	Standard 7 N.S. /P.S. provided and 3 N.S./P.P.S./Creche
	Sr. Sec. School	3	3	Merged in Sr. Sec. Schools.
2	Primary School	1	2	2 Sr. Sec. School already approved, New 1 Sr. Sec. School provided of 5 acres
3	Dispensary	2	3	
4	Health Centre	1	1	
5	Community Centre	1	1	
6	Religious Site	2	3	
7	Police Post	1	1	
8	Sub Post Office	1	1	
9	Petrol Pump	1	1	

S.No.	Description	Unit	No./Area	Person	Population
1	Planned Development	Plot	2954	5	14770
2	Group Housing	Acres	23.01	200	4602
3	Commercial	Acres	12.7	100	1270
4	Amenities	Acres	27.09	200	5418
5	EWS	Acres	23.01	100	2301
A	Population to determine the amenities = (1+2+3+5)				28761
B	Density			TOTAL	63.71
C					346
D					130 Persons/Acs
a.	1+2 Population)				28761
b.	Area for Population Calculation				381.84
c.	Planned Area (acres)				381.84
d.	Density Achieved (Pers)				75.3

LEGEND:-

- SCHEME BOUNDARY
- AREA UNDER GOVT. ACQUISITION
- REVENUE RASTA
- NEW FACILITIES
- NEW/RESIDED ORGANISED GREEN
- NEW UNORGANISED GREEN

REVISED RESIDENTIAL TOWNSHIP AT MULLANPUR

ARCH. SIGN	CLIENT SIGN	Drawing Title
MONA SRIVASTAVA Associate Member Regn. No 2010-034/ATP	For GRETEL INFRAHOME OPC PVT. LTD. CO.-OP. HOUSE BUILDING SOCIETIES ATLUS SPACE BUILDERS PVT. LTD. AUTHORIZED SIGNATORY	SUPERIMPOSED LAYOUT PLAN (REVISED)

Client: Greater Punjab Officers Co-op House Building Society & Atlus Space Builders Pvt.Ltd.

Date	Scale	Dwg. No.	Sheet No.
19.06.2022 Revised on: 06.06.2024	1 : 2000	MP/SUB/LR/02/1	01

APPROVED
Senior Town Planner
S.A.S. Nagar

Note:
"ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLANS AS PER TECHNICAL REQUIREMENTS OF THIS DEPARTMENT OR ANY RIGHT TO YOU TO VIOLATE ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE ANY BE LIABLE TO GET THE LAYOUT PLAN REVISED ANY VIOLATION FOUND AT ANY STAGE. YOU SHALL ACCORDINGLY MODIFY/DELETE. IN CASE RIGHT FOR ILLEGAL CONSTRUCTION. IN CASE COURT CASE PREVAILING IN ANY MOHALLA, COURT THE LAW IS ANY."

THE APPROVAL IS SUBJECT TO DECISION OF ANY