ਬਠਿੰਡਾ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ,ਬਠਿੰਡਾ

2

ਬੀ.ਡੀ.ਏ ਕੰਪਲੈਕਸ, ਭਾਗੂ ਰੋਡ, ਬਠਿੰਡਾ

ਜਨਤਕ ਨੋਟਿਸ

ਆਮ ਪਬਲਿਕ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਮੰਗਲਮ ਹੋਮਜ਼, ਪਿੰਡ ਡੂਮਵਾਲੀ ਜਿਲ੍ਹਾ ਬਠਿੰਡਾ ਨਾਮ ਦੀ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਰਕਬਾ 24.54 ਏਕੜ ਨੂੰ ਡਿਵੈਲਪ ਕਰਨ ਲਈ ਬੀਡੀਏ/ਪੁੱਡਾ ਵਲੋਂ ਲਾਈਸੰਸ ਨੰ: 002/2024 ਮਿਤੀ: 22.07.2024 ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ। ਹੁਣ ਕਲੋਨੀ ਦੇ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਦਫਤਰ ਵਿਖੇ ਕਲੋਨੀ ਵਿਚ 5.225 ਏਕੜ ਵਾਧਾ ਕਰਦੇ ਹੋਏ 29.765 ਏਕੜ ਦਾ ਲੇ-ਆਊਟ ਰਿਵਾਇਜ ਕਰਵਾਉਣ ਲਈ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਹੈ, ਜਿਸ ਵਿੱਚ ਪ੍ਰਾਰਥੀ ਵਲੋਂ ਪਹਿਲਾਂ ਪ੍ਰਵਾਨਤ ਲੇ-ਆਊਟ ਅਤੇ ਹੁਣ ਪੇਸ਼ ਕੀਤੇ ਗਏ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਈ.ਡਬਲਯੂ.ਐਸ ਸਾਈਟ, ਸਕੂਲ ਸਾਈਟ,ਪਾਰਕਾਂ ਅਧੀਨ ਏਰੀਆ ਅਤੇ ਖਸਰਾ ਨੰਬਰ 2,4,7,3/1, 3/2, 10/2, 9/1, 9/2, 8/1, 8/2, 11/1, 12/1, 12/2, 13/1, 13/2 ਅਤੇ ਖਸਰਾ ਨੰ: 20/1, 20/2/1, 20/2/2 ਵਿੱਚ ਪੈਂਦੇ ਪਲਾਟਾਂ ਵਿੱਚ ਤਬਦੀਲੀ ਕੀਤੀ ਗਈ ਹੈ।

ਇਸ ਜਨਤਕ ਨੋਟਿਸ ਰਾਹੀਂ ਆਮ ਜਨਤਾ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਜੇਕਰ ਕਿਸੇ ਨੂੰ ਉਕਤ ਪ੍ਰਵਾਨ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਲੇ-ਆਊਟ ਸਬੰਧੀ ਕੋਈ ਇਤਰਾਜ ਹੈ ਤਾਂ ਇਸ ਜਨਤਕ ਨੋਟਿਸ ਦੀ ਪ੍ਰਕਾਸ਼ਨਾ ਦੀ ਮਿਤੀ ਤੋਂ 15 ਦਿੱਨਾਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਕਮਰਾ ਨੰ: 211, ਬੀ.ਡੀ.ਏ ਦਫਤਰ ਭਾਗੂ ਰੋਡ, ਬਠਿੰਡਾ ਵਿਖੇ ਲਿਖਤੀ ਤੌਰ ਤੇ ਆਪਣਾ ਇਤਰਾਜ ਦਾਇਰ ਕੀਤਾ ਜਾਵੇ। ਨਿਰਧਾਰਤ ਮਿਤੀ ਉਪਰੰਤ ਪ੍ਰਾਪਤ ਹੋਏ ਇਤਰਾਜਾਂ ਉਪਰ ਕੋਈ ਵੀ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਰਿਵਾਇਜ ਲੇ-ਆਊਟ ਪਲੈਨ ਹੇਠ ਲਿਖੇ ਦਫਤਰ ਉਪਰ ਡਿਸਪਲੇਅ ਕੀਤੇ ਜਾਂਦੇ ਹਨ:-

ਦਫਤਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਬੀਡੀਏ, ਬਠਿੰਡਾ।

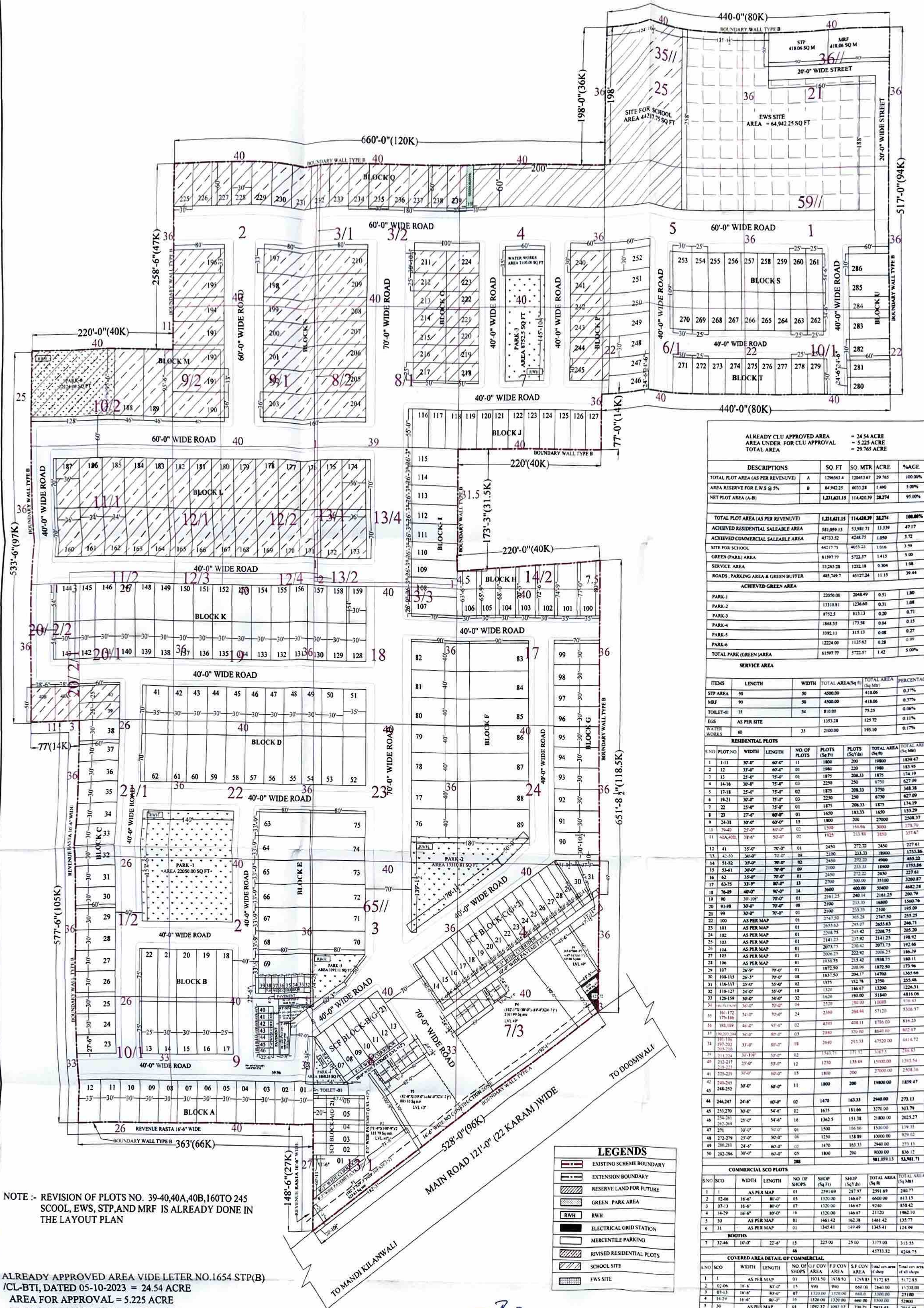
ਦਫਤਰ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਬਠਿੰਡਾ।

ਦਫਤਰ ਨਗਰ ਨਿਗਮ, ਬਠਿੰਡਾ।

ਦਫਤਰ ਜਿਲ੍ਹਾ ਪ੍ਰਬੰਧਕੀ ਕੰਪਲੈਕਸ, ਬਠਿੰਡਾ।

ਸਬੰਧਤ ਕਲੋਨੀ ਵਿਖੇ ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ,
ਬੀਡੀਏ ਬਠਿੰਡਾ।



