



ALREADY CLU APPROVED AREA = 24.54 ACRE
 AREA UNDER FOR CLU APPROVAL = 5.225 ACRE
 TOTAL AREA = 29.765 ACRE

DESCRIPTIONS	SQ. FT	SQ. MTR	ACRE	%AGE
TOTAL PLOT AREA (AS PER REVENUE)	1231,621.15	114,420.39	28.274	100.00%
AREA RESERVE FOR E.W.S @ 5%	64,942.25	6033.28	1.490	5.00%
NET PLOT AREA (A-B)	1,231,621.15	114,420.39	28.274	95.00%

ACHIEVED RESIDENTIAL SALEABLE AREA	SQ. FT	SQ. MTR	ACRE	%AGE
ACHIEVED RESIDENTIAL SALEABLE AREA	581,059.13	53,981.71	13.339	47.17%
ACHIEVED COMMERCIAL SALEABLE AREA	45733.52	4248.75	1.050	3.72%
SITE FOR SCHOOL	44217.75	4093.23	1.016	3.59%
GREEN (PARK) AREA	61597.77	5722.57	1.415	5.00%
SERVICE AREA	13263.28	1232.18	0.304	1.08%
ROADS, PARKING AREA & GREEN BUFFER	485,749.7	45127.24	11.15	39.44%

ITEMS	LENGTH	WIDTH	TOTAL AREA (Sq Ft)	TOTAL AREA (Sq Mtr)	PERCENTAGE
STP AREA	90	50	4500.00	418.06	0.37%
MRF	90	50	4500.00	418.06	0.37%
TOILET-01	15	54	810.00	75.25	0.06%
EGS AS PER SITE	1353.28		1353.28	125.72	0.11%
WATER WORKS	60	35	2100.00	195.10	0.17%

S.NO	PLOT NO.	WIDTH	LENGTH	NO. OF PLOTS	PLOTS (Sq Ft)	PLOTS (Sq Mtr)	TOTAL AREA (Sq Ft)	TOTAL AREA (Sq Mtr)
1	1-11	30'-0"	60'-0"	11	1800	200	19800	1839.47
2	12	33'-0"	60'-0"	01	1980	220	1980	183.95
3	13	25'-0"	75'-0"	01	1875	208.33	1875	174.19
4	14-16	30'-0"	75'-0"	03	2250	250	6750	627.09
5	17-18	25'-0"	75'-0"	02	1875	208.33	3750	348.38
6	19-21	30'-0"	75'-0"	03	2250	250	6750	627.09
7	22	25'-0"	75'-0"	01	1875	208.33	1875	174.19
8	23	27'-0"	60'-0"	01	1650	183.33	1650	153.29
9	24-28	30'-0"	60'-0"	05	1800	200	9000	839.53
10	29-30	25'-0"	60'-0"	02	1500	166.66	3000	278.70
11	31-33	38'-0"	50'-0"	03	1925	213.88	5775	537.67
12	34	35'-0"	70'-0"	01	2450	272.22	2450	227.61
13	35-36	42'-0"	70'-0"	02	2940	333.33	5880	546.12
14	37-38	35'-0"	70'-0"	02	2450	272.22	4900	455.22
15	39-40	30'-0"	70'-0"	02	2100	233.33	4200	391.66
16	41	35'-0"	70'-0"	01	2450	272.22	2450	227.61
17	42-43	33'-0"	80'-0"	02	2640	300.00	5280	491.14
18	44-45	40'-0"	90'-0"	02	3600	400.00	7200	670.56
19	46	30'-0"	70'-0"	01	2100	233.33	2100	195.09
20	47-48	30'-0"	70'-0"	02	2100	233.33	4200	391.66
21	49	30'-0"	70'-0"	01	2100	233.33	2100	195.09
22	50	30'-0"	70'-0"	01	2100	233.33	2100	195.09
23	51	30'-0"	70'-0"	01	2100	233.33	2100	195.09
24	52	30'-0"	70'-0"	01	2100	233.33	2100	195.09
25	53	30'-0"	70'-0"	01	2100	233.33	2100	195.09
26	54	30'-0"	70'-0"	01	2100	233.33	2100	195.09
27	55	30'-0"	70'-0"	01	2100	233.33	2100	195.09
28	56	30'-0"	70'-0"	01	2100	233.33	2100	195.09
29	57	30'-0"	70'-0"	01	2100	233.33	2100	195.09
30	58	30'-0"	70'-0"	01	2100	233.33	2100	195.09
31	59	30'-0"	70'-0"	01	2100	233.33	2100	195.09
32	60	30'-0"	70'-0"	01	2100	233.33	2100	195.09
33	61	30'-0"	70'-0"	01	2100	233.33	2100	195.09
34	62	30'-0"	70'-0"	01	2100	233.33	2100	195.09
35	63	30'-0"	70'-0"	01	2100	233.33	2100	195.09
36	64	30'-0"	70'-0"	01	2100	233.33	2100	195.09
37	65	30'-0"	70'-0"	01	2100	233.33	2100	195.09
38	66	30'-0"	70'-0"	01	2100	233.33	2100	195.09
39	67	30'-0"	70'-0"	01	2100	233.33	2100	195.09
40	68	30'-0"	70'-0"	01	2100	233.33	2100	195.09
41	69	30'-0"	70'-0"	01	2100	233.33	2100	195.09
42	70	30'-0"	70'-0"	01	2100	233.33	2100	195.09
43	71	30'-0"	70'-0"	01	2100	233.33	2100	195.09
44	72	30'-0"	70'-0"	01	2100	233.33	2100	195.09
45	73	30'-0"	70'-0"	01	2100	233.33	2100	195.09
46	74	30'-0"	70'-0"	01	2100	233.33	2100	195.09
47	75	30'-0"	70'-0"	01	2100	233.33	2100	195.09
48	76	30'-0"	70'-0"	01	2100	233.33	2100	195.09
49	77	30'-0"	70'-0"	01	2100	233.33	2100	195.09
50	78	30'-0"	70'-0"	01	2100	233.33	2100	195.09

