



**PROPOSED PLAN FOR "SHIVALIK VALLEY" RESIDENTIAL COLONY AT VILL. SANTE MAJRA, TEH. KHARAR, DISTT. ROPAR**

PROMOTERS:-  
**M/S SHIVALIK INFRASTRUCTURES & DEVELOPERS PVT.LTD.**  
 S.C.F-510, SECTOR 70, MOHALI (S.A.S. NAGAR) PB.

TOTAL AREA OF SCHEME: 16153.5 SQ. YDS.  
 = 3.34 ACRES.  
 = 1.35 HECTARE.

**SCHEME BOUNDARY:**

S.NO.	PLOT NO.	NO. OF PLOTS	AREA	TOTAL AREA	AREA IN ACRES	% AREA
1	1,2	2	341.66	683.32		
2	3 TO 7	5	230.44	1152.2		
3	8	1	422.91	422.91		
4	9	1	280	280		
5	10 TO 15	6	264.44	1586.64		
6	16 TO 25	10	291.66	2916.6		
7	26 TO 29	4	207.77	831.08		
8	30	1	265.83	265.83		
9	31,32	2	158.88	317.76		
TOTAL				8456.34 sq. yards		

TOTAL RESIDENTIAL AREA = 8456.34sq.yards = 52.35%

**AREA UNDER COMMERCIAL BOOTHS**

BOOTHS	AREA	TOTAL AREA	% AREA
1-12	24.44	293.28	
2	34.22	34.22	
TOTAL		327.5 sq.yards	=2.02%

TOTAL SALEABLE AREA = 8783.84SQ.YDS = 54.37%

**AREA UNDER PARKS**  
 PARK I = 520.83  
 PARK II = 287.98  
 TOTAL AREA UNDER PARKS = 808.81 = 5.0%

AREA UNDER NURSERY SCHOOL = 970.83 = 6.01%

AREA UNDER ROADS, PARKING PAVEMENTS AND OTHER OPEN AREAS = 5590.02 = 34.62%

TOTAL OPEN AREA: 45.63%  
 TOTAL SALEABLE AREA: 54.37%

**AREA UNDER COMMERCIAL PARKING**

NO.	F.A.R	AREA	AREA IN SQ.YDS	AREA IN SQ.MTS
1	327.5	327.5	273.93	273.93
TOTAL AREA			273.93	273.93

**CAR SPACE REQUIRED FOR PARKING**  
 = 273.93 X 1.33 = 3.64ECS  
 100  
 REQUIRED CAR SPACE = 4X 22 = 88 SQ.MTS.  
 PROVIDED CAR SPACE FOR PARKING  
 TOTAL PROVIDED CAR SPACE = 273.93SQ MTS

**TITLE:- LAYOUT PLAN**

OWNER:-		DATE:-	11.03.2005
ARCHITECT:-		DRAWING NO.:-	DC/SV/40/04R2
SCALE:-	1"=40'	DEALT BY:-	NEELAM
		CHKD. BY:-	

**DHAM CONSULTANTS**  
 ARCHITECTS, PLANNERS, INTERIOR DESIGNER,  
 STRUCTURAL ENGINEERS & LANDSCAPE ARCHITECTS  
 S.C.O.222-223, II FLOOR, SECTOR 34-C, CHANDIGARH  
 PHONE NO. 5009617

Shivalik Enclave Ext-1  
 Competent Authority cum Senior Town Planner  
 S.A.S. Nagar

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*Dharank*