

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



AREA STATEMENT					
TOTAL AREA OF THE SCHEME	=	22.331	ACRES		
AREA UNDER U.D	=	0.018	ACRES		
NET PLANNING AREA	=	22.313	ACRES		
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE @ 0.892 Acres	=	0.622	ACRES	2.787	%
AREA UNDER PLOTS @ 61 PERMISSIBLE @ 13.61 Acres	=	11.630	ACRES	52.121	%
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE @ 14.50 Acres	=	12.252	ACRES	54.91	%
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE @ 1.675 Acres	=	1.675	ACRES	7.50	%
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE @ 2.233 Acres	=	2.258	ACRES	10.11	%

AREA UNDER U.D					
a	=	2.000	x	9.000	x
				4.000	=
				72.000	Sq.Mt
				OR =	0.018 ACRES

PLOTS AREA DETAIL						
S.No	Plot No	Cat	Size	Area Sq.Mt	No's	Total Area
1	1 to 7	L	7.120 x 12.910	=	91.92	7
2	8	L	7.160 x 12.910	=	92.44	1
3	9 to 26	D	8.000 x 17.500	=	140.00	18
4	27 to 36	E	8.550 x 16.350	=	139.79	10
5	37 to 39	K	8.500 x 13.000	=	110.50	3
6	40	K	(8.21 X 13.00) + (0.50 X 3.60 X 13.00)	=	130.130	1
7	41	H	(6.91 x 16.35) + (0.50 X 4.50 X 16.35)	=	149.766	1
8	42 to 45	H	8.450 x 16.350	=	138.16	4
9	46 to 80	H	8.000 x 16.350	=	130.80	35
10	81	H	8.250 x 16.350	=	134.89	1
11	82 to 88	H	8.450 x 16.350	=	138.16	7
12	89 to 124	H	8.000 x 16.350	=	130.80	36
13	125 to 131	H	8.450 x 16.350	=	138.16	7
14	132	H	8.250 x 16.350	=	134.89	1
15	133	H	8.400 x 16.350	=	137.34	1
16	134 to 141	H	8.500 x 16.350	=	138.98	8
17	142 to 167	H	8.000 x 16.350	=	130.80	26
18	168 to 176	H	8.800 x 16.350	=	143.88	9
19	177	H	(6.77 X 16.35) + (0.50 X 4.53 X 16.35)	=	147.722	1
20	179	H	(5.83 X 16.35) + (6.69 X 2.69) + (0.50 X 2.69 X 9.66)	=	126.194	1
21	180 to 190	H	8.000 x 16.350	=	130.80	11
22	191 to 198	H	7.820 x 16.350	=	127.86	8
23	199 to 200	H	7.910 x 16.350	=	127.69	2
24	201 to 208	H	7.820 x 16.350	=	127.86	8
25	209 to 219	H	8.000 x 16.350	=	130.80	11
26	220 to 221	H	8.500 x 16.350	=	138.98	2
27	222 to 253	H	8.000 x 16.350	=	130.80	32
28	254	H	8.500 x 16.350	=	138.98	1
29	255 to 257	H	6.700 x 16.350	=	109.55	3
30	258 to 265	H	8.500 x 17.240	=	146.54	8
31	266	H	8.400 x 17.240	=	144.82	1
32	267A	C	7.530 x 16.350	=	123.12	1
33	267 to 274	C	7.480 x 16.350	=	122.30	8
34	275	G	7.700 x 14.960	=	115.192	1
35	276 to 282	G	8.000 x 14.960	=	119.680	7
36	283 to 284	G	8.000 x 16.070	=	128.560	2
37	285 to 286	J	8.000 x 16.000	=	128.000	2
38	287	G	8.00 X (17.12 + 16.80) + 2	=	135.680	1
39	288	G	8.00 X (16.80 + 16.48) + 2	=	133.120	1
40	289	G	8.00 X (16.48 + 16.16) + 2	=	130.560	1
41	290	G	8.00 X (16.16 + 15.84) + 2	=	128.000	1
42	291	G	7.70 X (15.85 + 15.54) + 2	=	120.852	1
43	292	A	8.400 x 17.240	=	144.82	1
44	293 to 300	A	8.500 x 17.240	=	146.54	8
45	301 to 307	A	8.000 x 18.130	=	145.040	7
46	308 to 309	F	8.000 x 17.400	=	139.200	2
47	310 to 312	F	8.000 x 16.050	=	128.400	3
48	313 to 314	B	8.000 x 17.730	=	141.840	2
49	315 to 317	F	8.500 x 16.080	=	136.680	3
50	318 to 331	D	8.000 x 17.500	=	140.000	14
51	332 to 337	J	8.380 x 13.280	=	111.286	6
52	338 to 344	H	7.960 x 14.960	=	119.982	7
53	345	H	7.980 x 14.960	=	119.381	1
54	346	J	11.552 x 13.280	=	153.521	1
55	347 to 353	J	8.380 x 13.280	=	111.286	7
56	354 to 357	J	7.740 x 19.000	=	147.060	4
57	358	J	7.730 x 19.000	=	146.870	1
					<b>TOTAL 358</b>	<b>47066.269</b>
					OR =	11.630 ACRES