S.NO	SCO	WIDTH	LENGTH	NO. OF SHOPS	SHOP (Sq Ft)	SHOP (Sq Mtr)	TOTAL AREA (Sq Ft)	TOTAL AREA (Sq Mtr)
1	1	AS PER MAP	01	2591.69	287.97	2591.69	240.77	
2	02-06	16'-6"	80'-0"	05	1320.00	146.67	6600.00	613.15
3	07-13	16'-6"	80'-0"	07	1320.00	146.67	9240.00	858.42
4	14-29	16'-6"	80'-0"	16	1320.00	146.67	21120.00	1962.10
5	30	AS PER MAP	01	1461.42	162.38	1461.42	135.77	
6	31	AS PER MAP	01	1345.41	149.49	1345.41	124.99	

S.NO	SCO	WIDTH	LENGTH	NO. OF SHOPS	F.F. COV. AREA	S.F. COV. AREA	Total cov. area of shop	Total cov. area of all shops
1	1	AS PER MAP	01	1938.50	1938.50	1295.85	5172.85	5172.85
2	02-06	16'-6"	80'-0"	05	6600.00	6600.00	33000.00	33000.00
3	07-13	16'-6"	80'-0"	07	13200.00	13200.00	66000.00	66000.00
4	14-29	16'-6"	80'-0"	16	26400.00	26400.00	132000.00	132000.00
5	30	AS PER MAP	01	1092.37	1092.37	730.71	2915.45	2915.45
6	31	AS PER MAP	01	1007.86	1007.86	672.71	2688.43	2688.43

LEGENDS

- EXISTING SCHEME BOUNDARY
- EXTENSION BOUNDARY
- RESERVE LAND FOR FUTURE
- GREEN PARK AREA
- RWH
- ELECTRICAL GRID STATION
- MERCENTILE PARKING
- REVISED RESIDENTIAL PLOTS
- SCHOOL SITE
- EWS SITE

