

TRICONE CITY- PATIALA (APPENDIX K)

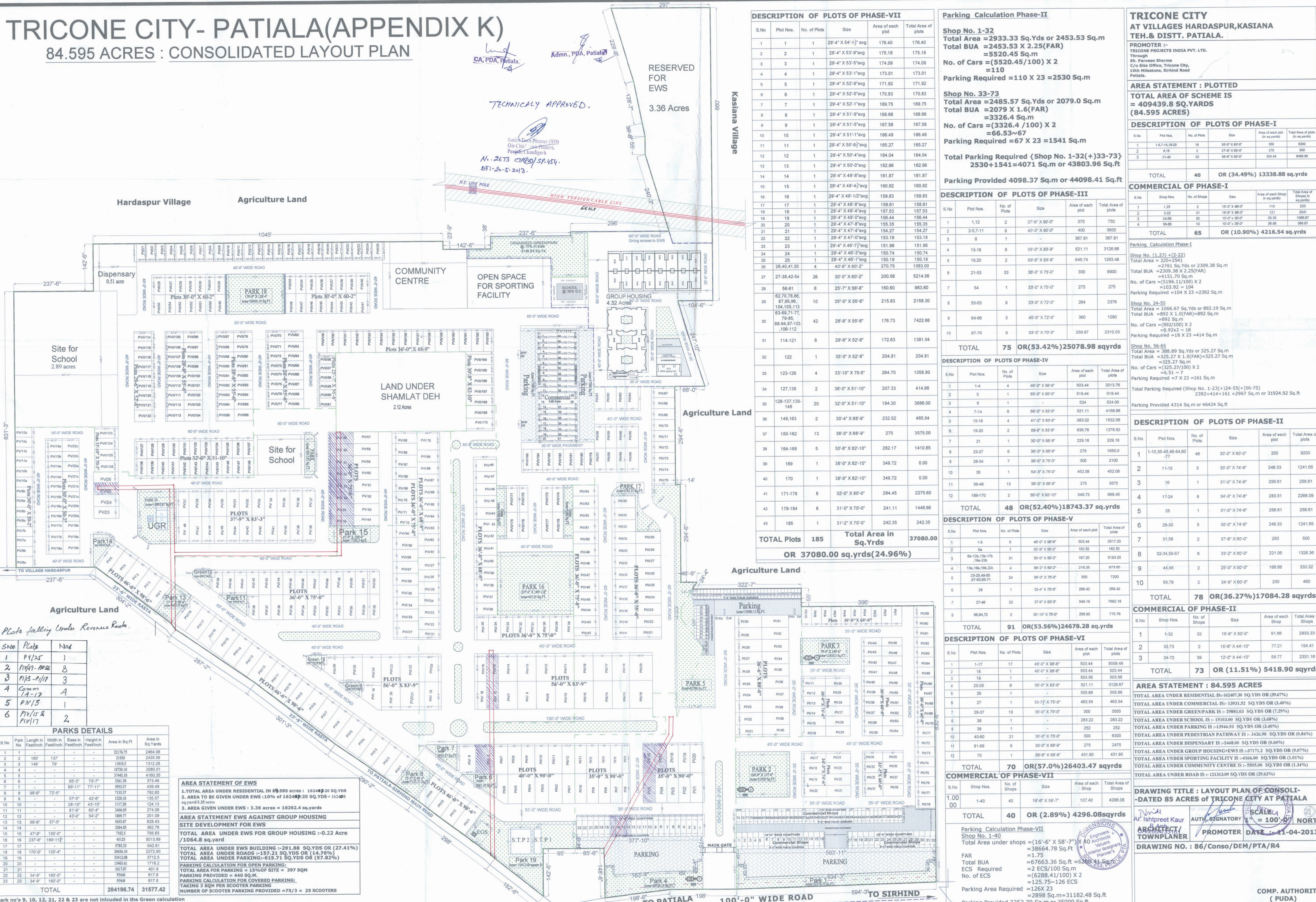
84.595 ACRES : CONSOLIDATED LAYOUT PLAN

CA, PDA, Patiala

Admn. PDA, Patiala

TECHNICALLY APPROVED.

Sanjay Singh (H.O.)
 O/o Chief Engineer,
 Patiala, Punjab
 N. 2673 C/100/SP-454.
 871-20-5-2013.



DESCRIPTION OF PLOTS OF PHASE-VII

S.No	Plot Nos.	No. of Plots	Size	Area of each plot	Total Area of plots
1	1	1	29'-4" X 54'-11" avg	176.40	176.40
2	2	1	29'-4" X 53'-9" avg	175.18	175.18
3	3	1	29'-4" X 53'-9" avg	174.09	174.09
4	4	1	29'-4" X 53'-1" avg	173.01	173.01
5	5	1	29'-4" X 52'-9" avg	171.92	171.92
6	6	1	29'-4" X 52'-9" avg	170.83	170.83
7	7	1	29'-4" X 52'-1" avg	169.75	169.75
8	8	1	29'-4" X 51'-9" avg	168.66	168.66
9	9	1	29'-4" X 51'-5" avg	167.58	167.58
10	10	1	29'-4" X 51'-1" avg	166.49	166.49
11	11	1	29'-4" X 50'-8" avg	165.27	165.27
12	12	1	29'-4" X 50'-4" avg	164.04	164.04
13	13	1	29'-4" X 50'-0" avg	162.96	162.96
14	14	1	29'-4" X 49'-8" avg	161.87	161.87
15	15	1	29'-4" X 49'-4" avg	160.92	160.92
16	16	1	29'-4" X 49'-12" avg	159.83	159.83
17	17	1	29'-4" X 48'-8" avg	158.61	158.61
18	18	1	29'-4" X 48'-4" avg	157.53	157.53
19	19	1	29'-4" X 48'-0" avg	156.44	156.44
20	20	1	29'-4" X 47'-8" avg	155.35	155.35
21	21	1	29'-4" X 47'-4" avg	154.27	154.27
22	22	1	29'-4" X 47'-0" avg	153.18	153.18
23	23	1	29'-4" X 46'-7" avg	151.96	151.96
24	24	1	29'-4" X 46'-3" avg	150.74	150.74
25	25	1	29'-4" X 46'-1" avg	150.19	150.19
26	26,40,41,55	4	40'-6" X 60'-2"	270.75	1083.00
27	27-39,42-54	26	30'-0" X 60'-2"	200.56	5214.56
28	56-61	6	25'-7" X 56'-6"	160.60	963.60
29	62,70,78,86,87,95,96,104,105,113	10	35'-0" X 55'-6"	215.83	2158.30
30	63-69,71,77,79-85,88-94,97-103,106-112	42	28'-8" X 55'-6"	176.73	7422.66
31	114-121	8	29'-8" X 52'-8"	172.63	1381.04
32	122	1	35'-0" X 52'-8"	204.81	204.81
33	123-126	4	33'-10" X 70'-5"	264.70	1058.80
34	127,138	2	36'-0" X 51'-10"	207.33	414.66
35	128-137,139-148	20	32'-0" X 51'-10"	184.30	3686.00
36	149,163	2	30'-4" X 68'-9"	232.52	465.04
37	150-162	13	36'-0" X 68'-9"	275	3575.00
38	164-168	5	30'-8" X 82'-10"	282.17	1410.85
39	169	1	38'-0" X 82'-10"	349.72	0.00
40	170	1	38'-0" X 82'-10"	349.72	0.00
41	171-178	8	32'-0" X 80'-0"	284.45	2275.60
42	179-184	6	31'-0" X 70'-0"	241.11	1446.66
43	185	1	31'-2" X 70'-0"	242.35	242.35
TOTAL Plots		185			37080.00
					OR 37080.00 sq.yrds(24.96%)

Parking Calculation Phase-II

Shop No. 1-32
 Total Area = 2933.33 Sq.Yds or 2453.53 Sq.m
 Total BUA = 2453.53 X 2.25(FAR) = 5520.45 Sq.m
 No. of Cars = (5520.45/100) X 2 = 110
 Parking Required = 110 X 23 = 2530 Sq.m

Shop No. 33-73
 Total Area = 2485.57 Sq.Yds or 2079.0 Sq.m
 Total BUA = 2079 X 1.6(FAR) = 3326.4 Sq.m
 No. of Cars = (3326.4 / 100) X 2 = 66.53 ~ 67
 Parking Required = 67 X 23 = 1541 Sq.m

Total Parking Required (Shop No. 1-32(+)+33-73) = 2530+1541 = 4071 Sq.m or 43803.96 Sq.ft

Parking Provided 4098.37 Sq.m or 44098.41 Sq.ft

DESCRIPTION OF PLOTS OF PHASE-III

S.No	Plot Nos.	No. of Plots	Size	Area of each plot	Total Area of plots
1	1,12	2	37'-0" X 90'-0"	375	750
2	2,5-7,11	9	40'-0" X 90'-0"	400	3600
3	6	1	-	367.81	367.81
4	13-18	6	56'-0" X 83'-0"	521.11	3128.66
5	19,20	2	69'-0" X 83'-0"	646.74	1293.48
6	21-53	33	36'-0" X 75'-0"	300	9900
7	54	1	33'-0" X 75'-0"	275	275
8	55-63	9	33'-0" X 72'-0"	264	2376
9	64-66	3	45'-0" X 72'-0"	360	1080
10	67-76	10	33'-0" X 70'-0"	256.67	2566.70
TOTAL		75			25078.98 sqyds

DESCRIPTION OF PLOTS OF PHASE-IV

S.No	Plot Nos.	No. of Plots	Size	Area of each plot	Total Area of plots
1	1-4	4	46'-0" X 98'-6"	503.44	2013.76
2	5	1	56'-0" X 98'-6"	519.44	519.44
3	6	1	-	524	524.00
4	7-14	8	56'-0" X 83'-0"	521.11	4168.88
5	15-18	4	41'-2" X 83'-0"	363.02	1532.08
6	19-20	2	68'-0" X 83'-0"	696.76	1393.52
7	21	1	30'-0" X 68'-9"	229.16	229.16
8	22-27	6	36'-0" X 68'-9"	275	1650.00
9	28-34	7	36'-0" X 75'-0"	300	2100
10	35	1	54'-3" X 75'-0"	452.08	452.08
11	38-48	11	36'-0" X 68'-9"	275	3025
12	49-170	122	38'-0" X 82'-10"	349.73	42666.54
TOTAL		48			18743.37 sq.yrds

DESCRIPTION OF PLOTS OF PHASE-V

S.No	Plot Nos.	No. of Plots	Size	Area of each plot	Total Area of plots
1	1-5	5	46'-0" X 98'-6"	503.44	2517.20
2	6a	1	32'-0" X 90'-2"	182.52	182.52
3	6b-12b,13b-17b,18b-22b	31	30'-0" X 50'-2"	167.20	5183.20
4	13b,18b,18b,22b	4	39'-0" X 50'-2"	218.26	873.00
5	23,25,40,56,57-63,65-71	24	36'-0" X 75'-0"	300	7200
6	26	1	32'-4" X 79'-0"	269.42	269.42
7	27-48	22	37'-0" X 83'-0"	349.19	7682.18
8	66,64,72	3	30'-10" X 78'-0"	266.92	770.76
TOTAL		91			24678.28 sq.yrds

DESCRIPTION OF PLOTS OF PHASE-VI

S.No	Plot Nos.	No. of Plots	Size	Area of each plot	Total Area of plots
1	1-17	17	46'-0" X 98'-6"	503.44	8558.48
2	18	1	46'-0" X 98'-6"	503.44	503.44
3	19	1	-	503.56	503.56
4	20-25	6	56'-0" X 83'-0"	521.11	3128.66
5	26	1	-	505.66	505.66
6	27	1	55'-7" X 75'-0"	463.54	463.54
7	28-37	10	36'-0" X 75'-0"	300	3000
8	38	1	-	283.22	283.22
9	39	1	-	252	252
10	40-60	21	36'-0" X 75'-0"	300	6300
11	61-69	9	36'-0" X 68'-9"	275	2475
12	70	1	56'-0" X 88'-9"	431.90	431.90
TOTAL		70			26403.47 sqyds

COMMERCIAL OF PHASE-VII

S.No	Shop Nos.	No. of Shops	Size	Area of each Shop	Total Area of Shops
1	1-40	40	16'-6" X 58'-7"	107.40	4296.08
TOTAL		40			4296.08sqyds

Parking Calculation Phase-VII
 Shop No. 1-40
 Total Area under shops = (16'-6" X 58'-7") X 40 = 38664.78 Sq.Ft. = 887.55 Sq.Yds
 FAR = 2.25
 Total BUA = 887.55 X 2.25 = 1997.0 Sq.Yds
 ECS Required = 1997.0 X 2 = 3994.0 Sq.Yds
 No. of ECS = 3994.0 / 100 = 39.94 ~ 40
 Parking Area Required = 40 X 23 = 920 Sq.Yds
 Parking Provided 3252.79 Sq.m or 35000 Sq.ft

TRICONE CITY AT VILLAGES HARDASPUR, KASIANA TEH. & DISTT. PATIALA.

PROMOTER :- TRICONE PROJECTS INDIA PVT. LTD.
 Through Sh. Parveen Sharma
 C/o Site Office, Tricone City, 15th Milestone, Sirhind Road Patiala.

AREA STATEMENT : PLOTTED

TOTAL AREA OF SCHEME IS = 409439.8 SQ.YARDS (84.595 ACRES)

DESCRIPTION OF PLOTS OF PHASE-I

S.No	Plot Nos.	No. of Plots	Size	Area of each plot (in sq.yrds)	Total Area of plots (in sq.yrds)
1	1,4,7,14,16,20	18	35'-0" X 90'-0"	350	6300
2	6,15	2	27'-0" X 90'-0"	275	550
3	21-40	20	36'-0" X 80'-0"	324.44	6488.80
TOTAL		40			13338.88 sq.yrds

COMMERCIAL OF PHASE-I

S.No	Shop Nos.	No. of Shops	Size	Area of each Shop (in sq.yrds)	Total Area of Shops (in sq.yrds)
1	1,23	2	15'-0" X 66'-0"	110	220
2	2,22	21	16'-0" X 66'-0"	121	2541
3	24-28	32	10'-0" X 30'-0"	33.33	1066.67
4	56-65	10	10'-0" X 36'-0"	36.88	368.80
TOTAL		65			4216.54 sq.yrds

Parking Calculation Phase-I
 Shop No. (1,23)+(2,22)
 Total Area = 220+2541 = 2761 Sq.Yds or 2309.38 Sq.m
 Total BUA = 2761 X 2.25(FAR) = 6212.25 Sq.m
 No. of Cars = (6212.25/100) X 2 = 124.24 ~ 124
 Parking Required = 124 X 23 = 2852 Sq.m

Shop No. 24-55
 Total Area = 1066.67 Sq.Yds or 892.19 Sq.m
 Total BUA = 892 X 1.0(FAR) = 892 Sq.m
 No. of Cars = (892/100) X 2 = 17.84 ~ 18
 Parking Required = 18 X 23 = 414 Sq.m

Shop No. 56-65
 Total Area = 368.88 Sq.Yds or 325.27 Sq.m
 Total BUA = 325.27 X 1.0(FAR) = 325.27 Sq.m
 No. of Cars = (325.27/100) X 2 = 6.51 ~ 7
 Parking Required = 7 X 23 = 161 Sq.m

Total Parking Required (Shop No. 1-23+(24-55)+(56-65) = 2852+414+161 = 2967 Sq.m or 31924.92 Sq.ft

Parking Provided 4314 Sq.m or 46424 Sq.ft

DESCRIPTION OF PLOTS OF PHASE-II

S.No	Plot Nos.	No. of Plots	Size	Area of each plot	Total Area of plots
1	1-10,36-43,45-64,60	46	30'-0" X 60'-0"	200	9200
2	11-15	5	30'-0" X 74'-6"	248.33	1241.65
3	16	1	31'-0" X 74'-6"	256.61	256.61
4	17-24	8	34'-3" X 74'-6"	283.51	2268.08
5	25	1	31'-0" X 74'-6"	256.61	256.61
6	26-30	5	30'-0" X 74'-6"	248.33	1241.65
7	31,58	2	37'-0" X 60'-0"	250	500
8	32-34,55-57	6	33'-2" X 60'-0"	221.06	1326.36
9	44,45	2	25'-0" X 60'-0"	166.66	333.32
10	59,78	2	34'-0" X 60'-0"	230	460
TOTAL		78			17084.28 sqyds

COMMERCIAL OF PHASE-II

S.No	Shop Nos.	No. of Shops	Size	Area of each Shop	Total Area of Shops
1	1-32	32	16'-6" X 50'-0"	91.66	2933.33
2	33,73	2	15'-6" X 44'-10"	77.21	154.41
3	34-72	39	12'-0" X 44'-10"	59.77	2331.16
TOTAL		73			5418.90 sqyds

AREA STATEMENT : 84.595 ACRES

TOTAL AREA UNDER RESIDENTIAL IS - 162407.30 SQ.YDS OR (39.67%)
 TOTAL AREA UNDER COMMERCIAL IS - 13931.52 SQ.YDS OR (3.40%)
 TOTAL AREA UNDER GREEN/PARK IS - 29881.63 SQ.YDS OR (7.29%)
 TOTAL AREA UNDER SCHOOL IS - 15103.00 SQ.YDS OR (3.68%)
 TOTAL AREA UNDER PARKING IS - 13946.93 SQ.YDS OR (3.40%)
 TOTAL AREA UNDER PEDESTRIAN PATHWAY IS - 3426.90 SQ.YDS OR (0.84%)
 TOTAL AREA UNDER DISPENSARY IS - 2468.00 SQ.YDS OR (0.60%)
 TOTAL AREA UNDER GROUP HOUSING/EWS IS - 37171.2 SQ.YDS OR (9.07%)
 TOTAL AREA UNDER SPORTING FACILITY IS - 4166.00 SQ.YDS OR (1.01%)
 TOTAL AREA UNDER COMMUNITY CENTRE IS - 5905.00 SQ.YDS OR (1.34%)
 TOTAL AREA UNDER ROAD IS - 12131.09 SQ.YDS OR (29.63%)

DRAWING TITLE : LAYOUT PLAN OF CONSOLIDATED 85 ACRES OF TRICONE CITY AT PATIALA

ARCHITECT / TOWNPLANNER: Ar. Ishpreet Kaur
 PROMOTER: Ar. Ishpreet Kaur
 DATE: 11-04-2013
 SCALE: 1" = 100'-0" NORTH

DRAWING NO. : 86/Conso/DEM/PTA/R4

COMP. AUTHORITY (PUDA)

Plots falling Under Revenue Route.

S.No	Plots	No.
1	PV/25	1
2	PV/47-48	8
3	PV/15-PV/17	3
4	Common TA-12	1
5	PV/13	1
6	PV/15 & PV/17	2

PARKS DETAILS

S.No	Park No.	Length in Feet	Width in Feet	Base in Feet	Height in Feet	Area in Sq.Ft.	Area in Sq.Yrds
1	1	-	-	-	-	2316.75	2464.08
2	2	107	137	-	-	2190	2435.56
3	3	149	79	-	-	11895	1312.28
4	4	-	-	-	-	18731.0	2050.01
5	5	-	-	-	-	37443.18	4180.35
6	6	-	-	95-3"	70-7"	3361.30	373.48
7	7	-	-	89-11"	77-11"	3953.37	439.49
8	8	98-6"	72-5"	-	-	7133.37	772.60
9	9	-	-	57-5"	42-6"	1220.10	135.57
10	10	-	-	28-10"	43-10"	1117.30	124.13
11	11	-	-	81-6"	60-4"	2466.69	274.08
12	12	-	-	43-0"	54-2"	1897.77	201.09
13	13						