DENSITY CALCULATION					
TOTAL DENSITY	=	358	x	18.00	@ PERSONS PER PLOT
	=	6444.00	+ 22.3135		
	=	288.794	PPA	AGAINST 240 TO 400 PPA	PERMISSIBLE

AREA UNDER COMMERCIAL					
a	=	83.410	x	30.170	x
				1.000	=
				2516.48	Sq.Mt
				TOTAL =	2516.480
				OR =	0.622 ACRES
				OR =	2.787 %

AREA UNDER COMMUNITY SITE					
a	=	8.390	x	22.280	x
b	=	13.170	x	82.370	x
c	=	17.500	x	10.370	x
d	=	17.500	x	6.230	x
e	=	16.100	x	46.230	x
f	=	75.440	x	90.530	x
				1.000	=
				9136.13	Sq.Mt
				OR =	2.258 ACRES
				OR =	10.110 %

AREA UNDER GREEN PARKS PROVIDED						
PARK-1	=	38.690	x	46.250	x	
				1.000	=	
				1799.41	Sq.Mt	
				OR =	0.442 ACRES	
PARK-2	=	32.700	x	40.000	x	
				1.000	=	
				1308.00	Sq.Mt	
				OR =	0.323 ACRES	
PARK-3	=	32.700	x	40.000	x	
				1.000	=	
				1308.00	Sq.Mt	
				OR =	0.323 ACRES	
PARK-4	=	32.700	x	30.370	x	
				1.000	=	
				993.10	Sq.Mt	
				OR =	0.245 ACRES	
PARK-5	a	=	2.210	x	17.120	x
	b	=	37.790	x	32.300	x
				1.000	=	
				37.835	Sq.Mt	
				1220.617	Sq.Mt	
				Total =	1258.452	
				OR =	0.311 ACRES	

INCIDENTAL GREEN					
c	=	3.220	x	16.330	x
d	=	0.500	x	4.530	x
				1.000	=
				85.347	Sq.Mt
				37.033	Sq.Mt
				Total =	122.380
				OR =	0.030 ACRES
				OR =	1.675 ACRES
				TOTAL AREA OF GREEN (PARK-1+PARK-2+PARK-3+PARK-4+PARK-5+ I.G)	
				OR =	7.502 %

DRG. NO DTCP. 10325 DATED 03/07/24

# REVISED LAYOUT CUM DEMARCATION PLAN

REVISED LAYOUT CUM DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 22.33125 Acres (LICENCE NO-215 OF 2022 DATED 29-12-2022), UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 IN SECTOR - 22D, ROHTAK HARYANA BEING DEVELOPED BY FORTEASIA REALTY Pvt. Ltd

ARCHITECT Ar. Parveen Kumar CA/2015/72115	OWNER Forteasia Realty Private Limited Authorized Signatory	SCALE: 1:500 DATE: 07/04/2024 SHEET NO: 1	N ▲
FORTEASIA REALTY Pvt. Ltd		1	
(GURPREET KHEPAR) AD (HQ)	(NEHA YADAV) ATP (HQ)	(S.K. SEHRAWAT) DTP (HQ)	(SANJAY KUMAR) STP (E & V)
(P.P. SINGH) CTP (HR.)	(AMIT KHATRI, IAS) DTCP (HR.)		