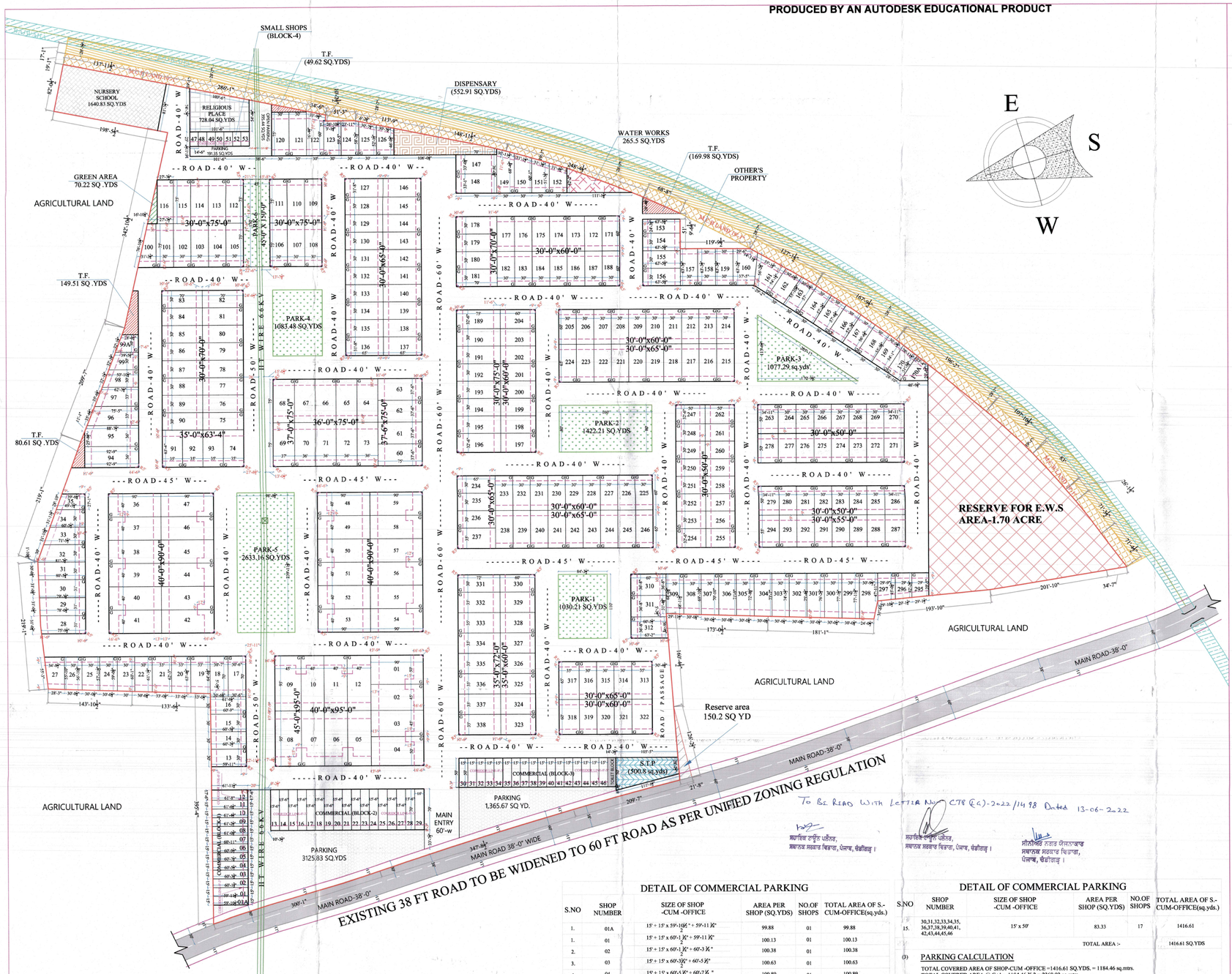
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



