



LEGEND:

- COMMUNITY PLOT
- OPEN GREEN AREA
- COMMERCIAL
- PLOT LINE
- OMNET

W/s. FLOWER INFRACON LLP
1123-11TH FLOOR, DEF TOWER B, JASOLA DISTRICT
CENTER, NEW DELHI-110025

Architect
Allied Building Construction Group
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PROJECT:-
DEMARCATION PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY (UNDER DDJAY POLICY 2016) AREA MEASURING 7.775 ACRES VILLAGE KASAR TEHSIL SECTOR-3B BAHADURGARH.

Architect's Signature _____
Owner's Signature _____

Drawing Title: DEMARCATION PLAN
Drawing No.: RPS-A-2
Scale: 1:750

AREA DETAILS AS PER DEMARCATION (7.775 ACRES, SECTOR 3B BAHADURGARH)

S.No.	DESCRIPTION	AREA (SQ.M)	%AGE
A	PROPOSED AREA UNDER RESIDENTIAL PLOTS	16631.147	4.110
B	PROPOSED AREA UNDER COMMERCIAL PLOTS	2572.200	52.800%
C	PROPOSED AREA UNDER OPEN GREEN SPACES (OGS)	23147.412	0.592
D	PROPOSED AREA UNDER COMMUNITY FACILITIES	3147.412	0.778
E	AREA UNDER INTERNAL ROADS	7094.015	1.951
F	AREA UNDER ESS	150.000	0.387
G	AREA UNDER NALA	23.170	0.060
H	NET PLANNED AREA	31441.170	7.769

AREA OTHER THAN GREEN FOR SERVICES

S.No.	DESCRIPTION	LENGTH (M)	WIDTH (M)	AREA (SQ.M)
1	SEWAGE TREATMENT PLANT (STP)	18.000	25.000	450.000
2	SPACE FOR UNDER GROUND TANK (UGT)	12.500	20.000	250.000
3	ESS	10.600	14.151	150.000
4	MILK BOOTH	18.000	27.500	495.000

AREA UNDER GREEN

S.No.	DESCRIPTION	LENGTH (M)	WIDTH (M)	AREA (SQ.M)
1	G1a (Triangle)	5.301	10.600	28.095
2	G1b	14.126	10.600	149.736
3	G2	102.270	6.000	613.620
4	G3	73.810	21.269	1569.865

TOTAL 2361.316

ONE ORGANISED GREEN SPACE MORE THAN 0.3 ACRE PROVIDED = G3

AREA UNDER COMMERCIAL

S.No.	DESCRIPTION	LENGTH (M)	WIDTH (M)	AREA (SQ.M)
1	A	37.629	24.485	921.346
2	B	20.713	13.885	287.600
3	C	6.992	13.885	96.834

TOTAL 1257.280

AREA UNDER COMMUNITY FACILITY

S.No.	DESCRIPTION	LENGTH (M)	WIDTH (M)	AREA (SQ.M)
1	A	62.080	42.282	2623.620
2	B	45.321	42.282	1915.792

TOTAL 3147.412

DETAILS OF PLOTS AS PER DEMARCATION (7.775 ACRES, SECTOR 3B BAHADURGARH)

S.No.	SIZE	LENGTH	WIDTH	AREA (SQ.M)	NO.	AREA TOTAL (SQ.M)	AREA TOTAL (ACRES)	
1	24.485	6.120	1.24	149.848	24	3596.352	4301.237	
2	18.520	6.405	1.08	118.621	1	118.621	141.871	
3	18.520	6.391	1.09	120.123	15	1775.415	2123.396	
4	20.456	6.950	1.16	142.292	19	2703.148	3230.648	
5	20.456	7.080	1.17	144.828	17	2462.076	3014.214	
6	21.926	6.752	1.16	148.044	18	2664.792	3187.091	
7	14.297	7.547	1.16	107.899	14	1510.586	1806.66	
8	14.297	7.533	1.16	107.699	2	215.398	257.616	
9	21.400	6.977	1.16	149.307	20	2986.140	3571.423	
10	14.410	7.087	1.16	102.124	6	816.992	977.122	
11	14.410	6.996	1.16	100.812	1	100.812	120.571	
GRAND TOTAL						123	16626.196	19884.930

AREA DETAILS (7.775 ACRES, SECTOR 3B BAHADURGARH)

S.No.	DESCRIPTION	AREA (SQ.M)	%AGE
A	TOTAL AREA OF THE SCHEME	31464.34	7.775
B	AREA OF DRAIN WITHIN PLOT AREA	23.17	0.06
C	NET PLANNED AREA	31441.17	7.769
D	PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	19715.11	4.73
E	PERMISSIBLE AREA UNDER COMMERCIAL	1257.65	0.31
F	PERMISSIBLE AREA UNDER OPEN GREEN SPACES (OG)	23147.41	5.77
G	PERMISSIBLE AREA UNDER COMMUNITY FACILITIES	3146.43	0.77
H	PROPOSED AREA UNDER RESIDENTIAL PLOTS	16626.196	4.108
I	PROPOSED AREA UNDER COMMERCIAL	1257.318	0.311
J	PROPOSED AREA UNDER OPEN GREEN SPACES (OGS)	23147.412	5.768
K	PROPOSED AREA UNDER COMMUNITY FACILITIES	3146.619	0.778

PLOTTED DENSITY

TOTAL POPULATION	123	X	18	=	2214
TOTAL DENSITY	2214	/	7.7750	=	284.76

AGAINST 240-400 PERMISSIBLE DENSITY

AREA OTHER THAN GREEN FOR SERVICES

S.No.	DESCRIPTION	AREA (SQ.M)
1	SEWAGE TREATMENT PLANT (STP)	450.000
2	SPACE FOR UNDER GROUND TANK (UGT)	250.000
3	ESS	150.000
4	MILK BOOTH	495.000

AREA UNDER GREEN

S.No.	DESCRIPTION	LENGTH (M)	WIDTH (M)	AREA (SQ.M)
1	G1a (Triangle)	5.301	10.600	28.095
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DETAILS OF PLOTS (7.775 ACRES, SECTOR 3B BAHADURGARH)

S.No.	SIZE	LENGTH	WIDTH	AREA (SQ.M)	NO.	AREA TOTAL (SQ.M)	AREA TOTAL (ACRES)	
1	24.485	6.120	1.24	149.848	24	3596.352	4301.237	
2	18.520	6.391	1.08	118.621	16	1898.592	2265.932	
3	20.456	6.950	1.16	142.292	20	2845.840	3405.625	
4	21.926	6.752	1.16	148.044	18	2664.792	3187.091	
5	14.297	7.547	1.16	107.899	16	1726.384	2067.455	
6	21.400	6.977	1.16	149.307	20	2986.140	3571.423	
7	14.300	7.087	1.16	101.344	9	912.096	1090.867	
GRAND TOTAL						123	16626.196	19884.930

