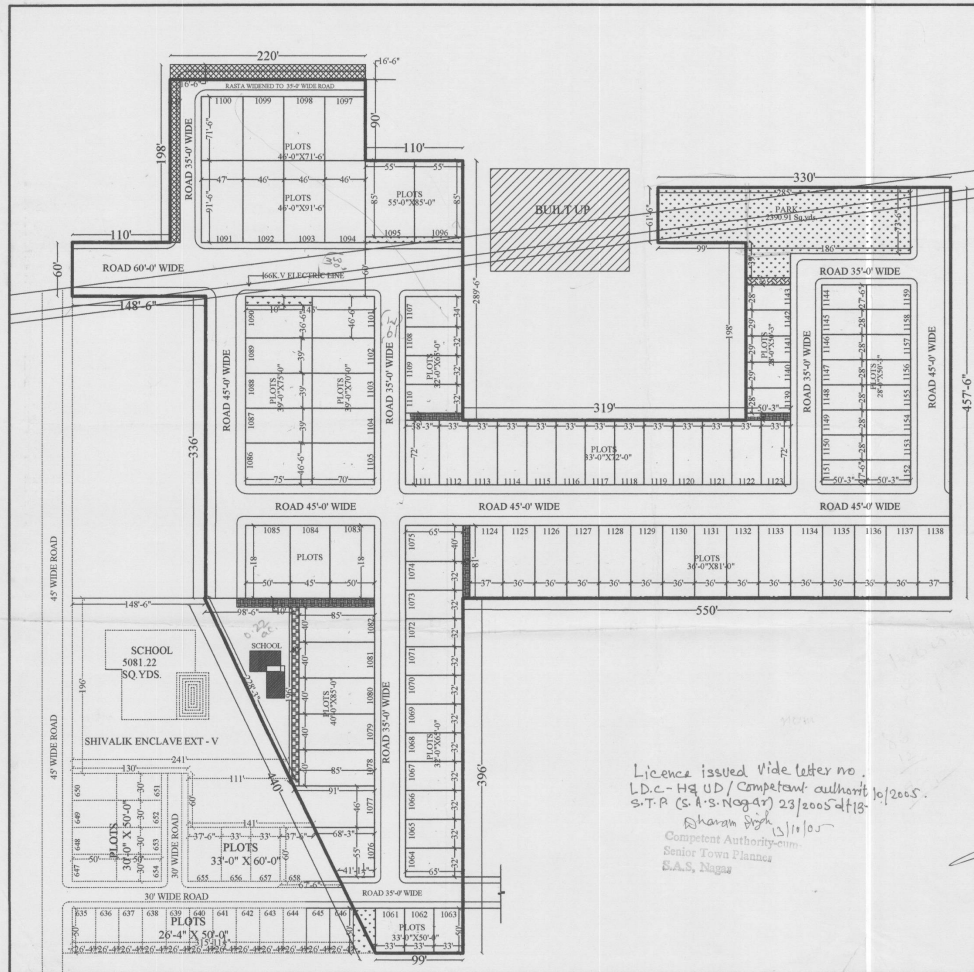


L.No. 23
45



PROPOSED PLAN FOR RESIDENTIAL COLONY "SHIVALIK ESTATES PH-II" VILL. CHAJJUMAJRA, KHARAR.

PROMOTERS :-
SHIVALIK INFRASTRUCTURES & DEVELOPERS PVT. LTD.
S.C.O. - 510, SEC - 70, MOHALI

TOTAL SCHEME AREA: 47232.35 Sq. yds.
9.75 Acres
3.95 Hectares

SCHEME BOUNDARY

DESCRIPTION OF RESIDENTIAL AREA				
S.No.	Plot No.	No. of Plots	Area	% AREA
1	1061-1062	2	183.33	0.39
2	1064-1074	11	233.11	0.49
3	1075	1	288.82	0.61
4	1076	1	338.28	0.72
5	1077	1	406.07	0.86
6	1078-1082	5	177.78	0.37
7	1083-1085	3	451.00	0.96
8	1086	1	462.00	0.98
9	1087	1	462.00	0.98
10	1087-1090	4	372.00	0.79
11	1101-1104	4	301.67	0.64
12	1105	1	308.56	0.65
13	1106	1	472.83	1.00
14	1107	1	462.00	0.98
15	1108-1109	2	510.44	1.08
16	1109-1109	1	573.38	1.21
17	1109-1109	1	573.38	1.21
18	1109	1	545.56	1.16
19	1108-1110	3	251.11	0.53
20	1112-1123	12	268	0.57
21	111	1	306.00	0.65
22	1114-1118	5	333	0.71
23	1125-1127	3	328	0.70
24	1128-1142	15	158.33	0.34
25	1143-1147	5	161.01	0.34
26	1148-1151	4	153.54	0.33
27	1152-1159	8	156.33	0.33
28	1160-1168	9	187.56	0.40
29	1169-1178	10	27581.93	58.40
30	TOTAL		27581.93	58.40

