

**PROPOSED LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY FOR SCO & DSS OVER AN AREA MEASURING 3.0687 ACRES IN THE REVENUE ESTATE OF VILL. HABATPUR, SECTOR- 26ADISTT. JIND (HARYANA), BEING DEVELOPED BY M/S MADHUKARA REAL ESTATE PVT. LTD.**

**AREA DETAIL -**

TOTAL SITE AREA = 3.0687 ACRES OR 12418.57 SQMT

AREA UNDER 60M WIDE GREEN BELT = (-) 0.4321 ACRE

BALANCE AREA = 2.6366 ACRES

10% BENEFIT OF TOTAL SITE AREA = (+) 0.30687 ACRE

**NET PLANNED AREA = 2.94347 ACRES OR 11911.78 SQMT**

PERMISSIBLE GROUND COVERAGE @35% = 4169.12 SQMT

PERMISSIBLE F.A.R.@150% = 17867.67 SQMT

PROPOSED GROUND COVERAGE (EXCLUDING PUBLIC TOILETS) = 4040.26 SQMT (33.92%)

PROPOSED F.A.R. = 8678.72 SQMT (72.86%)

DETAIL OF SCO, DSS & PUBLIC UTILITY											
S.NO.	TYPE	PLOT NO.	SIZE (IN METERS)	AREA (IN SQMT)	NO. OF PLOTS	TOTAL GROUND COVERAGE (IN SQMT)	NO. OF STOREY	TOTAL COVERED AREA/ F.A.R. (IN SQMT)	SINGLE UNIT BASEMENT AREA/ NON-F.A.R. (IN SQMT)	TOTAL BASEMENT NOS.	TOTAL BASEMENT AREA/ NON-F.A.R. (IN SQMT)
1	DSS-I	1	4.89 X 10.32	= 50.46	1	= 50.46	2	100.92	50.46	1	50.46
2	DSS-II	2 TO 12, 26 TO 38	4.84 X 10.32	= 49.95	24	= 1198.80	2	2397.60	49.95	24	1198.80
3	DSS-III	12A	4.70 X 12.00	= 56.40	1	= 56.40	2	112.80	56.40	1	56.40
4	DSS-IV	14 TO 25	4.60 X 12.00	= 55.20	12	= 662.40	2	1324.80	55.20	12	662.40
6	SCO-I	39 TO 44	5.49 X 18.16	= 99.70	6	= 598.20	3	1794.60	99.70	6	598.20
7	DSS-V	45	5.98 X 12.89	= 77.08	1	= 77.08	2	154.16	77.08	1	77.08
8	DSS-VI	46 TO 55	5.08 X 12.89	= 65.48	10	= 654.80	2	1309.60	65.48	10	654.80
9	DSS-VII	56 TO 61, 64 TO 69	4.70 X 10.43	= 49.02	12	= 588.24	2	1176.48	49.02	12	588.24
10	DSS-VIII	62, 63	4.74 X 10.43	= 49.44	2	= 98.88	2	197.76	49.44	2	98.88
11	DSS-IX	70, 71	2.75 X 10.00	= 27.50	2	= 55.00	2	110.00	27.50	2	55.00
12	TOTAL				71	4040.26	-	8678.72	-	71	4040.26
						33.92%		72.86%			
13	PUBLIC UTILITY	4,49	X 9.00	= 40.41	-	-	1	-	-	-	-

TOTAL GROUND COVERAGE = 4040.26 SQMT (33.92%)

DETAIL OF PARKING AREA / OPEN AREA  
= NET PLANNED AREA - TOTAL GROUND COVERAGE  
= 11911.78 - 4040.26  
= 7871.52 SQMT (68.08%)

- NOTES:  
(1) ALL THE DIMENSIONS ARE IN METERS.  
(2) THE PARKING AREA SHALL NOT BE SOLD WHAT SO EVER IN ANY MANNER.  
(3) SCO - SHOP CUM OFFICE  
(4) DSS - DOUBLE STORED SHOP  
(6) PU - PUBLIC UTILITY

*Signature*

SIGNATURE OF APPLICANT



SIGNATURE OF ARCHITECT

DRG. No- DGTCP 8687 Dated 17-10-2022.

L.No.167/17-10-2022.

LC-4789

AGRICULTURE LAND

EXISTING DDJ COLONY OF M/S MADHUKARA DEVELOPERS PVT. LTD.

**DETAILS OF 20% COMMERCIAL PLOTTED AREA AS REQUIRED TO BE MORTGAGED AS PER POLICY (789.212 SQMT)**

DETAIL OF 20% MORTGAGED DSS						
S.NO.	TYPE	PLOT NO.	SIZE (IN METERS)	AREA (IN SQMT)	NO. OF PLOTS	TOTAL GROUND COVERAGE (IN SQMT)
1	DSS-VI	46 TO 55	5.08 X 12.89	= 65.48	10	= 654.80
2	DSS-VII	57 TO 58, 67 TO 68	4.70 X 9.00	= 42.30	4	= 169.20
3	TOTAL				14	824.00
						20.88%

