

PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED RESIDENTIAL TOWN PLANNING SCHEME UNDER DEEN DAYAL JAN AWAS YOJNA HOUSING POLICY 2016 OVER LAND MEASURING 12.4562 ACRES IN THE REVENUE ESTATE OF VILLAGE-NILOKHERI, SECTOR-13, TEHSIL-NILOKHERI, DISTT. KARNAL- M/S ANANT KIRPA DEVELOPERS PRIVATE LIMITED.

AREA CALCULATIONS					
S.No.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	12.4562	-	-	-
2	AREA UNDER 60 M WIDE GREEN BELT	-	-	0.1842 ACRE (745.43 SQMTRS)	-
3	BALANCE AREA (A)	12.2720	-	-	-
4	50% BENEFIT OF AREA UNDER 60.0 M WIDE GREEN BELT (B)	0.0921	-	-	-
5	NET PLANNED AREA (A+B)	12.3641	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	6.2054	50.18%	7.5421	61.00%
7	AREA UNDER COMMERCIAL	0.4932	3.98%	0.4945	4.00%
8	TOTAL SALEABLE AREA ( 6 + 7 )	6.6986	54.16%	8.0366	65.00%
9	OPEN SPACE/PARKS	0.9353	7.56%	0.9274	7.50%
10	COMMUNITY FACILITIES	1.2367	10.00%	1.2364	10.00%

PLOTS AREA STATEMENT					
PLOT NOS	WIDTH	LENTH	AREA ( SQMTRS )	NO OF PLOTS	TOTAL AREA (SQMTRS)
BLOCK - A					
1 TO 7	7.200	18.788	135.273	7	946.911
8	6.000	18.788	112.728	1	112.728
9 TO 15	7.200	18.788	135.273	7	946.911
16 TO 51	7.500	18.788	140.910	36	5072.760
52 TO 56	8.050	15.500	124.775	5	623.875
				TOTAL	7703.185
BLOCK - B					
1 TO 36	7.500	18.788	140.910	36	5072.760
37 TO 46	7.410	19.850	147.088	10	1470.880
47 TO 52	7.160	15.000	107.400	6	644.400
53 TO 58	6.290	16.580	104.288	6	625.728
59	AS PER LAYOUT		92.790	1	92.790
60	AS PER LAYOUT		81.555	1	81.555
				TOTAL	7988.113
BLOCK - C					
1 TO 7	7.600	18.865	143.374	7	1003.618
8	AS PER LAYOUT		137.185	1	137.185
9 TO 15	7.650	15.750	120.487	7	843.409
16 TO 31	7.500	20.000	150.000	16	2400.000
32 TO 51	7.350	20.000	147.000	20	2940.000
52 TO 53	5.400	14.000	75.600	2	151.200
54	AS PER LAYOUT		148.230	1	148.230
55 TO 66	7.220	20.750	149.815	12	1797.780
				TOTAL	9421.422
				<b>TOTAL</b>	<b>182</b>
					<b>25112.720</b>

GREEN AREA CALCULATION:-

= GREEN-I+GREEN-II + GREEN-III + GREEN-IV + GREEN-V + GREEN-VI + GREEN-VII + GREEN-VIII  
 = 1231.861 + 270.041 + 206.286 + 304.941 + 563.26 + 478.93 + 492.48 + 237.296  
 = 3785.095 SQM OR 0.9353 ACRE (7.56%)

DENSITY CALCULATION(PPA):-

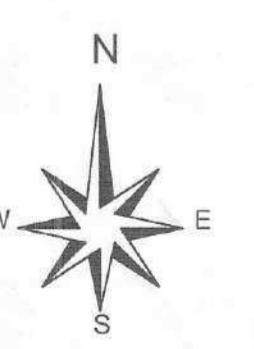
PROPOSED NUMBER OF PLOTS = 182  
 UNITS ALLOWED = 4 UNITS PER PLOT  
 POPULATION PER UNIT = 4.5  
 PERMISSIBLE POPULATION DENSITY = 240 TO 400 PPA  
 PERMISSIBLE NO. OF PLOTS = 165 TO 275  
 PROJECTED POPULATION IN THE SCHEME = 182x4x4.5 = 3276 PERSONS  
 ACHIEVED POPULATION DENSITY = 3276/12.3641 = 264.96 PPA

AREA FALLING UNDER 24 MTR. WIDE ROAD(S) SHOWN THIS:-

AREA DETAILS:-

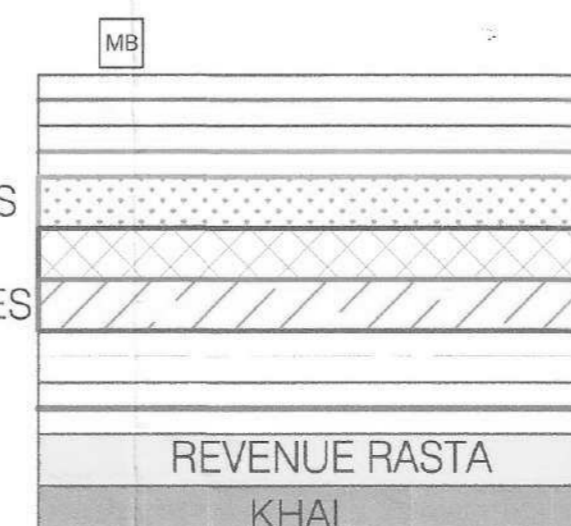
AREA FALLING UNDER ALIGNMENT OF 24 MTR. WIDE ROADS = A+B+C+D+E  
 A = (23.915x33.967)/2 = 406.16 SQM  
 B = (24.00x34.087)/2 = 409.044 SQM  
 C = (53.840x24.00) = 1292.160 SQM  
 D = (24.00x16.898)/2 = 202.776 SQM  
 E = (17.844x25.345)/2 = 226.120 SQM  
 TOTAL AREA = 2536.26 SQM OR 0.62670 ACRE(05K-00M-03S)

P.E. (DULB) AE (DULB) D.T.P. (DULB) S.T.P. (DULB) C.T.P. (DULB)



LEGEND:

- MB(5MX5.5M)
- UGT
- STP
- PARKS / OPEN SPACES
- COMMERCIAL AREA
- COMMUNITY FACILITIES
- KILLA LINE
- SCHEME BOUNDARY
- REVENUE RASTA
- KHAL



ABBREVIATIONS:-

- ET = ELECTRIC TRANSFORMER
- UGT = UNDERGROUND WATER TANK
- UG STP = UNDERGROUND SEWAGE TREATMENT PLANT
- IG = INCIDENTAL GREEN
- MB = MILK & VEG. BOOTH

DRAWING TITLE :- LAYOUT

Anant Kripa Developers Pvt. Ltd.

Auth. Sign

SIGNATURE OF OWNER / APPLICANT

(SCALE-N.T.S.)

AR. SHUBHAM GOYAL  
 CA/2018/90989  
 M.No. 7876796387, 8888434717  
 Off. Add. #1225/Sec.-4  
 KURUKSHETRA