AREA RESERVED FOR E.W.S.
PARK/ OPEN SPACES
PARKING
RELIGIOUS PLACE
DISPENSARY
AREA LEFT-OUT FROM THE PLANNING
WATER WORKS
S.T.P
TOILET BLOCK
TRANSFORMER
NURSERY SCHOOL
GREEN AREA

NOTE :-
* RAIN WATER HARVESTING WILL BE PROVIDED
* FOR EVERY 80 SQ M, 1 TREE WILL BE PROVIDED

Note:- Read this Layout/Drawing with Licance No. 03/2022 dt. 28-7-2022 which issued by competent Authority cum commissioner Municipal Corporation Bathinda, under PAPR ACT 1995.

LAYOUT PLAN OF WAZIR-E-BAGH GREEN CITY RESIDENTIAL COLONY, AT BATHINDA.

PROMOTER :-
SHRIJI, DEVELOPERS
S.C.F.3 & 4, GREENCITY COLONY,GREEN PALACE ROAD,BATHINDA.

TOTAL PLOT AREA AS PER CLU = 165879 SQ.YDS (34.27 ACS.) = 138696.137 SQ. M
AREA LEFT OUT FROM THE PLANNING =150 SQ.YDS
BALANCE AREA=165729 SQ.YDS
AREA UNDER ROAD WIDENING =1843 SQ.YDS
NET AREA AFTER ROAD WIDENING = 164486 sq.yds.= 33.98 acs.

Area Under EWS @ 5% of the Total Site area = 8224.3 sq.yds.(1.70 acs.)
Net area = 156262 sq.yds.(32.28 acs.)

