

NORTH

LAYOUT PLAN APPROVED BY STANDING COMMITTEE  
 UNDER RESOLUTION NO. 770 DATED 18-1-73 CONDITIONS  
 AS FOLLOWS:-

1. THE APPLICANT SHALL DEPOSIT A SECURITY AMOUNT FOR THE DEVELOPMENT AND LAYING OF SERVICES AS PER APPROVED PLANS AT THE RATE OF 25 PAISE PER SQ. FT. OF THE TOTAL GROSS AREA OF THE SCHEME WITHIN 15 DAYS OF HAVING BEEN INTIMATED OF APPROVAL OF THE LAY-OUT.
2. THE APPLICANT SHALL DEVELOP AND LAY ALL THE SERVICES AS PER THE APPROVED SERVICES PLANS AND TO THE COMPLETE SATISFACTION OF THE COMMISSIONER M.C.D. WITHIN A PERIOD OF ONE YEAR COMMENCING FROM THE DATE THE APPROVED SERVICES PLANS ARE SUPPLIED TO THEM, FAILING WHICH THE PORTION SHALL LAPESE. HOWEVER A FURTHER PERIOD OF ONE YEAR MAY BE PERMITTED FOR DEVELOPMENT BY COMMISSIONER M.C.D. FOR THE REASONS TO BE RECORDED.
3. NO PORTION OF LAND COVERED BY THE LAY-OUT PLAN SHALL BE SOLD, LEASED OR OTHERWISE DISPOSED OF BEFORE THE AREA IS FULLY DEVELOPED AND APPROVED BY THE COMMISSIONER M.C.D.
4. VARIOUS CONDITIONS IMPOSED BY THE SERVICES DEPARTMENT SHALL BE COMPLIED WITH TOTAL.
5. THE BUILDING PLANS OF VARIOUS PROPOSED BUILDINGS SHALL BE GOT APPROVED FROM THE BUILDING DEPT. OF M.C.D. AS PER THE BUILDING BYE-LAWS AND ZONING REGULATIONS.
6. THE APPLICANT SHALL LEAVE FREE OF COST THE PORTION OF LAND REQUIRED FOR THE WIDENING AND PROPER ALIGNMENT OF RING ROAD AS PER THE APPROVED ALIGNMENT PLAN.
7. THE APPLICANT SHALL TRANSFER TO THE M.C.D. FREE OF COST, THE TOTAL LAND IN THE SCHEME EARMARKED FOR OPEN SPACES, ROADS, SERVICE LANE, PUBLIC PARK AND SUCH OTHER UTILITIES SERVICES ETC. IN THE LAY-OUT PLAN AT THE TIME OF ALLOWING OF BUILDING ACTIVITY AND HANDING OVER OF SERVICES TO M.C.D.
8. THE APPLICANT SHALL CONSTRUCT THE VARIOUS ROADS AND SERVICE LANE AS SHOWN IN THE LAY-OUT PLAN AS PER THE STANDARD SECTION AND SPECIFICATIONS Laid Down in the Bye-Laws of M.C.D.
9. THE SET-BACKS/ CURB DEMARCATION PLAN SHALL BE GOT APPROVED BY THE APPLICANT BEFORE BUILDING ACTIVITY IS ALLOWED.
10. THE EXISTING BUILDING FALLING UNDER SET-BACKS SHALL BE DEMOLISHED AT THE TIME OF APPROVAL OF THE BUILDING PLANS FOR ADDITIONS ALTERATIONS ETC.

DETAIL OF AREA CHART  
 TOTAL AREA OF PLOT: 391-8X180-0 TO 380-0 SFT OR 70380 SQ. FT. OR 1.61 ACRES  
 AREA LEFT FOR MAIN EXISTING BUILDING: 138-2 X 180-0 SFT OR 2760 SQ. YDS.  
 DEVELOPMENT.

