



# LAYOUT PLAN

(SCALE: 1:1000)



SIGNATURE OF APPLICANT  
SUDHARMA  
ARCHITECT  
CA/9/11/2024

SIGNATURE OF ARCHITECT  
A. K. S.

SECTOR-26  
VILL. KANWALI

SECTOR-27  
VILL. KANWALA

To be read with Section No. 35, of 2015, under  
LC 2572

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEENDAYAL JAIN AYAS YOLANA OVER AN AREA MEASURING 5.3175 ACRES IN THE REVENU ESTATE OF VILLAGE KANWALA & KANWALI IN SECTOR 26, AMBALA CITY, DISTT. AMBALA, HARYANA, BEING DEVELOPED BY M/S WHITE HOUSE EXPORTS PVT. LTD.

### AREA CHART

S.NO PARTICULARS	PROPOSAL AREA (SQ.M)	PROPOSAL %	PERMISSIBLE AREA (SQ.M)	PERMISSIBLE %
1. AREA OF THE SCHEME	5.3175		5.1015	
2. AREA UNDER 45 METER WIDE SECTOR ROAD	110.4600			
3. 50% BENEFIT OF AREA UNDER 45 METER WIDE SECTOR ROAD	(+10.2400)			
4. NET PLANNED AREA	5.2075			
5. AREA UNDER PLOTS	2.4355		48.08	3.8848
6. AREA UNDER COMMERCIAL	0.2022		3.96	0.2029
7. TOTAL SALEABLE AREAS (+6)	2.6417		32.06	3.2976
8. OPEN SPACE / PARKS	0.4572		9.01	0.3605
9. AREA UNDER COMMUNITY FACILITY	0.5078		10.01	0.5074
				10.0
<b>DETAIL OF PLOTS</b>				
S.NO CATEGORY	SIZE (MTRS)	AREA (SQ.M)	NO OF PLOTS	TOTAL AREA (SQ.M)
1. A	5.71 X 13.41	76.57	22	1684.54
2. B	5.95 X 14.00	83.30	25	2082.50
3. C	5.80 X 14.00	81.20	22	1786.40
4. D	4.45 X 12.69	56.47	24	1355.28
5. E	5.81 X 15.00	87.15	22	1917.30
6. F	5.45 X 12.00	65.40	16	1046.40
7. TOTAL			131	8972.42 SQ.MT (2.4355 ACRES (60.05%))

DETAIL OF 50% RESIDENTIAL PLOTTED AREAS REQUIRED TO BE FREED AS PER POLICY (1.2178 ACRES)

DETAIL OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE FREED

S.NO CATEGORY	SIZE (MTRS)	AREA (SQ.M)	NO OF PLOTS	TOTAL AREA (SQ.M)
1. B	5.95 X 14.00	83.30	25	2082.50
2. C	5.80 X 14.00	81.20	22	1786.40
3. D	4.45 X 12.69	56.47	19	1072.93
4. TOTAL			66	4941.83 SQ.MT (1.2171 ACRES (50.05%))

DETAIL OF 15% RESIDENTIAL PLOTS AS REQUIRED TO BE FREED AS PER POLICY (0.3659 ACRE)

DETAIL OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE MORTGAGE

S.NO CATEGORY	SIZE (MTRS)	AREA (SQ.M)	NO OF PLOTS	TOTAL AREA (SQ.M)
1. C	5.80 X 14.00	81.20	19	1542.80
3. TOTAL			19	1542.80

NUMBER OF PLOTS = 131  
UNITS ALLOWED = 3  
POPULATION ALLOWED PER UNIT = 4.5  
DENSITY CALCULATION = 131 X 4.5 X 3.0 = 1786.50 / 5.07375 = 349 PPA

ORIN. SURVEY (P. 21)

(14.7.2011) (14.8.21)

- 1850.22 NQMT OR 0.4257% N.E. BE OR 0.015%

LEGEND:

ET - ELECTRIC TRANSMISSION AREA - 2.0x2.0 = 4.00 SQ.MT OR 0.0009 ACRE

US - UNDERGROUND TANK AREA = 0.03 SQ.MT OR 0.0024 ACRE

CHT - OVER HEAD TANK AREA = 0.03 SQ.MT OR 0.0024 ACRE

TW - TUBE WELL

1 P (SEWAGE TREATMENT PLANT) = 20.00 SQ.MT OR 0.0274 ACRE

PARKS, OPEN SPACES

COMMERCIAL AREA

COMMUNITY FACILITIES

MURBA LINE  
KULLA LINE  
SCHEME BOUNDARY  
11 KV ELECTRIC LINE