

EXISTING ROAD TO BE WIDEN 24.0 M WIDE ROAD

216//14
10% Area for Community
Sites 3185.30 Sq.mt
OR 0.7869 Acre

AREA UNDER
24.0 M ROAD

PROJECT :-
PROPOSED DEMARCATION PLAN FOR AN AREA
MEASURING 7.86875 ACRE IN THE AFFORDABLE
RESIDENTIAL PLOTTED COLONY (UNDER DDJAY -
2016) VIDE LICENSE NO. 31 OF 2022 DATED 22.03.2022
FALLING IN THE REVENUE ESTATE OF VILLAGE
TOHANA, SECTOR - 13, TOHANA, BEING DEVELOPED
BY NEW PRABHAKAR DEVELOPERS PVT. LTD.

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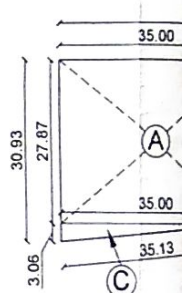
21

217//1

10/1

10/2

COMMUNITY



20/2

187//20/1

188//17/1

EXISTING 12.0 M WIDE ROAD

MILK & VEG 16/1
BOOTH

COMMERCIAL
0.31475 ACRE

GREEN-1
0.50885 ACRE

U.G.S.T.P.
450.60 MT

B-10

A-13

C-44

D-40

E-18

(T)

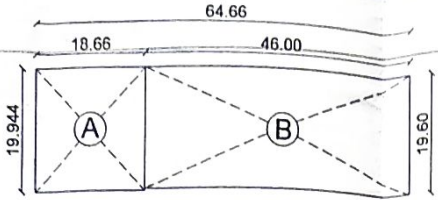
P-3

P-1

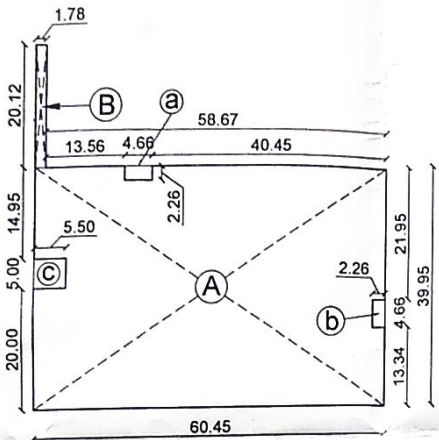
P-2

DETAIL OF 50% FREEZED AREA

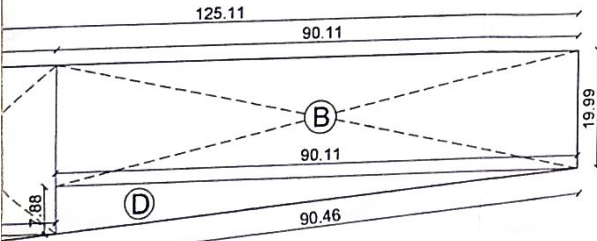
Category of Plots	Total No of Plots	Total Area	
C	2	281.20	Sq. Mt
C	16	2294.00	Sq. Mt
D	27	3472.88	Sq. Mt
E	18	2698.04	Sq. Mt
Total	63	8746.11	Sq. Mt
	OR	2.16	Acres
	OR	50.017	%



COMMERCIAL



GREEN



AREA UNDER MILK & VEG. BOOTH



AREA UNDER MILK & VEG. BOOTH

OWNER

For New Plasthakar Developers Pvt. Ltd

ARCHITECT

AR. ANUDEEP BANGAL
NO. 20/16/72167



TOWN PLANNING ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE, ESTIMATE, ESTIMATING & COSTING

HIGHE NO. 208, SECTOR-14 WEST, MILK CUSTODY OFFICERS, CHANDIGARH
160019, E-MAIL: ARCHITECT.BANGAL@GMAIL.COM

NORTH



TOTAL AREA OF THE SCHEME		AREA FALLING IN 24.00 MT. ROAD		NET PLANNED AREA		AREA UNDER COMMERCIAL		AREA UNDER PLOTS		TOTAL SALEABLE AREA		AREA UNDER GREEN		AREA UNDER COMMUNITY SITE	
=	7.86875	=	0.03491	=	7.86875	4.00%	0.31475	=	4.32092	65.00%	5.11469	=	4.63568	7.50%	0.59016
	Acres		Acres		Acres		Acres		Acres		Acres		Acres		Acres
							4.000		54.912		58.912		7.544		10.003
							%		%		%		%		%

AREA UNDER PLOTS											
SR. NO.	PLOT NO'S	CATT.	SIZE	AREA	TOTAL NO. OF PLOTS	TOTAL AREA	UNITS				
1	1 TO 13	A	18.66 X	199.28	13	1940.64	SQ. MT.				
2	14 TO 23	B	7.50 X	139.95	10	1399.50	SQ. MT.				
3	24 TO 44	C	7.75 X	143.38	21	3010.88	SQ. MT.				
4	45 TO 46	C	7.60 X	140.60	2	281.20	SQ. MT.				
5	47 TO 67	C	7.75 X	143.38	21	3010.88	SQ. MT.				
6	68 TO 107	D	7.50 X	128.03	40	5145.00	SQ. MT.				
7	108 TO 125	E	8.74 X	149.89	18	2698.04	SQ. MT.				
TOTAL						125	17486.13	SQ. MT.			
						OR	4.32092	ACRES			

DENSITY CALCULATION			
=	125	x	18.00 @ Persons per Plot
=	2250	+	7.86875 Acres
=	285.941	PPA	Against 240 - 400 PPA permissible

AREA UNDER COMMERCIAL				
SR. NO.	DISCRIPTION	SIZE	AREA	UNITS
1	A	18.66 X	199.28	372.155 SQ. MT.
2	B	46.00 X	19.60	901.60 SQ. MT.
TOTAL			1273.755	SQ. MT.
			OR	0.31475 ACRES

AREA UNDER GREEN				
SR. NO.	DISCRIPTION	SIZE	AREA	UNITS
1	A	60.45 X	39.95	2414.98 SQ. MT.
2	B	1.78 X	20.12	35.81 SQ. MT.
TOTAL			2450.79	SQ. MT. — (A)

DEDUCTIONS				
1	a (MUMTY)	4.66 X	2.26	10.53 SQ. MT.
2	b (MUMTY)	2.26 X	4.66	10.53 SQ. MT.
3	c (MLK & VEG. BOOTH)	5.50 X	5.00	27.50 SQ. MT.
TOTAL			48.57	SQ. MT. — (B)

AREA UNDER GREEN = A - B				
=	2450.79	-	48.57	2402.22 SQ. MT.
				OR 0.59360 ACRES

AREA UNDER INCIDENTAL GREEN (NOT INCLUDED IN GREEN CALCULATION)				
1	P1	1.18 X	17.15	20.24 SQ. MT.
2	P2	2.63 X	20.12	52.92 SQ. MT.
3	P3	0.50 X	17.15	8.58 SQ. MT.
TOTAL			81.73	SQ. MT.
			OR	0.02020 ACRES

AREA UNDER COMMUNITY SITE				
SR. NO.	DISCRIPTION	SIZE	AREA	UNITS
1	A	35.00 X	27.87	975.45 SQ. MT.
2	B	90.11 X	19.99	1801.30 SQ. MT.
3	C	0.50 X	3.06	53.55 SQ. MT.
4	D	0.50 X	7.88	90.11 SQ. MT.
TOTAL			3185.33	SQ. MT.
			OR	0.78711 ACRES

AREA UNDER 24.0 M WIDE ROAD				
SR. NO.	DISCRIPTION	SIZE	AREA	UNITS
1	A	10.09 X	14.00	141.26 SQ. MT.
TOTAL			141.26	SQ. MT.
			OR	0.03491 ACRES

AREA UNDER 9.0 M WIDE ROAD				
SR. NO.	DISCRIPTION	SIZE	AREA	UNITS
1	r	(9 X 32.08) + (0.50 X 0.79 X 9.00)	292.275	292.275 SQ. MT.
2	r1	9.00 X	116.96	116.96 SQ. MT.
3	r2	9.00 X	170.35	170.35 SQ. MT.
4	r3	9.00 X	46.00	46.00 SQ. MT.
5	r4	9.00 X	219.07	219.07 SQ. MT.
6	r5	9.00 X	60.45	60.45 SQ. MT.
7	r6	9.00 X	150.00	150.00 SQ. MT.
TOTAL			7157.75	SQ. MT.
			OR	1.76872 ACRES