



PROPOSED PLANS FOR SHIVALIK ESTATES RESIDENTIAL COLONY AT VILL. CHAJJU MAJRA, TEH. KHARAR, DISTT. ROPAR.

PROMOTERS:
M/S SHIVALIK INFRASTRUCTURES & DEVELOPERS PVT. LTD.
S.C.O - 510, SEC 70, MOHALI (SAS NAGAR)
PHONE NO-0172-5013777,5013877

SCHEME BOUNDARY
TOTAL AREA IN SCHEME =27,648.5 SQYDS
=5.71 ACRES
=2.31 HECTARES

DESCRIPTION OF RESIDENTIAL AREA

S.NO.	PLOT NO.	NO. OF PLOTS	AREA	TOTAL AREA	AREA IN ACRES	% AREA
1	1	1	427.12	427.12		
2	2	1	393.125	393.125		
3	3-8	6	217	1302		
4	11-18	8	200	1600		
5	19	1	233.333	233.333		
6	20	1	300.83	300.83		
7	9	1	216.33	216.33		
8	10	1	183.16	183.16		
9	21-23	3	200	600		
10	26-31	6	550	3300		
11	32-36	5	477.50	2387.50		
12	37	1	482.5	482.5		
13	38-43	2	681.25	1362.5		
14	39-42	4	650.972	2603.88		
TOTAL RESIDENTIAL AREA			15392.28			55.67%

DESCRIPTION OF COMMERCIAL AREA

S.NO.	DESCRIPTION	NO. OF PLOTS	AREA	TOTAL AREA	AREA IN ACRES	% AREA
1	BOOTHES 1-9	9	33.333	299.997		
2	STALLS 10-14	5	10.00	700		
3	BOOTHES 15-23	9	18.88	169.92		
TOTAL COMMERCIAL AREA			602.917			2.42%
TOTAL SALABLE AREA			16062.19			58.09%

PARKS DETAIL

S.NO.	PARK	AREA	% AREA
1	PARK-1	1016.11	
2	PARK-2	439.16	
AREA UNDER PARKS		1455.27	5.26%

AREA UNDER NURSERY/SCHOOL	971.61	3.51%	
AREA UNDER ROADS, F.WORKS, ETC.	9162.71	33.14%	
SALABLE AREA	58.09%	OPEN AREA	41.91%

PLOT NO. 24,25, ARE DELETED FROM SCHEME

TITLE:- LAYOUT PLAN

OWNER:-	DATE:- 11-3-2005
ARCHITECT:-	DRAWING NO:- DC/S.E/49/04R2
SCALE:- 1" = 40'	DEALT BY:- NFFI AM

DHAM CONSULTANTS
ARCHITECTS, PLANNERS, INTERIOR DESIGNERS,
STRUCTURAL ENGINEERS & LANDSCAPE ARCHITECTS
S.C.O-222-223, SECTOR 34A, CHANDIGARH
PHONE NO. 5009617

NO.	F.A.R.	AREA	AREA IN SQMTS
1-23	1	366.55	796.34
TOTAL AREA		306.35	

CAR SPACE REQUIRED FOR PARKING
=306.35 X 1.33 =4.11ECS
100
REQUIRED CAR SPACE = 5X 22 = 110 SQMTS.
PROVED CAR SPACE FOR PARKING-I
TOTAL PROVIDED CAR SPACE = 233.49 SQ MTS
PROVED CAR SPACE FOR PARKING-II
TOTAL PROVIDED CAR SPACE = 31.04 SQ MTS
PROVED CAR SPACE FOR PARKING-III
TOTAL PROVIDED CAR SPACE = 41.82 SQ MTS
TOTAL PROVIDED PARKING =306.35SQ MTS

License issued vide letter no. LXX-H&UD/Comp-Authority (SAS Nagar) 05/2005, dt. 28-3-05
Dharam Singh
Competent Authority:-
Senior Town Planner
S A S, Nagar