

DEMARCATON PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 6.0625 ACRES IN THE REVENUE ESTATE VILL. MURTHAL, SECTOR-87, TEH. & DISTT. SONIPAT(HARYANA)

M/s. MATHUR DEVELOPERS & INFRASTRUCTURES PRIVATE LIMITED.

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	6.0625	-	-	-
2	AREA UNDER 45M WIDE SECTOR ROAD	0.0989	-	-	-
3	BALANCE AREA	5.9636	-	-	-
4	50% BENEFIT OF AREA UNDER 45M WIDE SECTOR ROAD	0.0495	-	-	-
5	NET PLANNED AREA	6.0131	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	2.9985	49.87%	3.6679	61.00%
7	AREA UNDER COMMERCIAL	0.1208	2.01%	0.2405	4.00%
8	TOTAL SALEABLE AREA(6 + 7)	3.1193	51.88%	3.9084	65.00%
9	OPEN SPACE/PARKS	0.4595	7.58%	0.4546	7.50%
10	COMMUNITY FACILITIES	0.6065	10.00%	0.6063	10.00%



DETAIL OF RESIDENTIAL PLOTS						
S.NO.	PLOT NO.		SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
	FROM	TO				
1	1	-	(18.19 + 18.16) / 2 x 8.08	146.85	1	146.85
2	2	-	(18.16 + 18.13) / 2 x 8.07	146.43	1	146.43
3	3	-	(18.13 + 18.11) / 2 x 8.05	145.87	1	145.87
4	4	-	(18.11 + 18.08) / 2 x 8.04	145.48	1	145.48
5	5	-	(18.08 + 18.06) / 2 x 8.03	145.10	1	145.10
6	6	-	(18.06 + 18.05) / 2 x 8.03	144.98	1	144.98
7	7	-	(18.05 + 18.03) / 2 x 8.02	144.68	1	144.68
8	8	-	(18.03 + 18.02) / 2 x 8.01	144.38	1	144.38
9	9	-	(18.02 + 18.01) / 2 x 8.01	144.30	1	144.30
10	10	-	(18.01 + 18.01) / 2 x 8.00	144.08	1	144.08
11	11	-	(18.01 + 18.00) / 2 x 8.00	144.04	1	144.04
12	12	-	(18.00 + 18.00) / 2 x 8.00	144.00	1	144.00
13	13	-	(12.38 + 4.28) / 2 x 17.97	149.69	1	149.69
14	14	-	(17.97 + 17.93) / 2 x 8.25	148.09	1	148.09
15	15	-	(17.93 + 17.92) / 2 x 8.25	147.88	1	147.86
16	16	-	(17.92 + 17.95) / 2 x 8.26	148.14	1	148.14
17	17	-	(17.95 + 18.02) / 2 x 8.26	148.56	1	148.56
18	18	-	(18.02 + 18.12) / 2 x 8.26	149.62	1	149.62
19	19	-	6.17 X 14.81	91.38	1	91.38
20	20	22	6.18 X 14.81	91.53	3	274.59
21	23	25	7.47 X 13.28	99.20	3	297.60
22	26	-	7.49 X 13.28	99.47	1	99.47
23	27	40	6.17 X 16.35	100.88	14	1412.32
24	41	-	6.19 X 16.35	101.21	1	101.21
25	42	61	7.70 X 16.35	125.90	20	2518.00
26	62	-	6.19 X 16.35	101.21	1	101.21
27	63	76	6.17 X 16.35	100.88	14	1412.32
28	77	103	6.37 X 16.35	104.15	27	2812.05
29	104	-	6.58 X 16.35	107.58	1	107.58
30	105	107	6.50 X 14.10	91.65	3	274.95
TOTAL					107	12134.83 SQMT
						2.9985 ACRES (49.87%)

12 M. SERVICE ROAD (AREAS IN sq mtrs.)						
ITEM	W	X	L	FACTOR	NO	SQ.MT
K1	59.80	x	64.98	x 0.50	x 12.00	748.68
K2	18.52	+	18.20	x 0.50	x 12.00	220.32
K3	30.31	+	29.78	x 0.50	x 12.00	360.54
K4	81.86	+	80.27	x 0.50	x 12.00	972.78
K5	12.00	x	2.54	x 0.50	x 1.00	15.24
TOTAL						2317.56
						ACRES = 0.5727

