

ROHTAK

REVISED DEMARCATION PLAN OF SECTOR 18&18-A
(TRANSPORT & COMMUNICATION)

1. ACQUISITION BOUNDARY SHOWN AS

2. RELEASED LAND SHOWN AS

3. SECTOR BOUNDARY SHOWN AS

TOTAL ACQUIRED AREA OF SECTOR -18 & 18A
(Including 3.78 ACS LAND TRANSFERRED FROM SUGAR MILL)

TOTAL ACQUIRED AREA OF SECTOR - 18

AREA UNDER EXISTING GODOWN

AREA UNDER EXISTING DISPOSAL

AREA UNDER M.C. LAND

AREA UNDER SECTOR ROAD (HALF OF ROAD)

NET PLANNED AREA

AREA UNDER SHOPS

AREA UNDER UNION OFFICE

AREA UNDER DHARMSALA

AREA UNDER POLICE STATION

AREA UNDER WEIGH BRIDGE

AREA UNDER SERVICE STATION (4NOS.)

AREA UNDER P.U.S.

AREA UNDER ROAD, PARKING, PAVEMENT,
GREEN AND OPEN SPACES

SALEABLE AREA

83.00 ACRES

56.36 ACRES

2.93 ACRES

1.56 ACRES

5.449 ACRES

5.04 ACRES

41.38 ACRES

8.91 ACRES

0.22 ACRES

0.25 ACRES

1.30 ACRES

0.194 ACRES

0.41 ACRES

0.033 ACRES

30.063 ACRES

ACRES (24.42 %)

TOTAL AREA UNDER SECTOR - 18A

AREA UNDER SECTOR ROAD(HALF OF ROAD)

NET AREA PLANNED

AREA UNDER SHOPS

AREA UNDER FUEL FILLING STATION

AREA UNDER P.U.S.

AREA UNDER ROAD,PARKING, GREEN, PAVEMENT
& OPEN SPACES

SALEABLE AREA

26.64 ACRES

5.71 ACRES

20.93 ACRES

6.02 ACRES

0.35 ACRES

0.034 ACRES

14.526 ACRES

ACRES (30.43 %)

DETAIL OF SHOPS SECTOR -18:-

SR. NO	DESCRIPTION	SIZE IN MTS.	SHOP	SHOP TOTAL AREA	BASEMENT
1.	WORK SHOPS-I (With Double Storey Office Block)	8.25 X 21.5 M.	48	8514.00 SQM	NO
2.	REPAIR SPARE PARTS SHOPS (With Double Storey Office Block) (Exclusive of 1.53 m. pavement & 2.75 m. corridor (Double storey) CORNER SHOPS	5.5 X 13.75 M.	90	6806.25 SQM.	YES (22No shops with partial basement adjoining police station 18 no adjoining existing colony, 7 no. shop adjoining M.C. land are with partial basement.)
3.	SPARE PARTS SHOPS (With storage on First floor) CORNER SHOPS	5.5 X 8.25 M. 5.615 X 8.25 M.	122 30	5535.75 SQM. 1389.71 SQM.	YES (16+26) no. shops adjoining existing colony and 16 no. shops adjoining existing godowns & nos. adjoining unacquired land & 5 nos. shops adjoining others land near union office area without basement.)
4.	SPARE PARTS SHOPS (With storage on First floor) CORNER SHOPS	2.75 X 8.25 M. 2.865 X 8.25 M.	227 22	5150.06 SQM. 519.99 SQM.	YES (25 No shops without basement adjoining M.C. land
5.	BOOTHES (With storage on First floor) CORNER BOOTHS	2.75 X 8.25 M. 2.865X8.25 M.	84 04	1905.75 SQM. 94.54 SQM.	YES (66 No. Booths without basement adjoining unacquired land)
6.	WORKSHOP-II (With Double Storey Office Block) CORNER SHOPS	8.25 X 16.50 M. 8.48 X 16.50 M.	10 04	1361.25 SQM. 559.68 SQM.	NO
7.	CHABAS (Double storey with Rear Courtyard, In-situ center)	5.5 X 13.75 M. 5.73 X 13.75 M.	2 4	151.25 SQM. 315.15 SQM	YES
8.	KIOSKS CORNER SHOPS	2.75X2.75 M. 2.865X2.75 M.	113 24	854.56 SQM 189.09 SQM	NO
9.	MILK BOOTH	4.00 X 4.00 M.	(01)	16.00 SQM	NO
TOTAL			809	36081.65 SQM	

