

# LAND USE ANALYSIS FOR PROPOSED TOWNSHIP (PLOTTED DEVELOPMENT)

- TOTAL LAND AREA = 46,400
- AREA SURRENDERED FOR ROAD WIDENING = 1250 SQ.MT.
- NET LAND AREA = 1- 2= 45,150 SQ.MT.
- LAND AREA FOR GROUP HOUSING = 6751.12 SQ.MT.  
(SET BACK AS PER LAYOUT)
- LAND BALANCE FOR PLOTTING LAYOUT = 3- 4 = 38398.88 SQ.MT.
- PROPOSED LAND USE DEATIL

S.NO.	LAND USE	PROPOSED AREA IN SQ.M.	% AGE
(A)	RESIDENTIAL PLOTTED	14547.95 ✓	37.89
3.	COMMERCIAL		
i)	COMMERCIAL	1495.00 ✓	3.89
ii)	COMMERCIAL UNDER JANSATHI SCHEME	759.13 *	1.98
	NET AREA FOR COMMERCIAL	2254.13	5.87
4.	DISPENSARY	221.52	0.57
5.	PRIMARY/NURSARY SCHOOL	1739.13	4.54
	TOTAL (A)	18762.73	48.87
(B)	FACILITIES		
1.	ROAD	12930.64	33.67
2.	GREEN & OPEN SPACE	6705.51	17.46
	TOTAL (B)	19636.15	51.13
	GRAND TOTAL (A)+(B)	38398.88	100.00

## SCHEDULE OF PLOTTED AREA IN POCKET A

S.NO.	PLOT NO.	PLOT AREA (SQ.MTS)	NO. OF PLOTS	TOTAL AREA (SQ. MTS)
1.	A1	132.57	1	132.57
2.	A2-A10	100.33	9	902.97
3.	A11	155.43	1	155.43
4.	A12a	164.25	1	164.25
5.	A14-A19	100.33	6	601.98
6.	A20	143.32	1	143.32
7.	A21	148.53	1	148.53
8.	A22	100.33	1	100.33
9.	A23	166.71	1	166.71
10.	A24	222.33	1	222.33
11.	A25-A34	100.33	10	1003.30
12.	A35	140.96	1	140.96
13.	A36	138.20	1	138.20
14.	A37-A54	100.33	18	1805.94
15.	A55	192.90	1	192.90
16.	A56	190.46	1	190.46
17.	A57	100.33	1	100.33
18.	A58	133.10	1	133.10
	TOTAL			6443.61

## SCHEDULE OF PLOTTED AREA IN POCKET B

S.NO.	PLOT NO.	PLOT AREA (SQ.MTS)	NO. OF PLOTS	TOTAL AREA (SQ. MTS)
1.	B1-B14	100.33	14	1404.62
2.	B15	198.33	1	198.33
3.	B16	191.22	1	191.22
4.	B17-B30a	100.33	14	1404.62
5.	B30	178.13	1	178.13
6.	B35	195.98	1	195.98
7.	B36-B46	125.41	13	1630.33
8.	B49	177.92	1	177.92
9.	B50-B55	175.41	6	1052.46
10.	B56	192.99	1	192.99
11.	B57	147.41	1	147.41
	B58-B69	125.41	13	1630.33
	TOTAL			8104.34

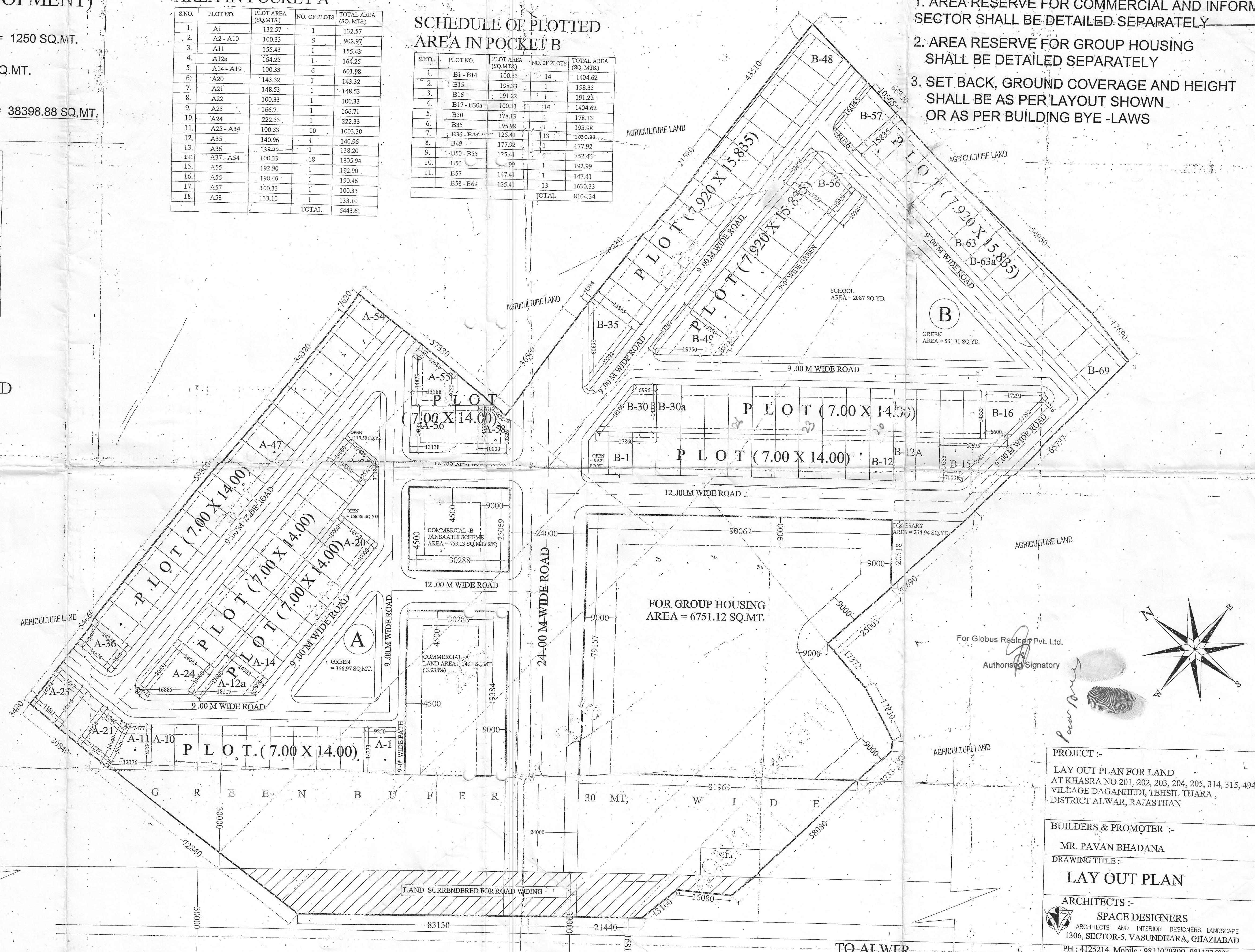
## NOTE :-

- AREA RESERVE FOR COMMERCIAL AND INFORMAL SECTOR SHALL BE DETAILED SEPARATELY
- AREA RESERVE FOR GROUP HOUSING SHALL BE DETAILED SEPARATELY
- SET BACK, GROUND COVERAGE AND HEIGHT SHALL BE AS PER LAYOUT SHOWN OR AS PER BUILDING BYE -LAWS

## FACILITIES PROVIDED IN PROPOSED PLOTTED DEVELOPEMENT

S.NO.	TYPE OF FACILITY	AREA IN SQ.MTS.
I.	ROADS	
a.	24 M. WIDE ROAD	3792.21
b.	9A	961.50
c.	9B	1219.80
d.	9C	991.78
e.	9D	339.43
f.	9E	1169.53
g.	9F	994.65
h.	9G	1031.33
i.	9F	367.55
	12M. WIDE ROADS	
j.	12A	363.46
k.	12B	363.46
l.	12C	1335.94
	TOTAL	12930.64
2.	GREEN AND OPEN SPACES	
	GREEN BUFFER AND NO CONSTRUCTION ZONE	
a.	B1	2252.07
b.	B2	3243.05
	PARK AND OPEN SPACES	
c.	G1	366.97
d.	G2	132.85
e.	G3	99.90
f.	G4	58.38
g.	G5	82.96
h.	G6	469.33
	TOTAL	6705.51
3.	ELECTRICAL SUB-STATION*	96.41
4.	WATER WORKS*	74.96
5.	S.T.P.*	168.70
	TOTAL AREA FOR FACILITY	19636.15

\*AREA COUNTED IN GREEN



TO BHIWADI

ले-आऊट प्लान साप्लि दि कैंडि  
दिनांक 27-10-23 दे निर्माण बहाली  
के अनुसार ले-आऊट प्लान अनुमोदित  
होता जात है।

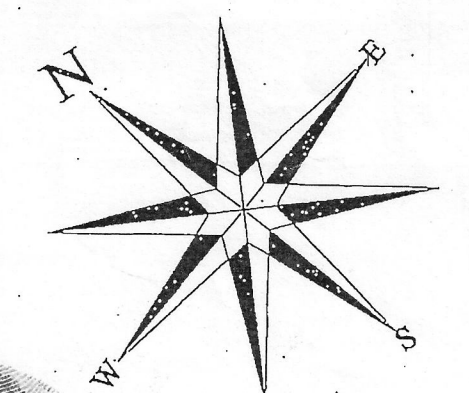
CENTRE LINE OF ROAD

उप-नगर नियोजक  
नगर विकास न्यास, भिवाडी

हस्ताक्षर

प्रबंध निदेशक  
राष्ट्रीय राजधानी क्षेत्र विकास प्राधिकरण एवं  
राजिव नगर विकास न्यास,  
भिवाडी

TO ALWER



For Globus Realtor Pvt. Ltd.  
Authorised Signatory

PROJECT :-  
LAY OUT PLAN FOR LAND  
AT KHASRA NO 201, 202, 203, 204, 205, 314, 315, 494/311  
VILLAGE DAGANHEDI, TEHSIL THARA,  
DISTRICT ALWAR, RAJASTHAN

BUILDERS & PROMOTER :-  
MR. PAVAN BHADANA

DRAWING TITLE :-  
LAY OUT PLAN

ARCHITECTS :-  
SPACE DESIGNERS  
ARCHITECTS AND INTERIOR DESIGNERS, LANDSCAPE  
1306, SECTOR-5, VASUNDHARA, GHAZIABAD  
PH: 4125214, Mobile: 9811070399, 9811336231.

DRAWN BY :-  
CHECKED BY :-  
DATE: 27/10/23

SCALE 1:600

OWNER'S SIGN

DRG.NO. 1