

14-0577-B
 To be read with Licence No. 82 of 2022 dated 02/03/22.
 This is a layout plan for an additional area measuring 0.21875 acres to be added to the existing layout plan of Sector 3, Pinjore Kalka Urban Complex, Bhagwanpur, Pinjore, Distt. Moh. It is being developed by Green Building & Construction Pvt. Ltd. This layout is subject to the provisions of the Punjab Urban and Planning Act, 1989 and the Punjab Urban and Planning Rules, 1989. The layout plan shall be approved by the competent authority on the basis of the layout plan submitted by the developer. The layout plan shall be approved by the competent authority on the basis of the layout plan submitted by the developer. The layout plan shall be approved by the competent authority on the basis of the layout plan submitted by the developer.

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7. This no. will have no effect on the regularisation of the land through the existing layout plan of Sector 3, Pinjore Kalka Urban Complex, Bhagwanpur, Pinjore, Distt. Moh. It is being developed by Green Building & Construction Pvt. Ltd. This layout is subject to the provisions of the Punjab Urban and Planning Act, 1989 and the Punjab Urban and Planning Rules, 1989. The layout plan shall be approved by the competent authority on the basis of the layout plan submitted by the developer.

8. That the contractor shall be responsible for the construction and installation of the sewerage treatment plant (STP) and the underground water tank (UGT) as per the specifications mentioned in the layout plan. The contractor shall be responsible for the construction and installation of the sewerage treatment plant (STP) and the underground water tank (UGT) as per the specifications mentioned in the layout plan.

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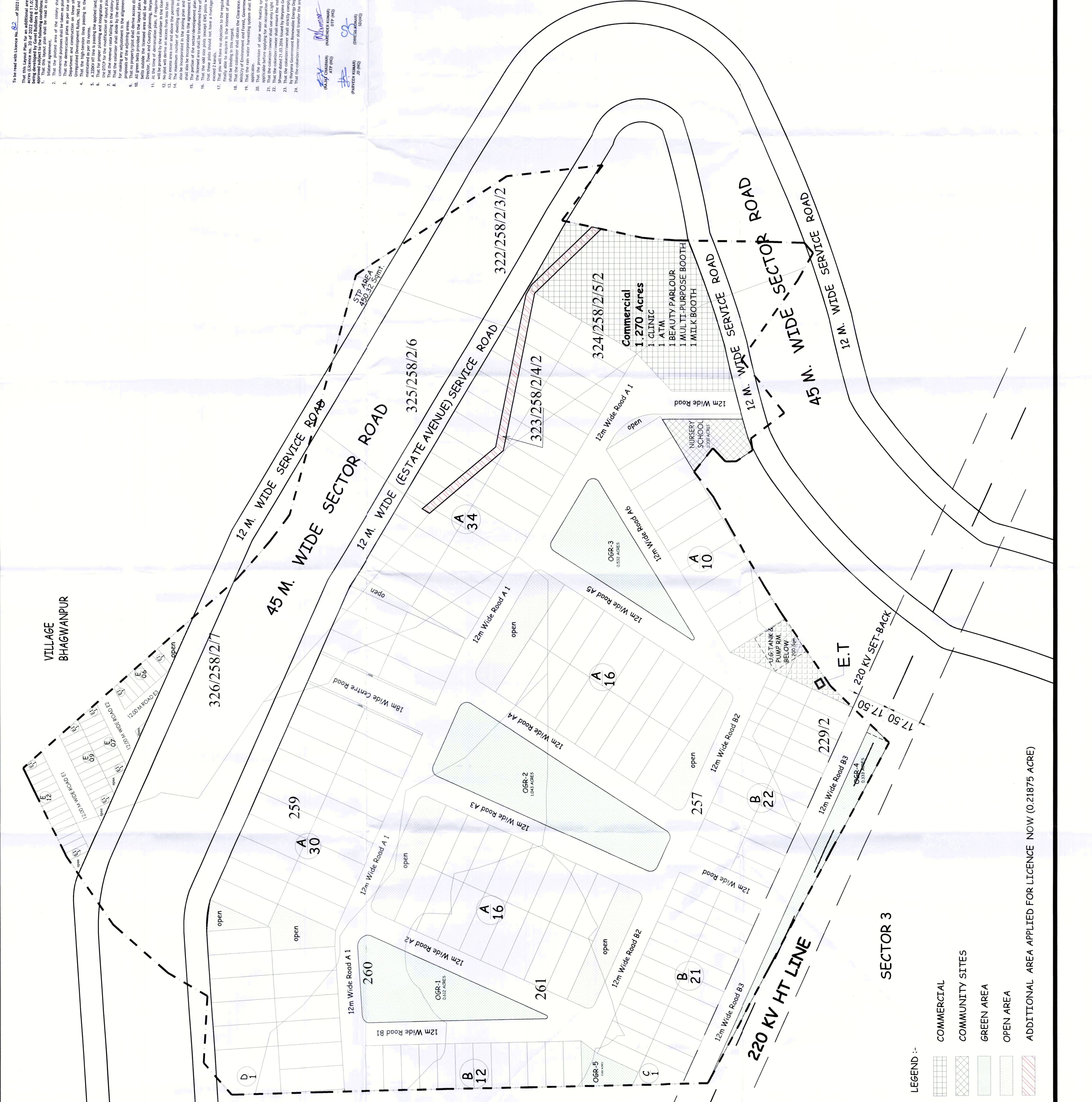
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DETAILS OF PLOTS (34.229 ACS PANCHKULA)