S.NO	PLOT NO.	SIZE OF PLOT	AREA (sq.yards)	NO.OF PLOTS	TOTAL AREA (sq.yards.)
1.	01	50' x 90'	500	01	500
2.	02, 03	45' x 90'	450	02	900
3.	04	50' x 90'	500	01	500
4.	05, 06, 07	40' x 95'	422.22	03	1266.66
5.	08, 09	45' x 95'	475	02	950
6.	10,11,12	40' x 95'	422.22	03	1266.66
7.	13	30' + 30' x 59'-11" ÷ 60'-2 ½ "	200.19	01	200.19
8.	14	30' + 30' x 60'- 2½ " ÷ 60'-5 ½ "	201.12	01	201.12
9.	15	30' + 30' x 60'- 5½ " ÷ 60'-9"	202.04	01	202.04
10.	16	30' + 30' x 60'-9" ÷ 61'-0 ½ "	202.99	01	202.99
11.	17	30'-6"x70'-0"	237.22	01	237.22
12.	18	AS PER SITE	237.91	01	237.91
13.	19	33' + 33'-0 ½ " x 64'-6½" ÷63'-6½ "	234.45	01	234.45
14.	20	33' + 33'-0 ½ " x 63'-6½ " ÷ 62'-3"	230.35	01	230.35
15.	21	33' + 33'-0 ½ " x 62'-3"÷61'-1 ½	226.19	01	226.19
16.	22	30' + 30'-0 ½ " x 61'-1 ½ " ÷ 60'-1"	202.03	01	202.03
17.	23	30' + 30' x 60'-1" ÷ 59'-0 ½ "	198.53	01	198.53
18.	24	30' + 30'-0 ½ " x 59'-0 ½ "÷57'-11 ½ "	195.01	01	195.01
19.	25	30' + 30'-0 ½ " x 57'-11 ½ "÷ 56'-10 ½ "	191.49	01	191.49
20.	26	30' + 30'-0 ½ " x 56'-10 ½ "÷55'-10 "	187.96	01	187.96
21.	27	34'-8 ½ " + 28'-3 " x 55'-10 "÷ 55'- 3 "	193.40	01	193.40
22.	28	31' + 31'-0 ½ " x 75'-9 ½ "÷ 78'-0 ½ "	265.89	01	265.89
23.	29	31' + 31'-0 ½ " x 78'-0 ½ " ÷ 79'-3 ½ "	270.68	01	270.68
24.	30	31' + 31'-0 ½ " x 79'-3 ½ "÷80'-5 ½ "	275.04	01	275.04
25.	31	30' + 30'-0 ½ " x 80'-5 ½ "÷ 81'-7 ½ "	270.13	01	270.13
26.	32	AS PER SITE	256.49	01	256.49
27.	33	30' + 31'-10 ½ " x 71'-5 ½ "÷ 60'-5 ½ "	219.59	01	219.59
28.	34	30' + 31'-11 ½ " x 60'-5 ½ "÷49'-5 ½"	183.17	01	183.17
29.	35	27'-1" + 28'-10" x 49'-5 ½ "÷ 39'-6 ½ "	133.82	01	133.82
30.	36,37,38,39,40,41,42,43, 44,45,46,47,48,49,50,51, 52,53,54,55,56,57,58, 59	40' x 90'	400	24	9600
31.	60,61,62,63	37'-6" x 75'	312.5	04	1250
32.	64,65,66,67	36' x 75'	300	04	1200
33.	68, 69	37' x 75'	308.28	02	616.57
34.	70,71,72,73	36' x 75'	300	04	1200
35.	74	35' x 63' - 4"	246.29	01	246.29
36.	75,76,77,78,79,80,81,82, 83,84,85,86,87,88,89,90	30' x 70'	233.33	16	3733.33
37.	91,92,93	35' x 63' - 4"	246.29	03	738.88
38.	94	36' x 92' - 9"	371	01	371
39.	95	AS PER SITE	368.65	01	368.65
40.	96	33' + 35'-6 ½ " x 88'-7 ½ "÷ 75'-5"	300.75	01	300.75
41.	97	33' + 35'-6 ½ " x 62'-3 ½"÷ 75'-5"	252.33	01	252.33
42.	98	30' + 32'-1 ½ " x 62'-3 ½"÷ 50'-10 ½ "	188.54	01	188.54
43.	99	30' + 32'-1 ½ " x 39'-5 ½"÷ 50'-10 ½ "	150.47	01	150.47
44.	99A	30' + 32'-1 ½ " x 39'-5 ½"÷ 28'-0 ½ "	112.40	01	112.40
