



LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 7.406 ACRES IN SECTOR 28 & 28A OF BAHADURGARH BEING DEVELOPED BY M/S INMON BUILDCON PVT LTD.

AREA DETAILS (TABLE-1)

SL. NO.	PARTICULARS	AREA IN ACRES
A	LICENCE AREA APPLIED	7.406
B	AREA UNDER 45M WIDE ROAD	0.472
C	ADD 50% AREA UNDER 45M WIDE ROAD = (Bx0.5)=(0.472x0.5)	0.236
D	AREA UNDER 12M WIDE SERVICE ROAD	0.415
E	AREA UNDER RIGHT OF WAY OF 33 KV LINE	0.074
F	NET PLANNED AREA = (A+B+C)	7.170

AREA DETAILS (TABLE-2)

SL. NO.	LANDUSE	PERMISSIBLE		PROPOSAL	
		IN ACRE	IN %	IN ACRE	IN %
1	RESIDENTIAL	-	-	2.682	37.41
2	COMMERCIAL	0.287	4.00	0.285	3.97
3	TOTAL SALEABLE AREA OF RESIDENTIAL & COMMERCIAL PLOTS	4.661	65.00	2.967	41.38
4	HANDED OVERTO GOVT FOR COMMUNITY FACILITY	0.7406	10.00	0.741	10.01
5	GREEN AREA	0.538	7.50	0.566	7.89
6	POPULATION @ 13.5 PERSONS PER PLOT	-	-	2146.50	PERSONS
7	POPULATION DENSITY	240 TO 400 PERSONS PER ACRE (PPA)	-	299	PERSONS / ACRE

DETAIL OF PLOTS (TABLE-3)

SL. NO.	TYPE	SIZE (M.)		AREA (SQM.)	NO.	TOTAL AREA SQM.
		L	B			
1	I	11.000	6.000	66.000	66	4356.00
2	II	12.000	6.300	75.600	5	378.000
3	III	11.000	5.920	65.120	3	195.360
4	IV	10.000	6.000	60.000	7	420.000
5	V	10.300	5.350	55.105	9	495.945
6	VI	11.000	5.520	60.720	8	485.760
7	VII	11.600	7.500	87.000	2	174.000
8	VIII	11.260	5.000	56.300	7	394.100
9	IX	10.000	5.660	56.600	2	113.200
10	X	11.000	5.800	63.800	13	829.400
11	XI	11.000	10.310	113.410	1	113.410
12	XII	13.000	6.000	78.000	4	312.000
13	XIII	12.000	6.200	74.400	9	669.600
14	XIV	12.000	8.410	100.920	1	100.920
15	XV	11.000	5.690	62.590	10	625.900
16	XVI	15.000	5.690	85.350	4	341.400
17	XVII	11.000	8.980	98.780	4	395.120
18	XVIII	11.000	9.500	104.500	2	209.000
19	XIX	10.000	11.624	116.240	2	232.480
TOTAL					159	10852.975
TOTAL IN ACRE						2.682

TOTAL RESIDENTIAL PLOTTED AREA AS PER TABLE-3 IS 2.682 ACRES (10852.975 SQM)
 50% OF RESIDENTIAL PLOTTED AREA RESERVED AS PER CLAUSE NO. 5 OF DIN DAYAL JAN AWAS YOJANA-AFFORDABLE PLOTTED HOUSING POLICY-2016 - 1.342 ACRES (5428.98 SQM) (DETAILS AS PER TABLE-4)



KEY PLAN

DETAILS OF FREEZED PLOTS (TABLE-4)

SL. NO.	TYPE	SIZE (M.)		AREA (SQM.)	NO.	TOTAL AREA SQM.
		L	B			
1	I	11.000	6.000	66.000	66	4356.00
2	II	12.000	6.300	75.600	5	378.000
3	III	11.000	5.920	65.120	3	195.360
17	XVII	11.000	8.980	98.780	4	395.120
18	XVIII	11.000	9.500	104.500	2	209.000
TOTAL					79	5428.980
TOTAL IN ACRE						1.342
						50.022%

DETAILS OF PLOTS MORTGAGED EQUIVALENT TO 15% OF TOTAL SALEABLE AREA IN TERMS OF CONDITION NUMBER 03 OF LOI - LC -3524- JE (S)-2017 / 2188 Dt: 05-06-2017

SR. NO.	TYPE	PLOT AREA SQMT.	NO. OF PLOTS	TOTAL AREA SQMT.	RECT. NO. / KILLA NO.	TOTAL AREA SQMT.	AREA IN B. B. B.
							B B B
1	I	66.00	11	726.00	3188 min	726.00	0 5 16
2	II	75.6	5	378.00	3188 min	378.00	0 3 0
3	XVII	98.78	3	296.34	3188 min	296.34	0 2 7
4	XVIII	104.5	1	104.50	3188 min	104.50	0 0 17
TOTAL				1504.84		1504.84	0 12 0
5	II	65.12	2	130.24	3191 min	130.24	0 1 0
GRAND TOTAL				1635.08		1635.08	0 13 0
				0.404	ACRES		
SUMMARY OF LAND DETAILS							
					3188 min	1504.84	0 12 0
					3191 min	130.24	0 1 0
TOTAL						1635.08	0 13 0
						0.404	ACRES
							IN VILLAGE BAHADURGARH
							16.865%

- LEGEND:**
- SITE BOUNDARY/ BOUND.WALL/ FENCING
 - H. T. LINE
 - TO BE HANDED OVER TO GOVERNMENT FOR COMMUNITY FACILITY
 - GREEN AREA
 - COMMERCIAL
 - FREEZED PLOTS AS/CLAUSE Nos. 5 OF DIN DAYAL JAN AWAS YOJANA
 - 15% MORTGAGED PLOTS (OUT OF 50% FREEZED PLOTS)

REVISIONS

Sl. No.	DATE	REVISION

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 7.406 ACRES IN SECTOR 28 & 28A OF BAHADURGARH.

SHEET TITLE: **LAYOUT PLAN** DRAWING Nos. **LP-01**

SCALE: **1: 600** DATE: **01/03/2017**

DEALT BY: _____

SIGN. OF OWNER: _____ SIGN. OF ARCHITECT: _____

CLIENT: **M/S. INMON BUILDCON PVT. LTD. 281,UDYOG VIHAR PHASE II,GURGAON.**