UGSTP (AREAS IN sq mtrs.)						
ITEM	W	X	L	FACTOR	NO	SQ.MT
D1	8.30	+	17.29	x 0.50	x 32.98	421.98
D2	17.29	+	12.69	x 0.50	x 1.93	28.93
TOTAL						450.91
						ACRES = 0.1114

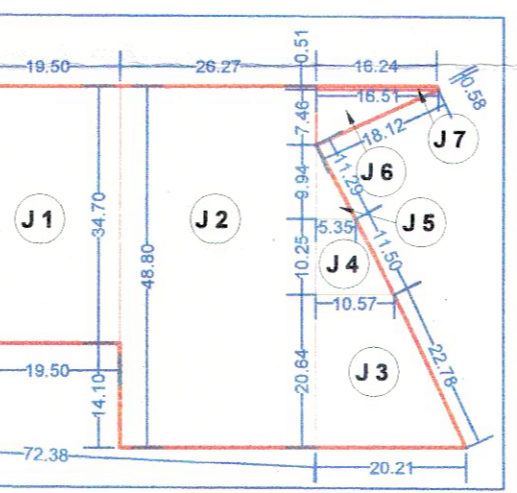
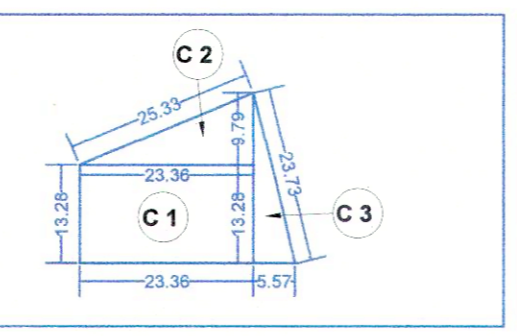
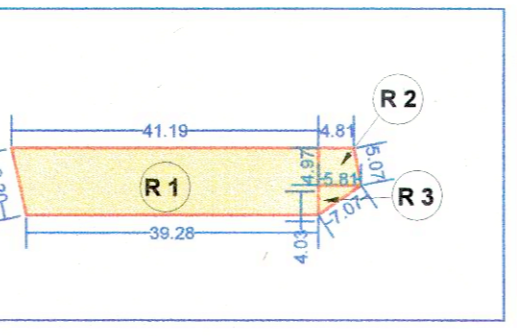
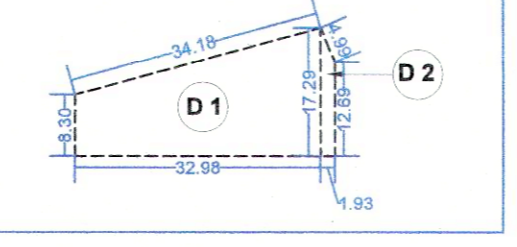
