

Plan
1715/04
A-3

104
DOC No 10/05

REVISED LAYOUT PLAN
SHIVALIK VIHAR - II
AT
DERABASSI
PUNJAB
(within municipal limits of derabassi)
(6.5519 acs scheme)

PROMOTER
M/S SHIVALIK VIHAR SITES PVT. LTD.
REGD OFFICE :- PATIALA ROAD ZIRAKPUR
HEAD OFFICE :-SCO 130-131 BASEMENT
SECTOR 34-A CHD.
TEL - 0172 - 3130884, 98147-05916

AREA STATEMENT
TOTAL AREA = 31711.35 SQYDS
= 6.5519 ACS.

AREA STATEMENT

RESIDENTIAL PLOTS (A)

S. No.	PLOT No.	QTY	PLOT SIZE	AREA OF PLOT IN SQYDS	TOTAL AREA	PERC ENTAGE
1	1-19	02	34'0" x 64'0"	241.78	483.56	cor. plot
2	2-18	17	32'0" x 64'0"	227.56	3868.44	cor. plot
3	20	01	43'4" x 57'0" (avg)	274.71	274.71	cor. plot
4	21-38	18	27'0" x 57'0"	171.00	3078.00	cor. plot
5	39	01	28'0" x 57'0"	177.33	177.33	cor. plot
6	40	01	28'0" x 54'0"	168.00	168.00	cor. plot
7	41-56	16	27'0" x 54'0"	162.00	2592.00	cor. plot
8	57	01	46'9" x 54'0" (avg)	280.50	280.50	cor. plot
9	58	01	38'1" x 50'0" (avg)	211.81	211.81	cor. plot
10	59-74	16	25'0" x 50'0"	138.89	2222.22	cor. plot
11	75	01	27'0" x 50'0"	150.00	150.00	cor. plot
TOTAL				75	13506.57	

DEDUCTION ON ACCOUNT OF ROUNDED EDGES OF CORNER PLOTS = (-) 7.00
(6'6" radius curvature of corner plots)
(07 nos. x 1.00 sqyds)

NET RESIDENTIAL AREA = 13499.57 SQYDS 42.57 %

RESERVED AREA (B)
1 76-91 01 438'3" (avg) x 47'0" (avg) 223.15 223.17
RESERVED AREA = 223.17 0.70 %

RESERVED AREA FOR HOUSING (C)
1 1 01 195'0" x 200'7" 4345.46 (55%) 2390.00
RESERVED AREA = 2390.00 7.54 %

TOTAL SALEABLE AREA (A + B + C) = 16112.74 50.81 %

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Revised Plan issued vide letter No. LDC-H&UD/Competent Authority (S.T.P. SAS Nagar No. 1227 & P(CS) 15/P/05 Dated... 17/10/05

Sharan Singh
Competent Authority
Senior Town Planner
S.A.S. Nagar

AREA UNDER PARKS

S. No.	PARTICULARS	QTY	SIZE	TOTAL AREA IN SQYDS	PERC ENTAGE
1	PARK-1	01	64'5" x 146'0"	1370.10	
2	PARK-2	01	94'9" x 64'0"	673.78	
TOTAL AREA UNDER PARKS				2043.88	6.45 %

TOTAL SALEABLE AREA = (16112.74 SQYDS) (50.81%)

1 AREA UNDER RESIDENTIAL (A) = 42.57 %
(13499.50 SQYDS)

2 AREA UNDER RESERVED (B) = 0.70 %
(213.17 SQYDS)

3 AREA UNDER RESERVED HOUSING (C) = 7.54 %
(2390.00 SQYDS)

4 AREA UNDER COMMERCIAL = NIL

AREA UNDER ROADS, PARKS AND PUBLIC AMENITIES (15598.61 SQYDS) (49.19 %)