LEGENDS

- EXISTING SCHEME BOUNDARY
- EXTENSION BOUNDARY
- RESERVE LAND FOR FUTURE
- GREEN PARK AREA
- RWH
- ELECTRICAL GRID STATION
- MERCENTILE PARKING
- RIVISED RESIDENTIAL PLOTS
- SCHOOL SITE
- EWS SITE

NOTE :- REVISION OF PLOTS NO. 39-40,40A,40B,160TO 245 SCOOL, EWS, STP,AND MRF IS ALREADY DONE IN THE LAYOUT PLAN

ALREADY CLU APPROVED AREA = 24.54 ACRE
AREA UNDER FOR CLU APPROVAL = 5.225 ACRE
TOTAL AREA = 29.765 ACRE

DESCRIPTIONS		SQ. FT	SQ. MTR	ACRE	%AGE
TOTAL PLOT AREA (AS PER REVENUVE)	A	1296563.4	120453.67	29.765	100.00%
AREA RESERVE FOR E.W.S @ 5%	B	64,942.25	6033.28	1.490	5.00%
NET PLOT AREA (A-B)		1,231,621.15	114,420.39	28.274	95.00%
TOTAL PLOT AREA (AS PER REVENUVE)		1,231,621.15	114,420.39	28.274	100.00%
ACHIEVED RESIDENTIAL SALEABLE AREA		581,059.13	53,981.71	13.339	47.17
ACHIEVED COMMERCIAL SALEABLE AREA		45733.52	4248.75	1.050	3.72
SITE FOR SCHOOL		44217.75	4053.23	1.016	3.59
GREEN (PARK) AREA		61597.77	5722.57	1.415	5.00
SERVICE AREA		13,263.28	1232.18	0.304	1.08
ROADS , PARKING AREA & GREEN BUFFER		485,749.7	45127.24	11.15	39.44

ACHIEVED GREEN AREA

PARK-1	22050.00	2048.49	0.51	1.80
PARK-2	13310.81	1236.60	0.31	1.08
PARK-3	8752.5	813.13	0.20	0.71
PARK-4	1868.35	173.58	0.04	0.15
PARK-5	3392.11	315.13	0.08	0.27
PARK-6	12224.00	1135.63	0.28	0.99
TOTAL PARK (GREEN)AREA	61597.77	5722.57	1.42	5.00%

SERVICE AREA

ITEMS	LENGTH	WIDTH	TOTAL AREA(Sq ft)	TOTAL AREA (Sq Mtr)	PERCENTAGE
STP AREA	90	50	4500.00	418.06	0.37%
MRF	90	50	4500.00	418.06	0.37%
TOILET-01	15	54	810.00	75.25	0.06%
EGS	AS PER SITE		1353.28	125.72	0.11%
WATER WORKS	60	35	2100.00	195.10	0.17%

