

AS PER APPROVED LAYOUT(D6.TCP-4209 DATED 02.12.2013)

DETAILS OF PLOTS							
CATEGORY	TYPE	SIZE		AREA		AS/APPROVED DEMARCATION CUM LAYOUT PLAN	% AGE
		LENGTH	WIDTH	SQ.M	SQ.YDS		
GENERAL	A	12.50	33.60	420.00	502.32	78	
	A3	10.00	33.45	334.50	400.06	52	
	A5	15.00	33.45	501.75	600.09	18	
	A6	10.00	37.00	370.00	442.52	24	
	A7	15.00	30.00	450.00	538.20	9	
	B	10.00	25.00	250.00	299.00	413	
	B1	10.00	28.50	285.00	340.86	4	
NPL	C	10.00	22.50	225.00	269.10	283	27.32%
	C1	10.00	19.91	199.10	238.12	30	
	C2	8.50	23.45	199.33	238.39	2	
EWS	D	4.00	12.50	50.00	59.80	240	20.81%
	D1	4.00	12.50	50.00	59.80	240	
TOTAL PLOTS						1153	
TOTAL PLOTS						1153	
NURSING HOME						1184.02	1416.06

DETAIL OF AREA (Township)			
TYPE OF PLOT	AREA (Acres)	% AGE	% AGE PROVIDED
TOTAL AREA OF LAND	178.593		
AREA UNDER GROUP HOUSING	15.834	10%	9.02%
AREA UNDER TOWNSHIP (A)	159.759		
AREA UNDER 45M SECTOR ROAD (B)	18.270		
AREA DEVOTED UNDER 45M WIDE SECTOR ROAD (50%) (C)	9.135		
AREA UNDER UNDETERMINED USE (D)	2.293		
NET AREA FOR PLOTTED DEVELOPMENT (A-(C+D))	148.331		
AREA UNDER COMMERCIAL	5.16	4%	3.48%
AREA UNDER RESIDENTIAL PLOTS	66.30	51%	44.67%
TOTAL SALEABLE AREA	71.46	55%	48.17%
NET AREA PLANNED FOR GROUP HOUSING	15.834		

POPULATION (TOWNSHIP)			
TYPE OF PLOT	NO.	PERSON/PLOT	TOTAL
A NON EWS PLOTS	913	13.5	12325.50
B EWS PLOTS	240	9	2160.00
POPULATION OF PLOTTED			14485.50
POPULATION OF GROUP HOUSING (15.834X400)			6333.6
TOTAL POPULATION			20819.1

PROVISION OF INFRASTRUCTURE			
S.NO.	DESCRIPTION	Approved Layout	Number as per Demarcation
1	NURSERY SCHOOL	4	4
2	CRECHE	1	1
3	PRIMARY SCHOOL	2	2
4	HIGH SCHOOL	1	1
5	RELIGIOUS BUILDING	1	1
6	COMMUNITY CENTRE	1	1
7	DISPENSARY	1	1
8	TAXI STAND	2	2
9	STP	2	2
10	ELECTRIC SUB STN	1	1
11	ORGANISED GREEN	5	5
12	UNDETERMINED USE	1	1
13	GROUP HOUSING	1	1

FACILITIES TO BE PROVIDED IN COMM. COMPLEX FOR TOWNSHIP			
DESCRIPTION	Area (sqm)	REQUIRED	PROVIDED
13 NURSING HOME	1000	2	2
14 CLINIC	250	4	4
15 ATM	12	4	4
16 BEAUTY PARLOR	12	4	4
17 SUB POST OFFICE	40	1	1
18 MULTI PURPOSE BOTH	27.5	4	4

AREA UNDER GREEN			
DESCRIPTION	PROVIDED (acs)	TOTAL (acs)	%
ORGANISED GREEN	1.0+1.0+1.0+0.8+1.1	7.19	4.834 %
INCIDENTAL GREEN	0.022+0.031+0.05+0.024+0.44+0.04+0.14+0.1	1.732	
TOTAL	4.0+2.3+0.247+0.23+0.07+0.04+0.058+0.06	1.16%	

PROPOSED LAYOUT PLOTTED(159.76 ACS)

