

Legend

 Sewer Pipe

1. The average population density for the Affordable industrial housing has been considered as 600PPA.
2. The construction of the community facilities will be undertaken within the license validity period approved from time to time.
3. The Schools Area as per CBSE norms.

Sl. No.	Type	Category	Standard Area (acres)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
			Net Planned Area			748.1976	
1	Industrial	IA	25.00	2	55.01	292.6330	39.11
		ID	8.00	2	16.60		
		IE	6.00	7	42.33		
		IF	5.00	3	15.90		
		IG	4.00	1	4.07		
		IH	3.50	2	7.03		
		IJ	3.00	6	17.44		
		IU	2.50	5	11.45		
		IK	2.00	9	17.41		
		IL	1.50	12	17.64		
		IM	1.25	8	9.89		
		IN	1.00	38	37.78		
		IP	0.75	16	11.41		
		IQ	0.50	36	17.78		
		IR	0.25	46	11.50		
			Total	199			
2	Commercial	Comm-1	1.35	1	1.35	17.2000	2.31
		Comm-2	3.73	1	3.73		
		Comm-3	1.26	1	1.26		
		Comm-4	1.99	1	1.09		
		Comm-5	2.1	1	2.10		
		Comm-6	1.16	1	1.16		
		Comm-7	0.95	1	0.95		
		Comm-8	0.77	1	0.77		
		Comm-9	0.8	1	0.80		
		Comm-10	0.74	1	0.74		
		Comm-31 with fuel station	1.25	1	1.25		
		Comm-12 with fuel station	2.99	1	2.09		
			Total	12			
Sl. No.	Type	Category	Area (sqm)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
3	General Plotted	GA	418.5	194	20.06	89.57	5.29
		GB	278.3	88	6.05		
		GC	209	85	4.44		
		GD	167.06	80	3.30		
		GE	136	95	2.96		
		GF (EWS)	50	142	1.76		
		Nursing Home	3010	4	1.00		
			Total	689			
Sl. No.	Type	Category	Area (sqm)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
5	Industrial Worker Group Housing	GH-01	3.55	1	3.55	115.47	15.97
		GH-02	7.81	1	7.81		
		GH-03	11.29	1	11.29		
		GH-04	12.52	1	12.52		
		GH-05	12.46	1	12.46		
		GH-06	8.83	1	8.83		
		GH-07	10.08	1	10.08		
		GH-08	11.52	1	11.52		
		GH-09	3.06	1	3.06		
		GH-10	9.00	1	9.00		
		GH-11	3.47	1	3.47		
		GH-12	17.97	1	17.97		
		GH-13	7.91	1	7.91		
			Total	13			
6		Total Saleable Area				468.9516	

S.No.	Item	Unit	
1	Total Area under plots	38.57	Acres
2	Considering net area of plots in S.No.1, the gross area of the colony would be	75.63	Acres
3	Population of the plotted colony	8609	Persons
4	Density of the Plotted colony	114	PPA
5	Area of Organised greens of area greater than 1 acres to be provided (4% of the gross area)	3.03	Acres
6	Area of Organised greens of area greater than 1 acres actually provided	7.72	Acres
7	Area of Incidental greens of area less than 1 acres to be provided (1% of the gross area)	0.76	Acres
8	Area of Organised greens of area less than 1 acres actually provided	2.53	Acres

S.No.	Facilities to be provided for General Population	Required	Provided	Area
	Population Addressed		8609	
1	Nursing homes	2	2	0.25 acre
2	Primary school	2	1	1 acre
3	Nursery school	2	2	0.02 acre
4	ATM in Commercial	2	2	12 sq mts in the commercial sites
5	Branch Post office in Commercial	2	2	12 sq mts in the commercial sites
6	Clinic in Commercial	2	2	200 sq mts in the commercial sites
7	Multi purpose Booth in Commercial	2	2	16.5 sq mts in the commercial sites
8	Sub Post office in Commercial	2	2	40 sq mts in the commercial sites
9	Rail Stand	2	2	0.50 acre
10	Mills and Vegetable Booths	2	2	As per standard design in open spaces/ No housing sites

S.No	Item	Number	Persons per plot	% of plots	Population
1	General Plots	368	13.5	53.72	4968
2	EWS Plots	142	9	20.73	1278
3	NPNL Plots	175	13.5	25.55	2363
4	Total	685			8609

Sl. No.	Description	Area (In acres)
1	Already Licensed area	88.725
2	Already License Applied Area on 12.06.2016	454.975
3	Additional License applied area on 28.11.2016	353.55
4	Net Licensable area	907.2500
5	Area under proposed widening of SH-15A to 75m (considering 37.5 m	9.10475
6	Balance (3-4)	898.14525
7	50% benefit of area under road widening (50% of 4)	4.552375
8	Net Area (5+6)	902.697625
9	Area under Undetermined	154.500
10	Net Planned Area (7-8)	748.197625

Land Use	Permissible area as per approved Policy dated 01.10.2015		Proposed Area in the Layout Plan	
Minimum area under Industrial Plots	35%	65%	39.11%	62.6775%
Area under Residential Component	25%		21.26%	
Maximum area under Commercial Balance area under Roads, Greens and	5%		2.31%	
	35%		37.3225%	

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Checked subject to comments
in forwarding letter No. 12048
DL 13156118 and notes
attached with the estimate

SuperIntending Engineer (H
for Chief Engineer HSVP
Panchkula

For Model Economic Township Limited

Cheryl Lawan
Authorized Signatory