REVISED LAYOUT CUM DEMARCATION PLAN OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 34.794 ACRES(LICENCE NO. 125 OF 2008) IN SECTOR - 11 & 11A , DISTRICT FATEHABAD(HARYANA) , BELONGS TO M/S ELITE BUILD PROP (P) LTD.

AREA CHART

S.NO.	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1.	**TOTAL AREA OF THE SCHEME (LICENCE NO.125 OF 2008)**	**34.794**	-	-	-
2.	AREA UNDER 45.0 M WIDE SECTOR ROADS	(-)5.0394	-	-	-
3.	BALANCE AREA	29.7546	-	-	-
4.	50% BENEFIT OF AREA UNDER 45.0 M WIDE SECTOR ROADS	(+)2.5197	-	-	-
5.	BALANCE AREA	32.2743	-	-	-
6.	AREA UNDER UD	(-) 0.0899	-	-	-
7.	**NET PLANNED AREA**	**32.1844**	-	-	-
8.	AREA UNDER RESIDENTIAL PLOTS	15.9135	49.445	16.4140	51.0
8A.	AREA UNDER NURSING HOME	0.5000	1.554	-	-
9.	AREA UNDER COMMERCIAL	1.2872	3.999	1.2873	4.00
10.	**TOTAL SALEABLE AREA (8 + 8A + 9)**	**17.7007**	**54.998**	**17.7013**	**55.0**
11.	**DETAIL OF AREA OTHER THAN SALEABLE AREA-**	-	-	-	-
11A	GREEN AREA / OPEN SPACE / I.G.	3.7942	11.789	-	-
11B	ROADS(OTHER THAN 45M WIDE SECTOR ROAD)	10.1828	31.639	-	-
11C	SERVICES(INCLUDING AREA OF STP, UGT, TUBEWELL, MILK & VEG BOOTH, ET)	0.3067	0.953	-	-
11D	AREA UNDER NURSERY SCHOOL	0.20	0.621	-	-
12.	**TOTAL (11A + 11B + 11C + 11D)**	**14.4837**	**45.002**	**14.4829**	**45.0**