DETAILS OF PLOTS							
CATEGORY	TYPE	SIZE		AREA		AS/APPROVED DEMARCATION CUM LAYOUT PLAN	% AGE
		LENGTH	WIDTH	SQ.M	SQ.YDS		
GENERAL	A	12.50	33.60	420.00	502.32	78	
	A3	10.00	33.45	334.50	400.06	52	
	A5	15.00	33.45	501.75	600.09	18	
	A6	10.00	37.00	370.00	442.52	24	
	A7	15.00	30.00	450.00	538.20	9	
	B	10.00	25.00	250.00	299.00	413	
	B1	10.00	28.50	285.00	340.86	4	
NPL	C	10.00	22.50	225.00	269.10	283	27.32%
	C1	10.00	19.91	199.10	238.12	30	
	C2	8.50	23.45	199.33	238.39	2	
EWS	D	4.00	12.50	50.00	59.80	240	20.81%
	D1	4.00	12.50	50.00	59.80	240	
TOTAL PLOTS						1153	
TOTAL PLOTS						1153	
NURSING HOME						1184.02	1416.06

DETAIL OF AREA (Township)			
TYPE OF PLOT	AREA (Acres)	% AGE	% AGE PROVIDED
TOTAL AREA OF LAND	159.759		
AREA UNDER TOWNSHIP (A)	159.759		
AREA UNDER 45M SECTOR ROAD (B)	18.270		
AREA DEVOTED UNDER 45M WIDE SECTOR ROAD (50%) (C)	9.135		
AREA UNDER UNDETERMINED USE (D)	2.293		
NET AREA FOR PLOTTED DEVELOPMENT (A-(C+D))	148.331		
AREA UNDER COMMERCIAL	5.16	4%	3.48%
AREA UNDER RESIDENTIAL PLOTS	66.30	51%	44.67%
TOTAL SALEABLE AREA	71.46	55%	48.17%

POPULATION (TOWNSHIP)			
TYPE OF PLOT	NO.	PERSON/PLOT	TOTAL
A NON EWS PLOTS	913	13.5	12325.50
B EWS PLOTS	240	9	2160.00
POPULATION OF PLOTTED			14485.50
POPULATION OF GROUP HOUSING (15.834X400)			6333.6
TOTAL POPULATION			20819.1

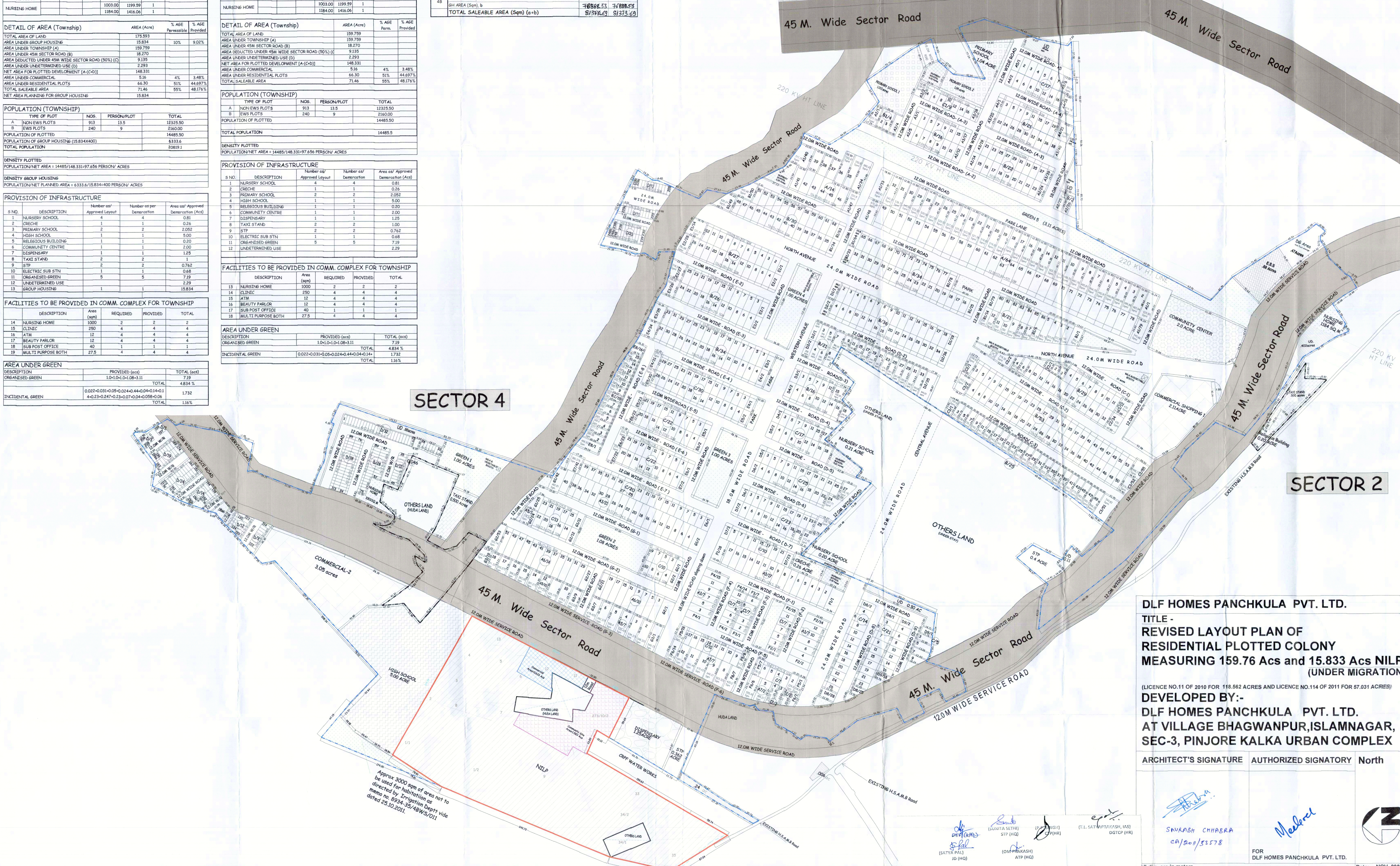
PROVISION OF INFRASTRUCTURE			
S.NO.	DESCRIPTION	Approved Layout	Number as per Demarcation
1	NURSERY SCHOOL	4	4
2	CRECHE	1	1
3	PRIMARY SCHOOL	2	2
4	HIGH SCHOOL	1	1
5	RELIGIOUS BUILDING	1	1
6	COMMUNITY CENTRE	1	1
7	DISPENSARY	1	1
8	TAXI STAND	2	2
9	STP	2	2
10	ELECTRIC SUB STN	1	1
11	ORGANISED GREEN	5	5
12	UNDETERMINED USE	1	1

FACILITIES TO BE PROVIDED IN COMM. COMPLEX FOR TOWNSHIP			
DESCRIPTION	Area (sqm)	REQUIRED	PROVIDED
13 NURSING HOME	1000	2	2
14 CLINIC	250	4	4
15 ATM	12	4	4
16 BEAUTY PARLOR	12	4	4
17 SUB POST OFFICE	40	1	1
18 MULTI PURPOSE BOTH	27.5	4	4

AREA UNDER GREEN			
DESCRIPTION	PROVIDED (acs)	TOTAL (acs)	%
ORGANISED GREEN	1.0+1.0+1.0+0.8+1.1	7.19	4.834 %
INCIDENTAL GREEN	0.022+0.031+0.05+0.024+0.44+0.04+0.14+0.1	1.732	
TOTAL	4.0+2.3+0.247+0.23+0.07+0.04+0.058+0.06	1.16%	

PROPOSED NILP (15.833 ACS)

AREA DETAIL:		AREA (Acres)
1	LAND AREA UNDER NILP TOWNSHIP	15.833
2	NET PLANNED AREA ON WHICH FAR WILL BE LOADED	15.833
2A	PERMISSIBLE AREA UNDER COMMERCIAL FAR (84% of site area)	0.633
2B	PERMISSIBLE AREA FOR RESIDENTIAL FAR (89% of site area)	15.200
3	PROPOSED AREA UTILIZATION	
3A	PROPOSED AREA UNDER GROUP HOUSING USE	13.616
3B	PROPOSED AREA UNDER COMMERCIAL USE	0.633
3C	PROPOSED AREA UNDER COMMUNITY SITE (810% OF SITE AREA)	1.583
4	FAR UTILIZATION	
4A	COMMERCIAL FAR	178
4B	RESIDENTIAL FAR	178
4C	COMMERCIAL AREA (Sq.m)	4485.16
4D	RESIDENTIAL AREA (Sq.m)	4485.16
4E	TOTAL SALEABLE AREA (5qm) (a+b)	16868.53
4F	TOTAL SALEABLE AREA (5qm) (a+b)	5793.69



DLF HOMES PANCHKULA PVT. LTD.
TITLE -
REVISED LAYOUT PLAN OF
RESIDENTIAL PLOTTED COLONY
MEASURING 159.76 Acs and 15.833 Acs NILP
(UNDER MIGRATION)

(LICENCE NO.11 OF 2010 FOR 118.582 ACRES AND LICENCE NO.114 OF 2011 FOR 57.031 ACRES)
DEVELOPED BY:-
DLF HOMES PANCHKULA PVT. LTD.
AT VILLAGE BHAGWANPUR, ISLAMNAGAR,
SEC-3, PINJORE KALKA URBAN COMPLEX

ARCHITECT'S SIGNATURE	AUTHORIZED SIGNATORY	North
(SATYA PAL) JD (HQ)	(MANOJ PRAKASH) ATP (HQ)	
FOR DLF HOMES PANCHKULA PVT. LTD.		

