

**PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY "MANGALAM HOMES" SITUATED AT MALWA ROAD, VILL:- CHAK KHARAK SINGH WALA URF DOOMWALI, SUB-TEHSIL:- SANGAT, DISTT- BATHINDA.**

PROMOTER'S :- RS. REAL INFRA PRIVATE LIMITED. (THROUGH- RAGHUVIR KUMAR SINGLA, Director)  
 ADDRESS :- OLD BADAL PETROL PUMP, NEAR RAJ HOSPITAL, VILL:- KILLIANWALI, DISTT- SRI. MUKTSAR SAHIB.

DESCRIPTIONS	Sq. Ft.	Sq. Mtr.	Acres	Percentage	
TOTAL PLOT AREA (AS PER REVENUE)	A	1068962.40	99309.03	24.54	100.00%
AREA RESERVE FOR E.W.S @ 5%	B	53460.00	4966.56	1.23	5.00%
NET PLOT AREA (A-B)		1015502.40	94342.47	23.31	95.00%
TOTAL PLOT AREA		1015502.40	94342.47	23.31	100.00%
ACHIEVED RESIDENTIAL SALEABLE AREA		467231.88	43406.90	10.73	46.01%
ACHIEVED COMMERCIAL SALEABLE AREA		45733.52	4248.75	1.05	4.50%
RESERVE LAND		3850.00	357.67	0.09	0.38%
SITE FOR SCHOOL		43875.00	4076.09	1.01	4.32%
GREEN(PARK) AREA		50881.27	4726.99	1.17	5.01%
SERVICES AREA		8508.28	790.44	0.20	0.84%
ROADS & PARKING AREA		395422.46	36735.64	9.08	38.94%
<b>ACHIEVED GREEN AREA</b>					
PARK-1		22050.00	2048.49	0.51	2.17%
PARK-2		13310.81	1236.60	0.31	1.31%
PARK-3		10260.00	953.18	0.24	1.01%
PARK-4		1868.35	173.57	0.04	0.18%
PARK-5		3392.11	313.13	0.08	0.33%
TOTAL PARK(GREEN) AREA		50881.27	4726.99	1.17	5.01%
<b>SERVICES AREA</b>					
ITEMS	LENGTH	WIDTH	TOTAL AREA(S.F.)	Sq. Mtr.	Percentage
STP AREA	43.5	50	2175.00	202.06	0.21%
MRF	43.5	50	2175.00	202.06	0.21%
TOILET-01	15	54	810.00	75.25	0.08%
EGS	AS PER SITE		1353.28	125.72	0.13%
WATER WORKS	57	35	1995.00	185.34	0.20%
TOTAL AREA			8508.28	790.44	0.84%

S. NO.	PLOT No.	LENGTH	WIDTH	No. PLOT	PLOT (S.F)	TOTAL S.F.	TOTAL (S.MTRS)
1	1-11	30.00	60.00	11	1800.00	200.00	1839.46
2	12	33.00	60.00	1	1980.00	220.00	1980.00
3	13	25.00	75.00	1	1875.00	208.33	1875.00
4	14-16	30.00	75.00	3	2250.00	250.00	6750.00
5	17-18	25.00	75.00	2	1875.00	208.33	3750.00
6	19-21	30.00	75.00	3	2250.00	250.00	6750.00
7	22	25.00	75.00	1	1875.00	208.33	1875.00
8	23	27.50	60.00	1	1650.00	183.33	1650.00
9	24-38	30.00	60.00	15	1800.00	200.00	27000.00
10	39-40	25.00	50.00	2	1250.00	138.89	2500.00
11	41	35.00	70.00	1	2450.00	272.22	2450.00
12	42-50	30.00	70.00	9	2100.00	233.33	18900.00
13	51-52	35.00	70.00	2	2450.00	272.22	4900.00
14	53-61	30.00	70.00	9	2100.00	233.33	18900.00
15	62	35.00	70.00	1	2450.00	272.22	2450.00
16	63-75	33.75	80.00	13	2700.00	300.00	35100.00
17	76-89	40.00	90.00	14	3600.00	400.00	50400.00
18	90	30.875	70.00	1	2161.25	240.14	2161.25
19	91-98	30.00	70.00	8	2100.00	233.33	16800.00
20	99	30.00	70.00	1	2100.00	233.33	2100.00
21	100	AS PER MAP		1	2747.50	305.28	2747.50
22	101	AS PER MAP		1	2655.63	295.07	2655.63
23	102	AS PER MAP		1	2208.75	245.42	2208.75
24	103	AS PER MAP		1	2141.25	237.92	2141.25
25	104	AS PER MAP		1	2073.75	230.42	2073.75
26	105	AS PER MAP		1	2006.25	222.92	2006.25
27	106	AS PER MAP		1	1938.75	215.42	1938.75
28	107	26.75	70.00	1	1872.50	208.06	1872.50
29	108-115	26.25	70.00	8	1837.50	204.17	14700.00
30	116-117	25.00	50.00	2	1375.00	152.78	2750.00
31	118-127	24.00	55.00	10	1320.00	146.67	13200.00
32	128-159	30.00	54.00	32	1620.00	180.00	51840.00
33	160-161	20.00	52.50	2	1050.00	116.67	2100.00
34	162-181	22.50	52.50	20	1181.25	131.25	23625.00
35	182	30.00	52.50	1	1575.00	175.00	1575.00
36	183	30.00	54.00	1	1620.00	180.00	1620.00
37	184-195	22.50	54.00	12	1215.00	135.00	14580.00
38	196	26.25	55.00	1	1443.75	160.42	1443.75
39	197-204	30.00	55.00	8	1650.00	183.33	13200.00
40	205-206	26.25	55.00	2	1443.75	160.42	2887.50
41	207-214	30.00	55.00	8	1650.00	183.33	13200.00
42	215	26.25	55.00	1	1443.75	160.42	1443.75
43	216-227	22.50	55.00	12	1237.50	137.50	14850.00
44	228	30.00	55.00	1	1650.00	183.33	1650.00
45	229-246	22.875	50.00	18	1143.75	127.08	20587.50
46	247-255	22.875	50.00	9	1143.75	127.08	10293.75
47	256-267	22.50	55.00	12	1237.50	137.50	14850.00
48	268	20.00	55.00	1	1100.00	122.22	1100.00
<b>TOTAL AREA</b>				<b>268</b>		<b>467231.88</b>	<b>43406.90</b>

S. NO.	SCO	LENGTH	WIDTH	No. SHOP	SHOP (S.F)	SHOP(S.YDS)	TOTAL S.F.	TOTAL (S.MTRS)
1	1	AS PER MAP		1	2591.69	287.97	2591.69	240.77
2	02-06	16.50	80.00	5	1320.00	146.67	6600.00	613.15
3	07-13	16.50	80.00	7	1320.00	146.67	9240.00	858.42
4	14-29	16.50	80.00	16	1320.00	146.67	21120.00	1962.10
5	30	AS PER MAP		1	1461.42	162.38	1461.42	135.77
6	31	AS PER MAP		1	1345.41	149.49	1345.41	124.99
<b>TOTAL AREA</b>				<b>46</b>			<b>45733.52</b>	<b>4248.75</b>

S. NO.	SHOP No.	LENGTH	WIDTH	No. SHOP	COV. AREA	FF COV. AREA	SF COV. AREA	TOTAL COV. AREA / SHOP	TOTAL COV. AREA ALL SHOP
1	AS PER MAP			1	1988.50	1938.50	1295.85	5122.85	5172.85
2	02-06	16.50	80.00	5	990.00	990.00	660.00	2640.00	13200.00
3	07-13	16.50	80.00	7	1320.00	1320.00	660.00	3300.00	23100.00
4	14-29	16.50	80.00	16	1320.00	1320.00	660.00	3300.00	52800.00
5	30	AS PER MAP		1	1092.37	1092.37	730.71	2915.45	2915.45
6	31	AS PER MAP		1	1007.86	1007.86	672.71	2688.43	2688.43
<b>TOTAL AREA</b>				<b>46</b>				<b>3375.00</b>	<b>109251.72</b>
								<b>Sq. Ft.</b>	<b>103251.72</b>
								<b>Sq. Mtr.</b>	<b>9592.32</b>

