

# LAYOUT PLAN OF GANPATI ENCLAVE



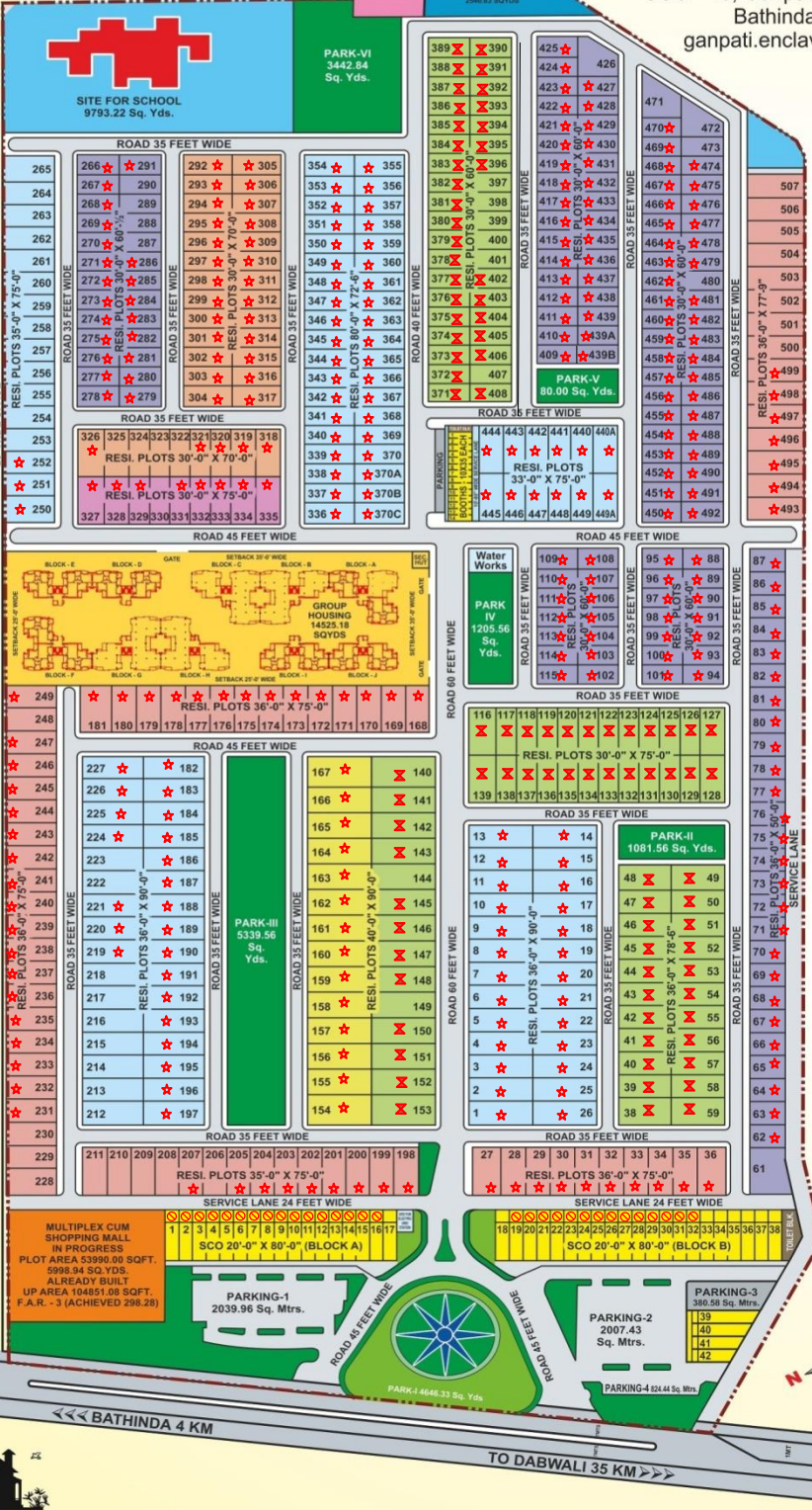
**Ganpati Estates**

SCO - 18, Ganpati Enclave, Dabwali Road, Bathinda (Pb.) - 151001  
ganpati.enclave@mittalgroup.co.in

