



PLOTS / HOUSES	CAT.	SIZE (in Meters)	PLOT AREA (in Sqm)	GROUND COVERAGE	AREA UNDER OFFSETS	PERMISSIBLE COV. (F.A.R. 1.75)
1	TYPE-A	IRREGULAR	482.20	295.50	186.70	843.85
2	TYPE-A	IRREGULAR	409.55	242.90	166.65	716.71
3	TYPE-A	IRREGULAR	336.90	190.30	146.60	589.57
4	TYPE-A	IRREGULAR	308.20	170.10	138.10	539.35
5	TYPE-A	IRREGULAR	415.00	246.90	168.10	726.25
6	TYPE-A	IRREGULAR	394.98	233.42	161.56	691.22
7	TYPE-A	IRREGULAR	378.74	221.69	157.05	662.80
8	TYPE-A	IRREGULAR	427.75	258.89	168.86	748.56
9 to 26 (18nos)	TYPE-B	12.00 X 18.00 (EACH)	216.00x18 =3888.00	135.81x18 =2444.58	80.19x18 =1443.42	378.00x18 =6804.00
27 to 62 (36Nos.)	TYPE-C	10.00 X 15.00 (EACH)	150.00x36 =5400.00	84.56x36 =3044.16	65.44x36 =2355.84	262.50x36 =9450.00
63 to 65 (3Nos.)	TYPE-D	10.00 X 12.00 (EACH)	120.00x3 =360.00	85.00x3 =255.00	35.00x3 =105.00	210.00x3 =630.00
66	TYPE-D	IRREGULAR	129.53	91.25	38.28	226.67
67 to 70 (4Nos.)	TYPE-D	10.00 X 12.00 (EACH)	120.00x4 =480.00	85.00x4 =340.00	35.00x4 =140.00	210.00x4 =840.00
71	TYPE-D	IRREGULAR	132.14	93.65	38.49	231.25
72	TYPE-D	IRREGULAR	141.27	100.73	40.54	247.22
73	TYPE-E	IRREGULAR	99.61	74.60	25.01	174.32
74	TYPE-E	IRREGULAR	91.10	67.90	23.20	159.43
75 to 79 (5Nos.)	TYPE-E	7.00X13.00 (EACH)	91.00x5 =455.00	66.50x5 =332.50	24.50x5 =122.50	159.25x5 =796.25
80	TYPE-E	IRREGULAR	97.12	71.96	25.16	169.96
81	TYPE-E	IRREGULAR	116.86	91.50	25.36	204.50
82	TYPE-F	IRREGULAR	72.45	47.00	25.45	126.79
83	TYPE-F	IRREGULAR	63.75	42.75	21.00	111.56
84	TYPE-F	IRREGULAR	65.25	44.25	21.00	114.19
85	TYPE-F	IRREGULAR	66.75	45.75	21.00	116.81
86	TYPE-F	IRREGULAR	68.25	47.25	21.00	119.44
87	TYPE-F	IRREGULAR	69.75	48.70	21.05	122.06
88	TYPE-F	IRREGULAR	71.25	50.20	21.05	124.69
89	TYPE-F	IRREGULAR	72.72	51.71	21.01	127.26
90	TYPE-F	IRREGULAR	74.19	53.20	20.99	129.83
TOTAL			15168.31	9298.34	5869.97	26544.54

DATE - 16-05-2020

SCALE- 1:500

TENTATIVE LAND USE:

TOTAL AREA OF THE LAND = 31076.00 sqm

AREA UNDER RESIDENTIAL	9298.34	(29.92%)
AREA UNDER ROADS & PARKING	6343.65	(20.41%)
AREA UNDER GREEN	5372.59	(17.29%)
AREA FOR SCHOOL	994.62	(03.20%)
AREA UNDER BOOTH SITE	969.57	(03.13%)
AREA UNDER COMMUNITY CENTRE	1172.52	(03.77%)
AREA FOR WATER WORKS	600.14	(01.93%)
AREA FOR ELECT. INSTALLATION	220.95	(00.71%)
AREA UNDER S.T.P.	233.65	(00.75%)
AREA UNDER OFFSETS OF PLOTS	5869.97	(18.89%)

DETAIL OF ZONING REGULATIONS

TYPE OF PLOTS	AREA IN SQM	FRONT	SIDE	REAR	No. OF STOREYS
TYPE-A INDEPENDENT	250.00 to 500.00	3.0	2.0	2.0	4 + PARKING
TYPE-B (SEMI-DETACHED)	150.00 to 250.00	3.0	1.75	1.75	4 + PARKING
TYPE-C (ROW- HOUSING)	150	2.0	-	-	4 + PARKING
TYPE-D (ROW- HOUSING)	120	2.0	-	-	4 + PARKING
TYPE-E (L.I.G. ROW- Housing)	91 to 120	2.0	-	-	4 + PARKING
TYPE-F (E.W.S. ROW- HOUSING)	72.00	2.0	-	-	4 + PARKING

PERMISSIBLE COVERAGE 31076X1.50 = 46614.00 SQM

PROPOSED COVERAGE = 26544.54 SQM

ACHIEVED F.A.R. = 0.85 (approx)

TOTAL No. OF PLOTS = 90

No. OF BOOTHS = 8

POPULATION = 90 X 12 = 1080 PERSONS

DENSITY = 347 P / HECT

LEGEND:-

PROPOSED WORK		BOUNDARY LINE	
EXISTING WORK		SEWER LINE	
ROADS		DRAIN LINE	
GREEN		WATER WORKS	
TREES		ELECTRICAL	
NALLAH			

NOTE:-

ANY DISCREPANCY IN THIS LAYOUT SHOULD BE BROUGHT TO THE NOTICE OF THE CHIEF ARCHITECT IMMEDIATELY.

H.P. HOUSING & UDA SHIMLA

AR. DEWAN C.SHARMA
SENIOR ARCHITECT

AR. SAROJ GUPTA
ARCHITECT

AR. MAYA DHIMAN
ASSTT ARCHITECT

IOB No. - 341

DATE -

SANGEETA
A.S.D.

DRG No. - 2

REV. -

LAYOUT PLAN

HOUSING COLONY AT DEHRA,

DISTT KANGRA. ON KH No.

962 / 2 (MOHAL MERHERDA) & 1 / 2 (THAKUR DWARA)