

License No. 95 of 2019 by DTCP Haryana (LC - 3734)
Project For M/S New Era Planners Pvt. Ltd.

KEY TO READ THE DRAWING		Details of Areas	Acres	Achieved in Sqm	Achieved in Acres	Percentage
	Plots Freedzed @ > 50 %	Total Area Under Scheme	5.25	1.00	0.00025	
	Commercial @ 4%	Area to Govt. for Community Facilities (@ 10 % of Total Area)	0.53	2124.500	0.525	10.0%
	Community Area to Govt @ 10 %	Total Open Green Space (@ 7.5 % of Total Area)	0.39	1594.000	0.394	7.5%
	Green Open Space @ 7.5%	Max. Commercial Allowed (@ 4 % of Total Area)	0.21	849.800	0.210	4.0%
	9.0 m Internal Road	Residential (Max 61 % of Total)	3.20	10237.851	2.530	48.2%
	Proposed 24.0 m Sector Road	Milk Booth (MB)		25.000	0.006	0.1%
	Services / Utilities (STP / UGT / Transformer etc.)	Transformer (TRF)		2.560	0.001	
	Demarcation Points	Area for UGT (Underground Water Tank) Utility 2		147.056	0.036	0.7%
	Plot Numbers / Plot Type	Area for STP (Sewage Treatment Plant) Utility 1		249.538	0.062	1.2%
	Sizra Line and Sizra Nos.	Density (People Per Unit)	No. of Plots	Total	Round Off	Density Per Acre
	Site Boundary	13.50	107.00	1444.50	1445.00	275.24

DESCRIPTION OF RESIDENTIAL PLOTS											
S.No.	Plot Type	Width (m)	Length (m)	Area per Plot (sqm)	No. of Plots	Total Area of Plot Type (Sqm)	No. of Plots	(In Sqm)	No. of Plots Freedzed @ 50%	Plots Freedzed @ 50% (In Sqm)	
1	A	7.500	20.000	150.000	6	900.000	6	900.000	0	-	
2	A1	6.706	19.850	133.114	9	1,198.027	0	-	9	1,198.027	
3	A2	6.500	16.000	104.000	4	416.000	0	-	4	416.000	
4	B	6.035	13.102	79.071	20	1,581.411	20	1,581.411	0	-	
5	C	7.336	10.113	74.189	1	74.189	1	74.189	0	-	
6	C1	7.336	20.447	149.999	6	899.995	6	899.995	0	-	
7	C2	6.641	15.500	102.936	5	514.678	5	514.678	0	-	
8	D	5.700	13.940	79.458	10	794.580	0	-	10	794.580	
9	D1	6.000	14.603	87.618	14	1,226.652	0	-	14	1,226.652	
10	D2	6.000	13.940	83.640	8	669.120	0	-	8	669.120	
11	E	5.868	9.353	54.883	6	329.300	0	-	6	329.300	
12	F	5.706	15.728	89.744	9	807.696	9	807.696	0	-	
13	S1	Irregular	147.299	1	147.299	1	147.299	0	-	-	
14	S2	Irregular	125.290	1	125.290	0	-	1	125.290	-	
15	S3	Irregular	103.280	1	103.280	0	-	1	103.280	-	
16	S4	Irregular	81.271	1	81.271	0	-	1	81.271	-	
17	S5	Irregular	50.690	1	50.690	0	-	1	50.690	-	
18	S6	Irregular	50.215	1	50.215	0	-	1	50.215	-	
19	S7	Irregular	59.141	1	59.141	0	-	1	59.141	-	
20	S8	Irregular	149.020	1	149.020	1	149.020	0	-	-	
21	S9	5.714	10.500	59.997	1	59.997	0	-	1	59.997	
Total No. of the Plots					107		49		58		
Total Area of the Plots (Sqm)						10,237.851		5,074.288		5,163.563	
Percentage of Total area of the Plots (Sqm)						100.00%		49.56%		50.44%	

Area Detail for Irregular Shaped Plots										
S.no.	Plot	Part "a"			Area "a"	Part "b"			Area "b"	TOTAL AREA
	Type	Recatangle	Length (m)	Width (m)	L x W (Sqm)	Triangle	height (m)	base (m)	1/2 (h x b) (Sqm)	of Plot (a + b) (Sqm)
1	S1	a	20.745	6.570	136.295	b	6.570	3.350	11.005	147.299
2	S2	a	17.395	6.570	114.285	b	6.570	3.350	11.005	125.290
3	S3	a	14.045	6.570	92.276	b	6.570	3.350	11.005	103.280
4	S4	a	10.695	6.570	70.266	b	6.570	3.350	11.005	81.271
5	S5	a	7.907	5.450	43.093	b	5.450	2.788	7.597	50.690
6	S7	a	9.774	4.680	45.742	b	4.680	5.726	13.399	59.141
7	S8	a	20.000	5.965	119.300	b	20.000	2.972	29.720	149.020
8	S6	a	6.862	4.396	30.165	b	3.510	6.862	12.043	50.215
						c	4.396	3.643	8.007	50.215

Area Detail of Community Space to Govt.				Area Detail of Commercial Space			
Part (Triangle)	height (m)	base (m)	Area 1/2 (h x b) (Sqm)	Part (Triangle)	height (m)	base (m)	Area 1/2 (h x b) (Sqm)
a	30.069	8.730	131.251	a	3.643	13.296	24.219
b	45.802	22.352	511.883	c	17.249	35.350	304.876
c	17.974	8.771	78.825	e	5.497	2.683	7.374
d	13.843	6.727	46.561	g	6.096	2.974	9.065
h	17.066	4.856	41.436				
Part (Rectangle)	Length (m)	Width (m)	Area L x W (Sqm)	Part (Rectangle)	Length (m)	Width (m)	Area L x W (Sqm)
e	13.843	11.247	155.692	b	35.350	13.296	470.014
f	51.350	20.003	1,027.154	d	5.497	4.549	25.006
g	7.717	17.066	131.698	f	6.096	1.517	9.248
TOTAL AREA FOR COMMUNITY			2,124.501 SQM	TOTAL AREA FOR COMMERCIAL			849.801 SQM
(Total of a, b, c, d, e, f, g & h)				(Total of a, b, c, d, e, f & g)			

Area Details of Utility 1 - STP				Area Detail of Green Space			
Part (Rectangle)	Length (m)	Width (m)	Area L x W (Sqm)	Part (Triangle)	height (m)	base (m)	Area 1/2 (h x b) (Sqm)
a	13.450	14.091	189.524	a	3.620	3.225	5.837
Part (Triangle)	height (m)	base (m)	Area 1/2 (h x b) (Sqm)	Part (Rectangle)	Length (m)	Width (m)	Area (L x W) (Sqm)
b	13.450	8.924	60.014	b	6.154	3.225	19.847
TOTAL AREA OF UGT (SQM)			249.538	c	50.110	28.514	1,428.837
Area Details of Utility 2 - UGT				d	15.500	9.000	139.500
Part (Rectangle)	Length (m)	Width (m)	Area L x W (Sqm)	TOTAL AREA FOR GREEN SPACE			1,594.020 SQM
a	18.450	1.850	34.133	(Total of a, b, c, & d)			
Part (Triangle)	height (m)	base (m)	Area 1/2 (h x b) (Sqm)	TRANSFORMER (TRF. - TRIANGLE)			
b	18.450	12.241	112.923	height (m)	base (m)	Area 1/2 (h x b) (Sqm)	
TOTAL AREA OF UGT (SQM)			147.056	2.768	1.850	2.560	

Area Detailed For Utilities	Utility 1 (STP)	Utility 2 (UGT)	Transformer (TRF.)

Area Detailed Diagram for Irregular Shaped Residential Plots (S1 to S8)

Area Detailed Diagram for Community Space (2124.50 Sqm)

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Area Detailed Diagram for Commercial Space (849.80 Sqm)

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Demarcation Plan for Plan for Project under Deen Dayal Jan
Awaz Yojna at Revenue Estate of Village Kassar & Sarai
Aurangabad, Sector-3A, Bahadurgarh, Distt. Jhajjar, Haryana

Proposed Demarcation
Plan for Zoning

In Killa No. 68//25/1/1,
70//2, 3//2, 4//2/2, 5, 7, 8,
13, 14, 6//5/2, 5//1/1, 7



Area Chart :

Total area proposed = 25410 Sq.Yards
21245.81 Sq.Mts
42 Kanal 0 Marla
5.25 Acres

Dwg. - L01-Demarc-10-22

For New Era Planners (P)Ltd.

Scale 1:500 (A1)

Arch.Akash Maan
(CA/2016/74322)