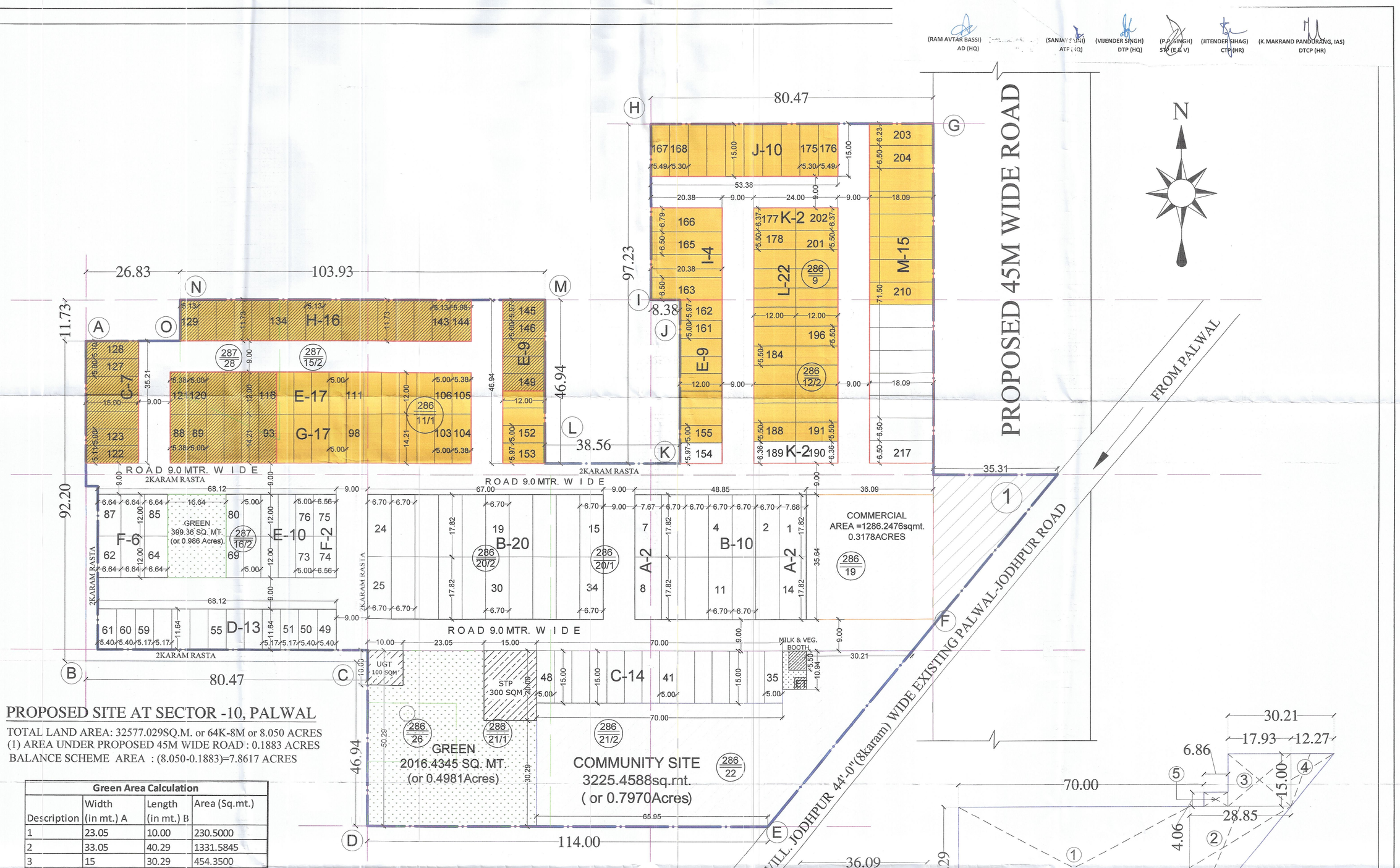
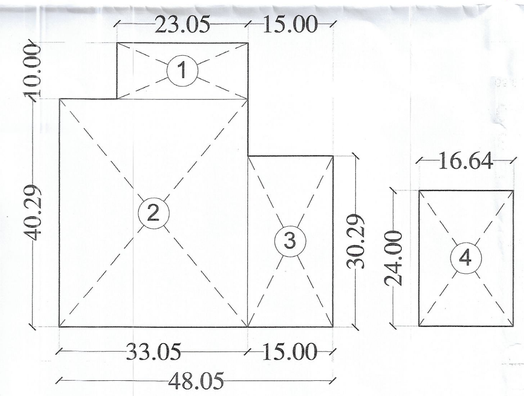
(RAM AVTAR BASSI) AD (HQ) | (SANJAY KUMAR) ATP (HQ) | (VIJENDER SINGH) DTP (HQ) | (P.P. SINGH) STP (E & V) | (JITENDER SIHAG) CTP (HR) | (K.MAKRAND PANDURANG, IAS) DTCP (HR)



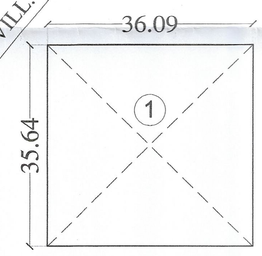
PROPOSED SITE AT SECTOR -10, PALWAL

TOTAL LAND AREA: 32577.029SQ.M. or 64K-8M or 8.050 ACRES
(1) AREA UNDER PROPOSED 45M WIDE ROAD : 0.1883 ACRES
BALANCE SCHEME AREA : (8.050-0.1883)=7.8617 ACRES

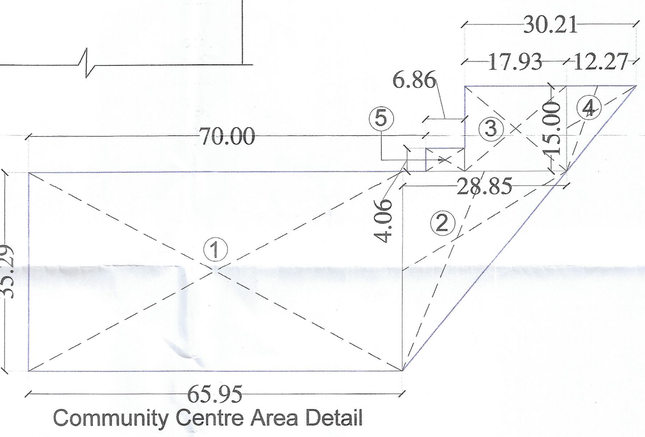
Green Area Calculation			
Description	Width (in mt.) A	Length (in mt.) B	Area (Sq.mt.)
1	23.05	10.00	230.5000
2	33.05	40.29	1331.5845
3	15	30.29	454.3500
4	16.64	24.00	399.3600
Total			**2415.7945**
			or 0.5970 Acres



GREEN AREA DETAIL



COMMERCIAL AREA DETAIL



Community Centre Area Detail

Commercial Area Calculation			
Description	Width (in mt.) A	Length (in mt.) B	Area (Sq.mt.)
1	36.09	35.64	1286.2476
Total			**1286.2476**
			or 0.3178Acres

Community site Area Calculation				
Description	Width (in mt.) A	Length (in mt.) B	Area (Sq.mt.) (AXBX 1/2)	Area (Sq.mt.)
1	65.95	35.29		2327.3755
2	28.85	35.29	509.0583	509.0583
3	17.93	15.00		268.9500
4	12.27	15.00	92.0250	92.0250
5	6.86	4.06		27.8516
Total Area				3225.2604
			or 0.79697Acres	

