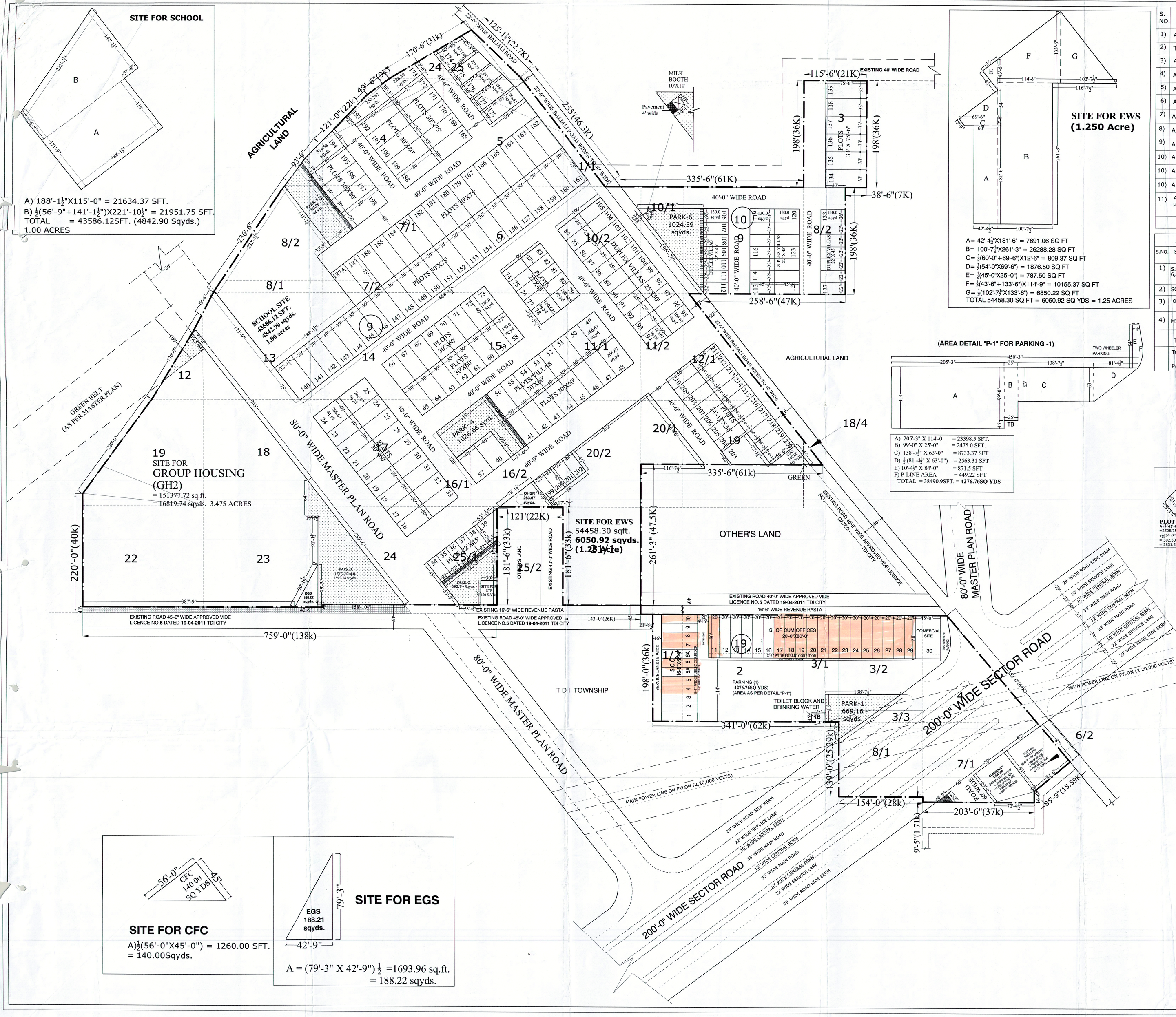


| S. NO. | DESCRIPTION | TOTAL AREA IN SQ.YDS. | TOTAL AREA IN ACRES | AREA AS % OF TOTAL AREA (21.525 ACRES) |
|---|---|---|---|---|
| 1) | AREA UNDER PLOTTED DEVELOPMENT | 39315.50 | 8.123 | 37.74% |
| 2) | TOTAL AREA UNDER EWS | 6050.92 | 1.25 | 5.81% |
| 3) | AREA UNDER COMMERCIAL USE (TABLE C) | 5240.74 | 1.082 | 5.03% |
| 4) | AREA UNDER SCHOOL | 4842.90 | 1.00 | 4.648% |
| 5) | AREA UNDER S.T.P. | 150.00 | 0.030 | 0.144% |
| 6) | AREA UNDER O.H.S.R | 263.67 | 0.054 | 0.253% |
| 7) | AREA UNDER C.F.C. | 140.0 | 0.029 | 0.134% |
| 8) | AREA UNDER E.G.S. | 188.22 | 0.038 | 0.181% |
| 9) | AREA UNDER COMMUNITY CENTER | 667.17 | 0.138 | 0.640% |
| 10) | AREA UNDER INSTITUTE | 828.65 | 0.171 | 0.795% |
| 10) | AREA UNDER PARKS | 6254.35 | 1.292 | 6.003% |
| 10) | AREA UNDER TOILET BLOCK ETC. | 41.66 | 0.008 | 0.040% |
| 11) | AREA UNDER ROADS, PARKING, PAVEMENTS AND OPEN SPACES | 40196.48 | 8.31 | 38.582% |
| | TOTAL AREA | 104180.26 | 21.525 | 100.00% |

## AREA UNDER COMMERCIAL USE (TABLE-C)

| S.NO. | SHOP NO. | NO. OF PLOTS | SIZE OF PLOTS | AREA IN SQ YDS | T.AREA IN SQ YDS | FAR | TOTAL AREA IN SQ YDS | TOTAL AREA IN SQ MTRS |
|---|---|---|---|---|---|---|---|---|
| 1) | S.C.O.1-5,5A, 6,6A,7-10 | 12 | 16'-6"X66'-0" | 121.00 | 1452.00 | 1.75 | 2541.00 | 2125.37 |
| 2) | SCO 11-29 | 19 | 20'-0"X80'-0" | 177.77 | 3377.63 | 1.75 | 5910.85 | 4944.02 |
| 3) | COMERCIAL SITE | 1 | 45'-0"X80'-0" | 400.00 | 400.00 | 1.75 | 700.00 | 585.50 |
| 4) | MILK BOOTH | 1 | 10'-0"X10'-0" | 11.11 | 11.11 | 1.00 | 11.11 | 9.29 |
| | TOTAL | 33 | | | 5240.74 | | 9162.96 | 7664.18 |

TOTAL PARKING AREA REQUIRED = 7664.18X2/100= 153.28 SAY 154 ECS
= 154 X 23 = 3542.00 SQ MTRS = 4234.65 sq.yds
PARKING AREA PROVIDED = Parking1(AS/DETAIL "P1") = 4276.76 sq.yds.

REVISED LAYOUT PLAN FOR
# SUNNY-BASANT
RESIDENTIAL COLONY AT
SECTOR 117 & 74-A SAS NAGAR,
MOHALI.(PB.)

## BAJWA-DAMINI DEVELOPERS
.BAJWA DEVELOPERS,
SUNNY ENCLAVE, KHARAR. &
.DAMINI RESORTS AND BUILDERS
SCO-1, BASANT AVENUE, DUGRI ROAD LUDHIANA.
PH. NO: 98159-03847,98764-00368.

1) SCHEME BOUNDARY
2) TOTAL SCHEME AREA = 25.0 ACRES or 121000 sqyds.
3) AREA UNDER GROUP HOUSING (GH2) = (**16819.74** Sqyds.) = 3.475 ACRES = 13.90%
4) NET AREA UNDER PLOTTED DEVELOPMENT = 25.00-3.475 = 21.525 ACRES = (104180.26 Syds.)
5) PERMISSIBLE AREA UNDER COMMERCIAL = 5% = 1.25 ACRES
6) AREA UNDER RESIDENTIAL PLOTS:-

| S.NO. | PLOT NO. | NO.OF PLOTS | AREA IN SQ.YDS. | TOTAL AREA IN SQ.YDS. | IN ACRES | AREA AS % OF TOTAL AREA |
|---|---|---|---|---|---|---|
| 1 | 16-23, 26-33 | 16 | 200.00 | 3200.00 | | |
| 2 | 24-25 | 2 | 266.67 | 533.34 | | |
| 3 | 34-38 | 5 | 110.00 | 550.00 | | |
| 4 | 39 | 1 | 178.43 | 178.43 | | |
| 5 | 41-47, 50-56 | 14 | 200.00 | 2800.00 | | |
| 6 | 40,57 | 2 | 266.66 | 533.33 | | |
| 7 | 48,49 | 2 | 266.66 | 533.33 | | |
| 8 | 58,73 | 2 | 180.00 | 360.00 | | |
| 9 | 59-65, 66-72 | 14 | 200.00 | 2800.00 | | |
| 10 | 74-77, 80-83 | 8 | 110.00 | 880.00 | | |
| 11 | 78-79 | 2 | 160.625 | 321.25 | | |
| 12 | 84-93, 96-105 | 20 | 138.89 | 2777.80 | | |
| 13 | 94-95 | 2 | 166.67 | 333.34 | | |
| 14 | 106,119,120,133 | 4 | 130.00 | 520.00 | | |
| 15 | 107-112, 113-118 | 12 | 110.00 | 1320.00 | | |
| 16 | 121-132 | 12 | 110.00 | 1320.00 | | |
| 17 | 134-139 | 6 | 276.83 | 1660.98 | | |
| 18 | 140 | 1 | 317.71 | 317.71 | | |
| 19 | 141-161 | 21 | 250.00 | 5250.00 | | |
| 20 | 162-167 | 6 | 250.00 | 1500.00 | | |
| 21 | 168-172 | 5 | 250.00 | 1250.00 | | |
| 22 | 173 | 1 | 228.80 | 228.80 | | |
| 23 | 174 | 1 | 333.66 | 333.66 | | |
| 24 | 175 | 1 | 227.29 | 227.29 | | |
| 25 | 176 | 1 | 241.87 | 241.87 | | |
| 26 | 177 | 1 | 256.45 | 256.45 | | |
| 27 | 178 | 1 | 265.62 | 265.62 | | |
| 28 | 179-187 | 9 | 250.00 | 2250.00 | | |
| 29 | 187A | 1 | 250.00 | 250.00 | | |
| 30 | 188-192 | 5 | 266.666 | 1333.33 | | |
| 31 | 195-197 | 3 | 266.66 | 799.99 | | |
| 32 | 193 | 1 | 250.26 | 250.26 | | |
| 33 | 194 | 1 | 314.58 | 314.58 | | |
| 34 | 198 | 1 | 320.00 | 320.00 | | |
| 35 | 199-202 | 4 | 110.00 | 440.00 | | |
| 36 | 203 | 1 | 312.27 | 312.27 | | |
| 37 | 204-220 | 17 | 150.11 | 2551.87 | | |
| | TOTAL | 206 | | 39315.50 | 8.123 | 37.74% |
| 7) | AREA UNDER COMMERCIAL (TABLE-C) | | | 5240.74 | 1.082 | 5.03% |
| 8) | AREA UNDER EWS SITE | | | 6050.92 | 1.25 | 5.81% |
| **9)** | **TOTAL SALEABLE AREA** | | | 50607.16 | 10.455 | 48.58% |
| 10) | AREA UNDER PARKS | | | 6254.35 | 1.292 | 6.003% |

NOTE:- SITES OF S.C.O No 4,5,6,7,8A-10. AND S.C.F No -11-17 to -29. HYPOTHECATED TO GMADA. NOT TO BE SOLD SHOWN THUS

**NOTE:- Plot no. 1 to 15 are missing in the layout plan.**

**PROJECT:**

RESIDENTIAL COLONY (PLOTTED &GROUP HOUSING) AT SECTOR 117 AND 74A S.A.S. NAGAR

TITLE: REVISED LAYOUT PLAN

NORTH

| | |
|---|---|
| DEALT BY | MUNISH SAINI |
| CHECKED BY | Ar. RAJINDER SAINI |
| DRG. NO: LP/04 | JOB. NO.: KRA/SB/117/15 |
| SCALE: 1"= 64'-0" | REV.NO (3) 16/03/2017 |

As endorsed by Competent Authority

APPROVED VIDE LETTER NO. 1090 STP (S) SS-II-(GH) DATED 20-04-2012
SENIOR TOWN PLANNER

Ar. KARANJIT SINGH
Architects, Planners & Designers
CA/96/10697

ARCHITECT

CLIENT

## DENSITY CALCULATION

TOTAL PERMISSIBLE DENSITY UNDER PLOTTED DEVELOPMENT @200 PPA = 21.524X200 = 4305 PERSONS

TOTAL PERMISSIBLE DENSITY UNDER GROUP HOUSING (G.H-2) (AVERAGE) @350 PPA =3.476X350 = 1217 PERSONS

TOTAL PERSONS = 4305+1217 = 5522 PERSONS

| S.NO. | NO. OF PLOTS | NO. OF UNITS | TOTAL UNITS | TOTAL DENSITY @5 PERSON/UNIT |
|---|---|---|---|---|
| 1 | 152 | 3 | 456 | 2280 |
| 2 | VILLAS (DUPLEX HOUSES) | | | |
| | 54 | 1 | 54 | 270 |
| 3 | GROUP HOUSING (GH-2) | 240 | 240 | 1200 |
| 4 | COMMERCIAL SHOP CUM OFFICES | 33 UNITS @15 PERSON/SCO | | 495 |
| | TOTAL POPULATION | | | 4245 PERSONS |


KARAN RITU AND ASSOCIATES
ARCHITECTS,PLANNERS,INTERIOR DESIGNERS
#933, SECTOR 90-91, S.A.S NAGAR, MOHALI
MOBILE NO: 9814006491, 9815726191



This drawing is the property of KARAN RITU & ASSOCIATES
It Should not be reproduced/copied/reprinted/used for anyother purpose © KARAN RITU & ASSOCIATES CHD.