REMAINING LAND LEFT FOR 6 PLOTS: 60-0 X 180-0 X 6 = 21600 SFT OR 5400 SQ. YDS.  
 AND 2 PLOTS: 152-0 X 180-0 X 2 = 54720 SFT OR 13680 SQ. YDS.  
 AREA LEFT FOR SERVICE ROAD: 152-0 X 212-0 SFT OR 32320 SFT OR 7360 SQ. YDS.  
 AREA LEFT FOR PARK: 44-0 X 180-0 SFT OR 7920 SFT OR 1800 SQ. YDS.

COVERED AREA AND DENSITY CHART

NO.	DESCRIPTION OF BUILDING	PLOT AREA	PERMISSIBLE COVERAGE ONLY	PERMISSIBLE COVERAGE R.F.	EXIST. BLDG. AT P.P.	EXIST. BLDG. AT P.P.	NO. OF PER. PER UNIT	NO. OF PERSONNEL	NO. OF PERSONNEL PER UNIT	TOTAL NO. PERSONNEL
1.	EXISTING MAIN BUILDING	2840 S	80%	80%	2600 SFT	2600 SFT	2	NIL	4.5	9
	EXISTING SERVANT QUARTERS				1040 SFT	NIL		4	2	8
2.	PROPOSED 6 AND 2 PLOTS	4950 SFT AND 2475 SFT	2475 SFT	2475 SFT	1600 SFT		12	NIL	4.5	54
	MAIN BUILDING						14	NIL	4.5	18
	PLAT SERV. QRT. BLOCK							12	2	24
TOTAL							18	16		115

3. TOTAL NOS. OF DWELLING UNITS EXISTING AND PROPOSED = 115
4. NOS. OF PERSONS AT THE RATE OF 4.5 PERSONS PER UNIT = 517.5
5. TOTAL NOS. OF SERV. QUARTERS UNITS EXISTING AND PROPOSED = 16
6. NOS. OF PERSONS @ 2 PERSONS PER UNIT = 32
7. GROSS DENSITY = 115 / 1.61 = 71.42 (WHICH IS LESS THAN PERMISSIBLE)
8. TOTAL AREA UNDER DEVELOPMENT = 39180 SFT OR 8983 SQ. YDS. OR 2.07 ACRES
9. DENSITY ACCORDING TO MASTER PLAN = 50 PERSONS / ACRE
10. DENSITY COMES TO = 71.42 PERSONS PER ACRE (WHICH IS LESS THAN PERMISSIBLE)

