

PROPOSED RESIDENTIAL COLONY  
'SUNNY ENCLAVE' AT VILL. AUJLAN,  
TEH. KHARAR, DIST. ROPA:2. ON  
KHARAR - ROPA:2 ROAD. (N.H.-21)

PROMOTE:2  
BAJWA DEVELOPERS PVT. LTD. S.G.O. NO. 7, SUNNY ENCLAVE,  
DESUMAJRA, TEH. KHARAR, DIST. ROPA:2 (PB).

TOTAL AREA OF THE SCHEME - 9.667 ACRES (46786.68)  
SCHEME BOUNDARY 50. YDS.

DETAIL OF RESIDENTIAL PLOTS.

S.NO.	PLOT NOS.	SIZE OF PLOT	AREA OF EACH PLOT IN SQ. YDS.	TOTAL NO OF PLOTS	TOTAL AREA OF PLOTS IN SQ. YDS.	
1	1, 9, 49, 53	29.6' X 60.0'	196.67	4	786.68	
2	27, 8, 12 TO 30, 46 TO 52	30.0' X 60.0'	200.00	33	6600.00	
3	10, 11	33.0' X 60.0'	223.33	2	446.66	
4	31 TO 34, 64 TO 67, 69 TO 71, 74 TO 76	25.0' X 54.0'	150.00	14	2100.00	
5	35, 44, 54, 69	27.0' X 54.0'	162.00	4	648.00	
6	36 TO 43, 55 TO 62	26.0' X 54.0'	156.00	16	2496.00	
7	68, 72, 73, 77	25.0' X 54.0'	153.00	4	612.00	
8	78, 86, 89, 99	32.0' X 15.0'	270.83	4	1083.32	
9	79 TO 87, 90 TO 98	30.0' X 15.0'	250.00	18	4500.00	
				TOTAL	99	19272.66

SALEABLE AREA	SQ. YDS.	ACRES	PERCENTAGE
AREA UNDER RESIDENTIAL PLOT	19272.66	3.982	41.19
" " COMMERCIAL (SHOPS 10' X 30' - 14' X 30')	466.67	0.097	1.00
" " M.S. FLATS	5879.50	1.214	12.56
TOTAL SALEABLE AREA	25618.83	5.293	54.75
MURSERY SCHOOL	1020.00	0.211	2.18
W.W	441.67	0.091	0.94
TOILET (15' X 30')	50.00	0.010	0.11
S.T.P	266.67	0.055	0.57
PARK	2735.00	0.565	5.84
ROAD, PAVEMENT & PARKING	654.51	3.442	35.60
TOTAL	46786.68	9.667	100.00

