PROPOSED AFFORDABLE PLOTTED COLONY OVER AN AREA MEASURING 5.0185 ACRES AFTER EXCLUDING 0.369 ACRES FOR ROAD WIDENING UNDER THE DEEN DAYAL JAN AWAS YOJNA AT VILLAGE BHIWAN, TEHSIL & DISTT. FATEHABAD(HRY) BEING DEVLOPED BY M/S SHRI BALA JI REAL ESTATE AND DEVELOPERS

AREA CHART

DESCRIPTION	ACRE ACHIEVED	ACHIEVED %AGE	PERMISSIBLE %AGE
TOTAL LAND AREA (43K-2 M)	5.3875		
AREA UNDER ROAD WIDENING	0.369		
NET AREA UNDER PLANING	5.0185		
AREA UNDER PLOTS	2.606	51.93%	61.00%
TOTAL SALEABLE AREA	2.606	51.93%	65.00%
TOTAL GREEN AREA	0.3788	7.51%	7.50%
TOTAL COMMUNITY AREA	0.5018	10.00%	10.00%

AREA STATEMENT

S.No.	RESIDENTIAL BLOCK	PLOT NOS.	QTY.	SIZE	AREA OF A UNIT/PLOT IN SQMT.	AREA OF ALL PLOTS IN A PARTICULAR BLOCK (sqmts.)
1	2	3	4	5	6	7
	A	1 to 5	5	7.90x16.45	129.955	649.775
		6	1	8.01x16.45	131.764	131.764
	B	7	1	8.58x16.45	140.812	140.812
		8 to 12	5	8.00x16.45	131.600	658.000
	C	13 to 18	6	6.93x20.00	138.600	831.600
		19	1	6.98x20.00	139.600	139.600
	D	20,27	2	7.55x18.25	137.787	275.574
		21 to 26	6	7.45x18.25	135.962	815.772
	E	28,38,39,48	4	7.275x20.00	145.500	582.000
		29 to 37,40 to 47	18	7.25x20.00	145.000	2610.000
	F	50 to 62	13	7.70x18.00	138.600	1801.800
		63	1	7.79x18.00	138.500	139.500
	G	64	1	6.25x12.50	78.125	78.125
		65 to 69	5	6.24x12.50	78.000	390.000
	H	70 to 74	5	6.24x12.50	78.000	390.000
		75	1	6.25x12.50	78.125	78.125
	I	76 to 82	7	7.19x14.50	104.255	729.785
		83	1	7.23x14.50	104.835	104.835
		TOTAL RESIDENTIAL	83			10547.057
		TOTAL SALEABLE AREA				2.606Acres (51.93%)

DETAIL OF 50% FREEZED AREA

S.No.	RESIDENTIAL BLOCK	PLOT NOS.	QTY.	SIZE	AREA OF A UNIT PLOT IN SQMT.	AREA OF ALL PLOTS IN A PARTICULAR BLOCK (sqmts.)
1	2	3	4	5	6	7
	B	8 to 11	4	8.00x16.45	131.600	526.400
	C	14,15	2	6.93x20.00	138.600	277.200
	E	39,49	2	7.275x20.00	145.500	291.000
		40 to 48	9	7.25x20.00	145.000	1305.000
	F	50 to 62	13	7.70x18.00	138.600	1801.800
		63	1	7.75x18.00	139.500	139.500
	G	64	1	6.25x12.50	78.125	78.125
		65 to 69	5	6.24x12.50	78.000	390.000
	H	70 to 74	5	6.24x12.50	78.000	390.000
		75	1	6.25x12.50	78.125	78.125
		TOTAL	43			5277.15
						1.303Acres (50.03%)

DETAIL OF 15%(OUT OF 50%) MORTGAGED AREA

S.No.	RESIDENTIAL BLOCK	PLOT NOS	QTY.	SIZE	AREA OF A UNIT PLOT IN SQMT.	AREA OF ALL PLOTS IN A PARTICULAR BLOCK (sqmts.)
1	2	3	4	5	6	7
	G	64	1	6.25x12.50	78.125	78.125
		65 to 69	5	6.24x12.50	78.000	390.000
	H	70 to 74	5	6.24x12.50	78.000	390.000
		TOTAL	11			858.125
						0.212 Acres (16.261%)

