REVISED SCHEME OF SUNNY VIEW AT KHARAR PUNJAB

WITHIN MUNICIPAL LIMITS
(9.74375 ACRE SCHEME)

PROMOTERS :-
M/S BAJWA HOUSING DEVELOPMENT PVT. LTD.
REGD. OFFICE: SUNNY ENCLAVE, DESUMAJRA, KHARAR
TEL.- 98140- 14381, 98726 - 1438[illegible], 98726 - 14383

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AREA STATEMENT

○ TOTAL LAND AREA		47,159.75 Sqyds
19 KANAL - 19 MARLA (as per revenue record)		9.74375 ACRE 3.9448 HECTARE
○ TOTAL SALEABLE AREA		16,653.89 SQYDS (35.31 %)
Group Housing	16,653.89 sqds (35.31 %)	
○ AREA UNDER ROADS, PARKS AND PUBLIC AMENITIES		30,505.86 SQYDS (64.69 %)
Parks	10,217.28 sqds (21.66 %)	
High School	13,169.33 sqds (27.93 %)	(2.72 ACRE)
Roads & open Spaces	7,119.25 sqds (15.10 %)	
○ TOTAL NO. OF PLOTS		01
Group Housing	1 no.	
○ TOTAL NO. OF DWELLING UNITS		230
○ TOTAL POPULATION (@5 persons per dwelling unit = 230 x 5)		1150
○ DENSITY OF DWELLING UNIT/ACRE (230 / 9.74375)		23.60 (48 DU's/acre)
○ DENSITY OF POPULATION / ACRE (1150 / 9.74375)		118.02 (230 DU's/acre)

THIS DRAWING SUPERSEDES DRG.NO. CD-02(R-2)KA-0608 DATED 23/12/2006

AREA STATEMENT

S.No.	CATG	PLOT NOS	QTY	SIZE	AREA OF A UNIT PLOT SQFT	AREA OF A UNIT PLOT SQYDS	AREA OF ALL PLOTS IN A PARTICULAR BLOCK (sqyds.)	REMARKS
1	2	3	4	5	6	7	8	9
A	GROUP HOUSING							
		30/1	01	385'-0" x 258'-6" - 265'-0" x 92'-6"	1,49,885.00	16,653.89	16,653.89	
TOTAL AREA UNDER GROUP HOUSING							16,653.89 sqyds. (35.31%)	
TOTAL SALEABLE AREA							16,653.89 sqyds. (35.31%)	

AREA UNDER PARKS

NO.	PARTICULARS	SIZE	AREA (in sqyds.)
1.	PARK - 1	143'-0" x 215'-6"	3,391.28
2.	PARK - 2	175'-0" x 351'-0"	6,825.00
TOTAL AREA UNDER PARKS			10,217.28 sqyds. (21.66 %)

REVISIONS

S.NO.	DATE	PARTICULARS

PROMOTERS

Consultant Surveyor
Sector-8 Panchkula
S.A.S. Nagar

kant and associates
1627/sgtb complex sector [illegible] (chandigarh)
tel/fax: [illegible]
email: [illegible]

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

CORPORATION DRAWING

LAYOUT CUM NUMBERING PLAN

SCALE
1" = 40'-0"

PROJECT	DRAWING NO.
K2	C 02
DRG. STATUS	(R-1)
PLOT STATUS	

CONCEPT	DESIGN	DRAWN	CHECKED	DATE
S.KANT	S.KANT	MANJINDER SINGH	K.K.	25/1/2007

LAYOUT CUM NUMBERING PLAN

TO JHANDPUR

60'-0"

858'-0" (156 K)

485'-0"

175'-0"

143'-0"

45'-0"

45'-0" WIDE STREET (22'-0" wide metalled road)

45'-0" WIDE STREET (22'-0" wide metalled road)

PARK-1
143'-0" x 215'-6"
3,391.28 sq.yds.

PARK-2
175'-0" x 351'-0"
6,825.00 sq.yds.

BLOCK 'A'

BLOCK 'B'

BLOCK 'C'

BLOCK 'D'

BLOCK 'E'

GROUP HOUSING

COMPLEX SUNNY GREENS
NO CONSTRUCTION ZONE
(BOOKED & NOT TO BE BUILT)

T1 T2 DG T4 T5 T6

PYLON

HIGH SCHOOL
108'-0" x 261'-6"
13,169.33 sq. yds
2.72 ACRE

15'-0" WIDE GREEN BELT (22'-0" wide metalled road)

SUNNY ENCLAVE

PUBLIC CORRIDOR

60'-0" WIDE ROAD (PROPOSED BY THE PROMOTERS TO ACHIEVE 60'-0" WIDTH)

MAX. CLEARANCE REQUIRED AS PER ELECTRICITY RULES 1956
= 2.05 + (0.33 - 3.80 MTS (12'-6")
ON ACCOUNT OF SWAYING OF THE CONDUCTOR
CLEARANCE PROPOSED = 3.80 MTS. (12'-6")
TOTAL RIGHT OF WAY
REQUIRED = 25'-6" + 37'-0" + 12'-6"
= 62'-0" (18.90 MTS.)
PROVIDED = 12'-6" + 37'-0" + 12'-6"
= 62'-0" (18.90 MTS.)
HENCE SAFE PROPOSITION IN VIEW OF ADDITIONAL FACTOR OF ZONING LINES QUITE AWAY FROM HOT LINES)

LAND OF WAKF BOARD

EXISTING SILVER ENCLAVE

198'-0" (36 K)

401'-0"

265'-0"

175'-0"

440'-0" (80 K)

858'-0" (156 K)

LAND OF WAKF BOARD