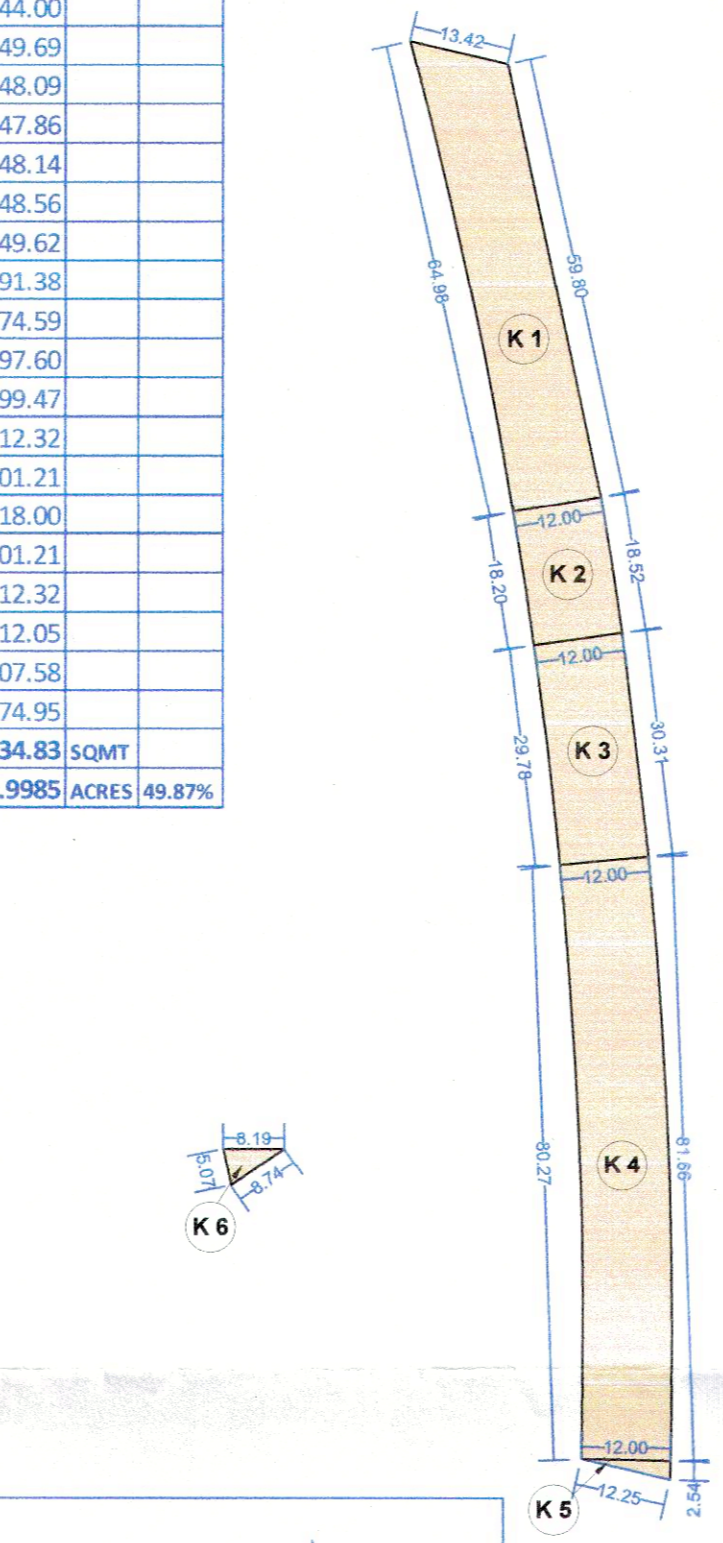
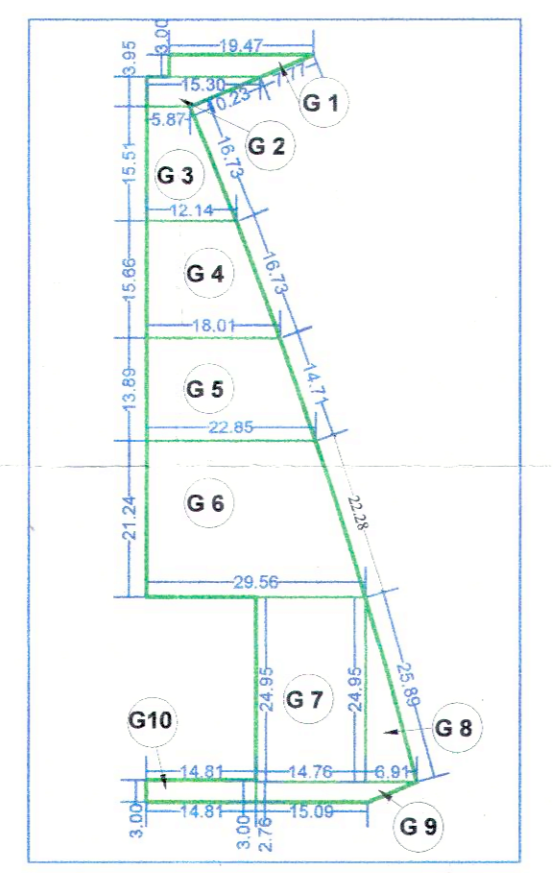
45 M. SECTOR ROAD (AREAS IN sq mtrs.)						
ITEM	W	X	L	FACTOR	NO	SQ.MT
R1	41.19	+	39.28	x 0.50	x 9.00	362.11
R2	4.81	+	5.81	x 0.50	x 4.98	26.44
R3	5.81	x	4.03	x 0.50	x 1.00	11.70
TOTAL						400.25
						ACRES = 0.0989