DETAIL OF SHOPS SECTOR 18-A:-

SR. NO	DESCRIPTION	SIZE IN MTS.	SHOP	SHOP TOTAL AREA	BASEMENT
1.	Transport Booking Agencies (Double Storey with basement) CORNER SHOPS	15x30 M. 15.23X30 M.	21 6	9450.00 SQM 2741.40 SQM	YES 5 No. Shops with partial basement adjoining (Anaj mandi)
2.	Transport Booking Agencies (Double Storey with basement) CORNER SHOPS	8.25X21.50 M. 8.48X21.50M.	20 6	3547.50 SQM 1093.92 SQM	YES 4 No. Shops with partial basement adjoining (Anaj mandi)
3.	WORK SHOP -III (With Double Storey Office Block) CORNER SHOPS	5.5X13.75 M. 5.73X13.75 M.	68 06	5142.50 SQM 472.725 SQM	NO
4.	SPARE PARTS SHOP (With storage on First floor) CORNER SHOPS	2.75 X 8.25 M. 2.865X8.25 M.	66 04	1497.375 SQM 94.545 SQM	YES
5.	MILK BOOTH	4.00x4.00 M.	(01)	16.00 SQM	NO
6.	KIOSKS CORNER SHOPS	2.75X2.75 M. 2.865X2.75 M.	27 12	204.1875 SQM 94.545 SQM	NO
TOTAL			237	24354.6975 SQM	

NOTES:-

1. CONSTRUCTION OF ALL COMMERCIAL SITES PROVIDED IN THIS PLAN SHALL BE AS PER STANDARD ARCHITECTURAL CONTROL FINALIZED BY CHIEF ARCHITECT HSPV, PACHKULA.

2. PROVISION OF BASEMENT UNDER CORRIDOR IN COMMERCIAL SITES SHALL ALSO BE GIVEN AS PER POLICY CIRCULATED BY C.A.HSPV (ARCH. WING) WIDE MEMO NO. 3A.HSPVP/9673 - 205 DATED- 8-2-2006.

3. AS PER NEW POLICY CIRCULATED VIDE LTTER NO.CTP&TP/SVV/11727 DATED 18.01.2017 ALL THE SINGLE STOREY SHOPS GOVERNED BY ARCHITECTURAL CONTROLS, HAVING SIZE 2.75 X 8.25 M. AND ABOVE SHALL BE AUCTIONED WITH PROVISION OF FIRST FLOOR TO BE USED FOR STORAGE PURPOSE ONLY.

4. SIZE OF CORNER COMMERCIAL SITES MAY BE KEPT EXTRA BY 0.115 M. FOR SINGLE STOREY BOOTHS / SHOPS,INCLUDING BOOTHS / SHOPS HAVING PROVISION OF STORAGE ON FIRST FLOOR AS PER NEW POLICY DATED 18.01.2017.

5. FOR OTHER MORE THAN SINGLE STOREY SHOPS,SIZE OF CORNER COMMERCIAL SITES MAY BE KEPT EXTRA BY 0.23 M.

6. WIDTH OF VERANDAH SHALL BE AS PER ARCHITECTURAL CONTROL APPLICABLE.

7. PROVISION OF CORRIDOR OR PAVEMENT WITH IN THE SITE SHALL BE AS PRESCRIBED IN STANDARD ARCHITECTURAL CONTROL OF VARIOUS SITES.

8. WHEREVER PARTIAL BASEMENT HAS BEEN ALLOWED THE BASEMENT WOULD BE CONSTRUCTED BY LEAVING A DISTANCE ATLEAST 2.75 M. FROM THE REAR BOUNDARY OF THE PART.

9. NO SITE WILL BE PUT TO AUCTION WITHOUT PRIOR FINALIZATION OF ARCHITECTURAL CONTROLS.

10. THIS DRAWING HAS BEEN SUPERCEDES EARLIER APPROVED DRAWING NO. DTP (R) 1989 / 17 DATED: 15.10.2018.

11. THE OUTER DIMENSION ON THE SCHEME IS AS PER EARLIER APPROVED DEMARCATION PLAN OF SECTOR 18 & 18A ROHTAK BEARING DRG. NO.18A/114 DATED 05.11.15 WHICH IS VERIFIED BY XEN HSPV, DIV. NO. - II WIDE MEMO NO. 2096 DATED 16.09.2015 .

12. THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF APPROVED REVISED LAYOUT PLAN OF SECTOR 18 & 18A BEARING DRG. NO. 1979/18 DATED 07.03.18 APPROVED BY C.A.HSPV.PANCHKULA HIDE HIS ENSTD. NO. CTP&TP/S/163718 DATED 13.08.2018.

SCALE :- 1CM = 10M.

DRG. NO. DTP (R)1993/19 DT.08-04-2019

DRAWN BY

CHECKED BY

SENIOR DRAUGHTSMAN

PLANNING ASSISTANT

ASSTT. TOWN. PLANNER

DISTT. TOWN. PLANNER

SENIOR TOWN. PLANNER

ROHTU A.D.

SUDESH J.D.

KANSHI RAM S.D.

ANIL KUMAR

VIRENDER KUMAR

NEELAM SHRAMA

NARENDER SOLANKI

DEPTT.OF T&C PLANNING,HARYANA.

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