RESIDENTIAL PLOTS

S.NO	PLOT NO.	WIDTH	LENGTH	NO. OF PLOTS	PLOTS (Sq Ft)	PLOTS (SqYds)	TOTAL AREA (Sq ft)	TOTAL AREA (Sq Mtr)
1	1-11	30'-0"	60'-0"	11	1800	200	19800	1839.47
2	12	33'-0"	60'-0"	01	1980	220	1980	183.95
3	13	25'-0"	75'-0"	01	1875	208.33	1875	174.19
4	14-16	30'-0"	75'-0"	03	2250	250	6750	627.09
5	17-18	25'-0"	75'-0"	02	1875	208.33	3750	348.38
6	19-21	30'-0"	75'-0"	03	2250	250	6750	627.09
7	22	25'-0"	75'-0"	01	1875	208.33	1875	174.19
8	23	27'-6"	60'-0"	01	1650	183.33	1650	153.29
9	24-38	30'-0"	60'-0"	15	1800	200	27000	2508.37
10	39-40	25'-0"	60'-0"	02	1500	166.66	3000	278.70
11	40A,40B	38'-6"	50'-0"	02	1925	213.88	3850	357.67
12	41	35'-0"	70'-0"	01	2450	272.22	2450	227.61
13	42-50	30'-0"	70'-0"	09	2100	233.33	18900	1755.86
14	51-52	35'-0"	70'-0"	02	2450	272.22	4900	455.22
15	53-61	30'-0"	70'-0"	09	2100	233.33	18900	1755.86
16	62	35'-0"	70'-0"	01	2450	272.22	2450	227.61
17	63-75	33'-9"	80'-0"	13	2700	300.00	35100	3260.87
18	76-89	40'-0"	90'-0"	14	3600	400.00	50400	4682.28
19	90	30'-10½"	70'-0"	01	2161.25	240.14	2161.25	200.79
20	91-98	30'-0"	70'-0"	08	2100	233.33	16800	1560.76
21	99	30'-0"	70'-0"	01	2100	233.33	2100	195.09
22	100	AS PER MAP		01	2747.50	305.28	2747.50	255.25
23	101	AS PER MAP		01	2655.63	295.07	2655.63	246.71
24	102	AS PER MAP		01	2208.75	245.42	2208.75	205.20
25	103	AS PER MAP		01	2141.25	237.92	2141.25	198.92
26	104	AS PER MAP		01	2073.75	230.42	2073.75	192.66
27	105	AS PER MAP		01	2006.25	222.92	2006.25	186.39
28	106	AS PER MAP		01	1938.75	215.42	1938.75	180.11
29	107	26'-9"	70'-0"	01	1872.50	208.06	1872.50	173.96
30	108-115	26'-3"	70'-0"	08	1837.50	204.17	14700	1365.66
31	116-117	25'-0"	55'-0"	02	1375	152.78	2750	255.48
32	118-127	24'-0"	55'-0"	10	1320	146.67	13200	1226.31
33	128-159	30'-0"	54'-0"	32	1620	180.00	51840	4816.06
34	[illegible]	36'-0"	70'-0"	04	2520	280.00	10080	936.45
35	161-172 175-186	34'-0"	70'-0"	24	2380	264.44	57120	5306.57
36	188,189	46'-0"	95'-6"	02	4393	408.11	8786.00	816.23
37	190,203,204	36'-0"	80'-0"	03	2880	320.00	8640.00	802.67
38	191-196 197-202 205-210	33'-0"	80'-0"	18	2640	293.33	47520.00	4414.72
39	211,224	30'-10½"	50'-0"	02	1543.71	171.52	3087.5	286.83
40	212-217 218-223	25'-0"	50'-0"	12	1250	138.89	15000.00	1393.54
41	225-239	30'-0"	60'-0"	15	1800	200	27000.00	2508.36
42 43	240-245 248-252	30'-0"	60'-0"	11	1800	200	19800.00	1839.47
44	246,247	24'-6"	60'-0"	02	1470	163.33	2940.00	273.13
45	253,270	30'-0"	54'-6"	02	1635	181.66	3270.00	303.79
46	254-261 262-269	25'-0"	54'-6"	16	1362.5	151.38	21800.00	2025.27
47	271	30'-0"	50'-0"	01	1500	166.66	1500.00	139.35
48	272-279	25'-0"	50'-0"	08	1250	138.89	10000.00	929.02
49	280,281	24'-6"	60'-0"	02	1470	163.33	2940.00	273.13
50	282-286	30'-0"	60'-0"	05	1800	200	9000.00	836.12
				288			581,059.13	53,981.71

COMMERCIAL SCO PLOTS

S.NO	SCO	WIDTH	LENGTH	NO. OF SHOPS	SHOP (Sq Ft)	SHOP (SqYds)	TOTAL AREA (Sq ft)	TOTAL AREA (Sq Mtr)
1	1	AS PER MAP		01	2591.69	287.97	2591.69	240.77
2	02-06	16'-6"	80'-0"	05	1320.00	146.67	6600.00	613.15
3	07-13	16'-6"	80'-0"	07	1320.00	146.67	9240	858.42
4	14-29	16'-6"	80'-0"	16	1320.00	146.67	21120	1962.10
5	30	AS PER MAP		01	1461.42	162.38	1461.42	135.77
6	31	AS PER MAP		01	1345.41	149.49	1345.41	124.99
BOOTHS								
7	32-46	10'-0"	22'-6"	15	225.00	25.00	3375.00	313.55
				46			45733.52	4248.75

COVERED AREA DETAIL OF COMMERCIAL

S.NO	SCO	WIDTH	LENGTH	NO. OF SHOPS	G.F COV AREA	F.F COV AREA	S.F COV AREA	Total cov area of shop	Total cov area of all shops
1	1	AS PER MAP		01	1938.50	1938.50	1295.85	5172.85	5172.85
2	02-06	16'-6"	80'-0"	05	990	990	660.00	2640.00	13200.00
3	07-13	16'-6"	80'-0"	07	1320.00	1320.00	660.0	3300.00	23100
4	14-29	16'-6"	80'-0"	16	1320.00	1320.00	660.00	3300.00	52800
5	30	AS PER MAP		01	1092.37	1092.37	730.71	2915.45	2915.45
6	31	AS PER MAP		01	1007.86	1007.86	672.71	2688.43	2688.43
BOOTHS									
7	32-46	10'-0"	22'-6"	15	225.00			225.00	3375.00
				46				20241.72	103251.72 sq ft
									9592.32 sq mtr

PARKING CALCULATION

ITEM	WIDTH	LENGTH	TOTAL AREA (Sq Ft)	TOTAL AREA (Sq mtr)
P1	(182'-3"X29'-3")+(20'-10½"X29'-3")/2		5636.11	523.61
P2	(71'-9"X100'-9")/2		3614.41	335.79
P3	(82'-0"X130'-0")-(46'-0"X24'-7½")		9527.25	885.10
P4	(192'-1"X130'-0")-(69'-0"X24'-7½")		23271.67	2161.99
P5	(45'-6"X66'-3")+(47'-1½"X66'-3")/2		4575.39	425.06
P6	49'-3"	9'-9"	480.19	44.61
P7	(24'-1"X15'-5½")+(33'-9½"X24'-1")/2		779.17	72.39
P8	(46'-8"X12'-2½")+(46'-8"X3'-3")/2		645.45	59.96
TOTAL PARKING			48529.63	4508.51

ECS REQUIRED (COMMERCIAL COV. AREA X100/2)	191.85
ECS PROVIDED (TOTAL AREA OF PARKING/23 SQ MTR)	196.02
MERCENTILE PARKING REQUIRED (TOTAL COVERED AREA /1000 SQ MTR	9.59
MERCENTILE PARKING PROVIDED	10
MERCENTILE PARKING CALCULATION (TRUCK PARKING =26.25 SQ MTR)	262.50

ALREADY APPROVED AREA VIDE LETER NO.1654 STP(B) /CL-BTI, DATED 05-10-2023 = 24.54 ACRE
AREA FOR APPROVAL = 5.225 ACRE
TOTAL AREA OF LAND = 29.765 ACRE

SHEET TITLE	DRAWING NO.		
REVISED LAYOUT PLAN	HA/BTI/25-01(REVISED)	N	EXTENSION / REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY "MANGALAM HOMES" SITUATED AT MALWA ROAD, VILL. CHAK KHARAK SINGH WALA URF DOOMWALI, SUB TEHSIL, SANGAT, DISTT BATHINDA
DRAWN BY: HARVINDER GARG	DATE: 25-06-2025		PROMOTERS: RS. REAL INFRA PRIVATE LIMITED (THROUGH.- RAGHUVIR KUMAR SINGLA, DIRECTOR) ADDRESS: OLD BADAL PETROL PUMP, NEAR RAJ HOSPITRAL , VILL. KILLIANWALI , DISTT,- SHRI MUKTSAR SAHIB
PROMOTER'S SIGN	ARCHITECT		OFFICE USE
For RS REAL INFRA PRIVATE LIMITED. DIRECTOR	habitat architects. architecture studio sco-5 first floor shakti complex,the mall road bathinda 151001 Tel : + 91 9815566100, + 91 9646709600 e-mail: habitatarchitect@yahoo.in		TECHNICALLY APPROVED Vide Letter No. 1369-STP(B)CL-BTI Date 14/10/2025 Senior Town Planner Bathinda.

NOTES :-
"ALTHROUGH DUE CARE HAS BEEN TAKEN IN APPROVED THE LAYOUT PLAN AS PER TECNICAL NORMS AND THE TITLE OF LAND BUT THIS APPROVED 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 ACCORDINGLE /IMMEDIATELY THIS APPROVAL IS SUBJECT TO DECISION OF ANY COURT CASE PREVAILING IN ANY HON'BLE COURT OF LAW, IF ANY"

NOTES :-
1) BOUNDARY WALL TYPE A: 3'-0" HIGH GRILL OVER 3'-0" HIGH SOLID BRICK MANSORY WALL
2) BOUNDARY WALL TYPE B: 6'-0" HIGH SOLID BRICK MANSORY WALL
3) REQUIRED MERCENTILE PARKING =1 TRUCK SPACE FOR 1000 SQ MTR OF TOTAL COV. AREA , TRUCK SIZE = 3.5X7.5 = 26.25 SQ MTR = 282.45 SQ FT
4)ALL RAMPS SHALL BE WIDTH 6'-0" WITH SLOPE OF 1:12
5) SCO NO. 01-06 , 30 & 31 SHOULD BE MAINTAINED WITH 75% GROUND COVERAGE