

AREA DETAIL:

#	Description	AREA (Acres)
1	LAND SCHEME AREA UNDER NHLP (A)	10.77
1a	AREA UNDER 60m GREEN BELT(B)	2.40
1b	84m WIDE AREA(A+B+C)	8.359
1c	50% OF AREA UNDER GREEN BELT(D)	1.205
2	NET PLANNED AREA ON WHICH FAR WILL BE LOANED(C+D)	9.554
2A	PERMISSIBLE FSI (6/1.25% OF SITE AREA)	46860.1 SQM
2B	PERMISSIBLE FSI FOR COMMERCIAL (60% OF BIK & W)	0.883
2C	PERMISSIBLE FSI FOR COMMERCIAL (F)	2382.7 SQM
2D	PERMISSIBLE FSI FOR RESIDENTIAL (E-F+G)	46067.85 SQM
3	PROPOSED AREA UTILIZATION	
3A	BALANCE AREA UNDER RESIDENTIAL PLOTS	82.28
3C	PROPOSED AREA UNDER COMMUNITY SITE (60% OF SITE AREA)	07.56
3D	GREEN AREA REQUIRED: (62.7 SQM PER FSI)	08.26
3E	AREA UNDER GREENS	06.94

DETAILS OF REST. PLOTS

TYPE	WIDTH	LENGTH	CA TRG/CRV	GRN	NO OF PLOTS	AREA (SQM)	PERM. FAR (SQM)	TOTAL PERM. FAR (SQM)
A	10.20	20.90	BEN	209.00	270	4026.00	264	26484.48
B	8.96	20.90	BEN	213.16	276	4286.96	264	11258.9
C	10.20	25.50	BEN	187.26	124	187.26	264	684.38
D	10.20	35.70	BEN	270.74	19	91.4028	240	12840.79
E	10.20	35.70	BEN	330.27	195	1453.39	240	39632.4
							TOTAL	4414.48

FAR UTILIZATION

COMMERCIAL FAR	1.50	PERMISSIBLE PROPOSED
COMMERCIAL AREA (SqM)	2322.24	
RESIDENTIAL FAR	1.25	
PLOTTED AREA (SqM)	46067.85	
TOTAL F.A.R. AREA (SqM)	48880.1	
TOTAL F.A.R. AREA/NET PLANNED AREA (100)	120.75%	

POPULATION

TYPE OF PLOT	NOS.	PERSON/PILOT	TOTAL
GENERAL PLOTS	75	15.5	1013
TOTAL POPULATION		AREA	PERSON/ACRE
1013		9.181	110.33

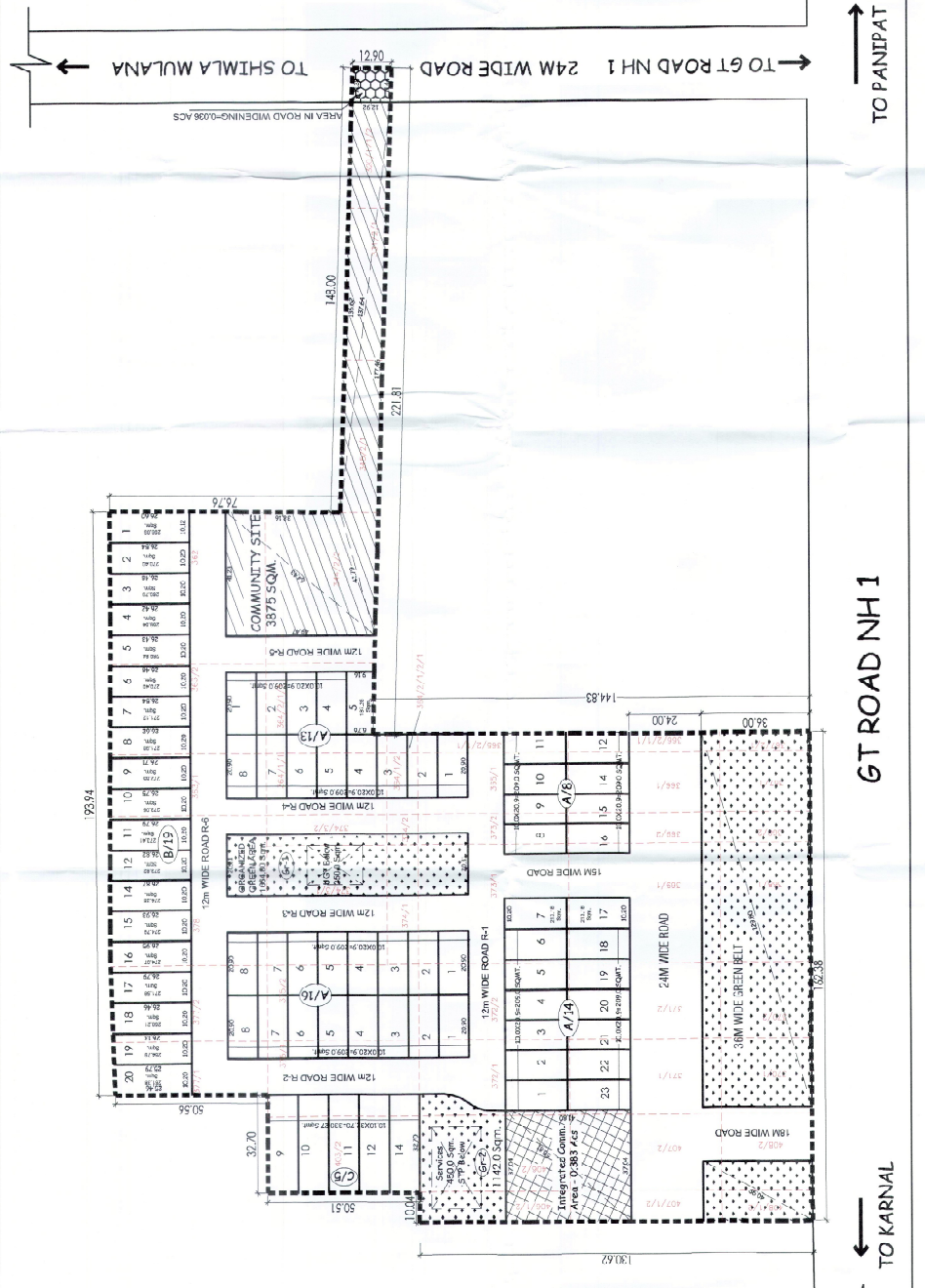
PERMISSIBLE 51% AREA OF NET PLANNED AREA : 4.29 ACRES
 PROVIDED AVAILABLE AGAINST RESTRICTIONS : 431 ACRES
 REQUIRED GREEN 62.7 SQM PER PERSON * 2633 SQM
 GREEN PROVIDED : 2807 SQM
 0.65% ACRES

PROJECT :-

DEMARICATION CUM LAYOUT PLAN OF PLOTTED COLONY UNDER NHLP MEASURING 10.77 ACRES (LICENCE NO. 170 OF 2023 DATED 23.08.2023) IN VILLAGE SHIMLA MULANA, SECTOR 40, PANIPAT, HARYANA, BEING DEVELOPED BY M/s. DLF HOME DEVELOPERS LTD.

REVISION :-
 SCALE : NORTH
 DATE :- AUGUST, 2023
 1:1000

TOWN PLANNER/ARCH-ITECT
 ARCHITECT
 DLF Home Developers Ltd.
 AUTHERISED SIGN



GT ROAD NH 1

DRG. NO.: D 1775-9550 Encl. 11/15/2023

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