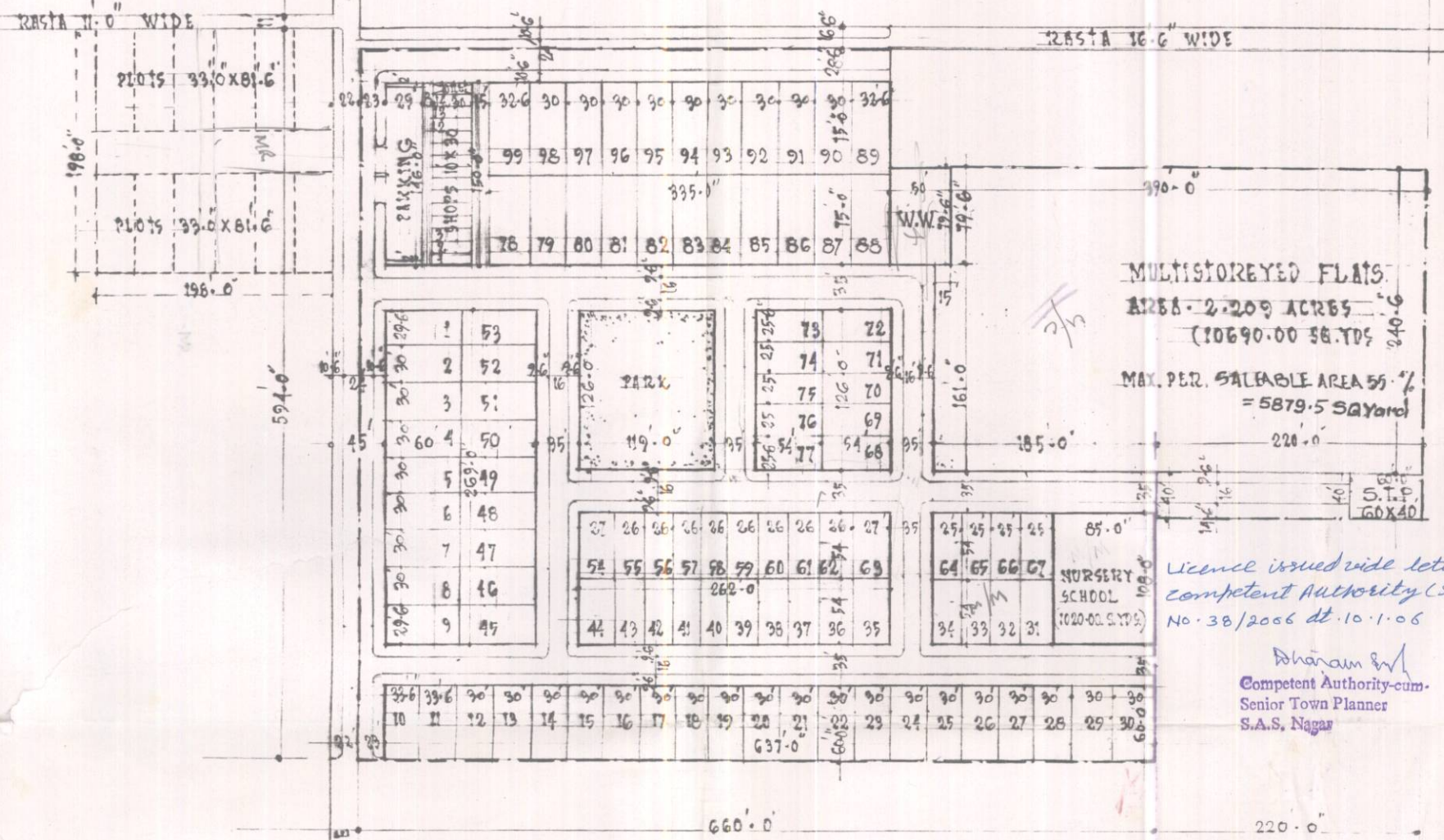
LAY-OUT PLAN

DRAWING NO. SE 4/05R  
JOB NO. 1/05  
DATE 15-10-2005  
SCALE 1" = 80.0'

Bajwa Developers Pvt. Ltd.  
Managing Director  
PROMOTE:2

RAJKUMAR WADHAWAN  
P. No. 10/10/10/10/10  
Re. No. CAZ/2010/27809  
ARCHITECT - PLANNER

(S.L.P. Circle)  
Roads can be  
Perk (Crating)  
W.Tank (U/G) 30.0'



MULTISTOREYED FLATS  
AREA - 2.209 ACRES  
(10690.00 SQ. YDS)  
MAX. PER. SALEABLE AREA 55%  
= 5879.5 SQ. YARD

Licence issued vide letter No. LDX-MEPUD/  
Competent Authority (S.T.P., S.A.S. Nagar)  
No. 38/2006 dt. 10.1.06

Dharam Singh  
Competent Authority-cum-  
Senior Town Planner  
S.A.S. Nagar

DETAIL OF PARK/GREEN AREA  
i) PARK 119.0' X 126.0' = 1666.00 SQ. YDS  
ii) 10% OF M.S. FLATS = 1069.00 sq  
total 2735.00 sq.

DETAIL OF PARKING  
SHOPS 10' X 30' 150.0' X 30.0' = 4500.00 SF  
= 418.22 SQ. YD.  
F.A.R 1:1.00  
CAR SPACE REQUIRED - 418.22 X 1.33 = 556.23 E.CS.  
1000 SAYS 6 E.CS  
1 E.CS = 22 SQ. M. 6 E.CS = 6 X 22 = 132 SQ. M.  
= 1420.32 SF.  
CAR SPACE PROVIDED 146.0' X 29.0' = 4234.00 SF.

EXISTING KACHWA ROAD 22.0' WIDE