



**PROPOSED RESIDENTIAL COLONY  
SAWAN ENCLAVE  
ON CHANDIGARH LUDHIANA ROAD  
AT MORINDA**

PROMOTER  
M/S SAWAN LAND DEVELOPERS PVT. LTD.  
H.NO.2708, SEC. 40-C CHANDIGARH

**AREA STATEMENT**  
TOTAL SCHEME AREA = 46 BIGHA 04 BISWA  
OR  
TOTAL SCHEME AREA = 9.54 HACS.  
OR  
TOTAL SCHEME AREA = 46200.00 SQYDS

**AREA STATEMENT  
RESIDENTIAL PLOTS**

S. No.	PLOT NOS.	QTY	PLOT SIZE	AREA OF PLOT IN SQYDS	TOTAL AREA IN SQYDS	PERC ENTAGE
1	1	1	30'0" x 75'0"	AV.	294.15	
2	2-4	3	30'0" x 75'0"	250.00	750.00	
3	5-8	4	28'0" x 54'3"	168.78	675.12	
4	9,16,17,24	4	28'0" x 60'0"	186.67	746.68	
5	10-15,18-23	12	30'0" x 60'0"	200.00	2400.00	
6	25,26	2	30'0" x 60'0"	200.00	400.00	
7	27	1	34'6" x 70'8"	276.25	276.25	
8	28-31	4	35'0" x 70'6"	274.17	1096.68	
9	32	1	34'6" x 70'6"	276.25	276.25	
10	33,39,40,46	4	39'9" x 75'0"	331.25	1325.00	
11	34-38,41-45	10	36'0" x 75'0"	300.00	3000.00	
12	47	1	48'9" x 103'0"	557.92	557.92	
13	48,54	2	39'4" x 85'6"	374.06	748.12	
14	49-53	5	40'0" x 85'6"	380.00	1900.00	
15	55-62,63-70	4	35'0" x 75'0"	291.67	1166.68	
16	56-61,64-69	12	32'0" x 75'0"	266.67	3200.04	
17	71-81	2	35'7" x 74'6"	294.89	589.78	
18	72-80	9	30'0" x 74'6"	248.33	2234.97	
19	82,93	2	32'0" x 50'0"	177.78	355.56	
20	83-92	10	30'0" x 50'0"	166.67	1666.70	
<b>TOTAL</b>	<b>93</b>			<b>23647.90</b>	<b>51.18%</b>	

RESERVED AREA = 502.18 SQYDS, = 1.09%

**AREA UNDER COMMERCIAL USE**

S. No.	SCF'S	1-14	14	16'6" x 60'0"	110.00	1540.00
2	SHOP'S	1-9	9	15'0" x 50'0"	83.33	749.97
<b>TOTAL</b>			<b>23</b>			<b>2289.97</b>

**TOTAL SALE ABLE AREA = 57.23% = 4.96%**

**PARKING AREA STATEMENT  
COMMERCIAL AREA**

S.No	PLOT NOS	QTY	TOTAL AREA IN SQYDS	F.A.R.	TOTAL AREA IN SQYDS
1	SCF'S	14	1540.00	2.75	4235.00
2	SHOP'S	9	749.97	1.60	1199.95
<b>TOTAL AREA</b>			<b>5134.95</b>		<b>5434.95</b>

**4544.17 SQMT**

**REQUIRED PARKING AREA :**  
 $4544.17 \times 1.33 / 100 = 6044$  ECS  
 1 ECS = 22 SQMT  $6044 \times 22 = 132968$  SQMT  
**PROVIDED PARKING AREA :**  
 PARKING - 1 = 2039.62 SQYDS  
 PARKING - 2 = 515.67 SQYDS  
**TOTAL PARKING AREA = 2555.29 SQYDS OR 2156.53 SQMT**

**License issued vide letter No.**  
 LDC-H&UD/Competent Authority  
 (S.T.P. SAS Nagar) No. 67/06  
 Dated: 12-06-06

**SHEET TITLE:** LAYOUT PLAN / DEMARICATION PLAN

**DRG. NO. SP/SEM/04/06 (R)**

**DATE:** 11-08-06 **CHECKED BY:**

**SCALE:** 1" = 40'-0" **REVISION:** 09-09-06/18-11-06

PROMOTER: **Senior Town Planner**  
 S.A.S. Nagar  
 (Tej Ram)

ARCHITECT: **SPACE PLANNERS**  
 Ar. Surjit Prinja  
 CA/94/15284  
 # 344 Sector 12A, Panchkula  
 Ph: 0172-2572450, 9815654205

**TOTAL SALEABLE AREA (26420.05 SQYDS) (57.13%)**

- 1 AREA UNDER RESIDENTIAL (A) (23647.90 SQYDS) = 51.18%
- 2 AREA UNDER COMMERCIAL (2289.97 SQYDS) = 4.96%
- 3 AREA UNDER RESERVED (502.18 SQYDS) = 1.09%

**AREA UNDER ROADS, PARKS AND PUBLIC AMENITIES (19753.95 SQYDS) (42.77%)**

- 1 AREA UNDER PARKS (2639.27 SQYDS) = 5.71%
- 2 AREA UNDER S.T.P. (265.21 SQYDS) = 0.57%
- 3 AREA UNDER E.S.S. (78.11 SQYDS) = 0.17%
- 4 AREA UNDER SCHOOL (978.55 SQYDS) = 2.12%
- 5 AREA UNDER WATER WORKS (240.17 SQYDS) = 0.52%
- 6 AREA UNDER ROADS PARKING PAVEMENTS ETC. (1549.03) SQYDS) = 33.51%
- 7 AREA UNDER TOILETS (77.77 SQYDS) = 0.17%

LAYOUT PLAN / DEMARICATION PLAN