

LEGEND	RESIDENTIAL	SIZE (per unit)	LANDUSE AREA (in sq.m.)	AREA (in sq.y.)	NOS.
PLOTTED					
TYPE - A	8.5 x 23.27	197.79	236.55	4	
TYPE - B	9.13 x 20.86	190.45	227.77	28	
TYPE - C	7.74 x 18.13	148.06	177.07	9	
TYPE - D	7.74 x 17	131.58	157.36	18	
TYPE - E	8.20 x 25.3	207.46	248.12	4	
TYPE - F1	8.72 x 18.14	140.74	169.32	7	
TYPE - F2	8.54 x 16.16	138.60	165.05	9	
TYPE - G	8 x 14.91	119.28	142.65	4	
TYPE - H	8.13 x 17	138.21	165.29	22	
TYPE - J	7.8 x 17	132.6	158.58	32	
TYPE - K	8 x 15.03	120.24	143.80	9	
TYPE - L	8.22 x 16.12	132.5	158.46	11	
TYPE - M	6.9 x 17.17	118.47	141.68	16	
TYPE - N	8.44 x 17.17	144.51	173.31	18	
TYPE - P	7.32 x 14.01	102.55	122.64	10	
TYPE - Q	7.20 x 19.63	141.53	169.02	17	
TYPE - R	6.42 x 15.59	100.09	119.60	2	
TYPE - S (LIG)	5.90 x 8.24	48.61	58.13	14	
TYPE - T (EWS)	4.91 x 7.54	37.02	44.27	15	
TOTAL					
			254.38190m	249	

TO GRAMIN VILLAGE
PROPOSED 45 M WIDE ROAD
TO STATE HIGHWAY NO - 25



- NOTE:-
1. ALL END CONDITION PLOTS ADJACENT TO ROAD WILL HAVE 3 M SIDE SET BACK.
 2. ALL SET BACK FOR PLOTS WILL BE AS PER TABLE A (ZONING BYELAWS)

PLOT AREAS ARE FROM PLINE

1. AREA AS PER SURVEY PLAN : 63375.00 SQMT (A)
2. AREA SUBMITTED UNDER ROAD WIDENING : 1229.405 SQMT (B)
3. NET PLANNED AREA : 62145.595 SQMT (A-B)

TABLE - A ZONING BYELAWS					
AREA	F	S	S	R	MAX. HEIGHT
UP TO 10m	1.5	-	-	-	8m
10m - 15m	1.5	-	-	-	10m
15m - 20m	3	-	-	1.5	12m
20m - 25m	3	-	-	2.5	15m
25m - 30m	4.5	-	-	3.0	18m
30m - 35m	4.5	3.0	-	3.0	20m

LEGEND	RESIDENTIAL	COMMERCIAL	FACILITIES	GREEN AND OPEN SPACES

AREA STATEMENT FOR PROPOSED TOWNSHIP

S NO.	PARTICULARS	AREA IN SQMT	% AGE
A.	RESIDENTIAL	33064.35	53.20%
(i)	RESIDENTIAL	1466.321	2.36%
(ii)	COMMERCIAL	1466.321	2.36%
(iii)	LIG	708.56	1.14%
(iv)	EWS	623.12	1.00%
(v)	GREEN	3116.368	5.01%
(vi)	FACILITIES	6215.00	10.00%
(vii)	ROAD	16951.87	27.27%
(viii)	TOTAL	62145.59	100%

1. The area of the township is 62145.595 sqm. The area of the residential plots is 33064.35 sqm. The area of the commercial plots is 1466.321 sqm. The area of the LIG plots is 708.56 sqm. The area of the EWS plots is 623.12 sqm. The area of the green plots is 3116.368 sqm. The area of the facilities is 6215.00 sqm. The area of the road is 16951.87 sqm.

SR. DRAUGHTS MAN U.T. BHIWADI	JEN U.T. BHIWADI	PATWARI U.T. BHIWADI	ATP U.T. BHIWADI	AGRIEXEN U.T. BHIWADI	OTREP U.T. BHIWADI
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URBAN IMPROVEMENT TRUST

BHIWADI

PROJECT : TERRA CITY 2

PROPOSED TOWNSHIP AT CHAPPER , BHIWADI

OWNERS SIGN:

ARCHITECT'S SIGN:

DRAWING TITLE:

SCALE

NORTH

KIRTIKANT CHANDNA
B.Arch., M.Arch.
CA/19/12362

LAYOUT PLAN

DATE

07.05.2013



M-1811276245