1 AREA UNDER PARKS (2043.88 SQYDS) = 6.45 %

2 AREA UNDER S.T.P. (418.38 SQYDS) = 1.32 %

3 AREA UNDER W. WORKS (668.44 SQYDS) = 2.11 %

4 AREA UNDER E.S.S. (448.59 SQYDS) = 1.41 %

5 AREA UNDER NURSERY SCHOOL (1137.78 SQYDS) = 3.59 %

6 AREA UNDER ROADS, OPEN SPACES (10881.54 SQYDS) = 34.31 %

TOTAL PLANNED AREA = 100 %

NORTH

SHEET TITLE: LAYOUT PLAN

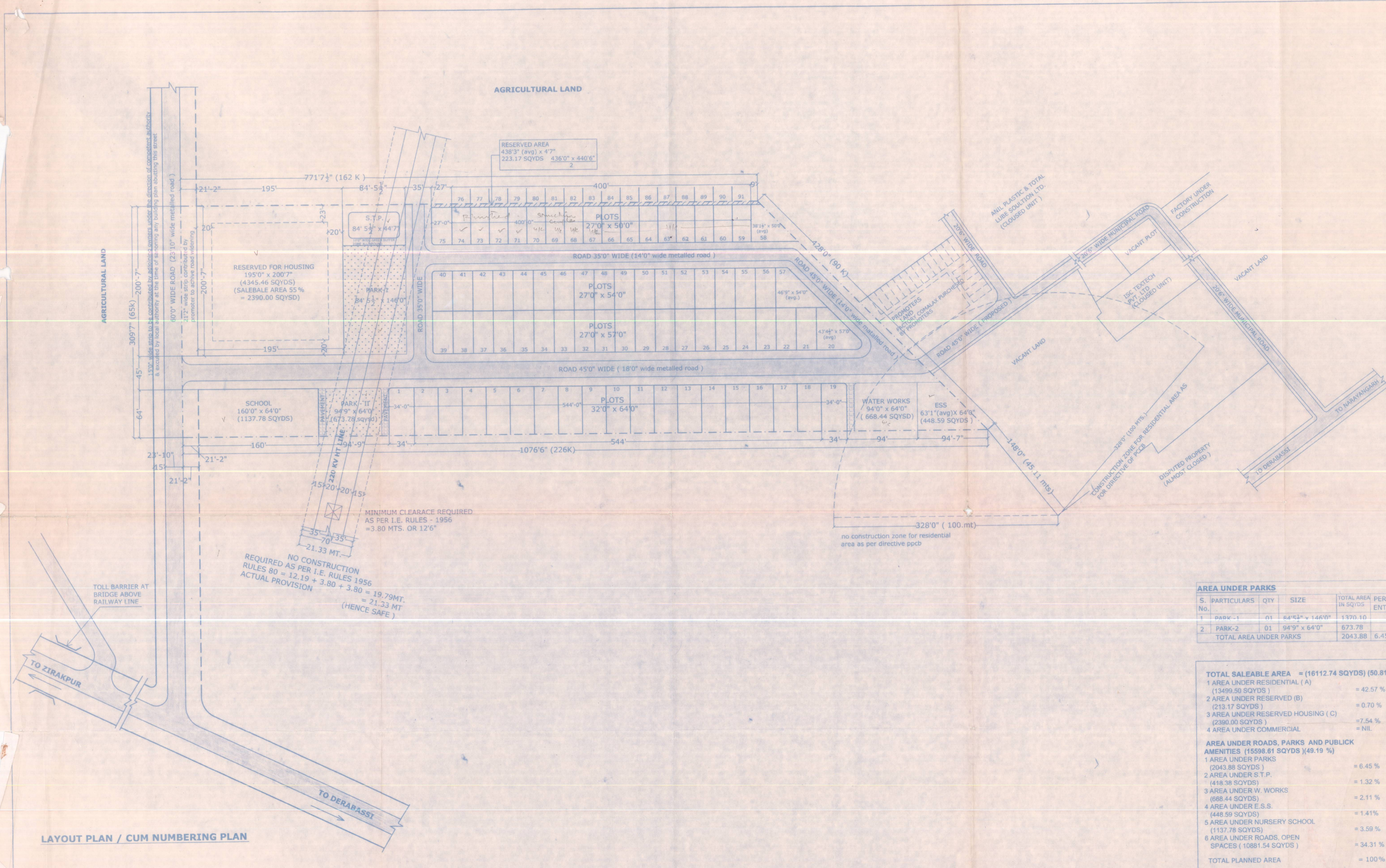
DRG. NO. SP/SV-11/01/06 DRAWN BY. BALJIT PUNIA

DATE 25-04-06 CHECKED BY.

SCALE 1" = 60'-0" REVISION

PROMOTER
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LAYOUT PLAN / CUM NUMBERING PLAN