

- AREA TO BE MORTGAGED AGAINST EDC
- AREA TO BE MORTGAGED AGAINST IDW
- 30 M WIDE
- AREA UNDER RESTRICTED GREEN BELT
- KHASRA BOUNDARY LINE

PROJECT NAME :
PROPOSED COMMERCIAL COLONY (PLOTTED) OVER AN AREA MEASURING 10.2 ACRES, AT 96 K.M. STONE, BESIDES BABARPUR DRAIN, OPPOSITE SECTOR 40 DELHI CHANDIGARH HIGHWAY, PANIPAT

DWG. TITLE
COMPOSITE SITE LAYOUT PLAN

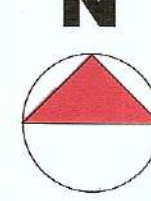
PROJECT CLIENT
M/s. CROWN BULDESTATES LLP

CLIENT'S SIGN & STAMP

ARCHITECTS :
GAUTAM & GAUTAM ASSOCIATES
 ARCHITECTS

ARCHITECT'S SIGN & STAMP

SCALE = 1:1000 ON A1
DATED
04.01.2024



AREA CHART			
	SQ. MT.	ACRE	
TOTAL PLOT AREA.....[A]	41,354.36	10.219	=
AREA UNDER RESTRICTED GREEN BELT.....[B]	9,563.84	2.363	=
PLOT AREA AFTER DEDUCTION OF GREEN BELT = (A-B).....[C]	31,790.52	7.855	=
10% BENEFIT AGAINST GREEN BELT ADD.....[D]	4,133.87	1.0219	=
HENCE, TOTAL PLOT AREA = (C+D).....[E]	35,924.39	8.877	=
PERMISSIBLE GROUND COVERAGE	35.00%	12,574.65	3.1071
PROPOSED GROUND COVERAGE	34.995%	12,572.851	3.106
PERMISSIBLE F.A.R.	150.00%	53,851.22	13.316
PROPOSED F.A.R. (TENTATIVE)	139.98%	50,291.564	12.427
MINIMUM PERMISSIBLE OPEN SPACE (PARKING & SERVICES)	65.00%	23,352.86	5.770
PROPOSED OPEN SPACE (PARKING & SERVICES)	65.003%	23,354.439	5.771
REMAINING GROUND COVERAGE	0.003%	0.983	0.000

AREA UNDER PLOTS															
S.NO.	TYPE (S.C.O.)	PLOT NO.	WIDTH(M)	WIDTH(FT)	X	LENGTH(M)	LENGTH(FT)	AREA (SQ. MT.)	AREA (SQ. FT.)	TOTAL NO'S	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. YARD.)	FLOORS F.A.R AREA (SQ. MT.)	
1	A	17	6.50	21.32	X	18.50	60.68	120.2500	1294.12	X	2	240.50	2588.74	267.64	
2	A0	3	6.00	19.68	X	18.50	69.68	111.0000	1194.59	X	1	111.00	1194.60	137.76	
3	A2	(4-2)	5.50	18.04	X	19.00	62.32	104.5000	1124.63	X	20	2090.00	22496.76	2499.64	
4	A3	23A	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	134.1147	1443.34	X	1	134.11	1443.61	160.40	
5	B	24	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	138.8165	1483.94	X	1	138.82	1494.22	166.02	
6	C	25	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	148.3984	1583.20	X	1	148.39	1583.49	171.50	
7	D	26	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	147.9703	1592.46	X	1	147.97	1592.75	178.97	
8	E	27	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	152.5472	1641.71	X	1	152.55	1642.02	182.45	
9	F	28	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	171.6350	1847.14	X	1	171.64	1847.48	205.28	
10	G	29	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	218.4798	2327.47	X	1	218.48	2327.90	253.22	
11	H	30	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	228.8789	2457.10	X	1	228.88	2457.54	281.17	
12	I	31	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	235.2737	2532.02	X	1	235.27	2532.49	281.39	
13	J	32	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	228.3903	2457.94	X	1	228.39	2458.39	273.15	
14	K	33	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	221.5069	2383.95	X	1	221.51	2384.30	264.92	
15	L	34	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	214.6235	2296.78	X	1	214.62	2310.21	256.69	
16	M	35	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	207.7401	2255.70	X	1	207.74	2286.11	248.46	
17	N	36	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	181.0308	1946.79	X	1	181.08	1949.15	216.57	
18	O	37-38	7.50	24.60	X	25.50	83.64	191.2500	2058.23	X	2	382.50	4117.23	457.47	
19	P	39-42	7.125	23.37	X	13.75	45.10	97.9688	1054.34	X	4	391.88	4218.14	468.68	
20	Q	43-61	5.50	18.04	X	23.00	62.32	104.5000	1124.63	X	19	1985.50	21371.52	2374.66	
21	R	62-68	6.50	21.32	X	22.50	73.80	146.2500	1573.94	X	7	1023.75	11019.65	1224.41	
22	S	69	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	173.4759	1866.95	X	1	173.48	1867.29	207.48	
23	T	70-84	5.50	18.04	X	20.75	68.06	114.1250	1228.21	X	15	1711.88	18426.62	2047.40	
24	U	85-89	7.858	25.12	X	41.79	145.27	329.1728	3650.19	X	5	1696.86	18254.29	2028.25	
25	V	90-92	4.40	14.45	X	11.75	38.54	51.7000	556.40	X	3	155.10	1693.50	185.00	
27	BOOTH	99-92	4.40	14.45	X	11.75	38.54	51.7000	556.40	X	3	155.10	1693.50	185.00	
GRAND TOTAL											93	12572.89	135334.600	15037.178	50291.564

AREA UNDER SERVICES															
S.NO.	TYPE	WIDTH(M)	WIDTH(FT)	X	LENGTH(M)	LENGTH(FT)	AREA (SQ. MT.)	AREA (SQ. FT.)	TOTAL NO'S	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. YARD.)			
1	PLUS (TOILET) (MALE)	4.75	15.58	X	5.00	16.4	38.25	255.65	X	1	23.75	255.65	28.41		
2	PLUS (TOILET) (FEMALE)	4.75	15.58	X	5.00	16.4	38.25	255.65	X	1	23.75	255.65	28.41		
3	PLUS (TOILET) (W/AL)	4.75	15.58	X	AS/DWG	AS/DWG	62.02	667.56	X	1	62.02	667.56	74.17		
4	PLUS (TOILET) (FEMALE)	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	67.57	727.34	X	1	67.57	727.34	80.82		
5	PLUS (TOILET) (MALE)	4	13.12	X	4.00	13.12	16.00	172.22	X	1	16.00	172.22	19.14		
6	PLUS (TOILET) (FEMALE)	4	13.12	X	4.00	13.12	16.00	172.22	X	1	16.00	172.22	19.14		
GRAND TOTAL											209.09	2250.64	250.07		

AREA UNDER RESTRICTED GREEN BELT															
S.NO.	TYPE	WIDTH(M)	WIDTH(FT)	X	LENGTH(M)	LENGTH(FT)	AREA (SQ. MT.)	AREA (SQ. FT.)	TOTAL NO'S	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. YARD.)			
1	Area Under Restricted Gre	AS/DWG	AS/DWG	X	AS/DWG	AS/DWG	9563.84	102945.17	X	1	9563.84	102945.17	11438.35		
GRAND TOTAL											9563.84	102945.17	11438.35		

MORTGAGE TABLE AS PER IDW			
SHOP NO.	TOTAL SHOP AREA	UNIT	
58 (L)	214.624	SQ. MT.	
58 (M)	207.740	SQ. MT.	
58 (N)	181.080	SQ. MT.	
58 (O)	191.250	SQ. MT.	
58 (P)	191.250	SQ. MT.	
58 (T)	889.17	SQ. MT.	
TOTAL AREA	1876.114	SQ. MT.	

MORTGAGE TABLE AS PER EDC			
SHOP NO.	TOTAL SHOP AREA	UNIT	
58 (T)	889.17	SQ. MT.	
58 (T)	889.17	SQ. MT.	
TOTAL AREA	1778.34	SQ. MT.	

2C-4694

L.No. 53/15-03-2024

(GURPREET KHEPAR) AD (HQ) (NEHA YADAV) ATP (HQ) (S.K. SEHRAWAT) DTP (HQ) (SANJAY KUMAR) STP (E & V) (P.P. SINGH) CP (HR.) (AMIT KHATRI, IAS) DTCP (HR.)