

COMBINED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) HAVING AREA 13.75625 ACRES BEARING LICENCE NO.107 OF 2019 DATED 10.09.2019(11.64375 ACRES) & LICENCE NO.23 OF 2022 DATED 11.03.2022(2.1125 ACRES) AND 12.0875 ACRES BEARING LICENCE NO.13 OF 2020 DATED 15.05.2020(10.0875 ACRES) & LICENCE NO. 145 OF 2022 DATED 27.09.2022(2.00 ACRES), THUS, MAKING THE TOTAL AREA OF COLONY AS 25.84375 ACRES SECTOR-24, HISAR BEING DEVELOPED BY M/S RAJDARBAR BUILDCON PVT. LTD.

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	ALREADY LICENSED GRANTED VIDE LICENCE NO.107 OF 2019 DATED 10.09.2019.	11.64375	-	-	-
2	ALREADY LICENSED GRANTED VIDE LICENCE NO.23 OF 2022 DATED 11.03.2022.	2.1125	-	-	-
3	ALREADY LICENSED GRANTED VIDE LICENCE NO.13 OF 2020 DATED 15.05.2020.	10.0875	-	-	-
4	ALREADY LICENSED GRANTED VIDE LICENCE NO.145 OF 2022 DATED 27.09.2022.	2.0000	-	-	-
5	TOTAL AREA OF THE SCHEME	25.84375	-	-	-
6	AREA UNDER UD	0.111	-	-	-
7	NET PLANNED AREA	25.73275	-	-	-
8	AREA UNDER RESIDENTIAL PLOTS	13.3434	51.85%	15.6969	61.00%
9	AREA UNDER COMMERCIAL	1.0289	4.00%	1.0293	4.00%
10	TOTAL SALEABLE AREA(8 + 9)	14.3723	55.85%	16.7262	65.00%
11	OPEN SPACE/PARKS	1.9456	7.53%	1.9382	7.50%
12	COMMUNITY FACILITIES	2.5844	10.00%	2.5843	10.00%

DETAIL OF RESIDENTIAL PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)	
1	A	8.00 X 18.75	150.00	16	2400.00	
2	A1	5.03 X 13.72	69.01	1	69.01	
3	B	8.00 X 12.26	98.08	3	294.24	
4	C	6.65 X 14.47	96.23	20	1924.60	
5	C1	7.27 X 15.75	114.50	10	1145.00	
6	C2	6.71 X 15.75	105.68	9	951.12	
7	D	7.27 X 19.43	141.26	10	1412.60	
8	E	6.71 X 15.00	100.65	9	905.85	
9	F	6.61 X 17.88	118.19	22	2600.18	
10	G	6.00 X 16.08	96.48	24	2315.52	
11	H	8.00 X 16.08	128.64	18	2315.52	
12	I	7.27 X 16.60	120.68	40	4827.20	
13	J	6.52 X 11.47	74.78	7	523.46	
14	K	7.82 X 17.35	135.68	41	5562.88	
15	L	7.88 X 19.00	149.72	17	2545.24	
16	M	6.88 X 15.30	105.26	49	5157.74	
17	N	6.88 X 18.44	126.87	7	888.09	
18	O	6.71 X 18.44	123.73	9	1113.57	
19	P	7.05 X 15.31	107.94	36	3885.84	
20	Q	7.81 X 18.49	144.41	24	3465.84	
21	R	7.33 X 14.67	107.53	24	2580.72	
22	R1	AS PER PLAN	102.40	1	102.40	
23	R2	AS PER PLAN	106.69	1	106.69	
24	R3	AS PER PLAN	113.62	1	113.62	
25	S	8.12 X 18.17	147.54	5	737.70	
26	T	6.91 X 13.54	93.56	2	187.12	
27	U	7.60 X 17.42	132.39	10	1323.90	
28	V	7.04 X 18.17	127.92	12	1535.04	
29	W	AS PER PLAN	110.50	1	110.50	
30	W1	AS PER PLAN	127.88	1	127.88	
31	W2	AS PER PLAN	127.67	1	127.67	
32	W3	AS PER PLAN	127.47	1	127.47	
33	W4	AS PER PLAN	127.26	1	127.26	
34	W5	AS PER PLAN	127.05	1	127.05	
35	W6	AS PER PLAN	126.84	1	126.84	
36	W7	AS PER PLAN	126.64	1	126.64	
37	W8	AS PER PLAN	126.43	1	126.43	
38	W9	AS PER PLAN	126.22	1	126.22	
39	W10	AS PER PLAN	126.02	1	126.02	
40	W11	AS PER PLAN	125.81	1	125.81	
41	W12	AS PER PLAN	125.60	1	125.60	
42	W13	AS PER PLAN	125.40	1	125.40	
43	W14	AS PER PLAN	125.19	1	125.19	
44	W15	AS PER PLAN	124.98	1	124.98	
45	W16	AS PER PLAN	124.78	1	124.78	
46	W17	AS PER PLAN	124.57	1	124.57	
47	W18	AS PER PLAN	125.82	1	125.82	
48	W19	AS PER PLAN	125.66	1	125.66	
49	W20	AS PER PLAN	125.51	1	125.51	
50	W21	AS PER PLAN	125.35	1	125.35	
51	W22	AS PER PLAN	125.20	1	125.20	
52	W23	AS PER PLAN	124.38	1	124.38	
53	TOTAL			452	53998.92 SQMT	
					13.3434 ACRES	51.85%

LEGEND:

- ALREADY LICENSED GRANTED VIDE LICENCE NO.107 OF 2019 DATED 10.09.2019-11.64375 ACRES
- ALREADY LICENSED GRANTED VIDE LICENCE NO.23 OF 2022 DATED 11.03.2022- 2.1125 ACRES
- ALREADY LICENSED GRANTED VIDE LICENCE NO.13 OF 2020 DATED 15.05.2020 - 10.0875 ACRES
- ALREADY LICENSED GRANTED VIDE LICENCE NO.145 OF 2022 DATED 27.09.2022- 2.00 ACRES
- PLOTS ALREADY SOLD (47 Nos)

This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of inviting Objection from the general public

This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of inviting Objection from the general public

DRG.No:- DGTCP 8952 DATED:- 30-01-23

(DINESH KUMAR) (SUREKHA YADAV) (RAKESH BANSAL) (SANJAY KUMAR) (P. SHARMA) (T.L. SATYAPRAKASH, IAS) PA (HQ) ATP(HQ) DTP(HQ) STP (E&V) (TP) (HR) DGTCP (HR)

DIVINE ARCHITECTS & PLANNERS

ADDRESS : SCD 79-77, 1st FLOOR, SECTOR-8C, MADHYA MARG, CHANDIGARH - 160009. CONTACT : +91-98139-00375, +91-172-4785620 EMAIL : divinearchitects1@gmail.com

LEGEND:

- PARKS / OPEN SPACES
- COMMERCIAL AREA
- COMMUNITY FACILITIES
- KILLA LINE
- SCHEME BOUNDARY
- REVENUE RASTA

ABBREVIATIONS-

UD = UN-DETERMINED AREA

(SCALE-N.T.S.)

DENSITY CALCULATION(PPA)-

NUMBER OF PLOTS = 452
 UNITS ALLOWED = 4
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 452 X 4 X 4.5 = 8136.0 / 25.73275 = 316.17, SAY 316 PPA

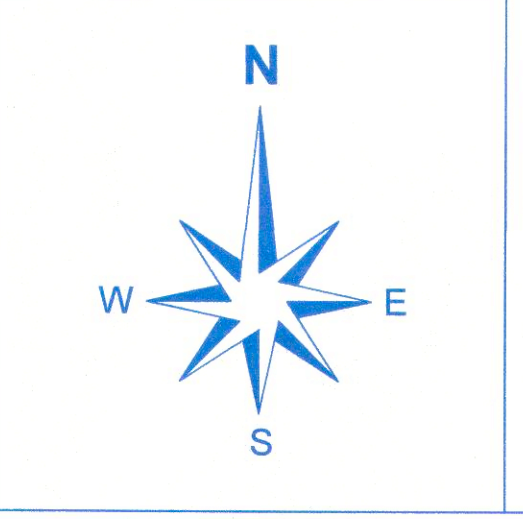
(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION:-

= GREEN-I + GREEN-II
 = 3786.51 + 4087.41
 = 7873.92 SQMT OR 1.9456 ACRES(7.53%)

UD AREA CALCULATION:-

= UD1 + UD2 + UD3 + UD4
 = 0.022 + 0.028 + 0.017 + 0.044 = 0.111 ACRE



FOR RAJDARBAR BUILDCON PVT. LTD.

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER