

AREA STATEMENT

S.NO.	AREA DESCRIPTION	AREA (SQ.M.)	AREA (ACRE)
1	TOTAL SITE AREA	=	3839.887
2	MAX. PERMISSIBLE PLOTTED AREA	61,000%	24021.737
3	PROPOSED PLOTTED AREA	51.630%	20412.463
4	MIN. AREA REQUIRED FOR COMMON FACILITIES TO BE HANDLED OVER TO GOVT.	10.000%	3937.989
5	AREA PROPOSED FOR COMMON FACILITIES TO BE HANDLED OVER TO GOVT.	10.000%	3938.043
6	REQUIRED GREEN AREA (MM)	7.500%	2863.492
7	PROPOSED GREEN AREA	7.622%	3001.440
8	PERMISSIBLE COMMERCIAL AREA (MAX.)	4.000%	1575.053
9	PROPOSED COMMERCIAL AREA (MAX. MIN. K. BOOTH/VEGETABLE)	3.990%	1575.053
10	INCIDENTAL GREEN	47.960	0.011
11	AREA UNDER E.S.S.	49.00	0.0721
12	PERMISSIBLE POPULATION DENSITY	PPA	240 TO 400 PPA
13	PROPOSED POPULATION DENSITY	PPA	173X15.9/731 = 240 PPA
14	TOTAL SALEABLE AREA (PLOTTING + COMMERCIAL)	PERMISSIBLE = 65% = 6.324 ACRE PROPOSED = 55.855% = 5.432 ACRE	

LEGENDS:

	PROPERTY LINE
	COMMERCIAL
	COMMUNITY AREA
	OPEN / GREEN AREA

AREA UNDER 24 M WIDE ROAD		
DISCRIPTION	DIMENSION (LxW)	AREA SQ.M.
A	93.880 X 24.000	2253.120
TOTAL AREA		2253.120

AREA UNDER COMMON FACILITY		
DISCRIPTION	DIMENSION (LxW)	AREA SQ.M
01	75.980 X 51.630	3938.043
TOTAL AREA		3938.043

AREA UNDER COMMERCIAL PLOT		
TYPE	AREA IN SQ.MT.	AREA IN ACRES
01	1396.16	0.344
02	178.893	0.045
TOTAL	1575.053	0.389

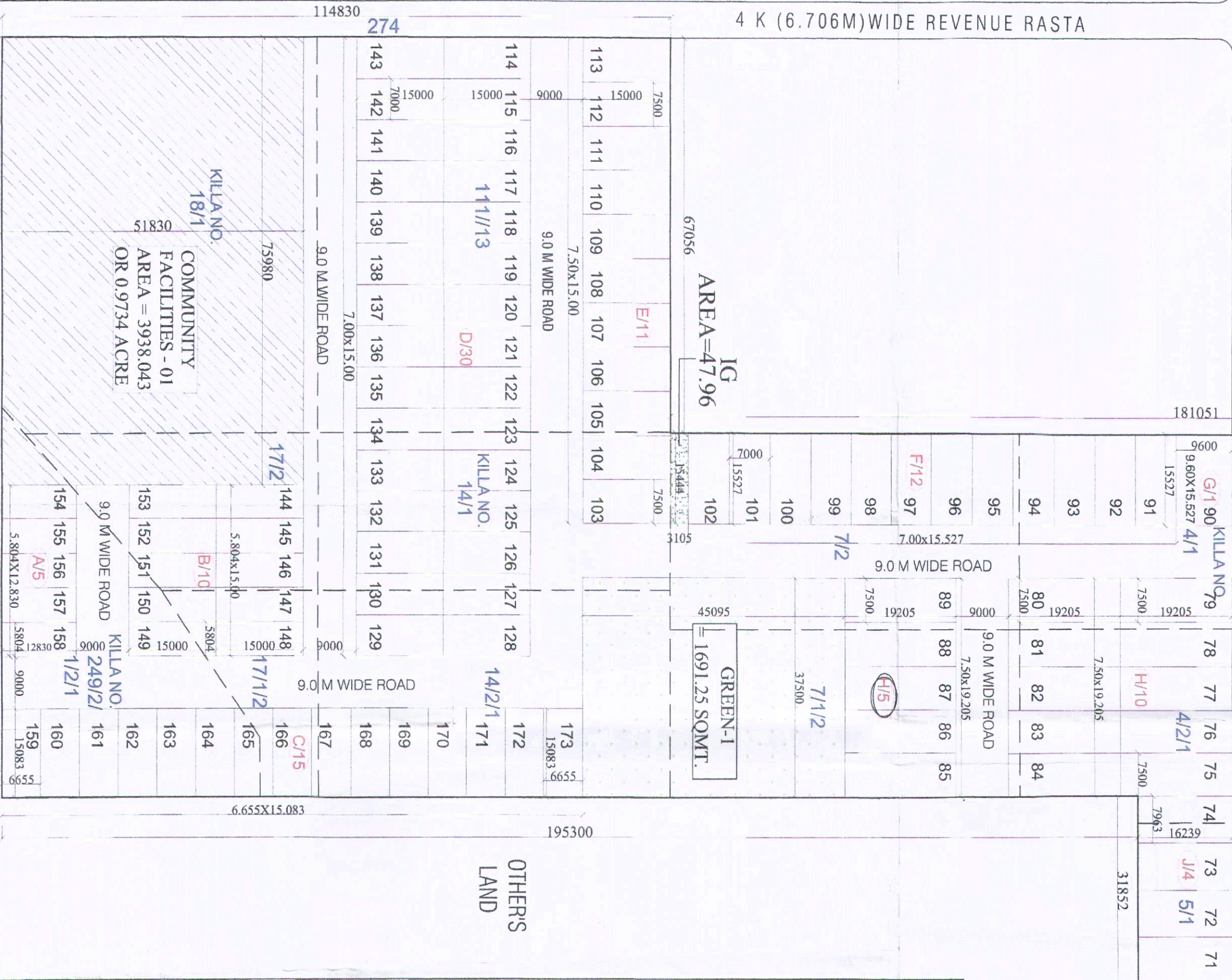
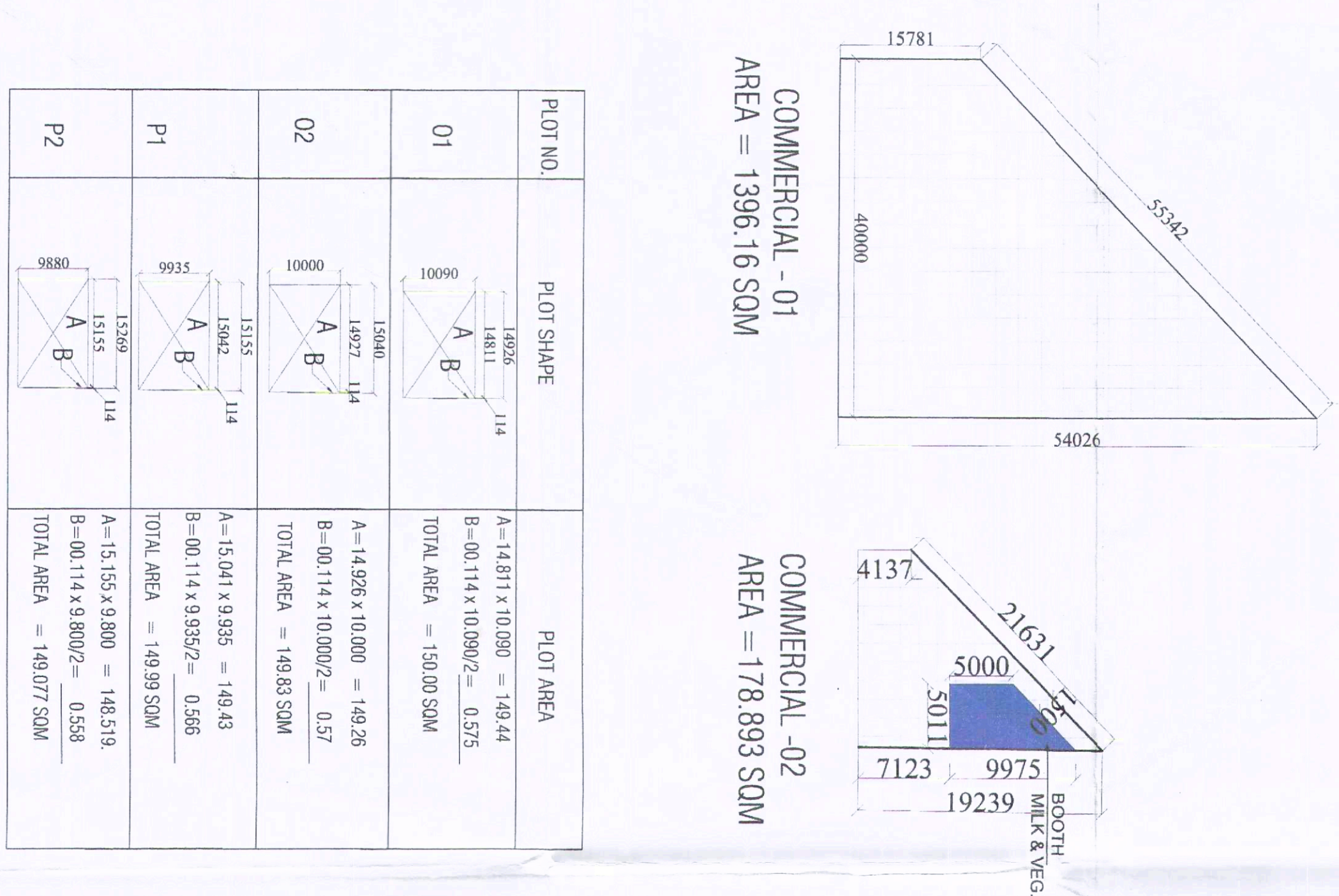
SM. NO.	CATEGORY	PLOT SIZE (IN METERS)	PLOT AREA (IN SQ.M.)	NO. OF PLOTS	SQ.M.	PLOT NO.
1	TYPE-A	5.880	10.680	5	53.400	154/1/158
2	TYPE-B	6.660	15.000	15	150.000	154/1/159
3	TYPE-C	6.660	15.000	30	300.000	154/1/160
4	TYPE-D	7.000	16.000	11	176.000	154/1/161
5	TYPE-E	7.000	16.000	11	176.000	154/1/162
6	TYPE-F	7.000	16.000	11	176.000	154/1/163
7	TYPE-G	7.000	16.000	11	176.000	154/1/164
8	TYPE-H	7.000	16.000	11	176.000	154/1/165
9	TYPE-I	7.000	16.000	11	176.000	154/1/166
10	TYPE-J	7.000	16.000	11	176.000	154/1/167
11	TYPE-K	7.000	16.000	11	176.000	154/1/168
12	TYPE-L	7.000	16.000	11	176.000	154/1/169
13	TYPE-M	7.000	16.000	11	176.000	154/1/170
14	TYPE-N	7.000	16.000	11	176.000	154/1/171
15	TYPE-O	7.000	16.000	11	176.000	154/1/172
16	TYPE-P	7.000	16.000	11	176.000	154/1/173
17	TYPE-Q	7.000	16.000	11	176.000	154/1/174
18	TYPE-R	7.000	16.000	11	176.000	154/1/175
19	TYPE-S	7.000	16.000	11	176.000	154/1/176
20	TYPE-T	7.000	16.000	11	176.000	154/1/177
21	TYPE-U	7.000	16.000	11	176.000	154/1/178
22	TYPE-V	7.000	16.000	11	176.000	154/1/179

24.0 M WIDE ROAD

4 K (6.706M) WIDE REVENUE RASTA

4 K (6.706M) WIDE REVENUE RASTA

7K (11.735 M) WIDE REVENUE RASTA



KEY PLAN -

ARCHITECT'S SIGNATURE -

B. S. PHOGAT

OWNERS SIGNATURE -

B. S. PHOGAT

DRAWING TITLE -

REVISED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAM AVAS YOLIA 2016) ON THE LAND MEASURING 9.731 ACRE AT VILLAGE PARAUDI, SECTOR-4, TERSHI, PARAUDI DISTT. GURGRAM BELONGING TO SH. HIMANSHU GARG S/O SH. NITANAND GARG, SH. NITANAND GARG S/O LATE SH. KASHINATH LAL, SMT. NIRMALA GARG, W/O SH. NITANAND GARG & SMT. JYOTI GARG W/O SH. HIMANSHU GARG.

SHEET TITLE -

DEMARCATION PLAN

SCALE - 1:500

CHECKED BY - AR. B.S. PHOGAT

DATE - 10/03/24

THE PHOGAT ASSOCIATES, P

OPPOSITE METRO PILLAR NO. - 45, MG ROAD, NEW MANGLA PURI, NEW DELHI - 110030

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