PROPOSED SITE FOR GROUP HOUSING 6.05 ACRE

TULIP CLUB 2461.56 SQ.YDS

2548.83 SQ.YDS



INDEX	
★	SOLD PLOTS
✕	SOLD VILLAS
⊗	SOLD SCOs

SOLD BOOTHS (11,12,13 & 14)

Designed by: J.P Singh

## LAYOUT PLAN OF RESIDENTIAL COLONY GANPATI ENCLAVE

DABWALI ROAD, BATHINDA

PROMOTERS : GANPATI ESTATES, BATHINDA

AREA OF SCHEME - 282552.25SQ YDS  
- 58.36ACRES  
- 23.31 HEC.

### DESCRIPTION OF RESIDENTIAL AREA

Sr. No.	Plot No.	No. of Plots	AREA	TOTAL AREA	% AREA	
1.	13, 14	2	350.00	700.00		
2.	1-12, 15-26	24	360.00	8640.00		
3.	27, 36	2	350.00	700.00		
4.	28-35	8	300.00	2400.00		
5.	38, 59, 48, 49	4	353.25	1413.00		
6.	39-47, 50-58	18	314.00	5652.00		
7.	61	1	433.77	433.77		
8.	62-87	26	200.00	5200.00		
9.	88-115	28	200.00	5600.00		
10.	116, 127, 128, 139	4	300.00	1200.00		
11.	117-126, 129-138	20	250.00	5000.00		
12.	140, 167	2	506.25	1012.50		
13.	141-152, 155-166	24	400.00	9600.00		
14.	153, 154	2	466.25	932.50		
15.	168-180	13	300.00	3900.00		
16.	181	1	377.08	377.08		
17.	182-196, 213-227	30	360.00	10800.00		
18.	197, 212	2	372.50	745.00		
19.	198-211	2	305.21	610.42		
20.	199-210	12	291.67	3500.04		
21.	229-249	21	300.00	6300.00		
22.	228	1	341.67	341.67		
23.	250, 265	2	345.83	691.66		
24.	251-264	14	291.67	4083.38		
25.	266-277, 280-291	24	200.41	4809.84		
26.	278, 279	2	220.45	440.90		
27.	304, 317	2	256.67	513.36		
28.	292-303, 305-316	24	233.33	5599.92		
29.	354, 355	2	265.83	531.66		
30.	336-353, 356-370C	36	241.67	8700.12		
31.	318, 319, 325, 326	4	282.43	1129.72		
32.	327, 328, 334, 335	4	302.60	1210.40		
33.	320-324	5	233.33	1166.65		
34.	329-333	5	250.00	1250.00		
35.	371-408, 409-425	111	200.00	22200.00		
36.	440A, 444, 445, 449A	4	300.00	1200.00		
37.	440-443, 446-449	8	275.00	2200.00		
38.	426	1	354.47	354.47		
39.	471	1	370.83	370.83		
40.	472	1	298.75	298.75		
41.	493-507	15	311.00	4665.00		
			<b>TOTAL</b>	<b>512</b>	<b>13674.62</b>	<b>48.30%</b>

