



TOTAL AREA OF LAND = 5.006 ACRES (20258.5311 SQ.MT.)

PERMISSIBLE	AREA SQ.MTS	PERCENTAGE	
		AREA ACRES	PERCENTAGE %
Required Open space Area (7.5%)	0.375	1519.390	7.5
10% area to be transferred free of cost to the govt	0.501	2025.653	10.0
Permissible commercial area	0.200	810.341	4.0
Area Under Plots	3.054	12357.704	61.0
Total permissible area	3.254	13168.045	65.0
Permissible Density	280/46	PPA	
Achieved Density	280/46	PPA	

PLOT AREA DETAIL

TYPE	WIDTH	LENGTH	AREA	NO. OF PLOTS	TOTAL AREA
A	8.424	17.500	147.420	9	1326.780
A1	8.423	17.500	147.403	10	1474.030
B	8.248	17.500	144.340	19	2742.460
B1	6.297	17.500	110.948	1	110.948
B2	6.297	17.500	110.948	1	110.948
C	8.500	17.500	148.750	29	4313.750
D	8.150	16.335	133.040	12	1596.480
E	7.000	13.230	92.610	6	555.660
E1	9.262	2.771	25.673	1	25.673
TOTAL PLOT AREA				78	11086.076

20% MORTGAGED PLOT AREA DETAIL

TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA
C	8.500	17.500	148.750	31-45	15	2231.250
D	8.150	16.335	133.040	66-77	12	1596.480
TOTAL PLOT AREA					15	3827.730

GREEN AREA DETAILS

GREEN AREA 01 = 1395.768 Sq.mt
GREEN AREA 02 = 123.904 Sq.mt
GREEN AREA 03 = 47.492 Sq.mt
GREEN AREA 04 = 75.539 Sq.mt
TOTAL AREA = 1642.703 Sq.mt

ROAD LENGTH

ROAD LENGTH	Total Length
(ROAD-1)	84.23
(ROAD-2)	55.82
(ROAD-3)	169.90
(ROAD-4)	26.50
(ROAD-5)	35.21
(ROAD-6)	24.14
(ROAD-7)	83.52
(ROAD-8)	48.89
TOTAL	528.21
SAY	550.00

1. To be read with License No. _____ of 2022 dated _____ at New Delhi.
 This layout plan for an area measuring 5.006 acres (Drawing No. DT/C-_____ dated _____) comprised of _____ is proposed by _____ and is submitted for the consideration of the Government of India in accordance with the provisions of the Urban Development Act, 1972 and the Urban Development Regulations, 1974. The plan is submitted for the consideration of the Government of India in accordance with the provisions of the Urban Development Act, 1972 and the Urban Development Regulations, 1974.

2. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

3. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

4. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

5. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

6. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

7. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

8. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

9. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

10. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

11. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

12. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

13. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

14. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

15. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

16. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

17. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

18. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

19. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

20. The plan area of the colony shall not exceed that of the site plan area of the colony. The entire area reserved for the colony shall be used for the purposes specified in the plan.

TITLE: PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.006 ACRES (40K-1M) FALLING IN THE REVENUE STATE OF VILLAGE BEHRAMPUR, SECTOR 59, G.M.U.C. (HR) BEING DEVELOPED BY - SH. SADHURAM, SH. RATI RAM, OTHERS IN COLLABORATION WITH CZAR VILLAS PVT. LTD. (FORMERLY KNOWN AS M/S NEEL MAHADEV BUILDTECH PVT. LTD.)

LEGEND:

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT
- SERVICES
- OPEN/GREEN
- 20% MORTGAGED PLOTS SHOWN AS
- AREA UNDER 24.0M ROAD

DRAWING TITLE: LAYOUT PLAN ROAD

DATE: 06.03.22 **SHEET NO:** 01

SCALE: 1/480(A1)

OWNER SIGNATURE: _____

ARCHITECT SIGNATURE: _____

EXECUTIVE ENGINEER: _____

CHIEF ENGINEER: _____

CHIEF ARCHITECT: _____

Checked for service estimate only!

Executive Engineer,
 State Division No. 17,
 Shalimar Bagh, New Delhi.

Chief Engineer,
 State Division No. 17,
 Shalimar Bagh, New Delhi.

Chief Architect,
 State Division No. 17,
 Shalimar Bagh, New Delhi.

For mortgage purpose only.

Czar Villas Pvt. Ltd.
 Authorised Signatory

M/S NEEL MAHADEV BUILDTECH PVT. LTD.
 Authorised Signatory