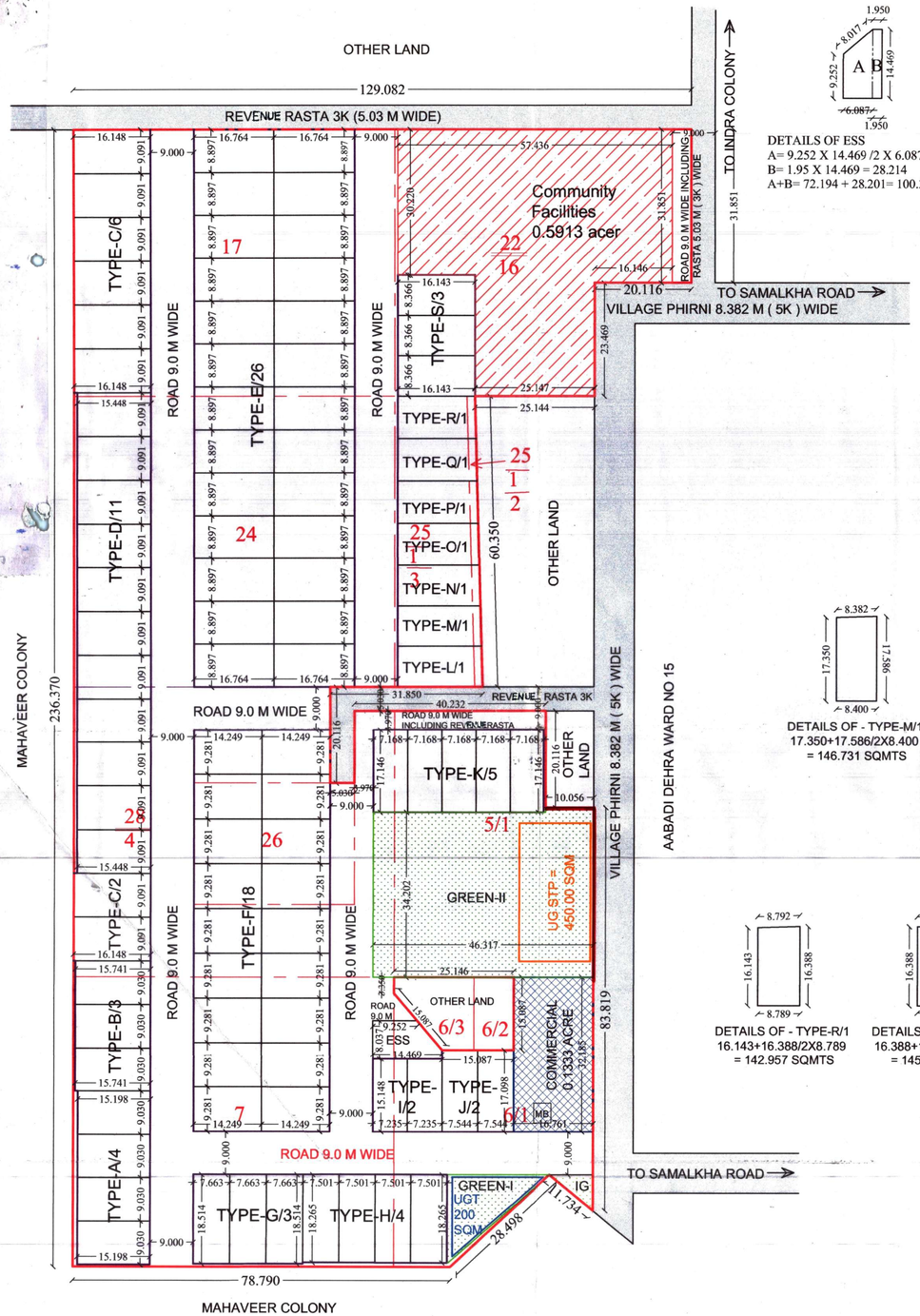
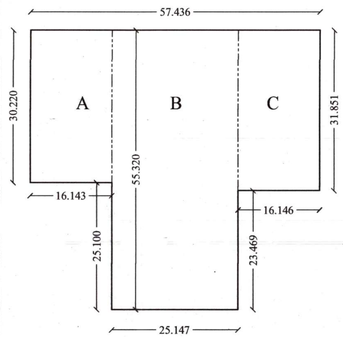
LAYOUT CUM DEMARCATION PLAN OF AFFORDABLE PLOTTED RESIDENTIAL TOWN PLANNING SCHEME UNDER DEEN DAYAL JAN AWAS YOJNA HOUSING POLICY 2016 OVER LAND MEASURING 5.9125 ACRES IN THE REVENUE ESTATE OF VILLAGE-DEHRA, TEHSIL LADWA, DISTT. KURUKSHETRA.
BELONGING TO :- GBS PROMOTERS & DEVELOPERS Pvt.. Ltd.

NOTE: STILT+4 FLOORS IS ALLOWED AS PER INTERIM ORDER DATED 27.04.2026 IN CWP 212 OF 2024 TITLED AS SUNIL SINGH VS STATE OF HARYANA AND OTHERS PENDING BEFORE THE HON'BLE HIGH COURT SUBJECT TO THE FINAL OUTCOME OF THIS PETITION.



