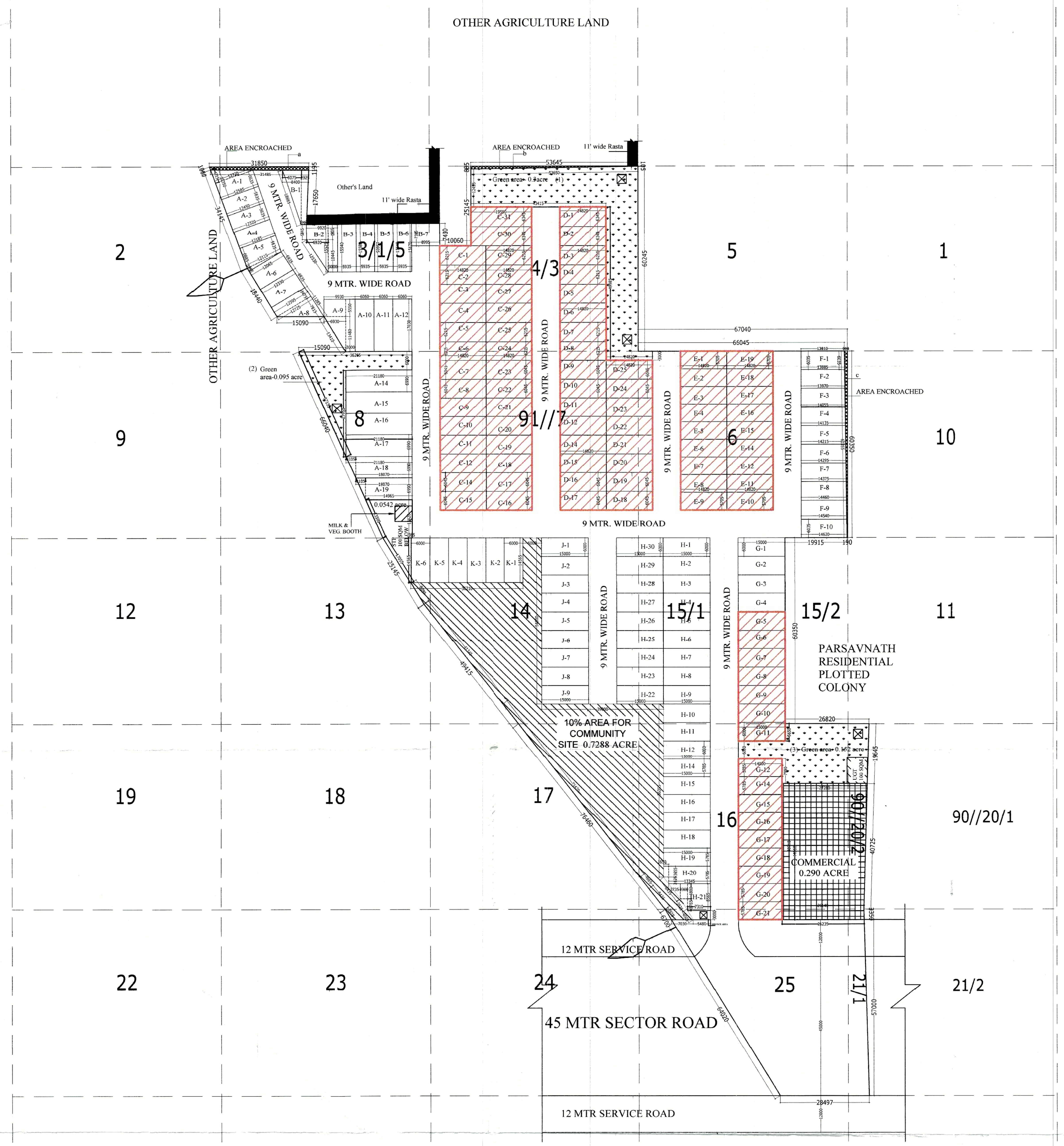
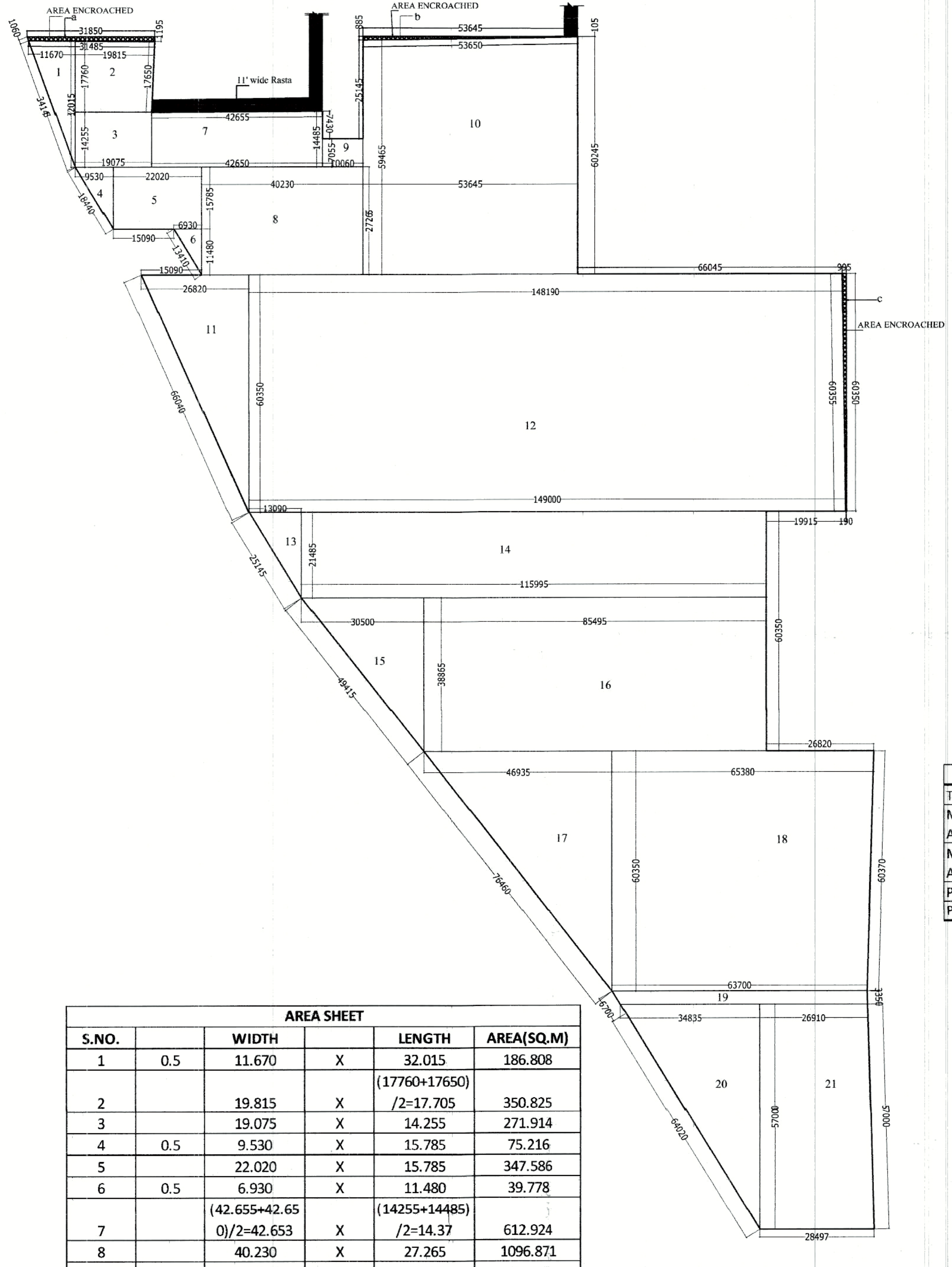

OTHER AGRICULTURE LAND
AREA ENCROACHED
11' wide Rasta
Other's Land
9 MTR. WIDE ROAD
3/1/5
4/3
5
1
2
OTHER AGRICULTURE LAND
(2) Green area-0.095 acre
9
8
91//7
6
10
MILK & VEG BOOTH
12
13
14
15/1
15/2
11
10% AREA FOR COMMUNITY SITE 0.7288 ACRE
PARSAVNATH RESIDENTIAL PLOTTED COLONY
19
18
17
16
COMMERCIAL 0.290 ACRE
90//20/2
90//20/1
12 MTR SERVICE ROAD
22
23
24
25
21/1
21/2
45 MTR SECTOR ROAD
12 MTR SERVICE ROAD


AREA ENCROACHED
11' wide Rasta
AREA ENCROACHED
AREA ENCROACHED

AREA STATEMENT

TOTAL AREA OF THE SCHEME	7.6060	ACRE	........(A)
AREA FALLING UNDER SECTOR ROAD	0.6360	ACRE	........(B)
50% AREA FALLING UNDER SECTOR ROAD (B/2)	0.3180	ACRE	........(C)
ENCROCHMENT AREA	0.024	ACRE	........(D)
NET PLANNED AREA (NPA) (A-C-D)	7.264	ACRE	
AREA UNDER COMMERICAL	0.290	ACRE	3.992%
AREA UNDER RESIDENTIAL PLOTS	3.848	ACRE	52.974%
TOTAL SALEABLE AREA	4.138	ACRE	56.966%

FREEZED PLOT AREA

REQUIRED (50% RESIDENTIAL SALABLE AREA)	1.924	ACRE	OR IN SQ.M	7786.396	50.000%
PROVIDED	1.940	ACRE	OR IN SQ.M	7852.174	50.422%

AREA UNDER GREEN

REQUIRED GREEN @ 7.5% OF NPA	0.5448	ACRE	OR IN SQ.M	2204.724	7.500%
GREEN AREA PROVIDED					
GREEN - 1	0.300	ACRE	OR IN SQ.M	1214.185	
GREEN - 2	0.095	ACRE	OR IN SQ.M	383.009	
GREEN - 3	0.153	ACRE	OR IN SQ.M	619.429	
TOATL GREEN PROVIDED	0.548	ACRE	OR IN SQ.M	2216.623	7.540%

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA @ 10% OF NPA	0.7264	ACRE	OR IN SQ.M	2939.632	10.000%
PROVIDED AREA	0.7289	ACRE	OR IN SQ.M	2950.119	10.034%

AREA FOR COMMERCIAL

MAXIMUM PERMISSIBLE AREA @ 4% OF NPA	0.2906	ACRE	OR IN SQ.M	1176.014	4.000%
PROVIDED AREA	0.290	ACRE	OR IN SQ.M	1175.277	3.992%

AREA FOR RESIDENTIAL PLOTS

MAXIMUM PERMISSIBLE AREA @ 61% OF NPA	4.431	ACRE	OR IN SQ.M	17931.75	61.000%
PROVIDED AREA	3.848	ACRE	OR IN SQ.M	15572.792	52.974%

DENSITY CALUCATION

TOTAL NOS. OF PLOTS	171
MINIMUM PERMISSEABLE DENSITY @ 240 PPA = (NET PLANNED AREA 7.288 X 240 PPA)	1749.120
MAXIMUM PERMISSEABLE DENSITY @ 400 PPA = (NET PLANNED AREA 7.288 X 400 PPA)	2915.200
PROPOSED POPULATION (171X13.5 = 2308.5)	2308.500
PROPOSED DENSITY (2308.5/7.288) PERSON / ACRE	317.800

50% FIXED SALEABLE PLOTS ▨

50% PLOT AREA FREEZED UPTO COMPLETION ODF IDW

BLOCK	PLOT NO.	WIDTH	LENGTH	AREA /PLOT	NO.S	TOTAL AREA IN SQ.M
C	(1-6)	6.215	14.820	92.106	6	552.636
C	(7-12)	6.045	14.820	89.586	6	537.516
C	(14-15	6.045	14.820	89.586	2	179.172
C	(16-23	6.045	14.820	89.586	8	716.688
C	(24-29)	6.215	14.820	92.106	6	552.636
C	(30-31)	6.345	19.590	124.298	2	248.596
D	(1-2)	6.345	14.820	94.032	2	188.064
D	(3-8)	6.215	14.820	92.106	6	552.636
D	(9-12)	6.215	14.820	92.106	4	368.424
D	(14-17)	6.045	14.820	89.586	4	358.344
D	(18-25)	6.045	14.820	89.586	8	716.688
E	(1-9)	5.705	14.820	84.548	9	760.932
E	(10-12)	5.705	14.820	84.548	3	253.644
E	(14-19)	5.705	14.820	84.548	6	507.288
G	(5-11)	6.000	15.000	90.000	7	630.000
G	12	5.785	14.000	80.990	1	80.990
G	(14-21)	5.785	14.000	80.990	8	647.920
TOTAL AREA IN SQ.M (50.31%)					88	7852.174
TOTAL AREA IN ACRE						1.940

PLOT NO. AND AREA CALCULATION

BLOCK	PLOT NO.	WIDTH	LENGTH	AREA /PLOT	NO.S	TOTAL AREA (SQ.M)
A	1	5.635 x (12.585 +12.720)/2 + (4.715 x 12.720)/2 =5.635 x 12.6525 + 29.9874 = 71.297+29.987		101.284	1	101.284
A	2	5.635	(12.585+12.45)/2 = 12.5175	70.536	1	70.536
A	3	5.635	(12.450+12.32)/2 = 12.385	69.789	1	69.789
A	4	5.635	(12.32+12.185)/2 = 12.2525	69.043	1	69.043
A	5	(5.635+6.885)/2 x (12.185+12.115)/2 + (1.095 x 12.065)/2 = 6.26 x 12.15 + 6.605 = 76.059 + 6.605		82.664	1	82.664
A	6	6.935	(12.065+12.33)/2 = 12.1975	84.589	1	84.589
A	7	6.935	(12.33+12.595)/2 = 12.4625	86.427	1	86.427
A	8	3.475 x (12.595+12.725)/2 + (7.810 x 12.725)/2 = 43.993 + 49.691		93.684	1	93.684
A	9	(6.93 x 5.55) + (3.00 x 17.030) + (6.930 x 11.480)/2 = 38.461 + 51.09 + 39.778		129.329	1	129.329
A	(10-12)	6.060	17.030	103.202	3	309.606
A	14-17	6.990	21.180	148.048	4	592.192
A	18	(6.990 x 18.070) + (6.990 x 3.105)/2 = 126.309+10.851		137.160	1	137.160
A	19	(6.990 x 14.965) + (6.990 x 3.105)/2 = 104.605 + 10.851		115.456	1	115.456
B	1	(2.325 + 1.7)/2 x 17.650 + (6.075 x 17.650)/2 = 35.521 + 53.612		89.133	1	89.133
B	2	3.00 x (15.540 + 15.525)/2 + (6.920 x (5.045 +5.080)/2 + (6.920 x 10.445)/2= 46.5975+35.0325+36.1397		117.769	1	117.769
B	3	5.935	(15.540+15.580)/2 = 15.560	92.348	1	92.348
B	4	5.935	(15.580+15.605)/2 = 15.5925	92.541	1	92.541
B	5	5.935	(15.605+15.640)/2 = 15.6225	92.719	1	92.719
B	6	5.935	(15.640+15.670)/2 = 15.655	92.912	1	92.912
B	7	8.995	(7.385+7.430)/2 = 7.4075	66.630	1	66.630
C	(1-6)	6.215	14.820	92.106	6	552.636
C	(7-12)	6.045	14.820	89.587	6	537.522
C	(14-15	6.045	14.820	89.587	2	179.174
C	(16-23	6.045	14.820	89.587	8	716.696
C	(24-29)	6.215	14.820	92.106	6	552.636
C	(30-31)	6.345	19.590	124.298	2	248.596
D	(1-2)	6.345	14.820	94.032	2	188.064
D	(3-8)	6.215	14.820	92.106	6	552.636
D	(9-12)	6.215	14.820	92.106	4	368.424
D	(14-17)	6.045	14.820	89.587	4	358.348
D	(18-25)	6.045	14.820	89.587	8	716.696
E	(1-9)	5.705	14.820	84.548	9	760.932
E	(10-12)	5.705	14.820	84.548	3	253.644
E	(14-19)	5.705	14.820	84.548	6	507.288
F	1	6.035	(13.810+13.885)/2 = 13.8475	83.569	1	83.569
F	2	6.035	(13.885+13.970)/2 = 13.9275	84.052	1	84.052
F	3	6.035	(13.970+14.055)/2 = 14.0125	84.565	1	84.565
F	4	6.035	(14.055+14.135)/2 = 14.095	85.063	1	85.063
F	5	6.035	(14.135+14.215)/2 = 14.175	85.546	1	85.546
F	6	6.035	(14.215+14.295)/2 = 14.255	86.029	1	86.029
F	7	6.035	(14.295+14.375)/2 = 14.335	86.512	1	86.512
F	8	6.035	(14.375+14.460)/2 = 14.4175	87.009	1	87.009
F	9	6.035	(14.460+14.540)/2 = 14.500	87.507	1	87.507
F	10	6.035	(14.540+14.620)/2 = 14.58	87.990	1	87.990
G	(1-11)	6.000	15.000	90.000	11	990.000
G	12	5.785	14.000	80.990	1	80.990
G	(14-21)	5.785	14.000	80.990	8	647.920
H	(1-12)	6.000	15.000	90.000	12	1080.000
H	(14-19)	5.785	15.000	86.775	6	520.650
H	20	(5.785 x 13.345) + (1.655 x 3.655) + (1.655 x 2.125)/2 = 77.200 + 6.049 + 1.758		85.007	1	85.007
H	21	(7.310 x 8.565) + (2.300 x 4.800) + (4.800 x 3.735)/2 + (2.300 x 3.765)/2 = 62.610 + 11.04 + 8.964 + 4.329		86.943	1	86.943
H	(22-30	6.000	15.000	90.000	9	810.000
J	(1-9)	6.000	15.000	90.000	9	810.000
K	(1-6)	6.000	14.565	87.390	6	524.340
TOTAL AREA IN SQ.M					171	15572.795
TOTAL AREA IN ACRE						3.848

