

KHASARA NO. PILKHUWA NAGAR PALIKA - 666, 688, 693, 754, 755, 756, 759, 760, 761, 762, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

KHASARA NO. PILKHUWA DEHAT - 1, 225, 231, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 250, 251.

बस-स्टेशन की इस स्थिति से सम्बंधित किसी भी मांग को मान्यता नहीं दी जायेगी।
 किसान, व्यापारिक, शैक्षणिक, आवासीय, कृषि, वन्यजीव आदि क्षेत्रों में उपयोग के लिए भूमि का उपयोग करने से इनकार किया जायेगा।
 भूमि का उपयोग करने से पूर्व भूमि की जांच करनी होगी।
 भूमि का उपयोग करने से पूर्व भूमि की जांच करनी होगी।
 भूमि का उपयोग करने से पूर्व भूमि की जांच करनी होगी।

AREA STATEMENT OF PARK/GREEN AREAS

G1 = 200.68 SQ. MT.	G8 = 460.85 SQ. MT.	P1 = 264.00 SQ. MT.	P8 = 209.80 SQ. MT.
G2 = 540.95 SQ. MT.	G8-A = 441.04 SQ. MT.	P2 = 449.89 SQ. MT.	P9 = 419.41 SQ. MT.
G3 = 388.57 SQ. MT.	G9 = 721.54 SQ. MT.	P3 = 210 SQ. MT.	P10 = 253.06-150 SQ. MT.
G4 = 589.48 SQ. MT.	G10 = 650.26 SQ. MT.	P4 = 345.16 SQ. MT.	P11 = 48.60 SQ. MT.
G5 = 438.41 SQ. MT.	G11 = 105.00 SQ. MT.	P5 = 101.30 SQ. MT.	P12 = 84.72 SQ. MT.
G6 = 959.43 SQ. MT.	G12 = 228.48 SQ. MT.	P6 = 220.14 SQ. MT.	P13 = 62.00 SQ. MT.
G7 = 879.05 SQ. MT.	TOTAL = 6603.69 SQ. MT.	P7 = 40X11=40 SQ. MT.	P14 = 100.00 SQ. MT.
			P15 = 68.79 SQ. MT.
			P16 = 18.14 SQ. MT.
			TOTAL = 3191.45 SQ. MT.

AREA STATEMENT OF PARKING

P1 = 264.00 SQ. MT.	P8 = 209.80 SQ. MT.
P2 = 449.89 SQ. MT.	P9 = 419.41 SQ. MT.
P3 = 210 SQ. MT.	P10 = 253.06-150 SQ. MT.
P4 = 345.16 SQ. MT.	P11 = 48.60 SQ. MT.
P5 = 101.30 SQ. MT.	P12 = 84.72 SQ. MT.
P6 = 220.14 SQ. MT.	P13 = 62.00 SQ. MT.
P7 = 40X11=40 SQ. MT.	P14 = 100.00 SQ. MT.
	P15 = 68.79 SQ. MT.
	P16 = 18.14 SQ. MT.
	TOTAL = 3191.45 SQ. MT.

AREA CHART

1 TOTAL AREA OF LAND	76096.55-4069 = 80165.55 SQ. MT.
2 ROAD WIDENING AREA	8158.03 SQ. MT. + 204.89 = 8362.92 SQ. MT.
3 AGRICULTURE LAND	= 7122.92 SQ. MT.
4 TOTAL LAND AREA UNDER PLANNING	= 64679.71 SQ. MT.
5 LESS/AS PER SURVEY	
a) OTHERS LAND	= 371.85 SQ. MT.
b) AREA UNDER DRAIN	= 910.00 SQ. MT.
c) AREA UNDER CHAK ROAD	= 620.00 SQ. MT.
SUB TOTAL	= 64679.71 - 1901.85 SQ. MT.
BALANCE LAND FOR PLANNING	= 62777.86 SQ. MT.
6A (i) LAND AREA UNDER PLOTTED DEVELOPMENT (A)	= 17659.11 SQ. MT.
(ii) LAND AREA UNDER PLOTTED DEVELOPMENT (B)	= 1035 SQ. MT.
(iii) LAND UNDER FUTURE PLANNING	= 311.82 SQ. MT.
6B BALANCE LAND FOR PLANNING = 62777.86 - 19005.93 SQ. MT.	= 43771.93 SQ. MT.
7 JR HIGH SCHOOL AREA	= 2000 SQ. MT.
8 PARK AREA	= 6603.69 SQ. MT. (15.08 %)
9 LAND AREA FOR GROUND COVERAGE AND F.A.R. = 35168.24 SQ. MT.	
10 TOTAL G.F. COVERAGE = (38X320.75-6X322.6+1X157.48+1X459.77)SQ. MT.	
(AS PER SHEET NO. 02 & 03&4&5) = 14741.35 SQ. M.	
12 ACHIEVED GROUND COVERAGE for housing	= 41.92 %
PARKING AREA (PROVIDED)	= 3191.45 SQ. MT.
14 ROAD /PATH/OPEN AREA [35168.24-(14741.35+3191.45)]	[35168.24 - 17932.8] = 17235.44 SQ. MT.
15 TOTAL COVERED AREA UNDER FLATS ON ALL FLOORS FOR F.A.R. PURPOSES	
BLOCK - A 38X320.75 = 48754	
BLOCK - B 28.548-1X3157.48 = 500.988	
BLOCK - D 49.18-1X3X450.453 = 1400.539	
PROPOSED COMMERCIAL AT BLOCK C = 128.934 SQ. MT.	
PROPOSED COMMERCIAL AT BLOCK D = 410.59 SQ. MT.	
TOTAL COMMERCIAL = 539.524 SQ. MT.	
TOTAL ACHIEVED F.A.R. AT ALL FLOORS = 58937.451 SQ. MT.	
(58397.927+539.524) = 58937.451 SQ. MT.	
16 ACHIEVED F.A.R.	= 1.676
17 PERMISSIBLE F.A.R.	= 1.75
18 BLOCK-A = 38X320.75=1216 UNITS	
BLOCK-B = 6X324 = 192 UNITS	
BLOCK-C = 1X323 = 24 UNITS	
BLOCK-D = 1X323 = 24 UNITS	
PROPOSED NOS. OF UNITS @330 UNITS/HECTARE = 1444	
19 REQUIRED PARKING	
BLOCK A, B, C @ 2 SQ. MT./UNIT = 1420X2=2840 SQM	
BLOCK D @ 1.5 C.S/2UNITS = 2472-12X13.75=165 SQM	
COMMERCIAL PARKING @ 1.5ECS/100 SQM = 5.39X1.5X23.00 = 185.95 SQ. M.	
TOTAL PARKING = 3191 SQ. M.	
20 PERMISSIBLE NOS. OF UNIT @350 UNITS/HECTARE = 1532	

PLOTTED DEVELOPMENT-B

PLOT NO.	AREA IN SQ.M.
01	99.71
02	90.00
03	90.00
04	95.37
05	99.01
06	90.00
07	40.21
TOTAL	604.30

AREA OF PARK/GREEN AREAS

G12A = 155.26 SQ. MT.

NON F.A.R. TOWER

TOWER ABB = 44X19.93
TOWER C = 1X16.5
TOWER D = 1X22.26
TOTAL = 915.68 SQ. MT.

6A(I) TOTAL LAND AREA UNDER PLOTTED DEVELOPMENT = 17864.00 SQ. MT.

AREA STATEMENT	AREA IN SQ.M.	IN %
TOTAL AREA OF THE SITE	= 17864.00 SQ.M.	
AREA UNDER ROAD WIDENING	= 204.89 SQ.M.	
NET AREA FOR DEVELOPMENT	= 17659.11 SQ.M.	(100%)
AREA UNDER PLOTS	= 8866.67 SQ.M.	(50.21%)
AREA UNDER PARK	= 2649.14 SQ.M.	(15.00%)
AREA UNDER ROADS	= 6143.3 SQ.M.	
6A(ii) TOTAL LAND AREA UNDER PLOTTED DEVELOPMENT = 1035.00 SQ. MT.		
AREA STATEMENT	AREA IN SQ.M.	IN %
NET AREA FOR DEVELOPMENT	= 1035.00 SQ.M.	(100%)
AREA UNDER PLOTS	= 604.30 SQ.M.	(58.38%)
AREA UNDER PARK	= 155.26 SQ.M.	(15.00%)
AREA UNDER ROADS OPEN	= 275.44 SQ.M.	

6A(ii) TOTAL LAND AREA UNDER PLOTTED DEVELOPMENT = 1035.00 SQ. MT.

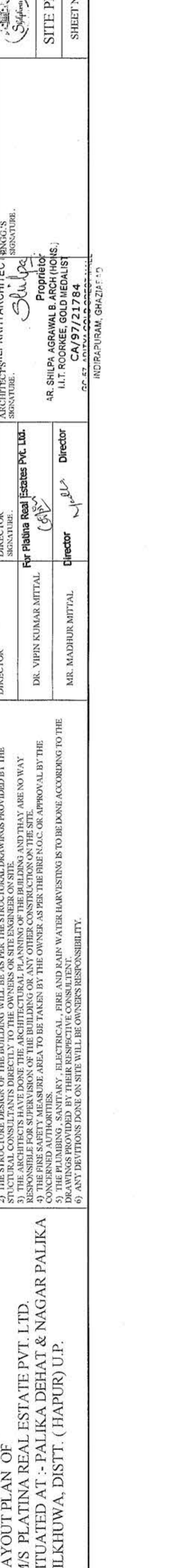
PLOT NO.	AREA IN SQ.M.	PLOT NO.	AREA IN SQ.M.
01	82.00	44	51.00
02	74.06	45	41.39
03	71.43	46	43.73
04	69.17	47	45.12
05	67.70	48	45.19
06	66.43	49	48.90
07	65.68	50	49.01
08	65.33	51	53.67
09	65.03	52	52.96
10	64.80	53	66.31
11	64.60	54	88.84
12A	64.26	55	94.95
12A	64.14	56	86.20
14	64.26	57	79.57
15	64.90	58	80.71
16	65.85	59	82.01
17	67.43	60	83.42
18	69.97	61	84.83
19	71.93	62	86.26
20	99.84	63	87.70
21	51.00	64	89.11
22	51.00	65	90.40
23	51.00	66	92.00
24	51.00	67A	94.97
25	51.00	68	96.80
26	51.00	69	96.02
27	51.00	70	51.30
28	51.00	71	55.21
29	51.00	72	62.10
30	51.00	73	70.65
31	51.00	74	70.22
32	51.00	75	84.99
33	51.00	75-A	96.69
33A	65.00	75-B	97.71
34	51.00	75-C	98.69
35	51.00	75-D	99.67
36	51.00	75-E	99.10
37	51.00	76	78.71
38	51.00	77	79.19
39	51.00	78	79.74
40	51.00	79	80.45
41	51.00	80	80.78
42	51.00	81	81.37
43	51.00		
TOTAL	8866.69 SQ.MT.		

PARK & GREEN AREA, SQ.M.

P1	300.93
P2	609.14
P3	1198.29
P4	135.35
P5	164.85
P6	240.58
TOTAL	2649.14

SET BACKS FOR PLOTTED DEVELOPMENT (LOOK ROW HOUSING)

PLOT AREA IN SQ.M.	FRONT SET BACK	REAR SET BACK
100-50	1.0	1.50
50-100	1.50	1.50
100-150	2.00	2.00



SITE LAYOUT PLAN

NOTE:-
 1) BUILDING/DEVELOPER WILL APPOINT SITE CIVIL ENGINEER AS PER CLAUSE 175 (b) OF THE BUILDING REGULATIONS, 2009 (B.R.) FOR MAIN AND TO MAINTAIN THE QUALITY OF CONSTRUCTION. MATERIALS, METHODS AND WORKMANSHIP TO BE APPROVED BY THE ARCHITECTURAL CONSULTANTS DIRECTLY TO THE OWNERS OR SITE ENGINEER OR SITE ARCHITECT. THE ARCHITECTURAL CONSULTANTS SHALL BE RESPONSIBLE FOR SUPERVISION OF THE BUILDING OR ANY OTHER CONSTRUCTION ON THE SITE.
 2) THE STRUCTURE DESIGN OF THE BUILDING WILL BE AS PER THE STRUCTURAL DRAWINGS PROVIDED BY THE ARCHITECTURAL CONSULTANTS DIRECTLY TO THE OWNERS OR SITE ENGINEER OR SITE ARCHITECT. THE ARCHITECTURAL CONSULTANTS SHALL BE RESPONSIBLE FOR SUPERVISION OF THE BUILDING OR ANY OTHER CONSTRUCTION ON THE SITE.
 3) THE FIRE SAFETY MEASURE AREA TO BE TAKEN BY THE OWNER AS PER THE FIRE N.O.C. OR APPROVAL BY THE FIRE DEPARTMENT.
 4) THE FIRE SAFETY MEASURE AREA TO BE TAKEN BY THE OWNER AS PER THE FIRE N.O.C. OR APPROVAL BY THE FIRE DEPARTMENT.
 5) THE PLANNING, SANITARY, ELECTRICAL, FIRE AND RAIN WATER HARVESTING IS TO BE DONE ACCORDING TO THE DRAWINGS PROVIDED BY THEIR RESPECTIVE CONSULTANT.
 6) ANY DEVIATIONS DONE ON SITE WILL BE OWNERS RESPONSIBILITY.

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बस-स्टेशन की इस स्थिति से सम्बंधित किसी भी मांग को मान्यता नहीं दी जायेगी।
 किसान, व्यापारी, श्रमिक, किसी अन्य व्यक्ति को अधिकार नहीं है।
 इस स्थिति में किसी भी प्रकार का नुकसान नुकसान नहीं होगा।
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G1 = 200.68 SQ. MT.	G8 = 460.85 SQ. MT.	P1 = 264.00 SQ. MT.	P8 = 209.80 SQ. MT.
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P3 = 210 SQ. MT.	P10 = 253.06-150 SQ. MT.
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3 AGRICULTURE LAND	= 7122.92 SQ. MT.
4 TOTAL LAND AREA UNDER PLANNING	= 64679.71 SQ. MT.
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a) OTHERS LAND	= 371.85 SQ. MT.
b) AREA UNDER DRAIN	= 910.00 SQ. MT.
c) AREA UNDER CHAK ROAD	= 620.00 SQ. MT.
SUB TOTAL	= 64679.71 - 1901.85 SQ. MT.
BALANCE LAND FOR PLANNING	= 62777.86 SQ. MT.
6A (i) LAND AREA UNDER PLOTTED DEVELOPMENT (A)	= 17659.11 SQ. MT.
(ii) LAND AREA UNDER PLOTTED DEVELOPMENT (B)	= 1035 SQ. MT.
(iii) LAND UNDER FUTURE PLANNING	= 311.82 SQ. MT.
6B BALANCE LAND FOR PLANNING = 62777.86 - 19005.93 SQ. MT.	
= 43771.93 SQ. MT.	
7 JR HIGH SCHOOL AREA	= 2000 SQ. MT.
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10 TOTAL G.F. COVERAGE = (38X320.75-6X322.6+1X157.48+1X459.77)SQ. MT.	
(AS PER SHEET NO. 02 & 03&4&5) = 14741.35 SQ. M.	
12 ACHIEVED GROUND COVERAGE for housing = 41.92 %	
13 PARKING AREA (PROVIDED) = 3191.45 SQ. MT.	
14 ROAD /PATH/OPEN AREA [35168.24-(14741.35+3191.45)]	
[35168.24 - 17932.8] = 17235.44 SQ. MT.	
15 TOTAL COVERED AREA UNDER FLATS ON ALL FLOORS FOR F.A.R. PURPOSES	
BLOCK - A 38X320.75 = 48754	
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BLOCK - D 49.18-1X3X450.453 = 1400.539	
PROPOSED COMMERCIAL AT BLOCK C = 128.934 SQ. MT.	
PROPOSED COMMERCIAL AT BLOCK D = 410.59 SQ. MT.	
TOTAL COMMERCIAL = 539.524 SQ. MT.	
TOTAL ACHIEVED F.A.R. AT ALL FLOORS = 58937.451 SQ. MT.	
(58397.927+539.524) = 58937.451 SQ. MT.	
16 ACHIEVED F.A.R. = 1.676	
17 PERMISSIBLE F.A.R. = 1.75	
18 BLOCK-A = 38X320.75=1216 UNITS	
BLOCK-B = 6X320.75 = 192 UNITS	
BLOCK-C = 1X320.75 = 32 UNITS	
BLOCK-D = 1X320.75 = 32 UNITS	
PROPOSED NOS. OF UNITS @0.330 UNITS/HECTARE = 1444	
19 REQUIRED PARKING	
BLOCK A,B,C @ 2 SQ. MT./UNIT = 1420X2=2840 SQM	
BLOCK D @ 1.5 SQ. MT./UNIT = 242X1.5=363 SQM	
COMMERCIAL PARKING @ 1.5 SECS/100 SQM = 5.39X1.5X23.00 = 185.95 SQ. M.	
TOTAL PARKING = 3191 SQ. M.	
20 PERMISSIBLE NOS. OF UNIT @350 UNITS/HECTARE = 1532	

AREA OF PARK/GREEN AREAS

G12A = 155.26 SQ. MT.