DENSITY CALCULATION

DENSITY ALLOWED =BETWEEN 340 TO 400 PER ACRE
TOTAL NO OF PLOTS
UNITS ALLOWED PER FLOOR =4
POPULATION ALLOWED PER UNIT=4.5 ALLOWED PER FLOOR =4
DENSITY =83X4X4.5=1494
=1494/5.0185=297.69 SAY 297 PPA

AREA UNDER GREEN

REQUIRED GREEN	=	0.3763	Acres	7.50%
GREEN AREA PROVIDED				
ORGANISED GREEN = PARK-I	=	0.3154		
PARK-2	=	0.0464		
PARK-3	=	0.0150		
TOTAL GREEN PROVIDED	=	0.3788 (7.51%)		

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	0.5018	ACRES	10.00%
PROVIDED AREA	=	0.5018	ACRES	10.00%

AREA UNDER PARKS

PARTICULARS	AREA (sqm.)
PARK - 1	1276.73
PARK - 2	188.02
PARK - 3	60.70
TOTAL AREA UNDER PARKS	1525.45 sqm 0.3768 acres(7.51%)

OPEN SPACE

organised open Space	Total area of applied Case (Sq. Mtr.)	Area required for open Space (Sq. Mtr.)	Area proposed in Layout plan (Sq. Mtr.)	Area Difference (Sq. Mtr.)
7.5%	2180.86	635.645	1525.45	110.195

In view of ~~above~~ DTP office fatehabad, the correction may be made at Higher level

COMMUNITY FACILITY

Community Facility	Total area of applied Case (Sq. Mtr.)	Area required for Community facility (Sq. Mtr.)	Area proposed in layout plan (Sq. Mtr.)	Area Difference (Sq. Mtr.)
10%	2180.86	2180.86	2031	149.86

In view of ~~above~~ DTP office, the correction may be made at Higher Level.

LEGEND
SCHEME BOUNDARY
KHASRA NO (15)

LAYOUT PLAN

TO KAIRATI KHERA
TO FATEHABAD
7 K(11.732M) WIDE ROAD
8K(10.06M)
83/25/2
5/1/2
5/2/2
6/2
11+21+15+19K(108.94M)
25+11+21+15+19K(152.5½ M)
10.06 m wide road
24.000
5.040
9.480
9.480
34K(56.99M)
A-6
1 2 3 4 5 6
9.00 m wide road
(109//6/3)
B-6
12 11 10 9 8 7
9.00m wide road
40K(67.05 M)
2K(3.35 M) WIDE WATER CHANNEL
3.350
9.48 WIDE STRIP OF THE LAND TO BE LEFT BY ADJOINING OWNER FOR ROAD WIDENING
2K(3.35M)
25K(41.91M)
(PROPOSED 24 M WIDE ROAD)
9.48 WIDE STRIP OF THE LAND LEFT FOR ROAD WIDENING
67K(112.31M)
3 K (5.02 M) WIDE REVENUE RASTA
C-7
13 14 15 16 17 18 19
9.00m wide road
D-8
20 21 22 23 24 25
40
9.00 m wide road
PARK-I
21.35X59.80
=1276.73 sqm.
21.350
59.800
9.00 m wide road
E-22
34 35 36 37 38 39 40 41 42 43 44 45 46 47 48
40
9.00 m wide road
108/11
F-14
50 51 52 53 54 55 56 57 58 59 60 61 62 63
70K(117.3¾M)
I-8
83 82 81 80 79 78 77 76
40
9.00 m wide road
H-6
75 74 73 72 71 70
9.00m wide road
G-6
64 65 66 67 68 69
40
211
221
COMMUNITY FACILITIES
2031 sqm.(.5018 Acres)
PARK-II
34.00X5.53=188.02 sqm
3K(5.02 M) WIDE REVENUE RASTA
40K(67.05M)
5.02
14K(23.47M)
24K(40.23M)
64K(107.28 M)

REVISIONS

S.NO.	DATE	PARTICULARS

CLIENT

ARCHITECT

ARC...D ARCHITECTS
S.C.O.45,SEC.11,PANCHKULA
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SUBMISSION DRAWING
LAYOUT PLAN

SCALE	PROJECT	DRAWING NO.
1:500	ARC SB	01
	W21 U.A.S. COLONY FATEHABAD	

CONCEPT	DESIGN	DEALT	CHECKED	DATE
SUMAN	PRIYA	GEETA	SUMAN	09-05-2021

Community Parks & open space