TABLE-1

Blocks	S.No. of Plots	Size of Plot (In MTS.)	Plot Area (In SQM.)	Total No. of Plots	Total Plot Area (In SQM.)
A	1	7.68X17.82	136.86	1	136.858
B	2 to 6	6.70x17.82	119.39	5	596.970
A	7 & 8	7.67X17.82	136.68	2	273.359
B	9 to 13	6.70x17.82	119.39	5	596.970
A	14	7.68X17.82	136.86	1	136.858
B	15 to 34	6.70x17.82	119.39	20	2387.880
C	35 to 48	5.00x15.00	75.00	14	1050.000
D	49 & 50	5.40x11.64	62.86	2	125.712
	51 to 59	5.17x11.64	60.13	9	541.609
	60 & 61	5.40x11.64	62.86	2	125.712
F	62 to 64	6.64 X 12.00	79.68	3	239.040
E	69 to 73	5.00x12.00	60.00	5	300.000
F	74 & 75	6.56 X 12.00	78.72	2	157.440
E	76 to 80	5.00x12.00	60.00	5	300.000
F	85 to 87	6.56 X 12.00	78.72	3	236.160
G	88	5.38x14.21	76.45	1	76.450
	89 & 103	5.00x14.21	71.05	15	1065.750
	104	5.38x14.21	76.45	1	76.450
E	105	5.38x12.00	64.56	1	64.560
	106 to 120	5.00x12.00	60.00	15	900.000
	121	5.38x12.00	64.56	1	64.560
C	122	5.11x15.00	76.65	1	76.650
	123 to 127	5.00x15.00	75.00	5	375.000
	128	5.10x15.00	76.50	1	76.500
H	129 to 143	5.13x11.73	60.17	15	902.624
	144	5.98x11.73	70.15	1	70.145
E	145	5.97x12.00	71.64	1	71.640
	146 to 152	5.00x12.00	60.00	7	420.000
	153 & 154	5.97x12.00	71.64	2	143.280
	155 to 161	5.00x12.00	60.00	7	420.000
	162	5.97x12.00	71.64	1	71.640
I	163 to 165	6.50x20.38	132.47	3	397.410
	166	6.79x20.38	138.38	1	138.380
J	167	5.49x15.00	82.35	1	82.350
	168 to 175	5.30x15.00	79.50	8	636.000
	176	5.49x15.00	82.35	1	82.350
K	177	6.37x12.00	76.44	1	76.440
L	178 to 188	5.50x12.00	66.00	11	726.000
K	189 & 190	6.36x12.00	76.32	2	152.640
L	191 to 201	5.50x12.00	66.00	11	726.000
K	202	6.37x12.00	76.44	1	76.440
M	203	6.23x18.09	112.70	1	112.701
	204 to 217	6.50x18.09	117.59	14	1646.190
	Total No. of Plots			**209**	**16932.717**

Description	Area in Acres	Area in Sqm.
Total Area of the Scheme (A)	8.0500	32577.029
Land Under 45M Wide Proposed Master Road (B)	0.1883	762.342
BALANCE SCHEME AREA (C= A- B)	7.8617	31815.168
50% Area Under 45M Wide Road (D)	0.09415	381.011
Net Planned Area (C+D)	7.95585	32196.179
Required Green Area (7.50%)	0.5967	2414.759
Proposed Green Area (7.503%)	0.5970	2415.7945
Permissible 10% Area to be transferred free of cost to the Government	0.7956	3219.679
Proposed Area to be transferred free of cost to the Government	0.7970	3225.4588
Permissible Area Under Plots (61%)	4.8530	19639.669
Proposed Area Under Plots (52.60%)	4.1849	16935.597
Permissible Commercial Area (4%)	0.3182	1287.710
Proposed Commercial Area (3.995%)	0.3178	1286.2476
Permissible Density	240-400 PPA	
Proposed Density (Taking 13.5 Persons/ Plot)	354.6447 (2822 Persons)	
50% Area to be Freezed of Area under Plotted Development	2.0924	8467.799
15% Area (out of 50% Freezed Area) to be mortgaged towards IDW	0.6277	2540.340
Total Saleble Area	4.5027(56.595%)	

Detail of 50% to be Freezed Area

S.No. of Plots	Size of Plot (In MTS.)	Plot Area (In SQM.)	Total No. of Plots	Total Plot Area (In SQM.)	Khasra Detail
88	5.38x14.21	76.45	1	76.450	287//15/2
89 to 98	5.00x14.21	71.05	10	710.500	
99 to 103	5.00x14.21	71.05	5	355.250	286//11/1
104	5.38x14.21	76.45	1	76.450	
105	5.38x12.00	64.56	1	64.560	
106 to 110	5.00x12.00	60.00	5	300.000	
111 to 115	5.00x12.00	60.00	5	300.000	287//15/2
116 to 120	5.00x12.00	60.00	5	300.000	287//28
121	5.38x12.00	64.56	1	64.560	287//15/2
122	5.11x15.00	76.65	1	76.650	
123 to 127	5.00x15.00	75.00	5	375.000	
128	5.10x15.00	76.50	1	76.500	
129 to 134	5.13x11.73	60.17	6	361.049	287//28
135 to 138	5.13x11.73	60.17	4	240.700	287//15/2
139 to 143	5.13x11.73	60.17	5	300.875	286//11/1
144	5.98x11.73	70.15	1	70.145	
145	5.97x12.00	71.64	1	71.640	
146 to 152	5.00x12.00	60.00	7	420.000	
153	5.97x12.00	71.64	1	71.640	
155 to 161	5.00x12.00	60.00	7	420.000	286//12/2
162	5.97x12.00	71.64	1	71.640	
163 to 165	6.50x20.38	132.47	3	397.410	286//9
166	6.79x20.38	138.38	1	138.380	
167	5.49x15.00	82.35	1	82.350	
168 to 175	5.30x15.00	79.50	8	636.000	
176	5.49x15.00	82.35	1	82.350	
177	6.37x12.00	76.44	1	76.440	
178 to 181	5.50x12.00	66.00	4	264.000	
182 to 188	5.50x12.00	66.00	7	462.000	286//12/2
191 to 197	5.50x12.00	66.00	7	462.000	
198 to 201	5.50x12.00	66.00	4	264.000	286//9
202	6.37x12.00	76.44	1	76.440	
203	6.23x18.09	112.70	1	112.701	
204 to 210	6.50x18.09	117.59	7	823.095	
Total No. of Plots			**120**	**8680.774**	

Total 8680.774 sq.mt. (50%) area to be Freezed against permissible Area 8467.799 sq.mt.

LEGENDS:-

50% Area to be Freezed

15% Area to be Mortgaged towards IDW (Out of 50% Area to be Freezed)

15% Area (out of 50% Freezed Area) to be mortgaged towards IDW

S.No. of Plots	Size of Plot (In MTS.)	Plot Area (In SQM.)	Total No. of Plots	Total Plot Area (In SQM.)	Khasra Detail
88	5.38x14.21	76.45	1	76.450	287//15/2
89 to 93	5.00x14.21	71.05	5	355.250	
121	5.38x12.00	64.56	1	64.560	
122	5.11x15.00	76.65	1	76.650	
123 to 127	5.00x15.00	75.00	5	375.000	
128	5.10x15.00	76.50	1	76.500	
135 to 138	5.13x11.73	60.17	4	240.700	
Total			**18**	**1265.109**	
116 to 120	5.00x12.00	60.00	5	300.000	287//28
129 to 134	5.13x11.73	60.17	6	361.049	
Total			**11**	**661.049**	
139 to 143	5.13x11.73	60.17	5	300.875	286//11/1
144	5.98x11.73	70.15	1	70.145	
145	5.97x12.00	71.64	1	71.640	
146 to 149	5.00x12.00	60.00	4	240.000	
Total			**11**	**682.660**	
Grand Total			**40**	**2608.819**	

Total 2608.819 sq.mt. (15%) area to be mortgaged against Permissible Area 2540.340 sq.mt.

DRG.NO:- DTCP 6736 DATED:- 27-12-18

OWNER : -

PROPOSED LAYOUT CUM DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DEEN DAYAL JAN AWAS YOJNA SCHEME) IN THE REVENUE ESTATE OF PALWAL, AREA MEASURING 8.050 ACRES, SECTOR-10, PALWAL FOR VALMAX CONSTRUCTIONS & V SHINE CONSTRUCTIONS PVT. LTD., NEW DELHI.

DRAWING TITLE :

LAYOUT CUM DEMARCATION PLAN

ARCHPOINT

TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING.

HOUSE NO. 56, SECTOR - 14 WEST, MILK COLONY DHANAS, CHANDIGARH - 160014, E - MAIL: - ARCHITECT.BANSAL@GMAIL.COM

ARCHITECT'S SIGNATURE:

AR. AMANDEEP BANSAL
CA/2015/72167

OWNER'S SIGNATURE: