



A. TOTAL AREA OF SCHEME	= 50.564 ACRES
B. AREA UNDER EXTERNAL SECTOR ROADS	= 3.265 ACRES
C. NET AVAILABLE FOR TOWNSHIP (50% OF ROAD)	= 1.632 ACRES
D. UNDETERMINED AREA	= 0.833 ACRES
NET PLANNED AREA (A-C-D)	= 48.099 ACRES
AREA UNDER RESIDENTIAL	= 23.388 ACRES
AREA UNDER NURSING HOME (2 NOS.)	= 0.52 ACRES
AREA UNDER COMMERCIAL	= 1.923 ACRES (3.99%)
TOTAL SALEABLE AREA	= 25.83 ACRES (53.70%)
ORGANISED GREEN	= 1.95 ACRES (4.05 %)
INCIDENTAL GREEN	= 1.348 ACRES (2.80%)
TOTAL GREEN	= 3.298 ACRES (6.85 %)

NET PLANNED AREA = 48.099 ACRES.
DETAIL OF PLOTS IN THE LAYOUT PLAN :-

LANDUSE	SIZE (per unit)	AREA (in sq m)	AREA (in sq y)	NOS.	AREA (in sq m)	TOTAL AREA (in acres)
RESIDENTIAL						
TYPE - A	16.0 X 40.0	640	756.4	15	9747.98	
TYPE - B1	12.0 X 35.0	420	502.31	16	7511.77	
TYPE - B2	12.0 X 28.0	336	401.85	9	3287.80	
TYPE - C1	10.0 X 25.0	250	299	51	12791.34	
TYPE - C2	12.5 X 20.0	250	299	35	8790.75	
TYPE - D	10.0 X 20.0	200	239.2	216	43648.20	
TYPE - E	10.0 X 18.0	180	215.29	24	4182.88	
TYPE - F	5.0 X 10.0	50	59.8	92	4688.25	
TOTAL :-				458	94649.77	23.388

TOTAL PLOTS PROPOSED = 458 PLOTS		
	Required	Provided
EWS @ 20%	91.6	92 (TYPE-F)
NPPL Plots @ 25%	114.5	115

COMMUNITY SITES	REQUIRED		PROVIDED
	AREA (acres)	NOS.	NOS.
P School	1	1	1
Nursery School	0.2	1	1
Taxi Stand	0.5	1	1

DENSITY CALCULATION	
Permissible Density= 300 PPH	121.46 PPA
Plots@ 13.5 per plot (458-92=366x13.5)	4941
EWS Plots @ 9 per plot (92x9)	828
Total Population	5769
Density Achieved	5769/48.099 = 119.94 PPA
	119.94x2.47 = 296.25 PPH

DRG. H. DGTEP 3349 DATED 21-07-2012

REVISED DEMARCATION-CUM-LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY AREA MEASURING 50.564 ACRES (LICENCE NO 73 OF 2012 DATED 11.07.2012) IN SECTOR-35, KARNAL BEING DEVELOPED BY MIRAGE BULDWELL PVT. LTD. AND OTHERS IN COLLABORATION WITH PARSAVNATH DEVELOPERS LTD.

OWNERS SIGN

ARCHITECT SIGN

DRG. TITLE :
 DEMARCATION-CUM-LAYOUT PLAN

SCALE
1:1500
 DATE
21-07-12

NORTH