SURYA ENCLAVE (R)
AT
KHARAR.
PUNJAB.

(With in municipal limits of Kharar)

(4-05 ACRE SCHEME)

AREA STATEMENT

S.NO	CATG.	PLOT NOS.	NOTE	SIZE	AREA OF A UNIT PLOT (in sq.ft.)	AREA OF ALL PLOTS IN A PARTICULAR BLOCK (in sqyds)	REMARKS
1	2	3	4	5	6	7	8
A	Residential	1	1	44'-0" x 76'-0"	3344-00	371-56	CORNER PLOT
		15	1	33'-0" x 76'-0"	2508-00	278-67	CORNER PLOT
		2 TO 14	13	35'-6" x 76'-0"	2697-00	2997	
		16,28	2	36'-0" x 77'-0"	2772-00	308-00	CORNER PLOTS
		17 TO 25	9	33'-0" x 77'-0"	2541-00	2541-00	
		27 TO 32	6	31'-0" x 64'-0"	1984-00	220-44	
		33	1	35'-0" x 64'-0"	2272-00	252-44	CORNER PLOT
		34	1	29'-0" x 57'-0"	1653-00	177-33	
		35 TO 38	4	26'-0" x 57'-0"	1482-00	164-67	
TOTAL			38			9733-23	
DEDUCTION ON ACCOUNT OF ROUNDED EDGE OF CORNER PLOTS (6'-0 radius curvature of corner plots) 100 sq.yd x 6						1-1- 6-00	
NET RESIDENTIAL AREA						5725-23 Sqyds	
B	Commercial SCO'S	1 TO 8	8	16'-6" x 66'-0"	1089-00	121-00	968-00
TOTAL COMMERCIAL AREA							968-00
GRAND TOTAL		A+B		5725-23 + 968-00			10,693-23 Sqyds

AREA UNDER PARKS & GREEN STRIPS

PARTICULARS	SIZE	AREA (SQ.YDS.)
PARK 1	90'-0" x 99'-0"	995-00
TOTAL		995-00 Sqyds (5.08%)
GREEN STRIPS I	33'-0" x 80'-0"	29-33
II	34'-6" x 80'-0"	309-67
III	170'-0" x 26'-0"	50-33
TOTAL		386-33 Sqyds (1-97%)

1381-92 Sqyds (7.05%) | TOTAL AREA UNDER PARKS & GREEN STRIPS

PROMOTERS :-

HARSHVARDHAN COLONISERS PVT. LTD.
REGD. OFFICE :- 2848, PHASE 7, S.A.S. NAGAR.
MOHALI.
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AREA STATEMENT

TOTAL LAND AREA (as per revenue record) 132 KANAL 08 MARLA !	19,602-00 Sqyds. 4-05 ACRE 16397 hectare
TOTAL SALEABLE AREA – 10693-23 Sqyds. (54.55%)	
Residential – 5725-23 Sqyds. (29.21%)	
Commercial – 968-00 Sqyds. (4.94%)	
AREA UNDER ROADS, PARKS – 8908-77 Sqyds. (45.45%) AND PUBLIC AMENITIES	
Parks – 995-00 Sqyds (5.08%)	
Green strips – 386-40 Sqyds (1.97%)	
Nursery School – 980-50 Sqyds (5.00%)	
Water works – 210-56 Sqyds. (1.07%)	
Elect sub station – 80-28 Sqyds (0.41%)	
S.T.P. – 203-16 Sqyds. (1.04%)	
Parking – 1015-11 Sqyds (5.18%)	
Roads and open spaces – 4815-29 Sqyds (24.57%)	
POST OFFICE, EXCHANGE etc. – 121-00 Sqyds (0.62%)	
TOTAL NO OF PLOTS	= 68
Residential = 38	
Commercial = 8	
TOTAL NO OF DWELLING UNITS (@ 3 dwelling units per plot)	= 114 (38X3)
TOTAL POPULATION (@ 5 persons per dwelling unit)	= 570 (114 X 5)
DENSITY OF DWELLING UNIT/ACRE (114 / 4.05)	= 28.15 (<40 T.P. NORMS)
DENSITY OF POPULATION ACRE (570 / 4.05)	= 140.74 (<200 T.P. NORMS)

PARKING AREA CALCULATIONS

MAXIMUM SALEABLE COMMERCIAL AREA = 1089-00 Sqyds.
MAXIMUM PERMISSIBLE COVERED AREA IN COMMERCIAL ZONE WITH FAR OF 1.75 (MAX.) = 1905.75 Sqyds. 1534.96 Sqyds
MAXIMUM PARKING AREA REQUIRED HOMES (@ 50% TOTAL COVERED AREA) = 958.05 Sqyds OR 1534 x 1.25 = 1917.5 Sqyds (AS PER BCR 4.10.1 @ 125 SQ.MT.)
PARKING AREA ACTUALLY PROVIDED = 1076.57 Sqyds (10% OF ROOD. AREA)
THUS PARKING AREA IS MORE THAN REQUIRED HENCE PURCHASE OF THE COMPETENT AUTHORITY SUFFICIENT FOR 12 CARS AS TWO WHEELERS.

REVISIONS

S.NO	DATE	PARTICULARS
A	17.02.2005	THE SIZE OF PLOT NO. 1 & 38 HAS BEEN INCREASED BY 6'-0" EACH AS PER THE REQUIREMENTS OF THE CORNER PLOTS.
B	17.02.2005	THE SIZE OF PLOT NO. 1 & 38 AND CHANGED TO 44'-0" x 76'-0" AND 26'-0" x 57'-0" RESPECTIVELY AS PER THE REQUIREMENTS OF THE CORNER PLOTS.

PROMOTERS	ARCHITECT	COMPETENT AUTHORITY
	(Surya Kant)	

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CORPORATION DRAWING

LAYOUT PLAN

SCALE 1:600

PROJECT	DRAWING NO.
ka	cd 02 R-2
DTBL COLONY	SURYA ENCLAVE KHARAR

CONCEPT	DESIGN	DRAWN	CHECKED	DATE
S.KANT	S.KANT	DEALT HANDED	ANURADHA	S.KANT 17-02-05

LAYOUT CUM NUMBERING PLAN

(FOR DEMARCATION OF PLOTS, SIZES, AREAS & POSTAL NUMBERS)

IMP. NOTE
PLOT NO-34 SHALL NOT HAVE THE RIGHT TO SERVE ANY OPENING (DOOR, WINDOW, VENTILATOR) IN THE COMMON WALL ABUTTING NURSERY SCHOOL WITHOUT ITS WRITTEN CONSENT OF SCHOOL/ITS MANAGEMENT

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Competent Authority-cum-Senior Town Planner
S.A.S. Nagar.