COMMERCIAL (AREAS IN sq mtrs.)						
ITEM	W	X	L	FACTOR	NO	SQ.MT
C1	13.28	x	23.36	x 1.00	x 1.00	310.22
C2	23.36	x	9.79	x 0.50	x 1.00	114.35
C3	23.07	x	5.57	x 0.50	x 1.00	64.25
TOTAL						488.82
						ACRES = 0.1208

COMMUNITY (AREAS IN sq mtrs.)						
ITEM	W	X	L	FACTOR	NO	SQ.MT
J1	19.50	x	34.70	x 1.00	x 1.00	676.65
J2	26.27	x	48.80	x 1.00	x 1.00	1281.98
J3	20.21	+	10.57	x 0.50	x 20.64	317.65
J4	10.57	+	5.35	x 0.50	x 10.25	81.59
J5	9.94	x	5.35	x 0.50	x 1.00	26.59
J6	7.46	x	16.51	x 0.50	x 1.00	61.58
J7	16.24	+	16.51	x 0.50	x 0.51	8.35
TOTAL						2454.39
						ACRES = 0.6065

UGT (AREAS IN sq mtrs.)						
ITEM	W	X	L	FACTOR	NO	SQ.MT
U1	15.00	x	13.34	x 1.00	x 1.00	200.10
TOTAL						200.10
						ACRES = 0.0494

GREEN (AREAS IN sq mtrs.)						
ITEM	W	X	L	FACTOR	NO	SQ.MT
G1	19.47	+	15.30	x 0.50	x 3.00	52.15
G2	15.30	+	5.87	x 1.00	x 3.95	41.81
G3	5.87	+	12.14	x 0.50	x 15.51	139.67
G4	12.14	+	18.01	x 0.50	x 15.66	236.07
G5	18.01	+	22.85	x 0.50	x 13.89	283.77
G6	22.85	+	29.56	x 0.50	x 21.24	556.59
G7	14.76	x	24.95	x 1.00	x 1.00	368.26
G8	6.91	x	24.95	x 0.50	x 0.51	86.20
G9	21.67	+	15.09	x 0.50	x 2.76	50.73
G10	3.00	x	14.81	x 1.00	x 1.00	44.30
TOTAL						1859.56
						ACRES = 0.4595



Handwritten signatures and initials: JE, PA, GA, DPA

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LEGEND:
 ET (3MX3M)
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 SCHEME BOUNDARY
 KHAAL
 REVENUE RASTA
 AREA UNDER 45M WIDE ROAD
 AREA UNDER 12M WIDE ROAD

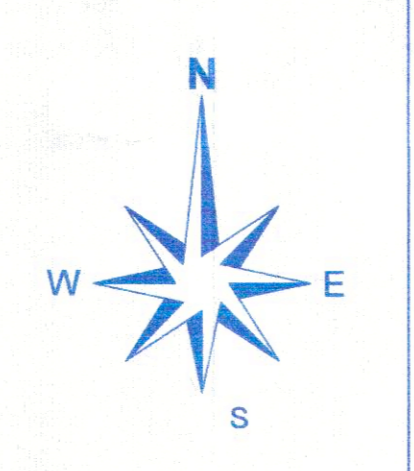
ABBREVIATIONS-
 ET = ELECTRIC TRANSFORMER
 UGT = UNDERGROUND WATER TANK
 UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

(SCALE-N.T.S.)

DENSITY CALCULATION(PPA)-
 NUMBER OF PLOTS = 107
 UNITS ALLOWED = 3
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 107 X 3 X 4.5
 = 1444.50 / 6.0131
 = 240.23, SAY 240 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION:-
 = GREEN-I
 = 1859.56 SQMT OR 0.4549 ACRE (7.58%)



SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER