

(A) TOTAL AREA OF SCHEME	= 81.136 ACRES
ALREADY LICENCED	= 50.564 ACRES
LICENCE APPLIED	= 30.572 ACRES
(B) AREA UNDER EXTERNAL SECTOR ROADS	= 3.265 ACRES
(C) NET AVAILABLE FOR TOWNSHIP (50% OF ROAD)	= 1.632 ACRES
(D) NET PLANNED AREA (A-C)	= 79.504 ACRES
AREA UNDER RESIDENTIAL	= 40.007 CRES (50.321%)
AREA UNDER NURSING HOME (3 NOS.)	= 0.837 ACRES (1.052%)
AREA UNDER COMMERCIAL	= 2.130 ACRES (2.67%)
TOTAL SALEABLE AREA	= 42.974 ACRES (54.05%)
ORGANISED GREEN	= 3.450 ACRES (4.339%)
INCIDENTAL GREEN	= 2.752 ACRES (3.461%)
TOTAL GREEN	= 6.202 ACRES (7.800%)

LANDUSE	RESIDENTIAL	SIZE (per unit)	AREA (In sq.m.)	AREA (In sq.y.)	PLOT NOS.	AREA (In sq.m.)	TOTAL AREA (In acres)
TYPE - A		16.0 X 40.0	640	756.4	15	9600	
TYPE - B1		12.0 X 38.5	462(AVG)	552.55	15	6930	
TYPE - B2		12.0 X 35.5	426(AVG)	401.85	23	9798	
TYPE - C1		10.0 X 25.0	250	299	146	36500	
TYPE - C2		12.5 X 20.0	250	299	47	11750	
TYPE - D		10.0 X 20.0	200	239.2	340	68000	
TYPE - E		10.0 X 18.0	180	215.29	26	4690	
TYPE - C3		12.5 X 25.5	318.75	381.225	21	6693.75	
TYPE - F		5.0 X 10.0	50	59.8	159	7950	
TOTAL					792	161901.75	40.007

	Required	Provided
EWS @ 20%	158.00	159 (TYPE-F)
NPHL Plots @ 25%	198.00	198

DENSITY CALCULATION

Permissible Density* 380 PPH

Plot @ 13.5 per plot (702/150=833x1.5) 8546.5

EWS Plots @ 9 per plot (150x9) 1431

Total Population 9976.5

Density Achieved 9976.5/9.504 = 125.484 PPA
125.484x2.47 = 309.94 PPH

DETAIL OF COMMUNITY SITES			
COMMUNITY SITES	REQUIRED AREA (acres)	NOS.	PROVIDED NOS.
P School	1	2	2
Nursery School	0.2	2	2
Taxi Stand	0.5	1	1
NURSING HOME		3	3
CLINIC		2	2
BEAUTY PARLOUR		1	1
ATM		2	2
MULTIPURPOSE BOOTH		2	2
MILK & VEG BOOTH		2	2

ADDL. LAND APPLIED FOR Lic. (30.572Ac.)

To be read with Licence No. 141 of 2014 dated 29/8/2014 LC 122 (B)

The said layout plan for an area of 81.136 acres (Sq. No. DC/TP/4833 dated 26.08.2014) comprised of items which were made in respect of Residential Plot (Category being controlled by Approach Document (AD) in Sector 35, Karnal is hereby approved subject to the following conditions:

- The said layout plan shall be used in accordance with the conditions appearing on the agreement enclosed under P/N 32 and the back of agreement.
- In the plan the area of the plots shall not exceed 50% of the net planned area of the scheme. The area reserved for common purposes shall be as per the plan.
- After the demarcation plots as per the plan, the residential, commercial and institutional sites shall be approved from the Department of Urban Development, Karnal and the Department of Public Works and Municipal Administration, Karnal.
- The high tension lines passing over the scheme shall have to be suitably signed on right of way along the line and shall be maintained as per the norms.
- The site plan shall show the location of all services in the site and also the location of all the sites in the scheme.
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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROJECT
TOWNSHIP FOR PARSVNATH DEVELOPERS
LTD. AT KARNAL SECTOR- 35

TITLE
LAYOUT PLAN

OWNER SIGN
For Parsvnath Developers Ltd.
[Signature]

ARCHITECT SIGN
[Signature]
C.A. 98/23194

DWG. NO.
DATE
AUG, 2014