DETAILS OF E.W.S./N.P.N.L. PLOTS	REQUIRED	REQUIRED	PROVIDED
EWS	20% OF 306	61.20	62
NPNL	25% OF 306	76.50	77

DETAIL OF RESIDENTIAL PLOTS

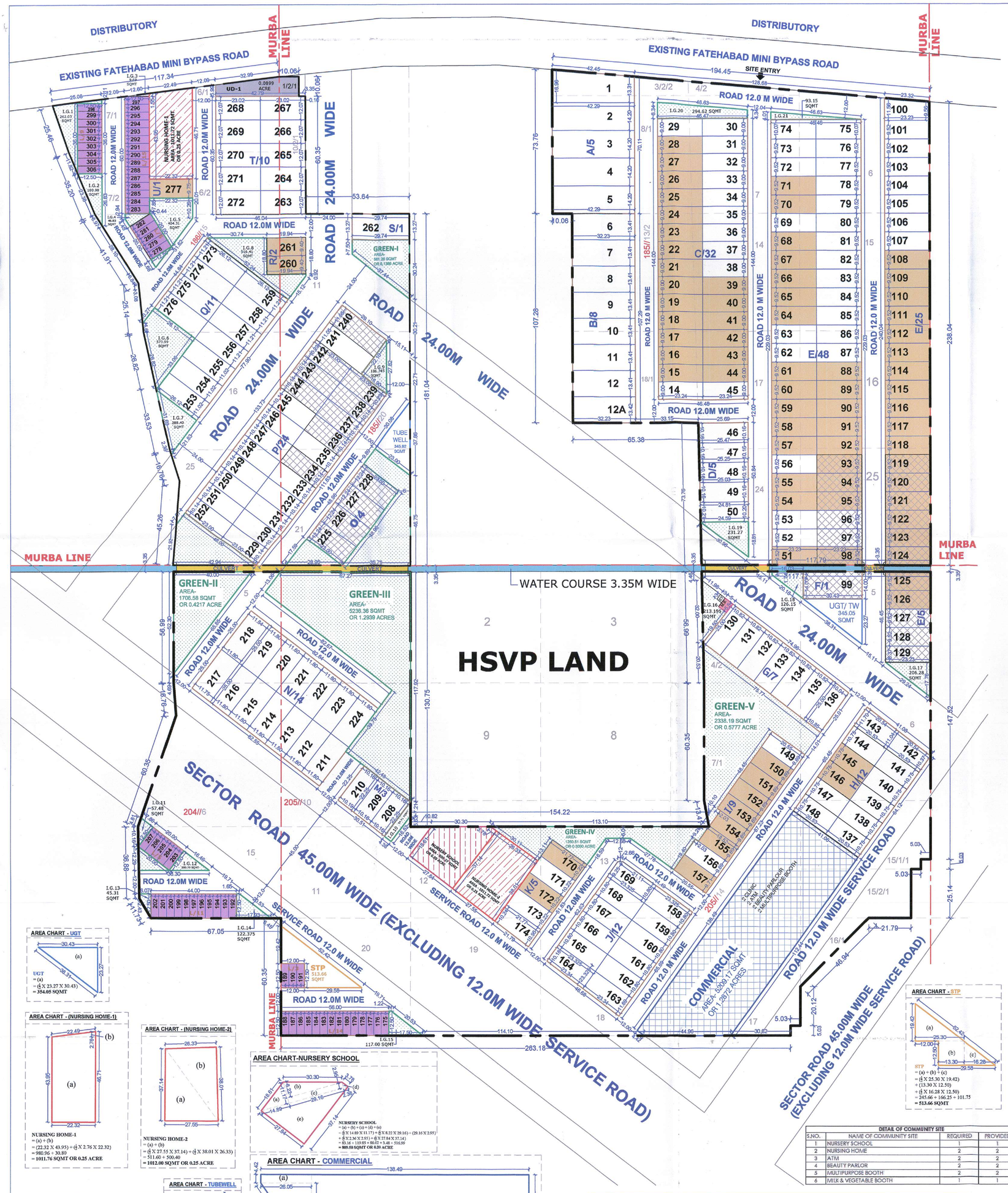
S.NO.	PLOT NO.	CATEGORY	SIZE(IN METERS)			AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)	
1	1	A	AS PER PLAN		=	640.06	1	=	640.06	
	2 TO 5		14.20	X 42.29	=	600.52	4	=	2402.08	
2	6 TO 12	B	13.41	X 32.23	=	432.20	7	=	3025.40	
	12A		13.42	X 32.23	=	432.53	1	=	432.53	
3	14 TO 45	C	9.00	X 23.24	=	209.16	32	=	6693.12	
4	46	D	AS PER PLAN		=	259.895	1	=	259.90	
	47		AS PER PLAN		=	257.66	1	=	257.66	
	48		AS PER PLAN		=	255.42	1	=	255.42	
	49		AS PER PLAN		=	253.19	1	=	253.19	
	50		AS PER PLAN		=	251.94	1	=	251.94	
5	51 TO 73, 76 TO 98, 101 TO 128	E	9.52	X 23.23	=	221.15	74	=	16365.10	
	74 TO 75		10.07	X 23.23	=	233.93	2	=	467.86	
	100		AS PER PLAN		=	245.31	1	=	245.31	
	129		8.37	X 23.23	=	194.44	1	=	194.44	
6	99	F	14.00	X 30.43	=	426.02	1	=	426.02	
7	130 TO 135	G	10.82	X 25.00	=	270.50	6	=	1623.00	
	136		AS PER PLAN		=	261.125	1	=	261.125	
8	137 TO 141, 144 TO 148	H	10.75	X 20.53	=	220.70	10	=	2207.00	
	142		AS PER PLAN		=	219.78	1	=	219.78	
	143		AS PER PLAN		=	233.42	1	=	233.42	
9	149 TO 153, 156	I	9.69	X 20.55	=	199.13	6	=	1194.78	
	154 TO 155		9.69	X 18.52	=	179.46	2	=	358.92	
	157		9.71	X 20.55	=	199.54	1	=	199.54	
10	158 TO 162, 165 TO 168	J	10.80	X 23.325	=	251.91	9	=	2267.19	
	163		AS PER PLAN		=	263.80	1	=	263.80	
	164		AS PER PLAN		=	246.20	1	=	246.20	
	169		AS PER PLAN		=	250.20	1	=	250.20	
11	170 TO 173	K	10.22	X 21.77	=	222.49	4	=	889.96	
	174		AS PER PLAN		=	230.65	1	=	230.65	
12	175 TO 207, 278 TO 306	L	4.00	X 12.50	=	50.00	62	=	3100.00	
13	208 TO 209	M	10.16	X 22.25	=	226.06	2	=	452.12	
	210		AS PER PLAN		=	226.285	1	=	226.285	
14	211 TO 216, 219 TO 224	N	11.80	X 25.00	=	295.00	12	=	3540.00	
	217		AS PER PLAN		=	294.375	1	=	294.375	
	218		AS PER PLAN		=	295.500	1	=	295.500	
15	225 TO 228	O	12.24	X 23.00	=	281.52	4	=	1126.08	
16	229 TO 238, 243 TO 252	P	10.14	X 23.00	=	233.22	20	=	4664.40	
	239, 242		10.23	X 23.00	=	235.29	2	=	470.58	
	240 TO 241		11.05	X 29.10	=	321.56	2	=	643.12	
	253 TO 255		11.02	X 26.12	=	287.84	3	=	863.52	
17	256 TO 259, 273 TO 276	Q	11.21	X 26.12	=	292.81	8	=	2342.48	
18	260 TO 261	R	9.40	X 19.94	=	187.44	2	=	374.88	
19	262	S	13.27	X 29.74	=	394.65	1	=	394.65	
20	263 TO 272	T	12.07	X 23.02	=	277.85	10	=	2778.50	
21	277	U	9.75	X 22.32	=	217.62	1	=	217.62	
22	TOTAL						306	=	64399.705	SQMT
									15.9135	ACRES 49.44%

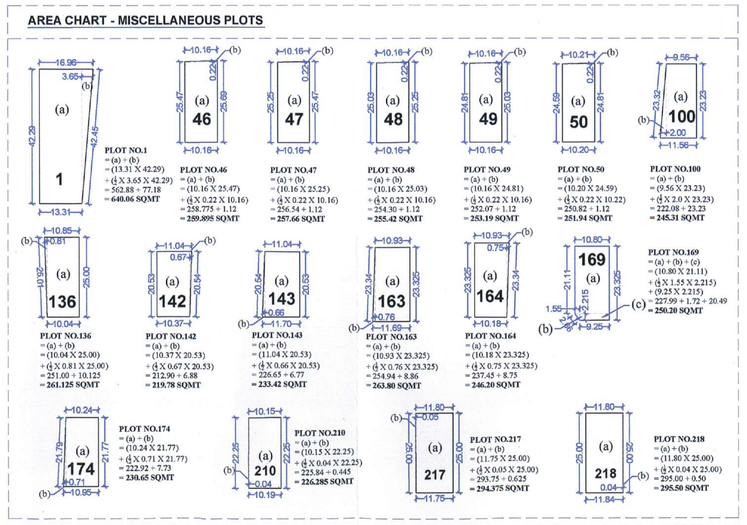
DETAILS OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE MORTGAGE

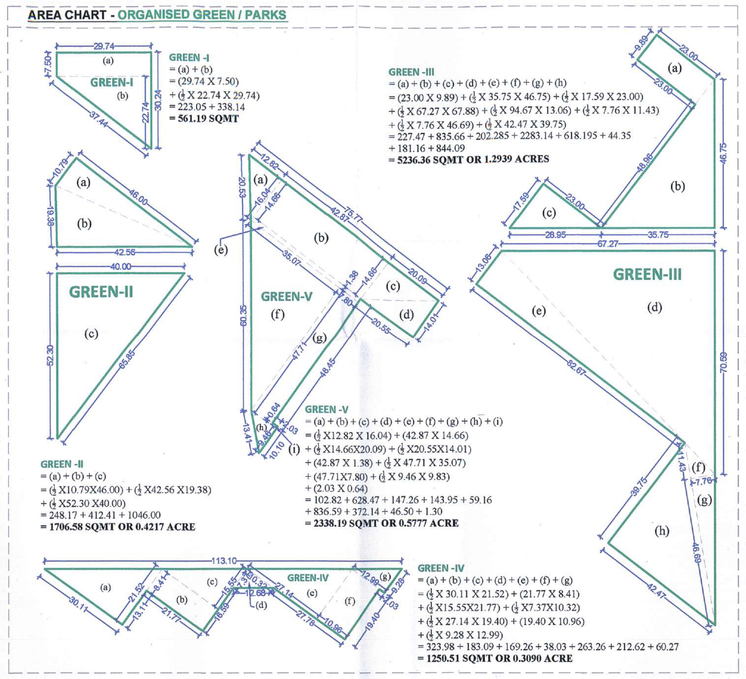
Diff no. DTCP 8401 Dated 10-6-2022

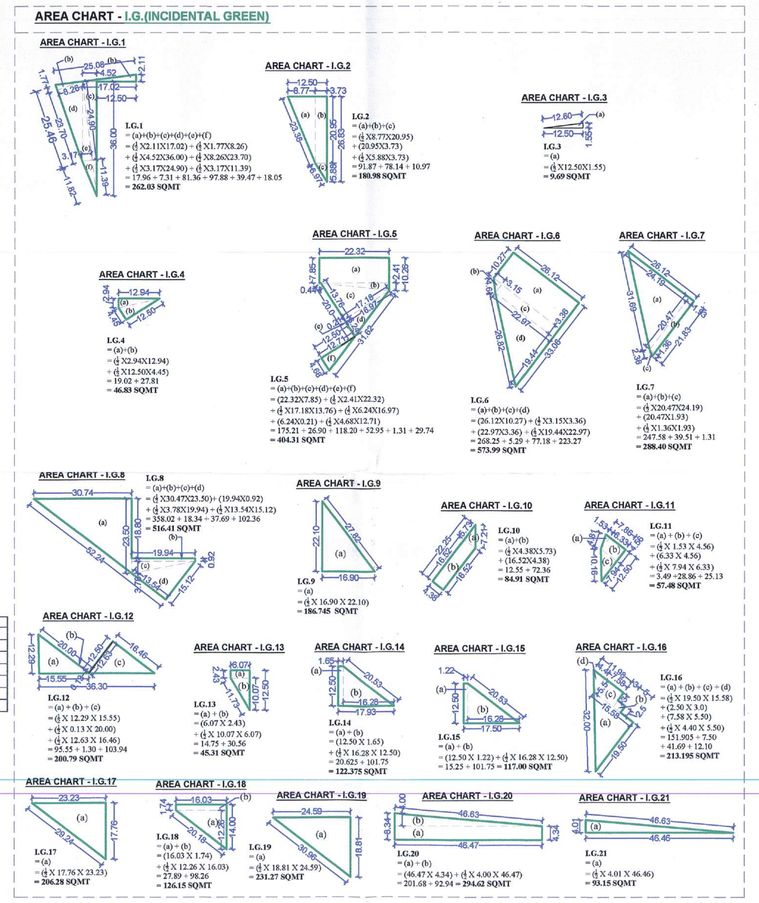
DETAIL OF RESIDENTIAL PLOTS

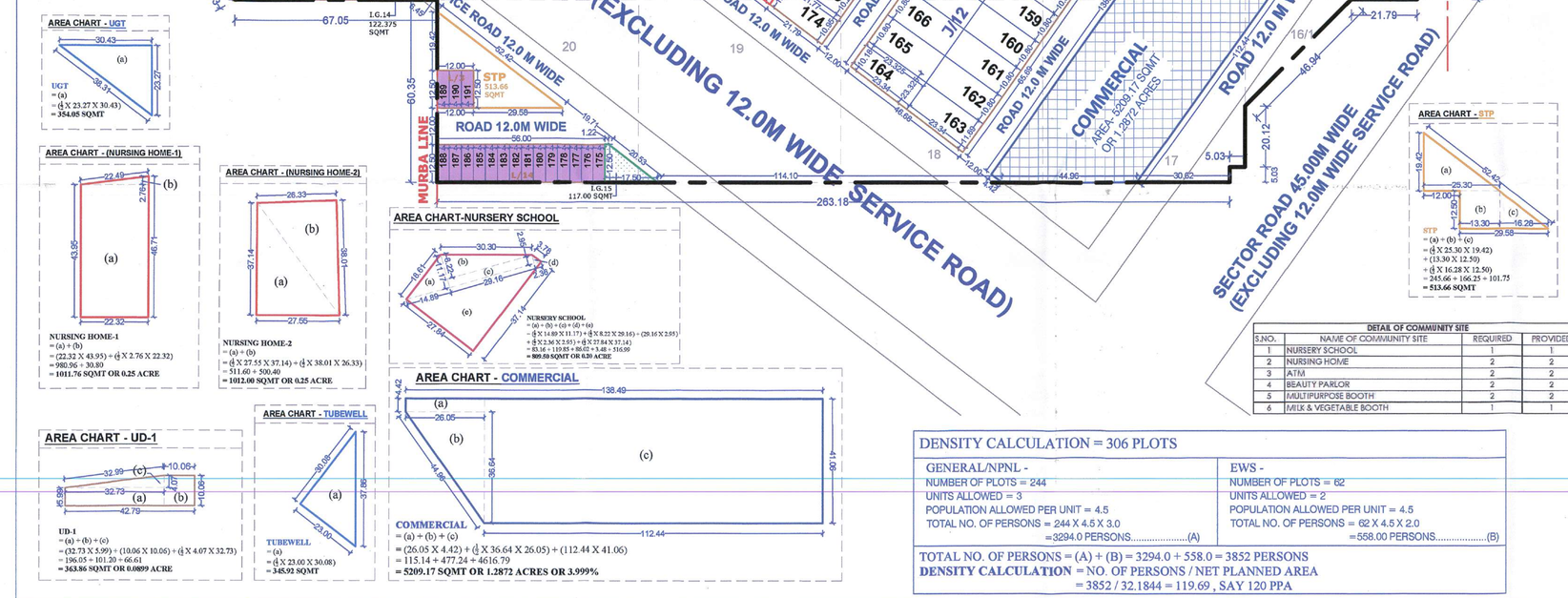
S.NO.	PLOT NO.	CATEGORY	SIZE(IN METERS)			AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)	
1	93 TO 98, 119 TO 128	E	9.52	X 23.23	=	221.15	16	=	3538.40	
	129		8.37	X 23.23	=	194.44	1	=	194.44	
2	99	F	14.00	X 30.43	=	426.02	1	=	426.02	
3	225 TO 228	O	12.24	X 23.00	=	281.52	4	=	1126.08	
4	234, 236 TO 238, 243 TO 244	P	10.14	X 23.00	=	233.22	6	=	1399.32	
	239, 242		10.23	X 23.00	=	235.29	2	=	470.58	
	240		11.05	X 29.10	=	321.56	1	=	321.56	
5	TOTAL						31	=	7476.400	SQMT
									1.8474	ACRES 11.61%











DETAIL OF COMMENITY SITE			
S.NO.	NAME OF COMMUNITY SITE	REQUIRED	PROVIDED
1	NURSERY SCHOOL	1	1
2	NURSING HOME	2	2
3	ATM	2	2
4	BEAUTY PARLOR	2	2
5	MULTIPURPOSE BOOTH	2	2
6	MILK & VEGETABLE BOOTH	1	1

DENSITY CALCULATION = 306 PLOTS

GENERAL/NPNL -	EWS -
NUMBER OF PLOTS = 244	NUMBER OF PLOTS = 62
UNITS ALLOWED = 3	UNITS ALLOWED = 2
POPULATION ALLOWED PER UNIT = 4.5	POPULATION ALLOWED PER UNIT = 4.5
TOTAL NO. OF PERSONS = 244 X 4.5 X 3.0 =3294.0 PERSONS.....(A)	TOTAL NO. OF PERSONS = 62 X 4.5 X 2.0 =558.00 PERSONS.....(B)

TOTAL NO. OF PERSONS = (A) + (B) = 3294.0 + 558.0 = 3852 PERSONS
DENSITY CALCULATION = NO. OF PERSONS / NET PLANNED AREA
= 3852 / 32.1844 = 119.69 , SAY 120 PPA

N / W / E / S

LAYOUT CUM DEMARCATION PLAN (SCALE - N.T.S.)

ELITE BUILD PROP(P) LTD.
AUTHORIZED SIGNATORY

SIGNATURE OF APPLICANT

SIGNATURE OF ARCHITECT

LEGEND:
E.T. = ELECTRIC TRANSFORMER(3MX3M)
MB = MILK & VEG. BOOTH(5M X 5.5M)
UNDERGROUND WATER TANK(UGT) / TUBEWELL
PARKS / OPEN SPACES / INCIDENTIAL GREEN(I.G.)
COMMERCIAL AREA
NURSING HOME
NURSERY SCHOOL
MURBA LINE
KILLA LINE
SCHEME BOUNDARY
EWS PLOTS
NPNL PLOTS
STP(SEWAGE TREATMENT PLANT)

PARKS / OPEN SPACES / I.G. CALCULATION-

REQUIRED GREEN @ 2.5 SQMT/PERSON = POPULATION X 2.5
= 3852 X 2.5 = **9630.00 SQMT**

PROPOSED

PARKS / OPEN SPACES -
= GREEN-I+GREEN-II+GREEN-III+GREEN-IV+GREEN-V
= 561.19 + 1706.58 + 5236.36 + 1250.51 + 2338.19
= 11092.83 SQMT OR 2.7411 ACRES..... (X)

I.G. -
= I.G.1 + I.G.2 + I.G.3 + I.G.4 + I.G.5 + I.G.6 + I.G.7 + I.G.8 + I.G.9 + I.G.10 + I.G.11 + I.G.12 + I.G.13 + I.G.14 + I.G.15 + I.G.16 + I.G.17 + I.G.18 + I.G.19 + I.G.20 + I.G.21
= 262.03 + 180.98 + 9.69 + 46.83 + 404.31 + 573.99 + 288.40 + 516.41 + 186.745 + 84.91 + 57.48 + 200.79 + 45.31 + 122.375 + 117.00 + 213.195 + 206.28 + 126.15 + 231.27 + 294.62 + 93.15
= 4261.915 SQMT OR 1.0531 ACRES..... (Y)

TOTAL = (X) + (Y) = 11092.83 + 4261.915= 15354.745 SQMT OR 3.7942 ACRES(11.79%)

This is a "PROVISIONAL APPROVED LAYOUT PLAN"
Only for Purpose of inviting Objection from the general public

(K. MAKRAND PANDURANG, IAS) DTCP (HR)
(DEEP SINGH) CTP (HR)
(HITESH SHARMA) STP (HQ)
(BABITA GUPTA) DTP (HQ)
(OM PARKASH) ATP (HQ)
(DINESH KUMAR) SD QHR)
(SATYA PAL) JD (HQ)