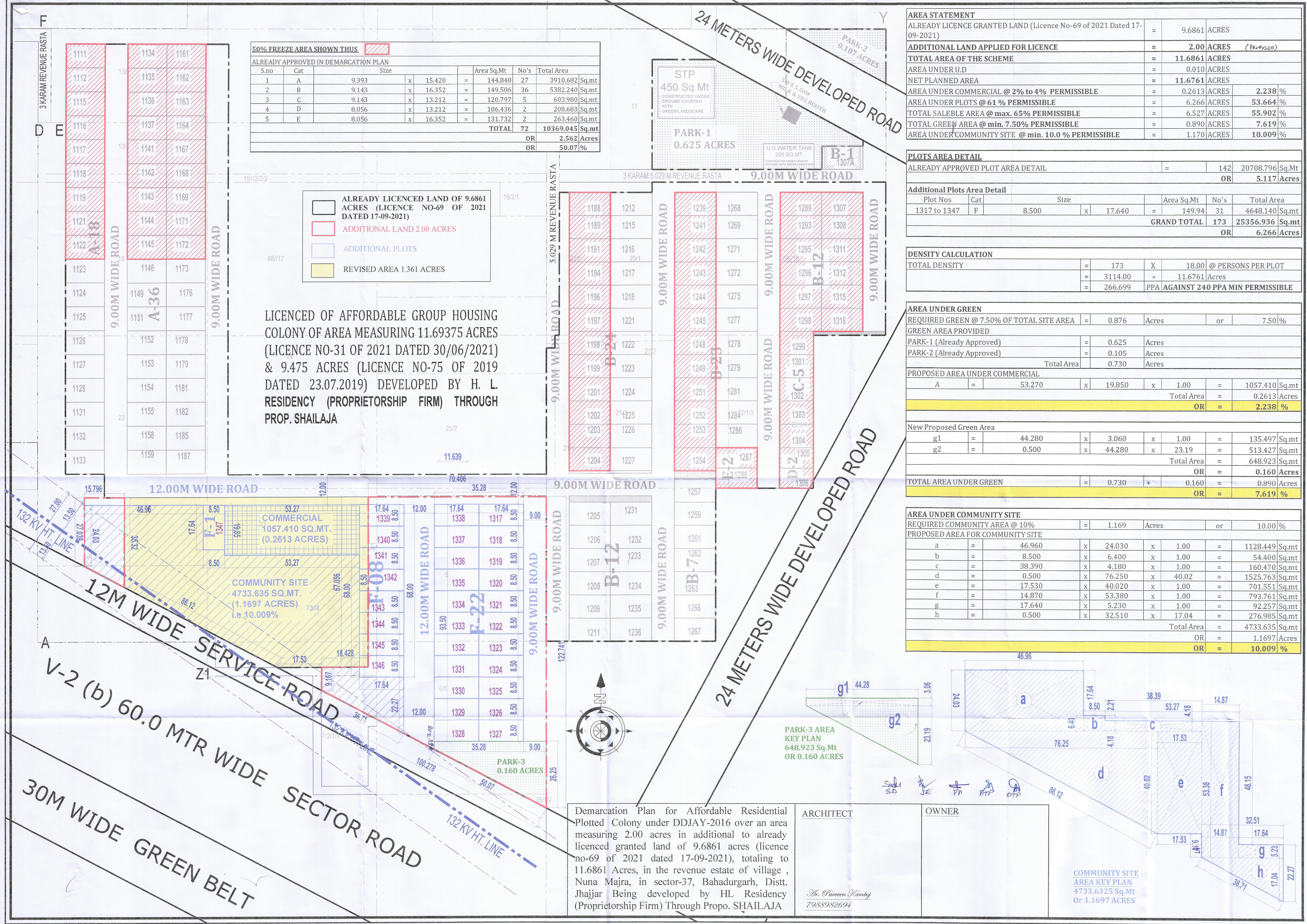




AREA STATEMENT		
ALREADY LICENCE GRANTED LAND (Licence No-69 of 2021 Dated 17-09-2021)	=	9.6861 ACRES
ADDITIONAL LAND APPLIED FOR LICENCE	=	2.00 ACRES (PROPOSED)
TOTAL AREA OF THE SCHEME	=	11.6861 ACRES
AREA UNDER U.D	=	0.010 ACRES
NET PLANNED AREA	=	11.6761 ACRES
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	=	0.2613 ACRES 2.238 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE	=	6.266 ACRES 53.664 %
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE	=	6.527 ACRES 55.902 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	=	0.890 ACRES 7.619 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	=	1.170 ACRES 10.009 %

PLOTS AREA DETAIL		
ALREADY APPROVED PLOT AREA DETAIL	=	142 20708.796 Sq.Mt
	OR	5.117 Acres
Additional Plots Area Detail		
Plot Nos	Cat	Size
1317 to 1347	F	8.500 x 17.640
		= 149.94 31 4648.140 Sq.mt
GRAND TOTAL	173	25356.936 Sq.mt
	OR	6.266 Acres

DENSITY CALCULATION		
TOTAL DENSITY	=	173 X 18.00 @ PERSONS PER PLOT
	=	3114.00 ÷ 11.6761 Acres
	=	266.699 PPA AGAINST 240 PPA MIN PERMISSIBLE

AREA UNDER GREEN		
REQUIRED GREEN @ 7.50% OF TOTAL SITE AREA	=	0.876 Acres or 7.50 %
GREEN AREA PROVIDED		
PARK-1 (Already Approved)	=	0.625 Acres
PARK-2 (Already Approved)	=	0.105 Acres
Total Area	=	0.730 Acres
PROPOSED AREA UNDER COMMERCIAL		
A	=	53.270 x 19.850 x 1.00 = 1057.410 Sq.mt
Total Area	=	0.2613 Acres
OR	=	2.238 %
New Proposed Green Area		
g1	=	44.280 x 3.060 x 1.00 = 135.497 Sq.mt
g2	=	0.500 x 44.280 x 23.19 = 513.427 Sq.mt
Total Area	=	648.923 Sq.mt
OR	=	0.160 Acres
TOTAL AREA UNDER GREEN	=	0.730 + 0.160 = 0.890 Acres
OR	=	7.619 %

AREA UNDER COMMUNITY SITE		
REQUIRED COMMUNITY AREA @ 10%	=	1.169 Acres or 10.00 %
PROPOSED AREA FOR COMMUNITY SITE		
a	=	46.960 x 24.030 x 1.00 = 1128.449 Sq.mt
b	=	8.500 x 6.400 x 1.00 = 54.400 Sq.mt
c	=	38.390 x 4.180 x 1.00 = 160.470 Sq.mt
d	=	0.500 x 76.250 x 40.02 = 1525.763 Sq.mt
e	=	17.530 x 40.020 x 1.00 = 701.551 Sq.mt
f	=	14.870 x 53.380 x 1.00 = 793.761 Sq.mt
g	=	17.640 x 5.230 x 1.00 = 92.257 Sq.mt
h	=	0.500 x 32.510 x 17.04 = 276.985 Sq.mt
Total Area	=	4733.635 Sq.mt
OR	=	1.1697 Acres
OR	=	10.009 %