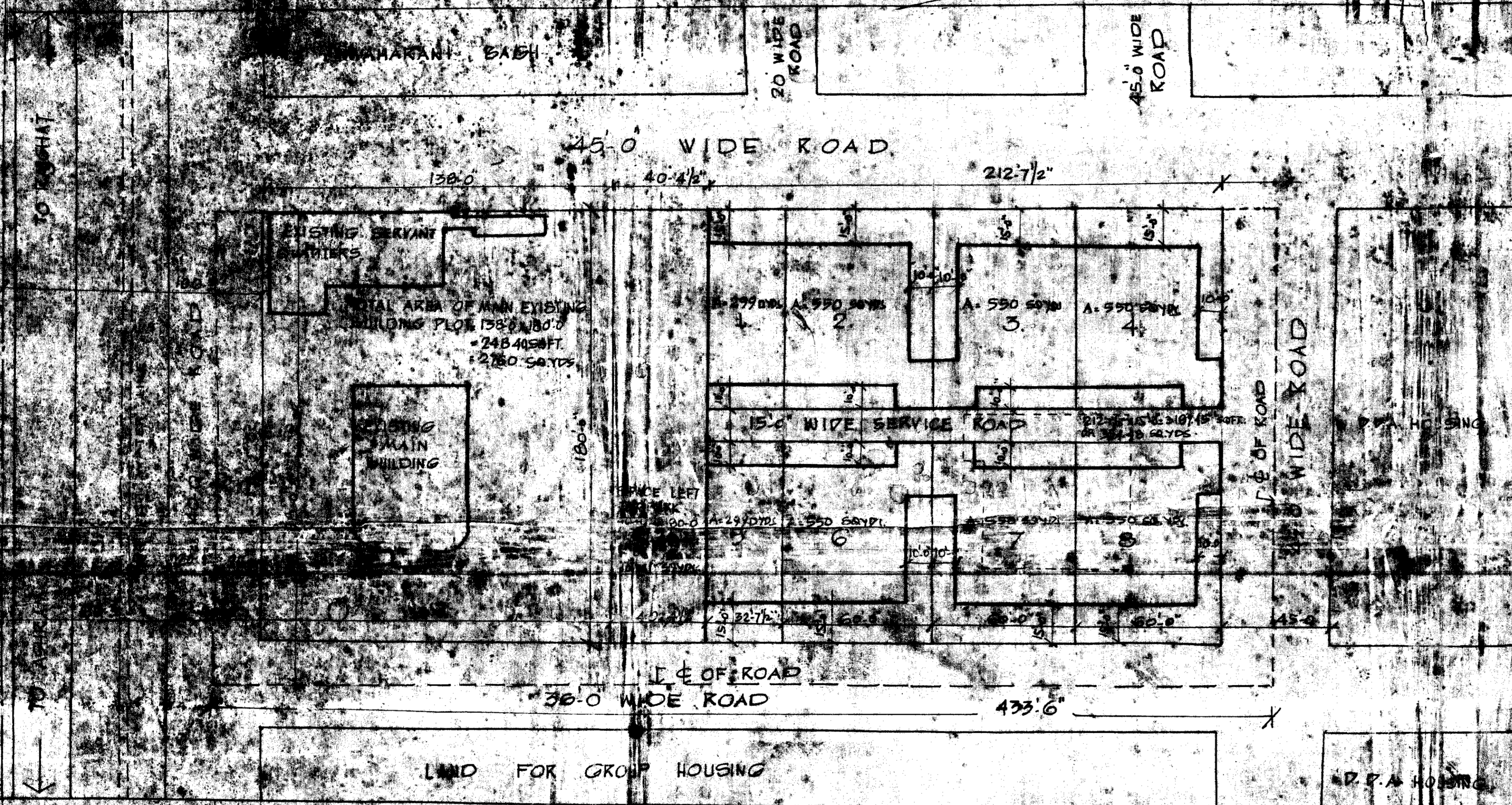
- DENSITY ACHIEVED
1. THIS LINES TRACING SUPPLIED BY THE APPLICANTS IN MARCH 1962 & THE COPY OF THE LAY-OUT PLAN OF PARMANAND ESTATE APPROVED BY THE S/C VIDE RES. NO. 770 DATED 18-1-73 ONLY AUTHENTICATED BY THE COMMISSIONER, DATED 21-6-73.
  2. THIS TRACING TALLIES WITH LOCKER COPY OF T.P. DEPARTMENT.
  3. FOR SET-BACKS DIMENSIONS/ AREA OF PLOTS, THE SET-BACK CURB DEMARCATION PLAN IS TO BE REFERED.

DRG. NO. - P/PAC/415/2

LAY-OUT PLAN OF KHASKAS, NO 1303/240/PARMA  
 RING ROAD NEAR ASHRAM, NEW DELHI (NAND ESTATE)

PROPERTY OF SH. KAMESH ANAND, SH. V. KUMAR, SH. KAMESH CHAND NARESH KUMAR AND SH. VAIDYA RAITANI, PARMANAND	s.d/ KANMAR BROTHERS ARCHITECTS 507 KATRA ANAND CH. CHONK, DELHI	M. Singh SAGGU L. K. DAS GUPTA ARCHITECTS 507 KATRA ANAND CH. CHONK, DELHI	SCALE 32:1 DATE 9TH MAY 1973 DEPT. JOB NO. DRG. NO. 1/14
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(OWNER'S SIG)  
 Sd/ KANMAR BROTHERS ARCHITECTS



TOWN PLANNER: [Signature]  
 Sd/ SECRETARY: [Signature]  
 AGED TOWN PLANNER: [Signature]  
 COMMISSIONER: [Signature]  
 TOWN PLANNER: [Signature]

[Signatures of various officials]