

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	8.58750	ACRES
AREA UNDER U.D	=	0.009	ACRES
NET PLANNED AREA	=	8.5786	ACRES

As Per Approved Layout Le 8.5235 Acres (Drg.No 8893 dated 02-01-2013)				Net Planned Area as per Site Le 8.5786 Acres	
Area in Acres	%	Area in Acres	%	Area in Acres	%
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE @ 0.341 Acres	=	0.320	3.750	0.33	3.827
AREA UNDER PLOTS @ 61% PERMISSIBLE @ 5.199 Acres	=	5.005	58.720	5.007	58.365
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE @ 5.540 Acres	=	5.325	62.470	5.335	62.192
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE @ 0.644 Acres	=	0.653	7.604	0.646	7.520
AREA UNDER COMMUNITY SITE @ min. 10.0% PERMISSIBLE @ 0.859 Acres	=	0.863	10.049	0.862	10.043

AREA UNDER U.D			
a	=	2.000	x 9.000
	=		x 2.000
	=		x 36.00
	OR	=	0.009

PLOTS AREA DETAIL							
S.No	Plot No	Cat	Size	Area Sq.Mt	No's	Total Area	
1	1	to	5	I	7.270	x 15.000 = 109.05	
2	6	to	10	H	7.000	x 15.000 = 105.00	
3	11	to	12A	H	8.000	x 15.000 = 120.00	
4	14		G	(7.73 X 15.00) + (0.50 X 15.00 X 4.22)	= 147.60	1	
5	15	to	41	H	7.900	x 15.000 = 103.50	
6	42		G	7.200	x 15.000 = 108.00	1	
7	43	to	54	G	7.150	x 15.000 = 107.25	12
8	55		F	7.160	x 15.890 = 113.77	1	
9	56	to	62	F	7.170	x 15.890 = 113.93	7
10	63		B	7.310	x 20.430 = 149.34	1	
11	64	to	75	B	7.340	x 20.430 = 149.96	12
12	76	to	77	B	7.310	x 20.430 = 149.34	2
13	78	to	83	B	7.340	x 20.430 = 149.96	6
14	84	to	89	B	7.340	x 15.000 = 110.10	6
15	90		B	7.310	x 15.000 = 109.65	1	
16	91	to	97	Cl	7.250	x 17.050 = 123.61	7
17	99	to	113	A	7.550	x 19.500 = 147.23	15
18	114		A	7.450	x 19.500 = 145.28	1	
19	115	to	133	C	7.550	x 15.750 = 118.91	19
20	134	to	135	E	7.450	x 15.750 = 117.34	2
21	136	to	166	E	7.550	x 15.750 = 118.91	31
22	167	to	168	E	7.190	x 15.750 = 113.24	2
	Total	167				20262.356	
	OR					5.007	

DENSITY CALCULATION			
TOTAL DENSITY	=	167	x 13.50
	=	2254.50	+ 8.5786
	=	262.805	PPA AGAINST 240 TO 400 PPA PERMISSIBLE

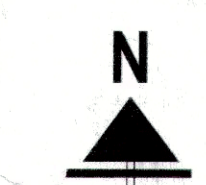
AREA UNDER COMMERCIAL			
a	=	63.000	x 7.960
b	=	0.500	x 65.340
c	=	2.340	x 20.120
d	=	0.500	x 13.410
e	=	9.660	x 14.380
	TOTAL	=	1328.435
	OR	=	0.328
	OR	=	3.827

AREA UNDER COMMUNITY SITE			
a	=	3.000	x 17.050
b	=	53.750	x 34.300
c	=	25.600	x 60.350
d	=	0.500	x 1.670
	AREA UNDER COMMUNITY SITE	=	3490.13
	OR	=	0.862
	OR	=	10.043

AREA UNDER GREEN PARKS PROVIDED			
PARK-1			
a	=	4.940	x 26.460
b	=	0.500	x 4.940
	Total	=	134.15
	OR	=	0.033
PARK-2			
c	=	8.730	x 30.200
d	=	24.480	x 90.500
	Total	=	2215.44
	OR	=	0.613
	TOTAL AREA UNDER GREEN	=	0.646
	OR	=	7.520

LAYOUT CUM DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 8.5875 Acres (LICENCE NO-217 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 Sonia deep.	SCALE = 1: 500 DATE = 09 April 2023
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DRG. NO. DGTCP 9650 DATED 04-10-2023

- (NARENDER KUMAR) JD(HQ)
- (YAJAN CHAUDHARY) ATP (HQ)
- (DIVYA DOGRA) DTP(HQ)
- (SANJAY KUMAR) STP(E&V)
- (P.P. SINGH) CPE(HR)
- (T.L. SATYAPRAKASH, IAS) DGTCF(HR)

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