TYPE	LENGTH	WIDTH	SIZE	CATEGORY	SQM.	NO. OF PLOTS	AREA (SQM.)	TOTAL NO OF PLOTS	TOTAL AREA (SQM.)	% AGE
A	33.50	12.50	(GENERAL)	418.75	500.639	106	44387.50			
B	23.68	9.50	(NRNL)	224.96	268.952	55	12372.80			
C	23.68	5.46	(IRREGULAR)	264.39	316.093	1	264.39			26.83
D	33.50	21.56	(IRREGULAR)	722.44	863.717	1	722.44			
E	12.50	4.00	(EWS)	50.00	59.778	8	400.00			20.49
TOTAL PLOTS										350
GRAND TOTAL										14,789

DETAIL OF AREA

DESCRIPTION	AREA (Acres)	% AGE
TOTAL LICENCE GRANTED AREA	34.01	
AREA APPLIED FOR LICENCE	0.21875	
TOTAL AREA	34.229	
AREA UNDER SECTOR ROAD	4.957	
BALANCE AREA (A)	29.272	
50 % OF AREA UNDER SECTOR ROAD (B)	2.479	
PLANNED AREA (A+B)	31.751	
AREA UNDER UNDETERMINED USE	0.000	
NET PLANNED AREA	31.751	
AREA UNDER COMMERCIAL	12.70	
AREA UNDER RESIDENTIAL PLOTS	14.789	
TOTAL SALEABLE AREA	16.059	

POPULATION

TYPE OF PLOT	NOS.	PERSON/PLOT	TOTAL
A GENERAL PLOTS	163	18	2934
B EWS PLOTS	42	13.5	567
TOTAL POPULATION			3501
DENSITY PLOTTED		3501 / 31.751	110.27

PROVISION OF INFRASTRUCTURE

S NO.	DESCRIPTION	REQUIRED	PROVIDED
1	NURSERY SCHOOL	1	1
2	ATM	0	0
3	BEAUTY PARLOUR	0	1
4	CLINIC	0	1
5	MULTI-PURPOSE BOOTH	0	1
6	MILK & VEGETABLE BOOTH	0	1
7	ELECTRIC TRANSFORMER (ET)	1	1
8	SEWERAGE TREATMENT PLANT (STP)	1	1
9	UNDERGROUND WATER TANK (UGT)	1	1

Green Area Required Total Population 3501x2.5 sqm./person
 = 8752.5sqm. = 2.16 acs.
 Green Area Provided
 = 2.49 acs.
 Sewerage Treatment Plant (STP) AREA
 = 450 Sqm.
 Electric Transformer (ET) Area
 = 100 Sqm.
 Milk & Vegetable Booth Area (M&VB)
 = 27.5 Sqm.
 Under Ground Tank (UGT)Area
 = 350 Sqm.

Project :-
 LAYOUT PLAN FOR THE AREA MEASURING 34.229 ACRE FOR RESIDENTIAL PLOTTED COLONY IN SECTOR 3 VILLAGE BHAGWANPUR, PINJORE KALKA URBAN COMPLEX

SCALE: NTS

DATE: MAY 2022

DWG NO: SEC-3/DOB/AY/01

NORTH

ARCHITECT/TOWN PLANNER: [Signature]

AUTHORISED SIGNATORY: [Signature]