

SUNNY AVENUE
AT
KHARAR
PUNJAB

WITHIN MUNICIPAL LIMITS
(9.5125 ACRE SCHEME)

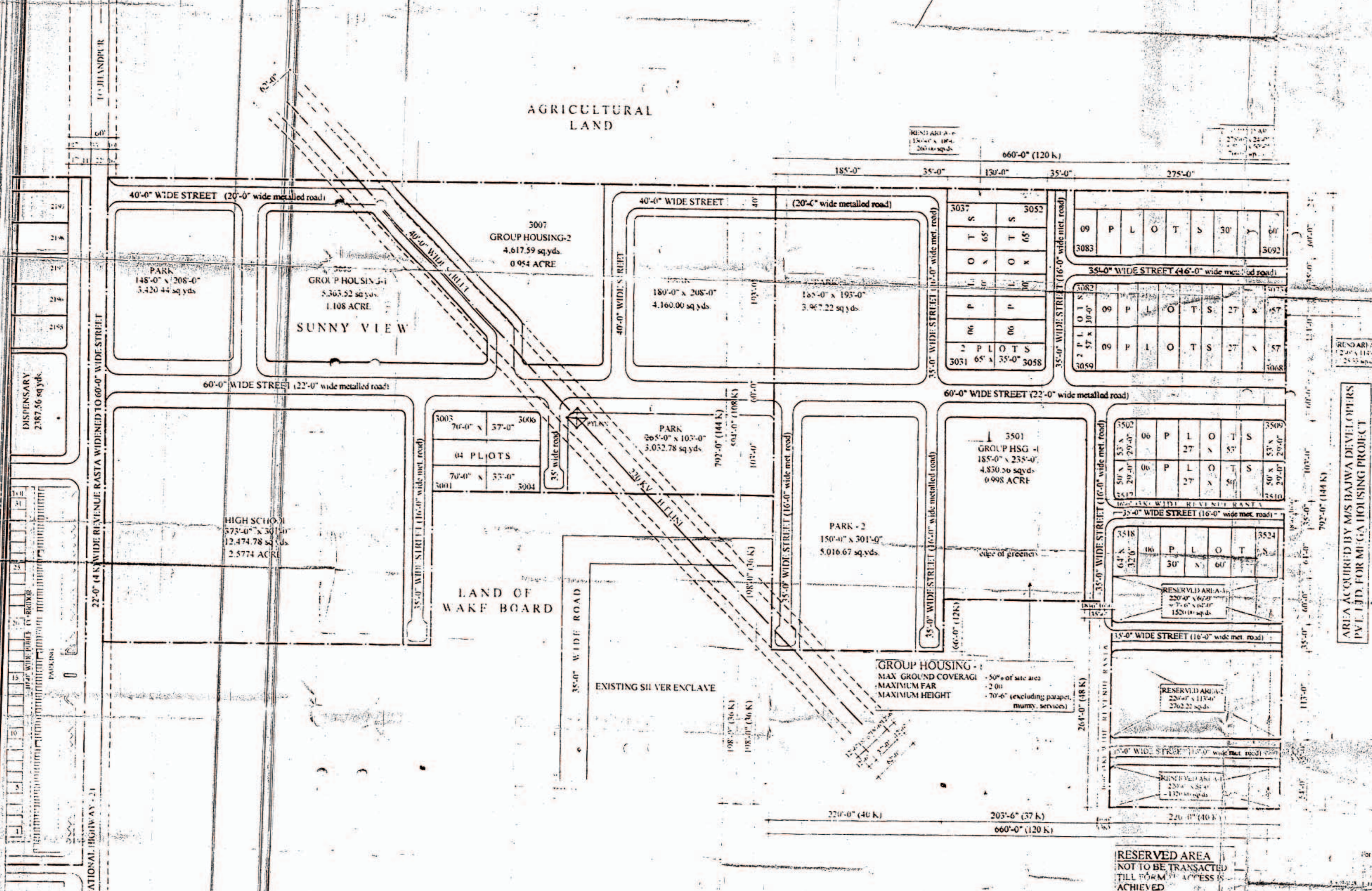
PROMOTERS :-
M/S BAJWA DEVELOPERS PVT. LTD.
REGD. OFFICE: 1126, PHASE 9, MOHAWI
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AREA STATEMENT								
S No	CATG	PLOT NOS.	QTY	SIZE	AREA OF A UNIT PLOT		AREA OF ALL PLOTS IN A PARTICULAR BLOCK (sqyds.)	REMARKS
					SQFT.	SQYDS		
1	2	3	4	5	6	7	8	
A RESIDENTIAL								
		3031, 3038	02	35'-0" x 65'-0"	2,275.00	252.78	505.56	
		3032 to 3037	12	30'-0" x 65'-0"	1,950.00	216.07	2,600.00	
		3039, 3040	02	30'-0" x 55'-0"	1,710.00	190.00	500.00	
		3040 to 3048	18	27'-0" x 57'-0"	1,559.00	171.00	3,078.00	
		3073 to 3081						
		3083 to 3092	15	30'-0" x 60'-0"	1,800.00	200.00	3,000.00	
		3093 to 3094						
		3092, 3500	02	29'-0" x 55'-0"	1,537.00	170.78	341.56	
		3503 to 3508	06	27'-0" x 55'-0"	1,451.00	159.00	954.00	
		3510, 3511	02	30'-0" x 50'-0"	1,450.00	161.11	322.22	
		3511 to 3516	06	27'-0" x 50'-0"	1,350.00	150.00	900.00	
		3518	01	32'-0" x 64'-0"	2,080.00	251.11	251.11	
		TOTAL	66				12,312.45	
DEDUCTION ON ACCOUNT OF ROUNDED EDGES OF CORNER PLOTS (65'-0" radius curvature of corner plots) (14 nos. x 1.00 sqyd)								(-)
NET RESIDENTIAL AREA								12,298.45 sqyds. (26.712%)
B GROUP HOUSING (GROUND COVERAGE, SETBACKS, HEIGHT & DENSITY AS MUNICIPAL BYELAWS)								
		01	185'-0" x 195'-0"	45,475.00	4,830.56	4,830.56		
TOTAL AREA UNDER GROUP HOUSING								4,830.56 sqyds. (10.492%)
C RESERVED AREA								
		01	220'-0" x 54'-0"	11,880.00	1,320.00	1,320.00		
		01	220'-0" x 112'-0"	24,860.00	2,762.22	2,762.22		
		01	220'-0" x 60'-0"	13,680.00	1,520.00	1,520.00		
		01	7'-0" x 64'-0"					
		01	2'-0" x 114'-0"	228.00	25.55	25.55		
		01	275'-0" x 24'-0"	6,600.00	706.67	706.67		
		01	150'-0" x 18'-0"	2,700.00	300.00	300.00		
TOTAL RESERVED AREA								6,654.22 sqyds. (14.453%)
TOTAL SALEABLE AREA (A + B + C)								23,783.23 sqyds. (51.657%)

AREA UNDER PARKS			
S.No	PARTICULARS	SIZE	AREA IN SQYDS
1	PARK - 1	185'-0" x 195'-0"	3,602.25
2	PARK - 2	150'-0" x 301'-0"	5,016.67
TOTAL AREA UNDER PARKS			8,618.92 (19.511%)

AREA STATEMENT	
TOTAL LAND AREA	45,475.00 SQYDS
76 KANA = 0.22 MARI A	9.5125 ACRE
(As per revenue record)	5.85 HECTARE
TOTAL SELLABLE AREA	23,783.23 SQYDS (51.657%)
Residential	12,298.45 sqyds (26.712%)
Group Housing	4,830.56 sqyds (10.492%)
Reserved Area	6,654.22 sqyds (14.453%)
AREA UNDER ROADS, PARKS AND PUBLIC AMENITIES	22,257.27 SQYDS (49.143%)
Park	8,618.92 sqyds (19.511%)
Road & open space	13,277.88 sqyds (29.632%)
TOTAL NO. OF PLOTS	67
Residential	66
Group Housing	01
TOTAL NO. OF DWELLING UNITS	373
(66 plots x 3 + 175 in G.H. site)	
TOTAL POPULATION	1865
(@ 5 persons per dwelling unit)	
DENSITY OF DWELLING UNITS/ACRE	39.21 (373 ÷ 9.5125)
DENSITY OF POPULATION/ACRE	196.06 (1865 ÷ 9.5125)



THIS DRAWING SUPERSEDES DRG NO. CD-02-KA-080 DATED 11/11/2011

AREA ACQUIRED BY M/S BAJWA DEVELOPERS PVT. LTD. FOR MULTI-HOUSING PROJECT

REVISIONS		
S.No	DATE	PARTICULARS

PROMOTERS

RESERVED AREA NOT TO BE TRANSACTED TILL PERMANENT ACCESS IS ACHIEVED

DATE: 17/11/2011

SCALE: 1" = 100'

COMPILED BY: MB

DATE: 17/11/2011