



ALREADY LICENCED RESIDENTIAL PLOTTED COLONY UNDER DDJAY AREA MEASURING 11.475 ACRES (LICENCE NO-109 OF 21-12-2017) IN SECTOR-22D ROHTAK BEING DEVELOPED BY M/s FORTEASIA REALITY Pvt.Ltd.

ALREADY LICENCED LAND = 11.475 ACRES (LICENCE NO-109 OF 2017 DATED 21-12-2017).

ALREADY LICENCED LAND = 6.0625 ACRES (LICENCE NO-37 OF 2023 DATED 20-02-2023).

NEW PROPOSED LAND 6.8625 Acres

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 6.8625 Acres in addition to already licenced land 6.0625 acres now Total Land = 12.925 Acres, UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 IN SECTOR - 22D, ROHTAK HARYANA BEING DEVELOPED BY FORTEASIA REALITY Pvt. Ltd

ARCHITECT
Ar. Parveen Kumar
Ar. Parveen Kumar
CA/2015/72115

OWNER
Sarvesh

SCALE = 1:500
DATE = JUN 2024
SHEET NO
1

FORTEASIA REALITY Pvt. Ltd

AREA STATEMENT				
	Already	New	Total Land	
TOTAL AREA OF THE SCHEME	= 6.0625 Acres	= 6.8625 Acres	=	12.925 Acres
AREA UNDER U.D	=	0.018 Acres	=	0.018 Acres
NET PLANNED AREA	= 6.0625 Acres	= 6.8445 Acres	=	12.907 Acres

Permissible Area Detail		Proposed Area Detail	
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.516	= 0.260 Acres	= 2.014 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE	7.873	= 7.098 Acres	= 54.99 %
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	8.390	= 7.358 Acres	= 57.00 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	0.969	= 0.980 Acres	= 7.58 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	1.293	= 1.300 Acres	= 10.058 %

PLOTS AREA DETAIL									
S.no	Plot No	SIZE	Area in Sq.Mt	Already Approved	New Additional	Total Plots	Total Area		
1	A	7.234 x 18.000	130.21	10	32	42	5468.90 Sq.mt		
2	B	7.500 x 16.000	120.00	85	31	116	13920.00 Sq.mt		
3	C	7.000 x 15.000	105.00	20	6	26	2730.00 Sq.mt		
4	D	7.500 x 17.000	127.50	0	26	26	3315.00 Sq.mt		
5	E	7.000 x 13.500	94.50	0	8	8	756.00 Sq.mt		
6	F	7.500 x 11.000	82.50	0	7	7	577.50 Sq.mt		
7	G	8.000 x 14.000	112.00	0	10	10	1120.00 Sq.mt		
8	H	7.250 x 16.000	116.00	0	5	5	580.00 Sq.mt		
9	I	9.400 x 13.650	128.31	0	2	2	256.62 Sq.mt		
TOTAL				115	127	242	28724.02 Sq.mt		
							OR = 7.0978 Acres		
							OR = 54.99 %		

DENSITY CALCULATION			
ALREADY APPROVED PLAN			
TOTAL DENSITY	=	242	X 18.00 @ Person Per Acres
	=	4356.00	+ 12.90700 Acres
	=	337.491	PPA AGAINST 240-400 PPA PERMISSIBLE

NEW PROPOSED LAND			
TOTAL DENSITY	=	127	X 13.50 @ Person Per Acres
	=	1714.50	+ 6.845 Acres
	=	250.493	PPA AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK	
Minimum Required @ 7.50%	= 0.969 Acres
Proposed Green	
Park-1	= 0.460 Acres
Park-2	= 0.520 Acres
Total Area	= 0.980 Acres
OR	= 7.582 %

This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of inviting Objection from the general public

(GURPREET KHEPAR) AD (HQ)
(NEHA YADAV) ATP (HQ)
(S.K. SEHRAWAT) DTP (HQ)
(SANJAY KUMAR) STP (E & V)
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(AMIT KHATRI, IAS) DTCP (HR.)