



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)	
ENCROACHMENT AREA	0.024	ACRE(D)	
NET PLANNED AREA (NPA) (A-C-D)	7.264	ACRE		
AREA UNDER COMMERCIAL	0.290	ACRE	3.992%	
AREA UNDER RESIDENTIAL PLOTS	3.848	ACRE	52.974%	
TOTAL SALEABLE AREA	4.138	ACRE	56.966%	

FROZED PLOT AREA				
REQUIRED (50% RESIDENTIAL SALABLE AREA)	1.924	ACRE	OR IN SQ.M	7786.396
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
GREEN AREA PROVIDED				7.500%
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
TOTAL 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
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
PROVIDED AREA	0.290	ACRE	OR IN SQ.M	1175.277
				4.000%

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

DENSITY CALCULATION		
TOTAL NOS. OF PLOTS	171	
MINIMUM PERMISSIBLE DENSITY @ 240 PPA = (NET PLANNED AREA 7.268 X 240 PPA)	1749.120	
MAXIMUM PERMISSIBLE DENSITY @ 400 PPA = (NET PLANNED AREA 7.268 X 400 PPA)	2915.200	
PROPOSED POPULATION (171X13.5 = 2308.5)	2308.500	
PROPOSED DENSITY (2308.5/7.268) PERSON / ACRE	317.800	

50% FIXED SALEABLE PLOTS				
BLOCK	PLOT NO.	WIDTH	LENGTH	AREA / PLOT
C	(1-6)	6.215	14.820	92.106
C	(7-12)	6.045	14.820	89.586
C	(13-15)	6.045	14.820	89.586
C	(16-20)	6.045	14.820	89.586
C	(21-29)	6.215	14.820	92.106
C	(30-31)	6.345	14.820	93.990
D	(1-2)	6.345	14.820	93.990
D	(3-8)	6.215	14.820	92.106
D	(9-12)	6.215	14.820	92.106
D	(13-17)	6.045	14.820	89.586
D	(18-25)	6.045	14.820	89.586
E	(1-9)	5.705	14.820	84.548
E	(10-12)	5.705	14.820	84.548
E	(13-19)	5.705	14.820	84.548
E	(20-25)	6.215	14.820	92.106
G	(1-2)	5.785	14.000	80.990
G	(3-21)	5.785	14.000	80.990
TOTAL AREA IN SQ.M (IN 50%)				7852.174
TOTAL AREA IN ACRE				1.940

AREA SHEET				
S.NO.	WIDTH	LENGTH	AREA(SQ.M)	
1	0.5	11.670	32.015	186.808
2		19.815	X	(17760+17650)
3		19.075	X	350.825
4	0.5	9.530	X	14.255
5		22.020	X	15.785
6	0.5	6.930	X	15.785
7		(42.655+42.655)	X	(14255+14485)
8		40.230	X	72-14.37
9		10.060	X	7.055
10		(53.645+53.645)	X	(50.465+60.24)
11	0.5	26.82	X	5/2=59.855
12		(148.190+149)	X	60.350
13	0.5	13.090	X	21.485
14		115.995	X	21.485
15	0.5	30.500	X	38.865
16		85.495	X	38.865
17	0.5	46.935	X	60.350
18		(65.380+69.70)	X	(60.350+60.37)
19		(63.7+61.745)/2 = 62.723	X	3.350
20	0.5	34.835	X	57.000
21		(26.910+28.49)	X	7/2=27.703
TOTAL AREA IN SQ.M				30683.051
TOTAL AREA IN ACRE				7.582

ENCROACHMENT AREA SHEET		
S.NO.	WIDTH	LENGTH
a	(31.850+31.485)/2 = 31.667	(1.060+1.195)/2 = 1.127
b	(53.645+53.650)/2 = 53.647	(0.885+0.105)/2 = 0.495
c	(0.995+0.190)/2 = 0.592	(60.355+60.35)/2 = 60.353
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	57.000
21		(26.910+28.49)	7/2=27.703
TOTAL AREA IN SQ.M			2571.869
TOTAL AREA IN ACRE			0.636

COMMERCIAL AREA		
S.NO.	WIDTH	LENGTH
1	(27.280+26.140)/2 = 26.71	(40.710+40.7)/2 = 40.717
2	(26.140+26.235)/2 = 26.187	3.350
TOTAL AREA IN SQ.M		1175.277
TOTAL AREA IN ACRE		0.290

COMMUNITY AREA			
S.NO.	WIDTH	LENGTH	AREA
1	0.5	4.210	6.91
2		38.000	6.91
3	0.5	25.525	32.525
4		6.000	14.565
5		12.475	32.525
6	0.5	43.875	56.355
7		7.600	56.355
8	0.5	6.00	4.665
9		6.00	8.435
10		6.00	3.925
11	0.5	6.00	4.005
TOTAL AREA IN SQ.M			2950.119
TOTAL AREA IN ACRE			0.7289

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

50% FROZED PLOTS

GREEN AREA - 1			
S.NO.	WIDTH	LENGTH	AREA
a	53.645	12.455	668.148
b	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			
S.NO.	WIDTH	LENGTH	AREA
a	0.5	12.410	27.950
b	0.5	2.680	6.000
c		31.59	6.000
TOTAL AREA IN SQ.M			383.009
TOTAL AREA IN ACRE			0.095

GREEN AREA - 3			
S.NO.	WIDTH	LENGTH	AREA
a	15	6	90.000
b	(26.82+26.495)/2 = 26.657	(11.650+11.6)/2 = 11.625	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

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

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OWNER SIGN: VIKASH AGGARWAL Authorized Signatory
NORTH
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DRG NO: DTCP 6890 DATED: 06-03-19