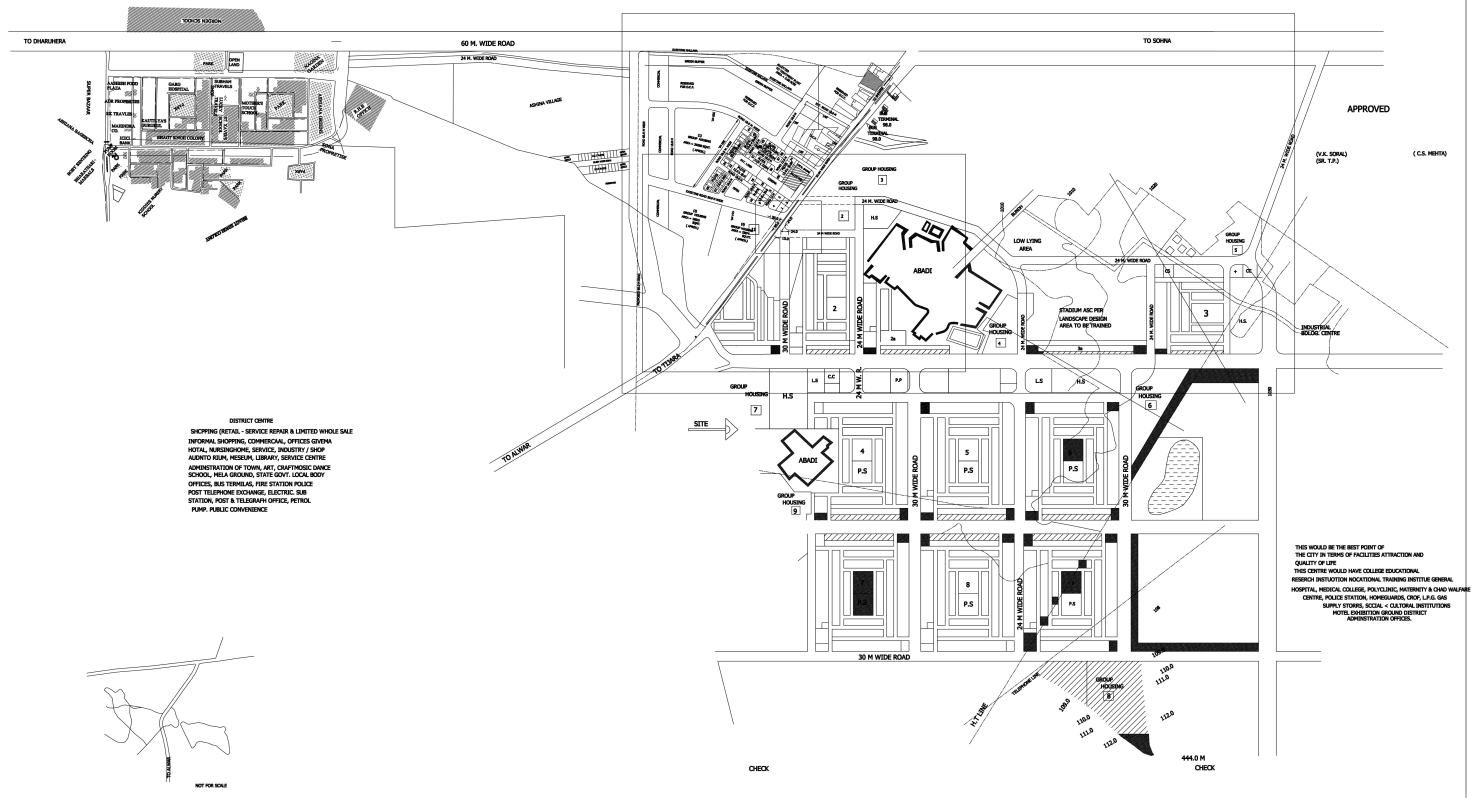

AREA STATE HERE

SITE AREA A = 273.12 H.A

SITE AREA B = 66.6 H.A

TOTAL SITE AREA A+B = 262.4 + 66.6 = 389 H.A

SITE - A S.No	SECTOR	PLOT SIZE IN M	No. OF PLOTS TOTAL		AREA OF NOT IN M²	AREA / TOTAL IN M² / AREA	
1	1	4 x 12	264		48	12672	
		5 x 12	146		60	8760	
		6 x 12	106		72	7632	
		8 x 12	22		96	2112	
		9 x 20	77		180	13860	
		10 x 20	30	711	200	10000	96756
2	2	4 x 12	232		48	11136	
		5 x 12	60		60	3600	
		6 x 12	119		72	7128	
		8 x 12	17		96	1632	
		9 x 20	52		180	9360	
		10 x 20	18	538	200	3600	42456
3	3a	4 x 12			48		
		5 x 12	30		60	3180	
		6 x 12	76		72	5112	
		8 x 12	21		96	2016	
		9 x 20	32		180	5760	
		10 x 20	19	178	200	3800	17880
4	3	4 x 12	264		48	12672	
		5 x 12	74		60	4440	
		6 x 12	87		72	6264	
		8 x 12	29		96	2784	
		9 x 20	48		180	8640	
		10 x 20	36	548	200	7200	42096
5	3a	5 x 12	60		72	5040	
		8 x 12	27	87	96	2592	7632
6	4	4 x 12	264		48	12672	
		5 x 12	118		60	7080	
		6 x 12	134		72	9648	
		8 x 12	38		96	3648	
		9 x 20	60		180	11340	
		10 x 20	20	670	200	14400	54828
7	5	4 x 12	264		48	12672	
		5 x 12	189		60	11340	
		6 x 12	189		72	13608	
		8 x 12	39		96	3648	
		9 x 20	60		180	10800	
		10 x 20	34	794	200	13600	67728
8	6			794			67728
9	7	4 x 12	240		48	11760	
		5 x 12	131		60	7860	
		6 x 12	142		72	10224	
		8 x 12	39		96	3744	
		9 x 20	60		180	9900	
		10 x 20	47	659	200	9400	51372
10	8	4 x 12	264		48	12672	
		5 x 12	153		60	9180	
		6 x 12	130		72	11274	
		8 x 12	28		96	2688	
		9 x 20	73		180	11880	
		10 x 20	67	715	200	13400	58994
11	9	4 x 12	240		48	11904	
		5 x 12	143		60	8580	
		6 x 12	143		72	11880	
		8 x 12	25		96	2400	
		9 x 20	80		180	14240	
		10 x 20	79	710	200	15800	65700
		TOTAL	6444				528760
SITE B							
12	10	4 x 12	240		48	11808	
		5 x 12	123		60	7440	
		6 x 12	130		72	9504	
		8 x 12	18		96	1728	
		9 x 20	42		180	9520	
		10 x 20	93	627	200	18600	58100
13	11			794			67728
14	12	4 x 12	264		48	12672	
		5 x 12	136		60	8280	
		6 x 12	146		72	10512	
		8 x 12	28		96	2688	
		9 x 20	60		180	9680	
		10 x 20	46	684	200	9600	53952
15	120	4 x 12	22		48	1056	
		5 x 12	29		60	1740	
		6 x 12	26		72	1848	
		8 x 20	11		96	1056	
		10 x 20	23		200	3680	
			13	143		3880	14140
		TOTAL	3248				185530

TOTAL NO OF PLOTS A+B = 6444+3248 = 9692

TOTAL PLOTTED AREA A+B = 5287760 + 185530 = 714280 SQMT. 71.43 H.A

FACILITES PROVIDED

SITE A S.No.		AREA OF EACH IN H.A	NOS	TOTAL AREA IN H.A
1.	PRIMARY SCHOOL	0.44	9	3.96
2.	HIGH SCHOOL	1.54	5	7.70
3.	DISPENSARY / CLINIC	0.06	11	0.66
4.	COMM. CENTER	0.3	3	0.90
5.	POLICE POST	0.4	1	0.4
6.	C.S. CENTER	0.08	14	1.12
7.	L.S. CENTRE	0.06	2	1.12
8.	B.S.C	0.01	2	0.02
9.	P.S.	0.01	5	0.05
			TOTAL	15.14 H.A
SITE B S.No.				
1.	PRIMARY SCHOOL	TOTAL	3	1.32
2.	HIGH SCHOOL	1.10	4	5.40
3.	DISPENSARY / CLINIC	0.10	4	0.40
4.	COMM. CENTER	0.37	1	0.37
5.	POLICE POST	0.40	1	0.40
6.	C.S. CENTER	0.08	9	0.40
7.	L.S. CENTRE	0.06	1	0.06
8.	B.S.C	0.01	2	0.02
9.	P.S.	0.01	5	0.05

LAND USE BREAK UP AT M.P. LEVEL

S. No	LAND USE	AREA IN H.A.	%	
1.	TOTAL AERIOR SITE MB	389		
2.	COMMERCIAL	4.86		
3.	PUBLIC & SEMI PUBS	6.80		
4.	INDUSTRIAL	8.89		
5.	CIRCULATION	20.60		
6.	EXPANT M.P	11.50		
7.	STADIUM / WATER	21.00		
8.	GROSS RESIDENTIAL	189.13		
	TOTAL	389.00 H.A		

LAND USE BREAK UP AT N.B.D. LEVEL

S.No	LAND USE SITE A+B	AREA IN H.A.	%	
1.	RESIDENTIAL PLOT GROUP HOUSING		50.4%	
2.		5.29		
3.	EDUCATIONAL	18.50	29.80%	
4.	OPEN SPACES GREEN			
5.	CIRCULATION		23.0%	
	TOTAL	189.13		

LEGEND

- H.S — HIGH SCHOOL
- P.S — PRIMARY SCHOOL
- C.C — DISPENSARY
- L.S — LOCAL SHOPPING
- P.P — POLICE POST
- INDUSTRIAL
- MIXED LAND

NOTES

THE PLAN HAS BEEN PREPARED AS PER SURVEY PLAN SURPLIED BY LET ALWAR ON 16.2.91 (LATEST)
LARGE, STORM WATER DRAIN HAS BEEN TRAINED AND PRESENTLY LEFT AS GREEN AND TO GR TWEIN ARE WHEN DRAINAGE PROPOSAL IS PREPARED BY CONSULTANTS SPARLER DRAINS ARE SEADRED AND WILL BE TWEIN CALE OF WHILE PREPARING DRAINAGE PROPOSAL
H.T. LINE IS RETAINED AND GREEN AREAS ARE LEFT ALONG IT.
L T & TELEPHONE LINES ARE PROPOSED TO BE SHIFED ON 45.0 M WIDE ROAD PLOTS OF MIXED LAND USE SHOPSON GROUND FLOOR & RESIDENCE ON ABOVE FLOOR HAVE BEEN PROPOSED.
THIS LAY OUT APPROVED IN PRINCIPAL IN CORPORATE ALL MINOR MODIFICATIONS WRT RELOCATION OFSTADEUM AND RESIDEMIAL SECTOR BY INTERCHANGE SHIED ON THE DISCUSSIONS HEALD AT DELHI ON 1.5.1991 ALSO MINOR MODIFICATION COMANE IN C.T.P. RAJASTHAN, LETTER OF 10.05.1991WHILE APPROVING THIS SCHEME
AREA SHOWN IN YELLOW AROUND 2 ABADES ADJACENT TO SECTORS 3a & 4 IS RESERVED FOR RESIDENTIALPURPOSE AND THE LAY OUT WILL BE PREPARED ON THE BASIS OF THE SURVEY TO BE GIVEN BY U.L.T ALWAR
AREA MARKED 'X' ALL AROUND BOTH ABADES SHOWN IN YELLOW AS RESERVED FOR RESIDENTIAL
SEPRATE DRG. No.

NOTE
SITE OF PRIMARY SCHOOL DISPENSARY AND COMMENTARY CENTRE CHANGE IN TO
APPROVED BY SECRATARY

DATE	REVISION

H.K. YADAV
ARCHITECT
TOWN PLANNER

PROJECT
BHIWADI
RESIDETIAL
SCHEME

SHEET TITLE
LAY OUT PLAN

SCALE 1 : 4000

DRAWN

CHECKED

DRG. No. NCR - BHIWADI

DATE MAY 4, 1991

UTOPAIN DEVELPMENT
1/11 KALKAJI
NEW DELHI
PHONE 6430136