SALVABLE AREA		
Area Under Parks	Area Under School	Area Under road, pavement, parking
1	2300.91	2500.00
TOTAL	2300.91	5000.91
Area Under School	1072.55	2.27%

Area Under road, pavement, parking: 16183.96, 34.26%

SEALABLE AREA: 58.40%, OPEN AREA: 41.60%

Licence issued Vide letter no. L.D.C.-HQ UD/Competent authority S.T.R (S.A.S.Nagar) 23/2005 dt 16/10/2005.
Rohan Singh
Competent Authority
Senior Town Planner
S.A.S, Naga

TITLE - LAYOUT PLAN

ARCHITECT: *H. Chahal*
OWNER: *[Signature]* DATE: 27/07/2005
DRAWING NO. DC/SE-01/04/R
SCALE: 1"=80' DEALT: 5 Hectares

DHAM CONSULTANTS
ARCHITECTS, PLANNERS, INTERIOR DESIGNERS, STRUCTURAL ENGINEERS & LANDSCAPE ARCHITECTS
S.C.O. 222-223, SECTOR 30A, CHANDIGARH
PHONE NO. 9089617

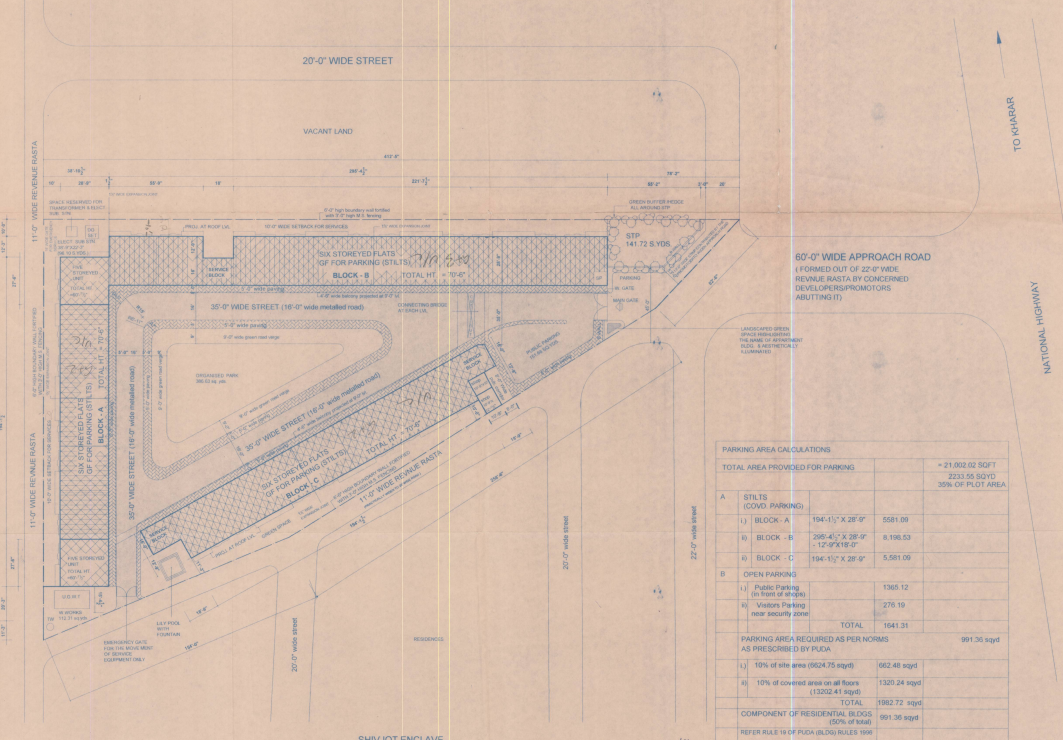
COVERED AREA STATEMENT - (SALABLE)						
S.NO	PARTICULARS	BLOCK (A)	BLOCK (B)	BLOCK (C)	TOTAL (AMB-C)	REMARKS
1	GROUND FLOOR	NIL	NIL	+ 64.00	64.00	BALANCE AREA FOR PARKING, ELECTRICAL PANELS, WATER METERS
2	FIRST FLOOR	194'-11" X 28'-0" = 5581.09	286'-4 1/2" X 28'-0" = 8062.53	194'-11" X 28'-0" + 12'-9 1/2" X 28'-0" = 6173.84	20017.46 SQFT	50.0% OF PLOT AREA
3	SECOND FLOOR	5581.09	8062.53	6173.84	20017.46 SQFT	
4	THIRD FLOOR	5581.09	8062.53	6173.84	20017.46 SQFT	
5	FOURTH FLOOR	5581.09	8062.53	6173.84	20017.46 SQFT	
6	FIFTH FLOOR	5581.09	8062.53	6173.84	20017.46 SQFT	
7	SIXTH FLOOR	5581.09	8062.53	6173.84	20017.46 SQFT	TWO TERRACES ON EITHER SIDE OF THE BLOCK AREA RESERVED FOR EXTRA CURRICULAR ACTIVITIES
TOTAL		31,055.29 S.F.T	48,859.18 S.F.T	37,277.21 S.F.T	1,18,291.67 SQFT (13202.41 SQ. YDS.)	199,259.74 % OF PLOT AREA

SHIVALIK APARTMENTS AT KHARAR

PROMOTERS -
M/S SHIVALIK VIHAR SITES PVT. LTD.
 S.C.O. - 130-131, (BASEMENT), SECTOR - 34-A, CHANDIGARH

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AREA STATEMENT	
TOTAL LAND AREA	600.78 SQ. YDS.
1. STILTS (BLOCKS, NOT INCLUDING PLOTS)	2.00
2. BALCONIES & TERRACES	1000.00 SQ. YDS.
TOTAL BUILT UP AREA	1002.00 SQ. YDS.
TOTAL BUILT UP AREA (FLOOR AREA)	199,259.74 SQ. YDS.
3. BALCONIES & TERRACES	200.00 SQ. YDS.
TOTAL BUILT UP AREA (INCLUDING BALCONIES & TERRACES)	200.00 SQ. YDS.
4. BALCONIES & TERRACES	200.00 SQ. YDS.
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98. BALCONIES & TERRACES	200.00 SQ. YDS.
99. BALCONIES & TERRACES	200.00 SQ. YDS.
100. BALCONIES & TERRACES	200.00 SQ. YDS.



PARKING AREA CALCULATIONS	
TOTAL AREA PROVIDED FOR PARKING	+ 21,802.02 SQFT
	3233.56 SQYDS
	35% OF PLOT AREA
A	
STILTS (COVER) PARKING	
1) BLOCK - A	194'-11" X 28'-0" = 5581.09
2) BLOCK - B	286'-4 1/2" X 28'-0" = 8062.53
3) BLOCK - C	194'-11" X 28'-0" = 5581.09
B	
OPEN PARKING	
1) Public Parking (on front of blocks)	1365.12
2) Visitors Parking near security zone	276.10
TOTAL	1641.31
PARKING AREA REQUIRED AS PER NORMS AS PRESCRIBED BY PUDA	991.36 sqyd
1) 10% of site area (6024.75 sqyd) = 602.48 sqyd	
2) 10% of covered area on all floors (13202.41 sqyd) = 1320.24 sqyd	
TOTAL	
1922.72 sqyd	
COMPONENT OF RESIDENTIAL BLOCKS (50% of total)	
691.38 sqyd	
REFER RULE 18 OF PUDA (OLD) RULES 1996	
ACTUAL AREA PROVIDED FOR PARKING (2233.56-991.36) X 100	225.30 % OF AREA PRESCRIBED BY NORMS
INFERENCE: PARKING AREA PROVIDED IS MORE THAN ADEQUATE SUFFICIENT TO PARK - 70 CARS & 150 TWO WHEELERS (50% of sq. of flats) (100% of no. of flats)	
PROPOSED NAVJOT ENCLAVE 40 ACRE SCHEME	

REVISIONS		
NO.	DATE	DESCRIPTION
1	20-08-2018	SCHEME MODIFIED ON THE BASIS OF LETTERING AND SITE ONLY
2	20-08-2018	AS PER PUDA

PROMOTERS ARCHITECT COMP. AUTHORITY (PUDA)

M/S SHIVALIK VIHAR SITES PVT. LTD.

For Shivalik Vihar Sites Pvt. Ltd. *(Signature)*

(Date: 20/08/18)

kant & associates

1327, SGTB COMPLEX, SECTOR-70, S.A.S. NAGAR

Email: skant@shy.com

CONSULTING ARCHITECTS, INTERIOR DESIGNERS, URBAN DESIGNERS, LANDSCAPE ARCHITECTS, ENVIRONMENT DESIGNERS AND PLANNERS

CORPORATION DRAWING SITE PLAN / LAY OUT PLAN

SCALE: 1" = 24'-0"

PROJECT: DRAWING NO. 01 (R-1)

CONCEPT DESIGN: DEEPAI DRAWING CHECKED: DATE: 20/08/2018

SKANT: SKANT: RAVI: RAVI: SKANT: SKANT

01 SITE PLAN CD-02

Keep approval/permission granted under plan, Act rules license/No. is dated 21-8-18 valid upto 20-8-18

(Signature)