AREA SHEET

S.NO.		WIDTH		LENGTH	AREA(SQ.M)
1	0.5	11.670	X	32.015	186.808
2		19.815	X	(17760+17650) /2=17.705	350.825
3		19.075	X	14.255	271.914
4	0.5	9.530	X	15.785	75.216
5		22.020	X	15.785	347.586
6	0.5	6.930	X	11.480	39.778
7		(42.655+42.650)/2=42.653	X	(14255+14485) /2=14.37	612.924
8		40.230	X	27.265	1096.871
9		10.060	X	7.055	70.973
10		(53.645+53.650)/2=53.647	X	(59.465+60.245)/2=59.855	3211.041
11	0.5	26.82	X	60.350	809.294
12		(148.190+149.0)/2=148.595	X	60.350	8967.708
13	0.5	13.090	X	21.485	140.619
14		115.995	X	21.485	2492.153
15	0.5	30.500	X	38.865	592.691
16		85.495	X	38.865	3322.763
17	0.5	46.935	X	60.350	1416.264
18		(65.380+63.700)/2=64.54	X	(60.350+60.370)/2=60.360	3895.634
19		(63.7+61.745)/2 =62.723	X	3.350	210.122
20	0.5	34.835	X	57.000	992.798
21		(26.910+28.497)/2=27.703	X	57.000	1579.071
TOTAL AREA IN SQ.M					30683.051
TOTAL AREA IN ACRE					7.582

ENCROCHMENT AREA ▩

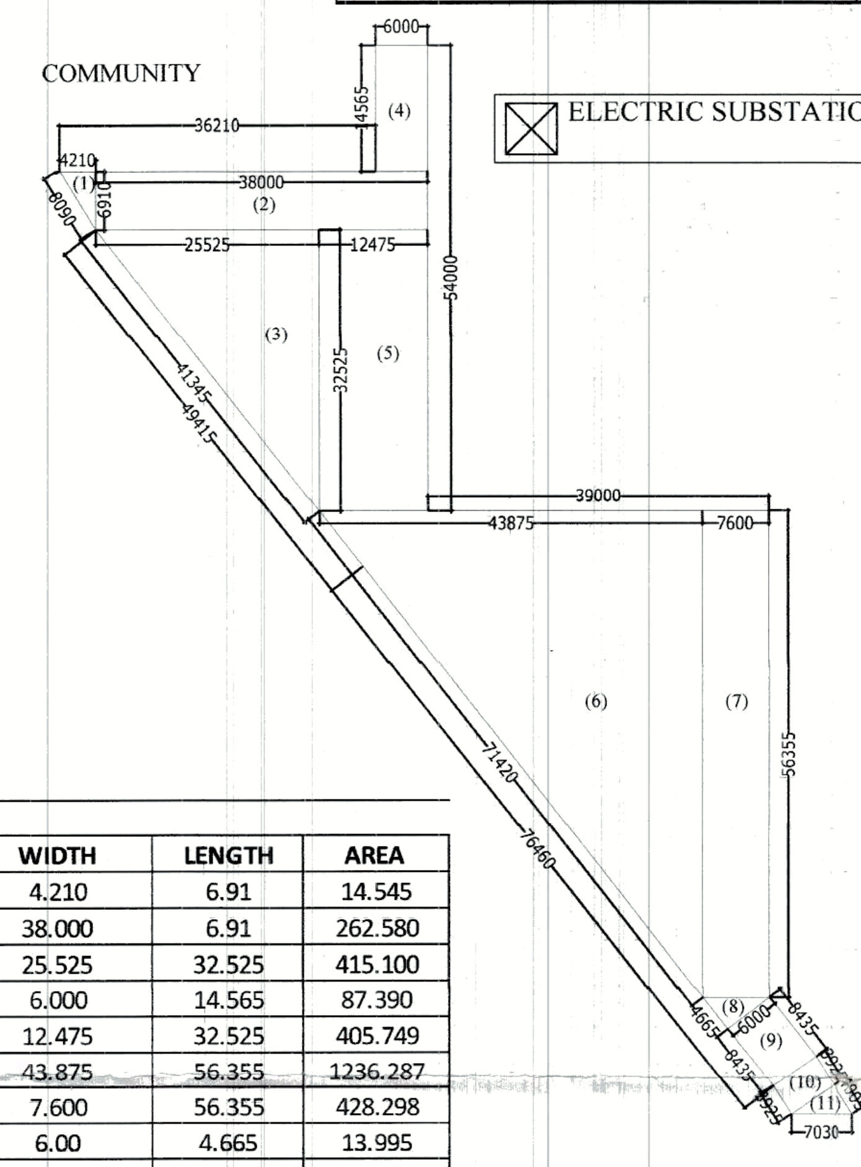
ENCROCHMENT AREA SHEET

S.NO.		WIDTH		LENGTH	AREA(SQ.M)
a		(31.850+31.485) /2=31.667	X	(1.060+1.195) /2=1.127	35.689
b		(53.645+53.650) /2=53.647	X	(0.885+0.105) /2=0.495	26.555
c		(0.995+0.190)/2 =0.592		(60.355+60.350)/2=60.353	35.729
TOTAL AREA IN SQ.M					97.973
TOTAL AREA IN ACRE					0.024

AREA SHEET FOR SECTOR ROAD

S.NO.		WIDTH		LENGTH	AREA(SQ.M)
20	0.5	34.835	X	57.000	992.798
21		(26.910+28.497)/2=27.703	X	57.000	1579.071
TOTAL AREA IN SQ.M					2571.869
TOTAL AREA IN ACRE					0.636

COMMUNITY

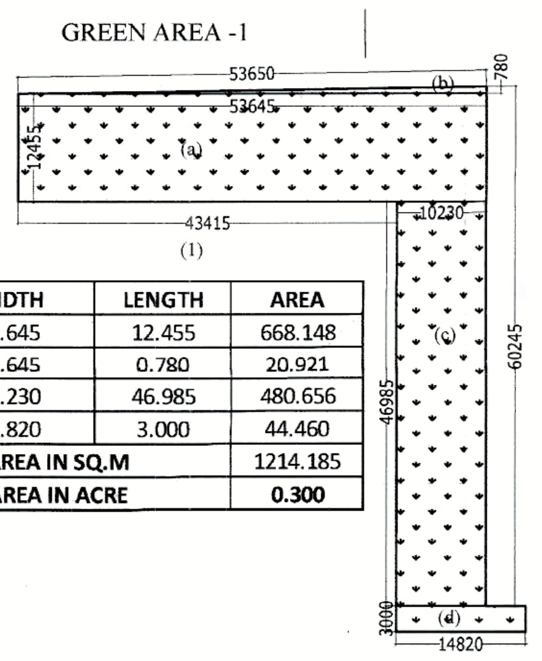

(1)
(2)
(3)
(4)
(5)
(6)
(7)
(8)
(9)
(10)
(11)
36210
38000
25525
12475
43875
7600
6000
4565
71420
76460
7030

☒ ELECTRIC SUBSTATION / SERVICES

COMMUNITY AREA

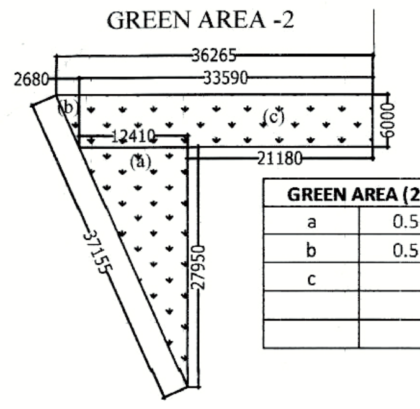
		WIDTH	LENGTH	AREA
1	0.5	4.210	6.91	14.545
2		38.000	6.91	262.580
3	0.5	25.525	32.525	415.100
4		6.000	14.565	87.390
5		12.475	32.525	405.749
6	0.5	43.875	56.355	1236.287
7		7.600	56.355	428.298
8	0.5	6.00	4.665	13.995
9		6.00	8.435	50.610
10		6.00	3.925	23.550
11	0.5	6.00	4.005	12.015
	TOTAL AREA IN SQ.M			2950.119
	TOTAL AREA IN ACRE			0.7289

GREEN AREA -1


53650
53645
(a)
(b)
12455
780
43415
(1)
10230
(c)
46985
60245
(d)
3000
14820

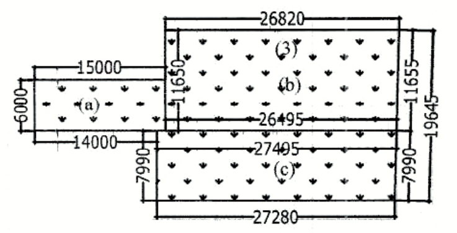
GREEN AREA (1)		WIDTH	LENGTH	AREA
a		53.645	12.455	668.148
b	0.5	53.645	0.780	20.921
c		10.230	46.985	480.656
d		14.820	3.000	44.460
	TOTAL AREA IN SQ.M			1214.185
	TOTAL AREA IN ACRE			0.300

GREEN AREA -2


36265
33590
2680
(b)
(c)
6000
12410
(a)
21180
37155
27950

GREEN AREA (2)		WIDTH	LENGTH	AREA
a	0.5	12.410	27.950	173.429
b	0.5	2.680	6.000	8.040
c		33.59	6.000	201.540
	TOTAL AREA IN SQ.M			383.009
	TOTAL AREA IN ACRE			0.095

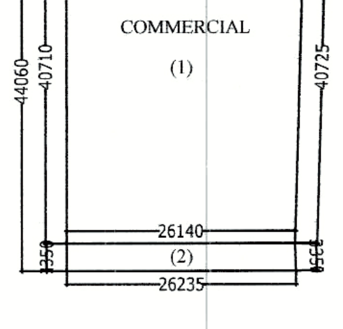
GREEN AREA -3


26820
(3)
15000
(a)
(b)
6000
14000
11650
11655
19645
26495
27495
(c)
7990
27280

PARSAVNATH
RESIDENTIAL PLOTTED
COLONY

GREEN AREA (3)		WIDTH	LENGTH	AREA
a		15	6	90.000
b		(26.82+26.495)/2=26.657	(11.650+11.655)/2=11.652	310.607
c		(27.495+27.280) /2=27.387	7.990	218.822
	TOTAL AREA IN SQ.M			619.429
	TOTAL AREA IN ACRE			0.153

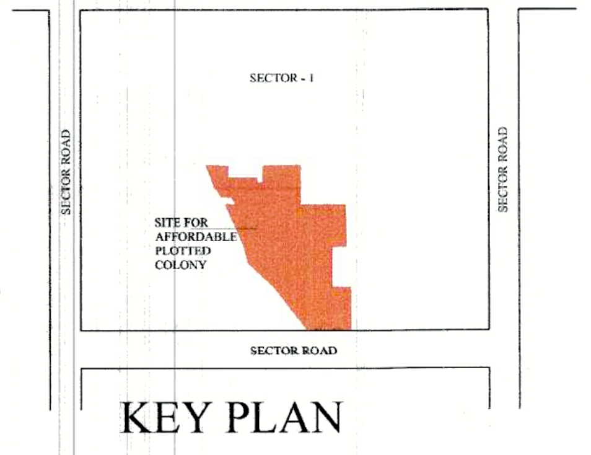
TOTAL GREEN AREA		1+2+3	2216.623
		ACRE	0.548


27280
COMMERCIAL
(1)
44060
40710
40725
26140
(2)
3350
26235

COMMERCIAL AREA				
		WIDTH	LENGTH	AREA
1		(27.280+26.140) /2 =26.71	(40.710+40.725)/2=40.717	1087.551
2		(26.140+26.235) /2 =26.187	3.350	87.726
	TOTAL AREA IN SQ.M			1175.277
	TOTAL AREA IN ACRE			0.290

NOTE :-
1. ALL DIMENSIONS ARE IN METER.
2. THE BANK GUARNTEE TO THE TUNE OF 25% ON ACCOUNT OF IDW HAS BEEN SUBMITTED IN LIEU OF MORGAGE OF 15% SALABLE AREA.

🟥 50% FREEZED PLOTS


TO JAPUR
NH - 8
TO DELHI
SECTOR - 1
SITE FOR AFFORDABLE PLOTTED COLONY
SECTOR ROAD
SECTOR ROAD
SECTOR ROAD

KEY PLAN

PROPOSED LAYOUT-CUM-DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA ON THE LAND AREA MEASURING 7.6060 ACRES (LICENCE NO. 105 OF 2017 DATED 19.12.2017) IN SECTOR-1, DHARUHERA BEING DEVELOPED BY AVANCER PROPERTIES PVT. LTD.

ARCHITECT SIGN.	OWNER SIGN.
AR. AMANDEEP BANSAL CA/2015/72167	VIKASH AGGARWAL Authorised Signatory

NORTH

ARCHPOINT
TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING.
HOUSE NO. 208, SECTOR - 14 WEST, MILK COLONY DHANAS, CHANDIGARH - 160014, E - MAIL: - ARCHITECT.BANSAL@GMAIL.COM

DRG.NO:- DTCP 6890 DATED:- 06-03-19

(NEHA CHANDEL) (JD)HQ	(DINESH KUMAR) SD (HQ)	(NARENDER KUMAR) DTP (HQ)	(DEVENDRA NIMBOKAR) STP (M) HQ	(JITENDER SIHAG) CTP (HR)	(K. MAKRAND PANDURANG, IAS) DTCP (HR)