

REVISED LAYOUT PLAN FOR
SUNNY ENCLAVE
VILLAGE :- JANDPUR, SHANPUR AND HASANPUR
SEC :- 120,123,124 & 125, DISTT. :- S.A.S. NAGAR

- 1. AREA UNDER 1ST CLU GRANTED VIDE MEMO No:- 674 CTRPB/SP-42 (M) DATED 3-08-2010. = 68.8125 ACRES
- 2. AREA UNDER 2ND CLU GRANTED VIDE MEMO No:- 675 CTRPB/SP-42 (M) DATED 3-08-2010. = 83.53 ACRES
- 3. AREA UNDER 3RD CLU GRANTED VIDE MEMO No:- 81 CTRPB/SP-42 (M) DATED 07-01-2011. = 68.8255 ACRES
- 4. AREA UNDER 4TH CLU GRANTED VIDE MEMO No:- 82 CTRPB/SP-42 (M) DATED 07-01-2011. = 18.5735 ACRES
- 5. AREA UNDER 5TH CLU GRANTED VIDE MEMO No:- 3108 CTRPB/SP-42 (M) DATED 04-08-2015. = 14.55 ACRES

TOTAL = 207.01025 ACRES.

AREA TAKEN IN SCHEME FROM EARLIER CLU = 159.29125 ACRES
AREA UNDER 5TH CLU GRANTED VIDE MEMO No:- 3709 CTRPB/SP-42 (M) DATED 04-08-2015 = 14.55 ACRES
AREA UNDER REVENUE RASTA = 3.8956 ACRES
TOTAL SCHEME = 177.72685 ACRES

- TOTAL AREA OF SCHEME = 177.7865 ACRES
- E.W.S. AREA = 9.09 ACRES
- AREA RESERVED FOR KAJAULI WATER LINE = 2.7865 ACRES
- RESERVED AREA = 1.172 ACRES
- NET PLANNED AREA = 164.18035 ACRES

PROPOSED

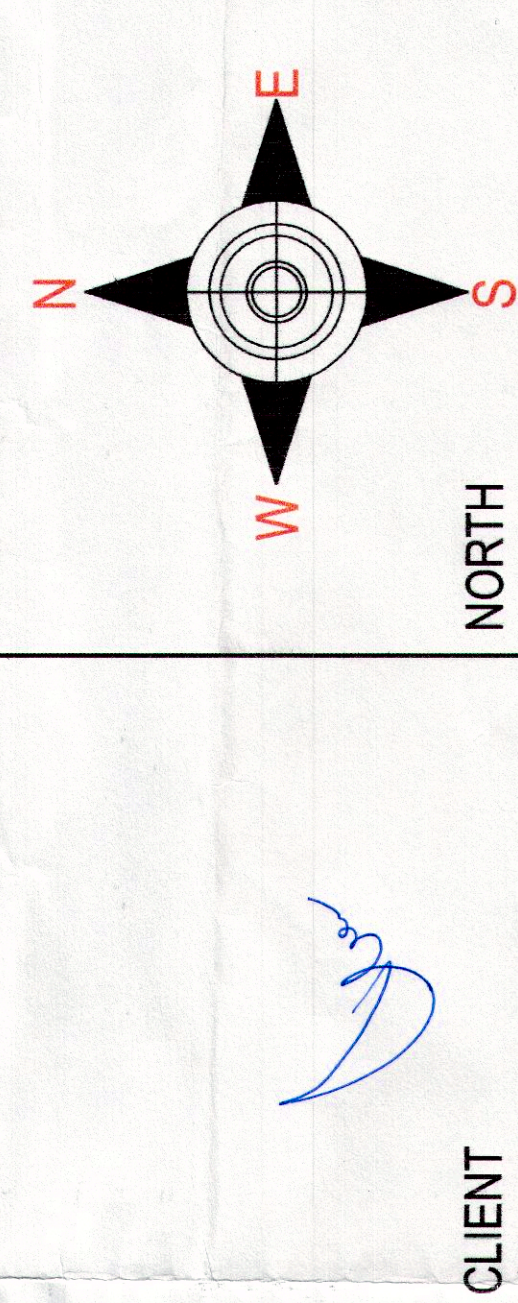
SR.NO	TYPE	PERSON
1	RESIDENTIAL PLOTS @ 15 PERSON PER PLOT = 607X15-9105 AND RESIDENTIAL VILLAS @ 5 PERSON PER VILLA = 715X5-3575	12680
2	E.W.S. (@ 400 PERSON PER ACS)	3636
3	COMMERCIAL (@ 100 PERSON PER ACS)	370
4	EDUCATION/PUBLIC BUILDINGS (@ 100 PERSONS PER ACRE)	690
TOTAL		17776