PLOTTED DEVELOPMENT-B

PLOT NO.	AREA IN SQ.M.
01	99.71
02	90.00
03	90.00
04	95.37
05	99.01
06	90.00
07	40.21
TOTAL	604.30

NON F.A.R. TOWER A&B = 44X19.93
TOWER C = 1X16.5
TOWER D = 1X22.26
TOTAL = 915.68 SQ. MT

AREA STATEMENT

AREA IN SQ.M.	IN %
TOTAL AREA OF THE SITE	17864.00 SQ.M.
AREA UNDER ROAD WIDENING	204.89 SQ.M.
NET AREA FOR DEVELOPMENT	17659.11 SQ.M.
AREA UNDER PLOTS	8866.67 SQ.M. (50.21%)
AREA UNDER PARK	2649.14 SQ.M. (15.00%)
AREA UNDER ROADS	6143.3 SQ.M.
6A(ii) TOTAL LAND AREA UNDER PLOTTED DEVELOPMENT = 1035.00 SQ. MT.	
NET AREA FOR DEVELOPMENT	1035.00 SQ.M.
AREA UNDER PLOTS	604.30 SQ.M. (58.38%)
AREA UNDER PARK	155.26 SQ.M. (15.00%)
AREA UNDER ROADS OPEN	275.44 SQ.M.

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TOTAL AREA OF THE SITE	17864.00 SQ.M.
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AREA UNDER ROADS OPEN	275.44 SQ.M.

AREA STATEMENT

AREA IN SQ.M.	IN %
TOTAL AREA OF THE SITE	17864.00 SQ.M.
AREA UNDER ROAD WIDENING	204.89 SQ.M.
NET AREA FOR DEVELOPMENT	17659.11 SQ.M.
AREA UNDER PLOTS	8866.67 SQ.M. (50.21%)
AREA UNDER PARK	2649.14 SQ.M. (15.00%)
AREA UNDER ROADS	6143.3 SQ.M.
6A(ii) TOTAL LAND AREA UNDER PLOTTED DEVELOPMENT = 1035.00 SQ. MT.	
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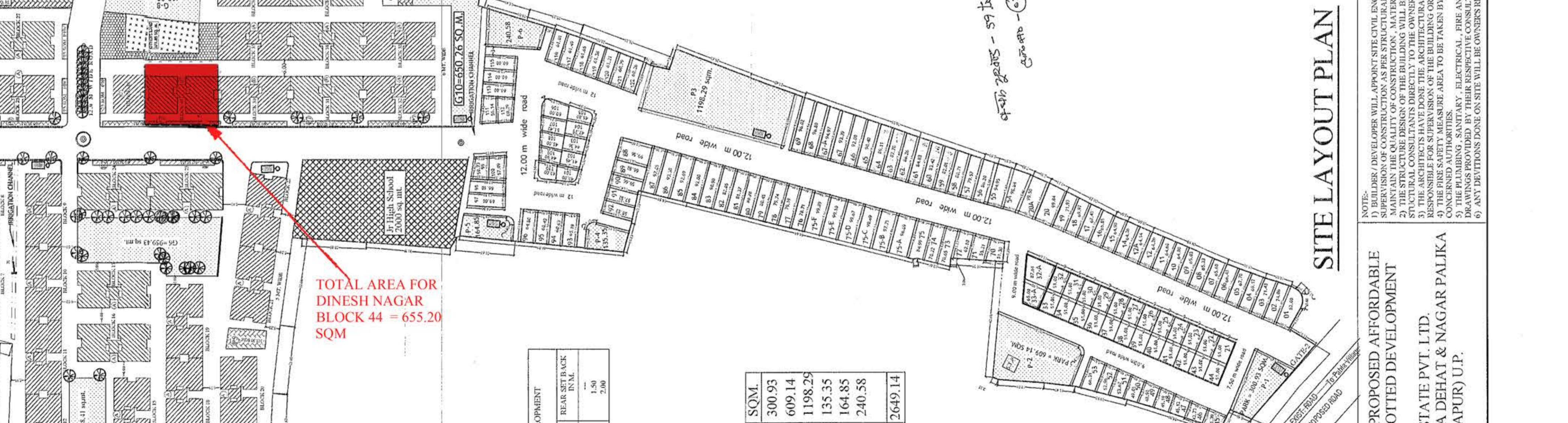
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SET BACKS FOR PLOTTED DEVELOPMENT (LOOK ROW HOUSING)

PROF AREA IN SQ.M.	FRONT SET BACK	REAR SET BACK
100-50	1.0	1.50
50-100	1.50	2.00
100-150	2.00	2.50

PARK & GREEN AREA, SQ.M.

P1	300.93
P2	609.14
P3	1198.29
P4	135.35
P5	164.85
P6	240.58
TOTAL	2649.14



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