



LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA
MEASURING 7.6625 Acres in addition to already licenced land
8.225 acres (LICENCE NO-95 DATED 09-11-2017) now Total
Land = 15.8875 Acres, UNDER DEEN DAYAL JAN AWASH YOJNA - 2016 IN
SECTOR-36, BAHADURGARH HARYANA BEING DEVELOPED BY
GNEEX REALTECH PVT. LTD

ARCHITECT
A.P. Parveer Kumar
CA2015/72115

OWNER
For Gneex Realtech Pvt. Ltd.
Authorized Signatory

DATE: 11-08-2024
SHEET NO: 1

DENSITY CALCULATION			
ALREADY APPROVED PLAN	158	13.50	@ Person Per Acres
TOTAL DENSITY	213.00	8.225	ACRE/240-400 PPA PERMISSIBLE
NEW PROPOSED PLAN	24.20	18.00	@ Person Per Acres
TOTAL DENSITY	237.20	18.00	ACRE/240-400 PPA PERMISSIBLE
NEW PROPOSED GREEN AREA	0.693		
GREEN-1	0.300		
GREEN-2	0.270		
GREEN-3	0.050		
GREEN-4	0.050		
GREEN-5	0.020		
GREEN-6	0.140		
GREEN-7	0.080		
GREEN-8	0.080		
GREEN-9	0.080		
GREEN-10	1.200		
TOTAL AREA	7.610		

ALREADY LICENCE GRANTED LAND
8.225 Acres
(LICENCE NO-95 DATED 09-11-2017)
ADDITIONAL PROPOSED AREA FOR
LICENCE = 7.6625 Acres

AREA STATEMENT									
	Already Approved	New Additional	Total Land						
TOTAL AREA OF THE SCHEME	=	=	=						
	8.2250 Acres	7.6625 Acres	15.8875 Acres						
NET PLANNED AREA	=	=	=						
	8.2250 Acres	7.6625 Acres	15.8875 Acres						
Permissible Area Detail									
AREA UNDER COMMERCIAL @ 2% to 6% PERMISSIBLE (i.e. (0.25625 + 0.325)	0.56	0.581 Acres	3.6655 %						
AREA UNDER PLOTS @ 61% PERMISSIBLE	9.61	7.616 Acres	49.1955 %						
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	10.327	8.397 Acres	52.6540 %						
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	1.192	1.209 Acres	7.6698 %						
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE (i.e. (0.015 + 0.80)	1.589	1.615 Acres	10.1652 %						
PLOTS AREA DETAIL									
S.No	Plot No.	SIZE	Area in Sq.M.	Already Approved	New Additional	Total Poss.	Total Area		
1	A1	6.135	15.000	119	-	119	10950.87 Sq.M.		
2	A2	(Dimensions As per Site)	98.970	1	-	1	98.970 Sq.M.		
3	B	7.200	15.000	10	-	10	1095.000 Sq.M.		
4	B1	(Dimensions As per Site)	112.580	1	-	1	112.580 Sq.M.		
5	B2	(Dimensions As per Site)	100.420	1	-	1	100.420 Sq.M.		
6	B3	(Dimensions As per Site)	112.970	1	-	1	112.970 Sq.M.		
7	B4	(Dimensions As per Site)	100.460	1	-	1	100.460 Sq.M.		
8	C	6.135	18.500	22	-	22	27480.70 Sq.M.		
9	C	(Dimensions As per Site)	91.640	1	-	1	91.640 Sq.M.		
10	D2	(Dimensions As per Site)	112.180	1	-	1	112.180 Sq.M.		
11	D	7.115	15.000	9	-	9	960.535 Sq.M.		
12	E	7.660	16.190	14	-	14	1760.535 Sq.M.		
13	F	7.900	18.200	7	-	7	1006.465 Sq.M.		
14	G	7.190	18.200	21	-	21	27480.72 Sq.M.		
15	H	7.560	48.600	6	-	6	7922.799 Sq.M.		
16	I	7.920	18.250	10	-	10	1445.400 Sq.M.		
17	J	8.000	18.250	2	-	2	292.000 Sq.M.		
18	K	7.700	18.250	2	-	2	281.005 Sq.M.		
19	L	6.880	15.880	15	-	15	1658.820 Sq.M.		
20	M	7.250	15.880	26	-	26	2993.390 Sq.M.		
21	N	7.500	15.900	18	-	18	2025.000 Sq.M.		
22	O	6.220	16.250	4	-	4	404.300 Sq.M.		
TOTAL				158	134	292	31629.900 Sq.M.		
							7.8159 Acres		
							49.20 %		