45.	100	31'-3 ½ " + 14'-5 ½ " x 75'÷ 76'-10 ½ "	190.81	01	190.81
46.	101,102,103,104,105, 106,107,108,109, 110,111,112,113, 114,115	30' x 75'	250	15	3750
46A.	116	27'-3" x 75'	230.14	01	230.14
47.	120	30' x 75'	250	01	250
48.	121	30' x 75'	250	01	250
49.	122	AS PER SITE	247.99	01	247.99
50.	123	AS PER SITE	198.25	01	198.25
51.	124	AS PER SITE	197.64	01	197.64
52.	125	30' + 30'-7 ½ " x 58'-2 ½ "÷ 52'-10 ½ "	183.86	01	183.86
53.	126	30' + 30'-7 ½ " x 46'-0 ½"÷ 52'-1 ½"	163.65	01	163.65
54.	127	31'-8" x 65'	228.68	01	228.68
55.	128,129,130,131, 132,133,134,135	30' x 65'	216.66	08	1733.33
56.	136, 137	31'-8" x 65'	228.71	02	457.43
57.	138,139,140,141, 142,143,144,145	30' x 65'	216.66	08	1733.33
58.	146	31'-8" x 65'	228.68	01	228.68
59.	147	33'-0 ½ " x70'	256.76	01	256.76
60.	148	33'-1" x70'	257.25	01	257.25
61.	149	30' + 30'-11 ½ " x 70'-0½ "÷ 68'-4½"	240.89	01	240.89
62.	150	30' + 31'-1½ " x 68'-4½"÷60'-1"	214.39	01	214.39
63.	151	30' + 31'-3 ½ " x 60'-1"÷ 51'-3 ½"	185.68	01	185.68
64.	152	30' + 31'-4 ½ " x 42'-7"÷ 51'-3 ½"	155.60	01	155.60
65.	153	63'-5 ½ " x24'-3½"	171.13	01	171.13
66.	154,155,156	63'-5 ½ " x30'	211.46	03	634.38
67.	157,158,159	63'-3 ½ " x30'	210.93	03	632.79
68.	160	AS PER SITE	274.71	01	274.71
69.	161	29'-2" + 55'-1 ½ " x 56'-2 ½ "÷ 54'-1 ½ "	246.59	01	246.59
70.	162	30' + 30'-0 ½ " x 55'-10 ½ "÷ 54'-1 ½ "	183.46	01	183.46
71.	163	30' + 30'-0 ½ " x 55'-10 ½ "÷ 57'-0 "	188.65	01	188.65
72.	164	30' + 30'-0 " x 57'-0 "÷ 57'-2 ½"	190.21	01	190.21
73.	165	30' + 30 " x 57'-2 ½ "÷ 57'-6 ½ "	191.39	01	191.39
74.	166	30' + 30' x 57'-3 ½ "÷ 57'-6 ½ "	191.79	01	191.79
75.	167	30' + 30' x 57'-3 ½ "÷ 56'-6 ½ "	189.76	01	189.76
76.	168	30' + 30' x 55'-9 ½ " ÷ 56'-6 ½ "	187.33	01	187.33
77.	169	30' + 30 ½ " x 55'-9 ½ " ÷ 54'-1"	183.38	01	183.38
78.	170	28'-10" + 28'-11" x 51'-5 ½"÷ 54'-1"	169.29	01	169.29
79.	170A	AS PER SITE	140.62	01	140.62
80.	171,172,173,174, 175,176,177	30' x 60'	200	07	1400
81.	178,179,180,181	30' x 70'	233.33	04	933.31
82.	182,183,184,185, 186,187,188	30' x 60'	200	07	1400
83.	189	32'-6" x 75'	270.83	01	270.83
84.	190,191,192,193, 194,195	30' x 75'	250	06	1500
85.	196	32'-6" x 75'	270.83	01	270.83
86.	197	32'-6" x 60	216.66	01	216.66
87.	198,199,200,201,202,203	30' x 60'	200	06	1200
88.	204	32'-6" x 60	216.66	01	216.66
89.	205,206,207,208,209, 210,211,212,213,214	30' x 60'	200	10	2000
90.	215,216,217,218,219, 220,221,222,223,224	30' x 65'	216.66	10	2166.66
91.	225,226,227,228 229,230,231,232,233	30' x 60'	200	09	1800
92.	234,235,236	30' x 65'	216.66	03	650
93.	237	35' x 65'	252.77	01	252.77
94.	238,239,240,241,242, 243,244,245,246	30' x 65'	216.66	09	1950
95.	247	32'-6" x 50'	180.55	01	180.55
96.	248,249,250,251,252,253	30' x 50'	166.66	06	1000
97.	254, 255	32'-6" x 50'	180.55	02	361.11
98.	256 ,257,258,259, 260,261	30' x 50'	166.66	06	1000
99.	262	32'-6" x 50'	180.55	01	180.55
100.	263	34'-11 " x 50'	193.98	01	193.98
101.	264,265,266,267, 268,269	30' x 50'	166.66	06	1000
102.	270, 271	34'-11 " x 50'	193.98	02	387.96
103.	272 ,273,274,275 276,277	30' x 50'	166.66	06	1000
104.	278, 279	34'-11 " x 50'	193.98	02	387.96
105.	280,281,282,283, 284,285	30' x 50'	166.66	06	1000
106.	286	34'-11 " x 50'	193.98	01	193.98
107.	287	34'-11 " x 55'	213.37	01	213.37
108.	288,289,290,291, 292,293	30' x 55'	183.33	06	1100
109.	294	34'-11 " x 55'	213.37	01	213.37
110.	295	29' + 29'-1 ½" x 39'-5"÷ 42'-2 ½"	131.49	01	131.49
111.	296	29'-9" + 29'-1 ½ " x 45'-0 ½"÷ 42'-2 ½"	140.58	01	140.58
112.	297	29'-9" + 29'-10 ½" x 45'-0 ½ "÷ 47'-11"	153.53	01	153.53
113.	298	AS PER SITE	256.70	01	256.70
114.	299	30' + 30'-0 ½ " x 77'-1 ½ "÷ 77'-11 ½"	258.44	01	258.44
115.	300	30' + 30'-0 ½ " x 77'-1 ½ "÷ 76'-2 ½"	255.52	01	255.52
116.	301	30' + 30'-0 ½ " x 75'-4½ "÷ 76'-2 ½"	252.60	01	252.60
117.	302	30' + 30'-0 ½ " x 75'-4½ " ÷ 74'-5 ½"	249.68	01	249.68
118.	303	30' + 30'-0 ½ " x 73'-7"÷ 74'-5 ½"	246.76	01	246.76
119.	304	30' + 30'-0 ½ " x 73'-7"÷ 72'-8 ½"	243.80	01	243.80
120.	305	30' + 30'-0 ½ " x 71'-9"÷ 72'-8 ½"	240.73	01	240.73
121.	306	30' + 30'-0 ½ " x 71'-9"÷ 70'-10"	237.64	01	237.64
122.	307	30' + 30'-0 ½ " x 69'-10 ½"÷ 70'-10"	234.55	01	234.55
123.	308	30' + 30'-0 ½ " x 69'-10 ½"÷ 68'-11 ½"	231.47	01	231.47
124.	309	AS PER SITE	228.38	01	228.38
125.	310	36'-8 " x 60'	244.44	01	244.44
126.	311	AS PER SITE	244.6	01	244.6
127.	312	36'-8" + 36'-9 ½" x 63'-2"÷ 60'-5 ½"	251.79	01	251.79
128.	313	35' x 65'	252.77	01	252.77
129.	314, 315, 316	30' x 65'	216.66	03	650
130.	317	35' x 65'	252.77	01	252.77
131.	318	35' x 60'	233.33	01	233.33
132.	319, 320, 321	30' x 60'	200	03	600
133.	322	35' x 60'	233.33	01	233.33
134.	323, 324, 325, 326, 327, 328, 329	35' x 60'	233.33	07	1633.33
135.	330	30' x 60'	200	01	200
136.	331	30' x 72'	240	01	240
137.	332, 333, 334, 335, 336, 337, 338	35' x 72'	280	07	1960
		TOTAL NO. OF RESIDENTIAL PLOTS	=	337 NO'S	80856.26

NOTE:- No Plot in the Drawing Has Been Give no. 117, 118, 119.

DETAIL OF COMMERCIAL PARKING

S.NO	SHOP NUMBER	SIZE OF SHOP -CUM -OFFICE	AREA PER SHOP (SQ.YDS)	NO.OF SHOPS	TOTAL AREA OF S.-CUM-OFFICE(sq.yds.)
1.	01A	15' + 15' x 59'-10½" ÷ 59'-11 ½"	99.88	01	99.88
1.	01	15' + 15' x 60'-1 ½" ÷ 59'-11 ½"	100.13	01	100.13
2.	02	15' + 15' x 60'-1 ½" ÷ 60'-3 ½ "	100.38	01	100.38
3.	03	15' + 15' x 60'-3½" ÷ 60'-5 ½"	100.63	01	100.63
4.	04	15' + 15' x 60'-5 ½" ÷ 60'-7 ½ "	100.89	01	100.89
5.	05	15' + 15' x 60'-7½" ÷ 60'-9 ½ "	101.14	01	101.14
6.	06	15' + 15' x 60'-9 ½" ÷ 60'-11 "	101.39	01	101.39
7.	07	15' + 15' x 60'-11 " ÷ 61'-0 ½ "	101.65	01	101.65
8.	08	15' + 15' x 61'-0 ½" ÷ 61'-2 ½"	101.90	01	101.90
9.	09	15' + 15' x 61'-2 ½" ÷ 61'-4½"	102.15	01	102.15
10.	10	15' + 15' x 61'-4 ½" ÷ 61'-6½"	102.40	01	102.40
11.	11	15' + 15' x 61'-6 ½" ÷ 61'-8"	102.66	01	102.66
12.	12	17'-6" + 17'-6" x 61'-8" ÷ 61'-11 ½"	120.09	01	120.09
		TOTAL AREA :-			1335.29SQ.YDS

(1) PARKING CALCULATION

TOTAL COVERED AREA OF SHOP-CUM -OFFICE =1335.29 SQ.YDS. = 1116.46 sq.mtrs.
TOTAL COVERED AREA @ F.A.R. G +1 :- 1116.46 X 2 = 2232.92 sq.mtrs.
REQUIRED CAR PARKING SPACE @ 2 ECS/100 sq.mtrs.$\frac{2232.92}{100}$ = 44.65 cars SAY 45 CARS
= 45 CARS X 22.17 = 997.65 sq.mtrs.
REQUIRED CAR PARKING = 997.65 sq.mtrs.

DETAIL OF COMMERCIAL PARKING

S.NO	SHOP NUMBER	SIZE OF SHOP -CUM -OFFICE	AREA PER SHOP (SQ.YDS)	NO.OF SHOPS	TOTAL AREA OF S.-CUM-OFFICE(sq.yds.)
13.	13,14,15,16,17, 18,19,20,21,22, 23,24,25,26,27,28	15'-6" x 70'	120.50	16	1928
14.	29	16' x 70'	124.44	01	124.44
		TOTAL AREA :-			2052.44 SQ.YDS

(2) PARKING CALCULATION

TOTAL COVERED AREA OF SHOP-CUM -OFFICE =2052.44 SQ.YDS. = 1716.08 sq.mtrs.
TOTAL COVERED AREA @ G + 1:- 1716.08 X 2 = 3432.17 sq.mtrs.
REQUIRED CAR PARKING SPACE @ 2 ECS/100 sq.mtrs.$\frac{3432.17}{100}$ = 68.64 cars SAY 69 CARS
= 69 CARS X 22.17 = 1529.73sq.mtrs.
REQUIRED CAR PARKING (1+2) = (997.65+ 1529.73) sq.mtrs. = 2527.38 sq.mtrs.=3022.72 sq.yds.
PROVIDED CAR PARKING SPACE (1+2) = 3125.83 sq.yds. =2613.59 sq.mtrs

To Be Read With Letter No. CTP (EG)-2022/1498 Dated 13-06-2022

मुख्य टाउन प्लैनर,
स्थानक सरकार विभाग, पैनल, चंडीगढ़ ।

DETAIL OF COMMERCIAL PARKING

S.NO	SHOP NUMBER	SIZE OF SHOP -CUM -OFFICE	AREA PER SHOP (SQ.YDS)	NO.OF SHOPS	TOTAL AREA OF S.-CUM-OFFICE(sq.yds.)
15.	30,31,32,33,34,35, 36,37,38,39,40,41, 42,43,44,45,46	15' x 50'	83.33	17	1416.61
		TOTAL AREA :-			1416.61 SQ.YDS