POPULATION CHART

SR.NO	TYPE	PERSON
1	RESIDENTIAL PLOTS @ 15 PERSON PER PLOT = 607X15-9105 AND RESIDENTIAL VILLAS @ 5 PERSON PER VILLA = 715X5-3575	12680
2	E.W.S. (@ 400 PERSON PER ACS)	3636
3	COMMERCIAL (@ 100 PERSON PER ACS)	370
4	EDUCATION/PUBLIC BUILDINGS (@ 100 PERSONS PER ACRE)	690
TOTAL		17776

(AS PER MASTER PLAN DENSITY @ 200 PERSONS PER ACRE)
DENSITY @ 100.3186 PERSONS PER ACRE

DRG.NO.BDL-01 DATED 06-08-2015



CLIENT

ARCHITECT
DRG. NO. BDL-01
CHECKED BY C.P. KAUSHAL
DEALT BY Rakesh Kumar
SCALE
DATE 26-02-2016

TITLE :- LAYOUT PLAN

THE CREATORS
architects interior designers, planners
industrial designers, landscape architects,
urban designers & valuers
S.C.O. 305-306 sector 35-B Chandigarh
phone : 2602338, 2661173
Fax : 2661006

S.NO.	AREA	NO. OF PLOTS	AREA IN ACS.
1	RESERVED AREA	1	1.172
2	E.W.S. AREA	9	9.09
3	AREA RESERVED FOR KAJAULI WATER LINE	1	2.7865
4	NET PLANNED AREA	164	164.18035
5	TOTAL AREA	177	177.7865

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1	RESERVED AREA	1	1.172
2	E.W.S. AREA	9	9.09
3	AREA RESERVED FOR KAJAULI WATER LINE	1	2.7865
4	NET PLANNED AREA	164	164.18035
5	TOTAL AREA	177	177.7865

REVENUE PASTA AREA UNDER RES. VILLAS: 0.389
LESS REVENUE PASTA AREA = 1.3167 - 0.389 = 0.927 ACRES
FOLLOWING 20 NOS. VILLAS (SHOWN IN RED COLOR) ARE RESERVED DUE TO NON APPROACH REVENUE PASTA & NON APPROACHABLE ROAD AND SHALL NOT BE C/O ALLOTTED/DEVELOPED TILL THE LAND NOT TRANSFERRED TO THE COMPANY.

PLOT NUMBERS :- VILLAS RESERVED DUE TO NON APPROACHABLE REVENUE PASTA = 74, 75, 76, 77, 148, 149, 150, 151, 152, 153, 381, 443, 444, 445, 587, 1734, 3019, 3132, 3154 & 3162
HENCE SALEABLE PLOT AREA = TOTAL PLOT AREA - AREA UNDER REVENUE PASTA

= 66.7423 - 0.389 = 66.3533 ACS

PLOT NO. 67, 41, 54, 92, 93, 105, 111, 117, 123, 129, 130, 176, 387, 392, 415, 421, 442, 449, 470, 477, 488, 510, 541, 584, 602, 623, 632, 653, 662, 665, 71, 72, 73, 77, 78, 305, 311, 524, 584, 1716, 1745, 1923, 1946, 1951, 1955, 2022, 2024, 2049, 2118, 2127, 2128, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 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3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694,