Area Under Group Housing 14525.19 5.14%

### SHOPPING MALL

No.	Blocks	Size	Area in Sq. Ft.	Area in Sq. Yds.	
1.	SM	MULTI-PLEX CUM SHOPPING MALL (240'x120'-0")	53990.00	5998.48	
2.	A	SCS (120'x120'-0")	27200.00	3022.22	
3.	B	SCS (120'x120'-0")	33600.00	3733.33	
4.	C	SCS NO. 38 (108'x120'-0")	1891.20	210.13	
		SCS NO. 39 (108'x120'-0")	1672.80	185.87	
		SCS NO. 41 (108'x120'-0")	1454.10	161.57	
		SCS NO. 42 (108'x120'-0")	1235.10	137.23	
5.	D	BOOTH 1-14 (28'x140'-0")	4900.00	544.46	
			<b>TOTAL</b>	<b>13993.29</b>	<b>4.95%</b>

### TOTAL SALEABLE AREA 164993.10 58.39%

### PARKS DETAIL

PARK	Area	%
PARK - I	4646.33	
PARK - II	1081.56	
PARK - III	5339.56	
PARK - IV	1205.56	
PARK - V	800.00	
PARK - VI	3442.84	
AREA UNDER PARKS	16515.85	5.85%
AREA UNDER COMMUNITY CENTRE	2461.56	0.87%
AREA UNDER SCHOOL	9793.22	3.46%
AREA UNDER DISPENSARY	2546.83	0.90%
AREA UNDER ELECTRIC GRID STATION	68.66	
AREA UNDER SEWERAGE TREATMENT PLANT	569.60	
AREA UNDER WATER WORKS	241.11	
TOTAL	879.37	0.31%
AREA UNDER ROADS, PARKING, PAVEMENTS & OTHER OPEN SPACES	85362.32	30.22%

SALEABLE AREA 58.39% OPEN AREA 41.61%

### PARKING DETAILS

- PARKING FOR BLOCK A (SCO. 1-17)**  
TOTAL AREA = 27200.00 SQ.FT. F.A.R. = 2.75  
TOTAL COVERED AREA = 74800 SQ.FT. OR 6962 SQ. MTRS.  
CAR SPACE REQUIRED FOR PARKING = 6962 X 1.33/100 = 92.46 E.C.S.  
PARKING AREA REQUIRED = 92.46 X 22 = 2034.12 SQ. MTRS.  
PARKING AREA PROVIDED (PARKING-1) = 2039.96 SQ. MTRS.
- PARKING FOR BLOCK B (SCO. 18-38) AND BLOCK C (SCO. 39-42)**  
TOTAL AREA = 33600 + 6253.20 = 39853.20 SQ. FT.  
F.A.R. = 2.75 TOTAL COVERED AREA = 105596.30 SQ. FT. OR 10185.50 SQ. MTRS.  
CAR SPACE REQUIRED FOR PARKING = 10185.50 X 1.33/100 = 135.47 E.C.S.  
PARKING AREA REQUIRED = 135.47 X 22 = 2980.34 SQ. MTRS.  
PARKING AREA PROVIDED = (PARKING - 2 + PARKING - 3 + PARKING - 4) = 2007.43 + 380.56 + 824.44 = 3212.45 SQ. MTRS.
- PARKING FOR BLOCK D (BOOTH 1-14)**  
TOTAL AREA = 4900.00 SQ. FT. F.A.R. = 1.00 TOTAL COVERED AREA = 4900 SQ. FT. OR 455.40 SQ. MTRS. CAR SPACE REQUIRED FOR PARKING = 455.40 X 1.33/100 = 6.05 E.C.S.  
PARKING AREA REQUIRED = 6.05 X 22 = 133.10 SQ. MTRS.  
PARKING AREA PROVIDED = 256.15 SQ. MTRS.

MULTI-PLEX CUM SHOPPING MALL SITE WILL HAVE ITS OWN PARKING AS PER REQUIREMENTS WITHIN ITS SITE

NOTE: PLOT NO-37, 60 ARE NOT INCLUDED IN SCHEME.

### TITLE - LAYOUT PLAN (REVISED)

PROMOTERS  
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### CONTACT :

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HOUSE FED RESIDENTIAL COLONY

RESIDENTIAL COLONY SHEESH MAHAL



MAP NOT TO SCALE