DETAILS OF ESS
A= 9.252 X 14.469 /2 X 6.087= 72.194
B= 1.95 X 14.469 = 28.214
A+B= 72.194 + 28.201= 100.395 SQMTS

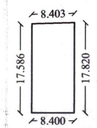


DETAILS OF COMMUNITY FACILITYS
A = 16.143X30.22 =487.841
B = 25.147X55.32 = 1391.132
C = 16.146X31.851 = 514.266
A+B+C = 487,841 + 1391.132 + 514.266
= 2393.239 SQMTS

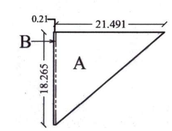
AREA CALCULATIONS					
S.No.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL %	PERMISSIBLE (ACRE)	PERMISSIBLE %
1	TOTAL AREA OF THE SCHEME	5.9125			
2	AREA UNDER RESIDENTIAL PLOTS	3.3231	56.20%	3.6066	61.00%
3	AREA UNDER COMMERCIAL	0.1333	2.25%	0.2365	4.00%
4	TOTAL SALEABLE AREA (3 + 4)	3.4564	58.45%	3.8431	65.00%
5	OPEN SPACE/PARKS	0.4434	7.50%	0.4434	7.50%
6	COMMUNITY FACILITIES	0.5913	10.01%	0.5912	10.00%

PLOTS AREA STATEMENT					
TYPE	WIDTH	LENTH	AREA (SQMTS)	NO OF PLOTS	TOTAL AREA (SQMTS)
A	9.030	15.198	137.237	4	548.948
B	9.030	15.741	142.141	3	426.423
C	9.091	16.148	146.801	8	1174.408
D	9.091	15.448	140.437	11	1544.807
E	8.897	16.764	149.149	26	3877.874
F	9.281	14.249	132.244	18	2380.392
G	7.663	18.514	141.872	3	425.616
H	7.501	18.265	137.005	4	548.020
I	7.235	15.148	109.595	2	219.190
J	7.544	17.098	128.987	2	257.974
K	7.168	17.146	122.902	5	614.510
L	AS PER DETAIL		148.705	1	148.705
M	AS PER DETAIL		146.731	1	146.731
N	AS PER DETAIL		144.774	1	144.774
O	AS PER DETAIL		149.361	1	149.361
P	AS PER DETAIL		147.213	1	147.213
Q	AS PER DETAIL		145.085	1	145.085
R	AS PER DETAIL		142.957	1	142.957
S	8.366	16.143	135.052	3	405.156
TOTAL				96	13448.144
					3.3231 ACRE

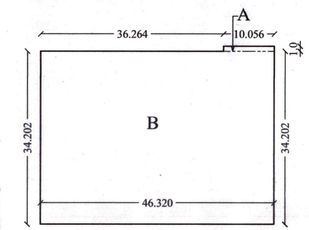
DETAILS OF - TYPE-M/1
17.350+17.586/2X8.400
= 146.731 SQMTS



DETAILS OF - TYPE-L/1
17.586+17.820/2X8.400
= 148.705 SQMTS

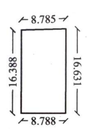


DETAILS OF GREEN-1
A=21.491X18.265 /2 = 196.266
B=+ 0.21X18.265=3.835
A+B= 196.266+3.835= 200.101 SQMTS

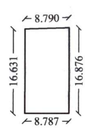


DETAILS OF GREEN - 2
A = 10.056X1.00 = 10.056
B= 46.320X34.202 = 1584.236
A+B = 10.056+1584.236 = 1594.292 SQMTS

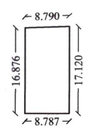
DETAILS OF - TYPE-R/1
16.143+16.388/2X8.789
= 142.957 SQMTS



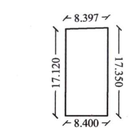
DETAILS OF - TYPE-Q/1
16.388+16.631/2X8.788
= 145.085 SQMTS



DETAILS OF - TYPE-P/1
16.631+16.876/2X8.787
= 147.213 SQMTS



DETAILS OF - TYPE-O/1
16.876+17.120/2X8.787
= 149.361 SQMTS



DETAILS OF - TYPE-N/1
17.120+17.350/2X8.400
= 144.774 SQMTS

Verified on Per site
Municipal Engineer
Municipal Committee
Ladwa

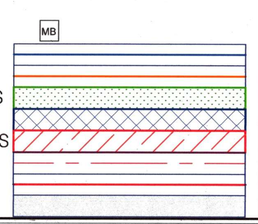
Secretary
Municipal Committee
Ladwa

A.E. (DULB) D.T.P. (DULB) S.T.P. (DULB) C.T.P. (DULB)

D.G.U.L.B

LEGEND:

MB(5MX5.50M)
UGT
STP
PARKS / OPEN SPACES
COMMERCIAL AREA
COMMUNITY FACILITIES
KILLA LINE
SCHEME BOUNDARY
REVENUE RASTA



DENSITY CALCULATION (PPA):-

PROPOSED NUMBER OF PLOTS = 97
UNITS ALLOWED = 4 UNITS PER PLOT
POPULATION PER UNIT = 4.5
PERMISSIBLE POPULATION DENSITY
= 240 TO 400 PPA
PERMISSIBLE NO.OF PLOTS =
PROJECTED POPILATION IN YHE SCHEME
97X4X4.5X= 1746 PERSONS
ACHIEVED POPULATION DENSITY
= 1746/5.912 = 295.33 PPA

GREEN AREA CALCULATION:-

GREEN-I + GREEN II
200.101 + 1594.292 =
1794.393 SQMTS SAY 0.4434 ACRE

ABBREVIATIONS:-

ESS = ELECTRIC TRANSFORMER
UGT = UNDERGROUND WATER TANK
UG STP = UNDERGROUND SEWAGE TREATMENT PLANT
IG = INCIDENTAL GREEN
MB = MILK & VEG. BOOTH

DRAWING TITLE : -

LAYOUT CUM DEMARCATION PLAN

N
W E
S

Director (Town Planning)

AUTHORIZED SIGNATORY

AR. SHUBHAM GOYAL
CA/2018/90989
M.No. 7876796387, 8896434717
Off. Add. #1225/Sec.-4
KURUKSHETRA