NOTE :- REVISION OF PLOTS NO. 39-40,40A,40B,160 TO 245 SCOO, EWS, STP, AND MRF IS ALREADY DONE IN THE LAYOUT PLAN

ALREADY APPROVED AREA VIDE LETER NO.1654 STP(B) /CL-BTI, DATED 05-10-2023 = 24.54 ACRE
 AREA FOR APPROVAL = 5.225 ACRE
 TOTAL AREA OF LAND = 29.765 ACRE

SHEET TITLE
REVISED LAYOUT PLAN

DRAWING NO.
HA/BTI/25-01(REVISED)

DRAWN BY
HARVINDER GARG

PROMOTER'S SIGN

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EXTENSION / REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY "MANGALAM HOMES" SITUATED AT MALWA ROAD, VILL. CHAK KHARAK SINGH WARA URF DOOMWALL, SUB TEHSIL, SANGAT, DISTT. BATHINDA

PROMOTERS : RS. REAL INFRA PRIVATE LIMITED (THROUGH RS. RAGHUVIR KUMAR SINGLA, DIRECTOR)

ADDRESS : OLD BADAL PETROL PUMP, NEAR RAJ HOSPITAL, VILL. KILLIANWALI, DISTT., SHRI MUKTSAR SAHIB

OFFICE USE

TECHNICALLY APPROVED

Vide Leter No. 1369- STP(B) CL-BTI
Date 14/10/2023

Senior Town Planner
Bathinda

NOTES :-

- "ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVED THE LAYOUT PLAN AS PER TECHNICAL NORMS AND THE TITLE OF LAND BUT THIS APPROVED IS NOT PROVIDING ANY RIGHT TO PROMOTER TO VIOLATE ANY RULE / GUIDELINES OF THIS DEPARTMENT OR ANY OTHER DEPARTMENT AND ALSO NOT PROVIDE RIGHT FOR ANY ILLEGAL CONSTRUCTION/SALE/DEVELOPMENT, IN CASE ANY VIOLATION FOUND AT ANY STAGE, YOU SHALL BE LIABLE TO GET THE BUILDING PLAN REVISED ACCORDINGLY IMMEDIATELY THIS APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HONBLE COURT OF LAW, IF ANY"
- BOUNDARY WALL TYPE A: 3'-0" HIGH GRILL OVER 3'-0" HIGH SOLID BRICK MANSORY WALL
- BOUNDARY WALL TYPE B: 6'-0" HIGH SOLID BRICK MANSORY WALL
- REQUIRED MERCENTILE PARKING = 1 TRUCK SPACE FOR 1000 SQ MTR OF TOTAL COV. AREA. TRUCK SIZE = 3.5X7.5 = 26.25 SQ MTR = 282.45 SQ FT
- ALL RAMP SHALL BE WITH 6'-0" WITH SLOPE OF 1:12
- SCO NO. 01-06, 30 & 31 SHOULD BE MAINTAINED WITH 75% GROUND COVERAGE

PARKING CALCULATION

ITEM	WIDTH	LENGTH	TOTAL AREA (Sq Ft)	TOTAL AREA (Sq Mtr)
P1	182'-3"X29'-3"	120'-10"	5606.11	523.63
P2	71'-9"X100'-9"		36144.41	335.79
P3	82'-0"X130'-0"	46'-0"	9527.25	885.10
P4	192'-1"X130'-0"	69'-0"	23271.67	2161.99
P5	45'-6"X66'-3"	47'-1"	4575.39	423.06
P6	49'-3"	9'-9"	480.19	44.61
P7	24'-1"X131'-8"	33'-9"	775.17	72.39
P8	44'-8"X12'-5"	44'-8"X3'-3"	645.45	59.96
TOTAL PARKING			48329.63	4508.51

ECS REQUIRED (COMMERCIAL COV. AREA X100%) = 191.85
ECS PROVIDED (TOTAL AREA OF PARKING/23 SQ MTR) = 196.02

MERCENTILE PARKING REQUIRED (TOTAL COVERED AREA /1000 SQ MTR) = 9.59
MERCENTILE PARKING PROVIDED = 10
MERCENTILE PARKING CALCULATION (1 TRUCK PARKING =26.25 SQ MTR) = 262.50