ITEMS	LENGTH	WIDTH	TOTAL AREA(S.F.)	Sq. Mtrs.
P1	(182'-3"X29'-3")+(20'-10.5"X29'-3")/2		5636.11	523.61
P2	(71'-9" X 100'-9")/2		3614.41	335.79
P3	(82'-0"X130'-0")-(46'-0"X24'-7.5")		9527.25	885.10
P4	(192'-1"X130'-0")-(69'-0"X24'-7.5")		23271.67	2161.99
P5	(45'-6"X66'-3")+(47'-1.5"X66'-3")/2		4575.39	425.06
P6	49.250	9.75	480.19	44.61
P7	(24'-1"X15'-5.5") + (33'-9.5"X24'-1")/2		779.17	72.39
P8	(46'-8"X12'-2.5")+(46'-8"X3'-3")/2		645.45	59.96
<b>TOTAL PARKING AREA</b>			<b>48529.63</b>	<b>4508.51</b>

ECS Required [Commercial Cov. Area x 100 / 2]	<b>191.85</b>
ECS Provided [Total Area of Parking / 23 Sq. Mtrs.]	<b>196.02</b>
<b>MERCENTILE PARKING REQUIRED [Total Cov. Area/1000 Sq. Mtrs.]</b>	<b>9.59</b>
<b>MERCENTILE PARKING PROVIDED</b>	<b>10</b>
<b>Mercentile parking calculation [1 truck Parking = 26.25 Sq.Mtrs.]</b>	<b>262.50</b>

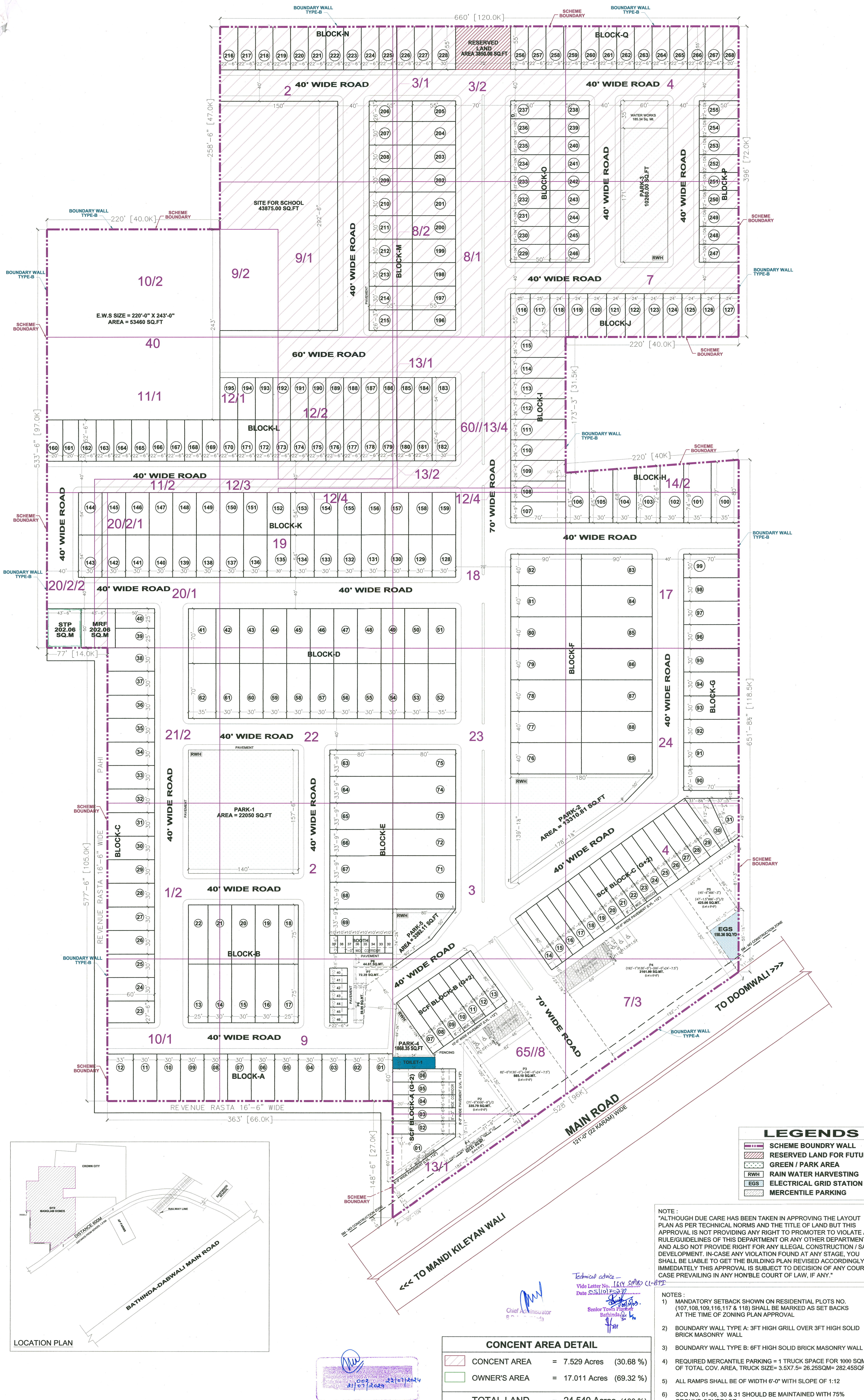
DRAWING NO. - JA/23/230204/PH/01 DATED : 12-07-2023

SHEET TITLE:- LAYOUT PLAN

PROMOTER'S SIGN:- For RS REALINFRA PRIVATE LIMITED

Jaura Architects Ar. Pardeep Kumar CA/2021/130686

Jaura Architects We are a part of the Jaura Group of Companies. SU # 15, Parkside Road, GTB Nagar, BATHINDA. Mobile:- 94179-75317, Phone:- 0164-5004317 Email:-jaurarchitects@yahoo.com



- LEGENDS**
- SCHEME BOUNDARY WALL
  - RESERVED LAND FOR FUTURE GREEN / PARK AREA
  - RAIN WATER HARVESTING
  - ELECTRICAL GRID STATION
  - MERCENTILE PARKING

NOTE : "ALTHOUGH DUE CARE HAS BEEN TAKEN IN APPROVING THE LAYOUT PLAN AS PER TECHNICAL NORMS AND THE TITLE OF LAND BUT THIS APPROVAL 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."

- NOTES :
- MANDATORY SETBACK SHOWN ON RESIDENTIAL PLOTS NO. (107, 108, 109, 116, 117 & 118) SHALL BE MARKED AS SET BACKS AT THE TIME OF ZONING PLAN APPROVAL.
  - BOUNDARY WALL TYPE A: 3FT HIGH GRILL OVER 3FT HIGH SOLID BRICK MASONRY WALL
  - BOUNDARY WALL TYPE B: 6FT HIGH SOLID BRICK MASONRY WALL
  - REQUIRED MERCENTILE PARKING = 1 TRUCK SPACE FOR 1000 SQ.FT OF TOTAL COV. AREA, TRUCK SIZE= 3.5X7.5= 26.25SQM= 282.45SQFT
  - ALL RAMPS SHALL BE OF WIDTH 6'-0" WITH SLOPE OF 1:12
  - SCO NO. 01-06, 30 & 31 SHOULD BE MAINTAINED WITH 75% GROUND COVERAGE.

**CONCENT AREA DETAIL**

CONCENT AREA	= 7.529 Acres (30.68%)
OWNER'S AREA	= 17.011 Acres (69.32%)
<b>TOTAL LAND</b>	<b>= 24.540 Acres (100%)</b>