

**DETAIL OF FIRST PHASE  
AREA=69985.48 SQ.YDS**

S NO.	PLOT AREA (IN SQ. YDS.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA IN SQ. YARDS	% age
1	797.68	2	1	797.68	
2	637.09	3	1	637.09	
3	598.63	4	1	598.63	
4	554.92	5	1	554.92	
5	563.89	6	1	563.89	
6	528.30	7-14, 17-24	16	8452.80	
7	500.00	15,16, 77-96	22	11000.00	
8	469.60	25-40	16	7513.60	
9	343.75	97	1	343.75	
10	250.00	98	1	250.00	
		<b>Total</b>	<b>61</b>	<b>30712.36</b>	<b>43.88 %</b>

**GREEN AREA**

GREEN AREA -1	900.00
GREEN AREA -2	1000.00
GREEN AREA -4	1396.88
<b>TOTAL</b>	<b>3296.88</b>

4.71 %

**OTHERS**

AREA UNDER DISPENSARY	1981.38
AREA UNDER SEWERAGE TREATMENT PLANT	956.76
AREA UNDER WATER WORKS	1687.50
AREA UNDER E.S.S	750
AREA UNDER ROADS, PAVEMENTS, & OTHER OPEN SPACES	30680.60
<b>TOTAL</b>	<b>35976.24</b>

51.41 %

**PROPOSED PLAN FOR  
HANSA INDUSTRIAL  
PARK  
AT DERA BASSI  
DISTT. S.A.S. NAGAR**

**PROMOTERS:-  
HANSA TUBES PVT. LTD.,  
181/25, IND. AREA, PHASE-1,  
CHANDIGARH.**

CLU Memo No. 208 Dated 08.01.09  
CLU AREA = 199 BIGHA, 17 BISWA, 4 BISWASI  
= 201525.5 SQ. YDS. = 41.64 ACRES  
CLU Memo No. 6534 Dated 20.08.09  
CLU AREA = 73 BIGHA, 15 BISWA  
= 74364.58 SQ.YDS. = 15.37 ACRES

TOTAL CLU AREA = 275890.08 SQ.YDS. = 57.01 ACRES

**AREA DETAIL**

- TOTAL AREA UNDER PLOTS = 152984.65 SQ.YDS (54.75%)
- TOTAL AREA UNDER GREEN PARKS = 15660.91 SQ. YDS. (5.68%)
- AREA UNDER DISPENSARY = 1981.38 SQ.YDS. (0.72%)
- AREA UNDER CLUB = 688.68 SQ.YDS. (0.25%)
- AREA UNDER SEWERAGE TREATMENT PLANT = 956.76 SQ.YDS. (0.35%)
- AREA UNDER WATER WORKS = 1687.50 SQ.YDS.(0.61%)
- AREA UNDER E.S.S = 750.00 SQ.YDS. (0.27%)
- TOTAL RESERVED AREA = 24279.76 SQ.YDS.(9.09%)
- AREA UNDER ROADS, PAVEMENTS, AND OTHER OPEN SPACES = 72000.44 SQ.YDS. (28.34%)

TOTAL AREA = 275890.08 SQ.YDS.(100%)

**DETAIL OF SECOND PHASE  
AREA=110310.99 SQ.YDS**

228.66	41.46	6	1371.96
476.80	41	1	476.80
500.00	48.51	4	2000.00
149.54	52.59,40.61, 62.71	20	2990.80
397.5	72.72	2	795.00
500	55.75	3	1500.00
<b>208.89</b>	<b>99.12,143.172, 175.194</b>	<b>139</b>	<b>34750.00</b>
	<b>196.213, 216.333,335.372</b>		
343.75	124,152, 173, 174, 195, 214, 215	9	3093.75
	254, 273		
500.00	125-131,	7	3500.00
447.22	132	1	447.22
443.22	133-139	7	3139.54
524.13	140	1	524.13
902.20	141,142	2	1804.40
711.63	143,144	2	1423.26
355.00	145-151	7	4585.00
901.55	293	1	901.55
382.36	296	1	382.36
378.33	297	1	378.33
329.65	298	1	329.65
284.76	299	1	284.76
475.93	300	1	475.93
472.00	301	1	472.00
466.66	302	1	466.66
461.11	303	1	461.11
572.00	304	1	572.00
500.00	305-308	4	2000.00
526.85	309	1	526.85
518.49	310	1	518.49
443.22	311	1	443.22
584.68	312	1	584.68
843.30	313	1	843.30
991.43	314	1	991.43
948.76	315	1	948.76
1067.34	316	1	1067.34
803.11	317-318	2	1606.22
846.46	319-324	6	5079.96
	<b>Total</b>	<b>241</b>	<b>82062.87</b>

54.39 %

**GREEN AREA**

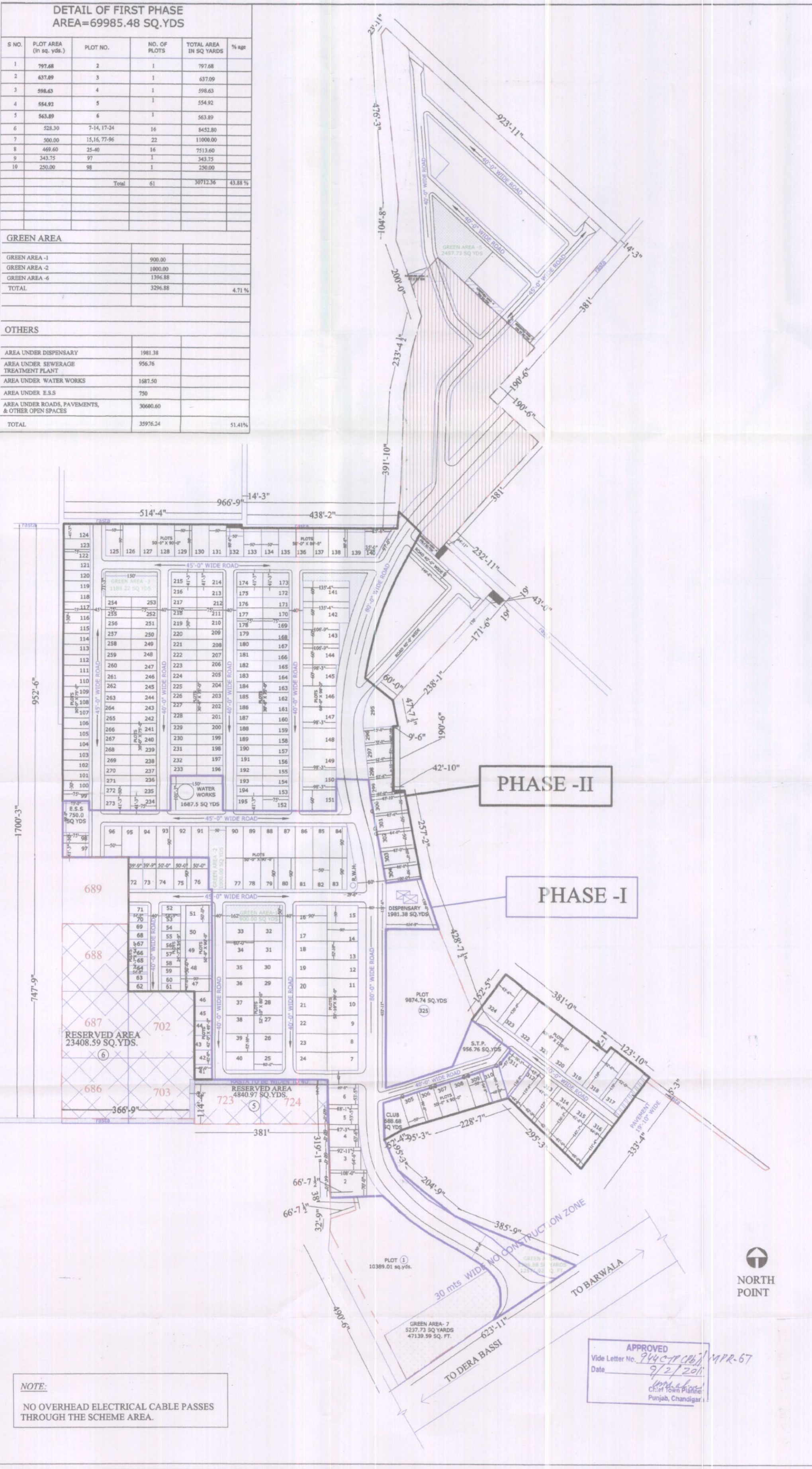
GREEN AREA -3	1188.22	1.08 %
<b>OTHERS</b>	<b>27659.29</b>	<b>24.53%</b>

**GROSS AREA STATEMENT  
(PHASE I & II)**

TOTAL AREA UNDER PHASE I = 69985.48 SQ.YDS
TOTAL AREA UNDER PHASE II = 110310.99 SQ.YDS
TOTAL AREA UNDER PHASE I & PHASE II = 180296.47 SQ.YDS
TOTAL AREA UNDER PLOTS (IN SQ.YDS.) IN PHASE I (30712.36) & PHASE II (82062.87) = 112775.23 SQ.YDS. 62.55%
TOTAL GREEN AREA UNDER PHASE I & PHASE II = 4485.10 SQ.YDS. 2.49%
TOTAL OTHERS AREA UNDER PHASE I & PHASE II = 63031.64 SQ.YDS. 34.96%

**RANDHIR GARG**  
ARCHITECT:  
OWNERS:  
DRAWING TITLE:- LAYOUT PLAN  
DRG. NO. DEALT BY: CHECKED BY:  
01 MANOJ AR. R GARG  
20-APRIL-2010  
DATED:

**RANDHIR GARG & ASSO.  
Architects,Engineers,  
Interior Designers  
Office: S C O No. 23, Sec. -20D  
Chandigarh-160020  
Ph. 91-172-4633750(0), 98141 22750  
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**NOTE:**  
NO OVERHEAD ELECTRICAL CABLE PASSES THROUGH THE SCHEME AREA.

**APPROVED**  
Vide Letter No. 944-CT/108/MPR-67  
Date 9/2/2010  
Chief Town Planner  
Punjab, Chandigarh

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