

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

PROMOTEER
BAJWA DEVELOPERS PVT. LTD. S.G.O. NO. 7, SUNNY ENCLAVE,
DESUMAJRA, TEH. KHARAR, DIST. ROPAIR (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)	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	6654.51	3.442	35.60
TOTAL	46786.68	9.667	100.00

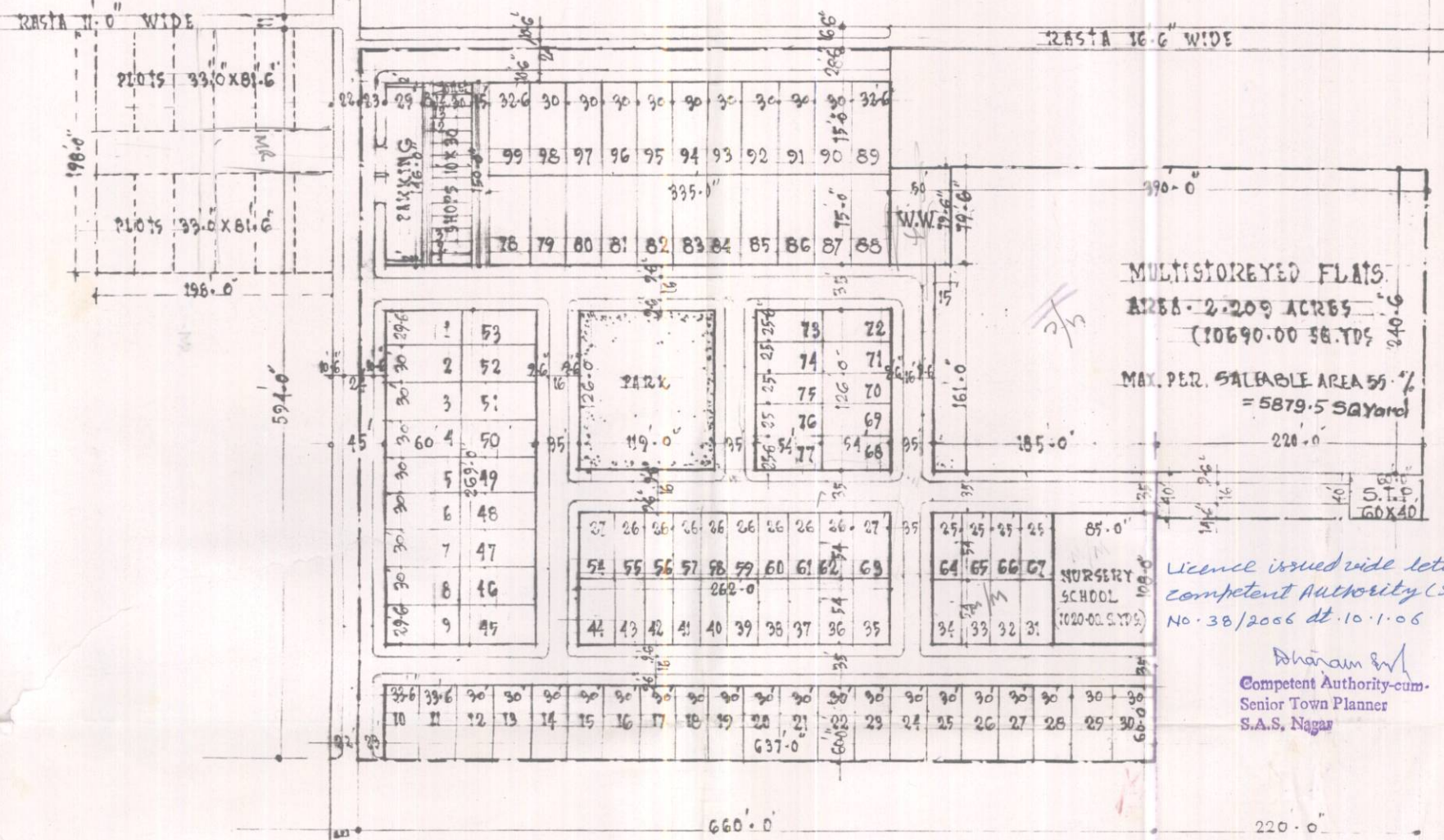
LAY-OUT PLAN

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

Bajwa Developers Pvt. Ltd.
Managing Director
PROMOTEER

RAJKUMAR WADHAWAN
P. No. 10/10/10/10/10
Re. No. CAZ/2005/27809
ARCHITECT - PLANNER

(S.L.P. Circle)
Roads can be
Perk (Crating)
Water (U/G) 10.0'



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

Licence issued vide letter No. LD-X-MEPU/1
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