(3) PARKING CALCULATION

TOTAL COVERED AREA OF SHOP-CUM -OFFICE =1416.61 SQ.YDS. = 1184.46 sq.mtrs.
TOTAL COVERED AREA @ G+1 :- 1184.46 X 2 = 2368.92 sq.mtrs.
REQUIRED CAR PARKING SPACE @ 2 ECS/100 sq.mtrs.$\frac{2368.92}{100}$ = 47.37 cars SAY 48 CARS
= 48 CARS X 22.17 = 1064.16 sq.mtrs.
REQUIRED CAR PARKING (3) - 1064.16 sq.mtrs. =1272.72 sq.yds.
PROVIDED CAR PARKING SPACE (3) = 1365.67 sq.yds. =1141.87 sq.mtrs

DETAIL OF COMMERCIAL PARKING

S.NO	SHOP NUMBER	SIZE OF SHOP	AREA PER SHOP (SQ.YDS)	NO.OF SHOPS	T. AREA OF SHOPS(sq.yds.)
16.	47,48,49,50,51,52,53	14'-6" x 25'	40.27	07	281.89
		TOTAL AREA :-			281.89 SQ.YDS

(4) PARKING CALCULATION

TOTAL COVERED AREA :- 281.89 SQ.YDS. = 235.69 SQ.MTR.
REQUIRED CAR PARKING SPACE @ 2 ECS/100 sq.mtrs.$\frac{235.69}{100}$ = 4.71 say 5 CARS
= 5X22.17= 110.85 sq.mtrs. = (132.57 Sq.yds.)
PROVIDED CAR PARKING SPACE = 586.79 sq.yds. = 490.62 sq.mtrs.

Municipal Town Planner
Municipal Corporation
Bathinda

ਸਹਾਇਕ ਟਾਊਨ ਪਲੈਨਰ
ਨਗਰ ਨਿਗਮ, ਬਠਿੰਡਾ

ਸਹਾਇਕ ਟਾਊਨ ਪਲੈਨਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੈਨਲ, ਚੰਡੀਗੜ੍ਹ ।

ਸੀਨੀਅਰ ਟਾਊਨ ਪਲੈਨਰ/ਡਾਇਰੈਕਟਰ
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੈਨਲ, ਚੰਡੀਗੜ੍ਹ ।

DETAIL OF AREA'S

	DISCRIPTION	AREA (S.YDS)	PER (%)
	TOTAL RESIDENTIAL PLOTTED AREA	80856.26 sq.yds.	51.74%
	TOTAL COMMERCIAL AREA (land area)	5086.23 sq.yds.	3.25%
	TOTAL SALEABLE AREA	85942.49 sq.yds.	55.00%
	AREA UNDER PARKS	7996.28 sq.yds.	5.11%
	AREA UNDER PUBLIC UTILITIES	4287.35 sq.yds.	2.74 %
A.	AREA UNDER RELIGIOUS PLACE	728.04 sq.yds.	0.46 %
B.	AREA UNDER WATER WORKS	265.5 sq.yds.	0.16 %
C.	AREA UNDER S.T.P	500.8 sq.yds.	0.32 %
D.	AREA UNDER TRANSFORMERS	449.72 sq.yds.	0.28%
E.	AREA UNDER DISPENSARY	552.91 sq.yds.	0.35 %
F.	AREA UNDER TOILET BLOCK	79.35 sq.yds.	0.05 %
G.	AREA UNDER NURSERY SCHOOL	1640.81 sq.yds.	1.05 %
G.	AREA UNDER GREEN AREA	70.22 sq.yds.	0.04%
	AREA UNDER ROADS	52935.65 sq.yds.	33.89%
	AREA UNDER PARKING	5078.29 sq.yds.	3.25 %
	TOTAL AREA	156262 SQ.YDS.	100 %

SCALE :- 1" = 100'-00"

DRAWING NO. :- ED/AD/WEB/2022

SIGN. OF OWNER :-

DATED :- 17-05-2022

DRAWN BY :- SIMRANDEEP SINGH

CHECKED BY :- MUNISH BANSAL

ARCHITECTS
EDEN ARCHITECTS
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