

# PALM CITY

HRDA Approved Plots

Near Denso Chowk, IP-2

Haridwar

(Phase- 1 & 2)



# PALM CITY











# Project Layout



# PARK -1





# PARK -2

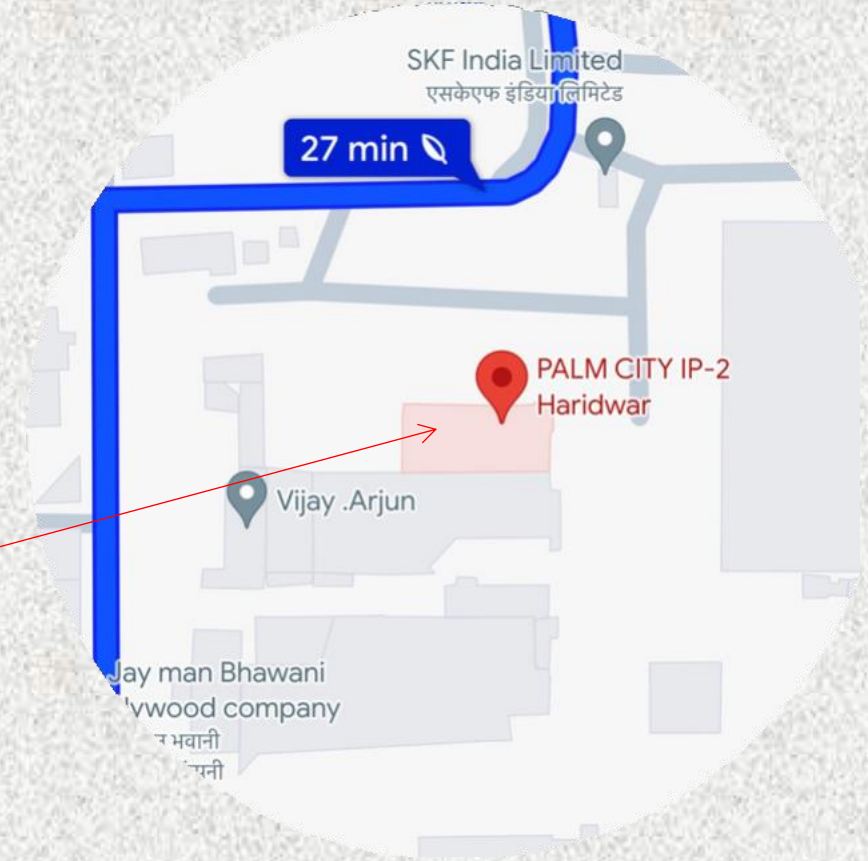
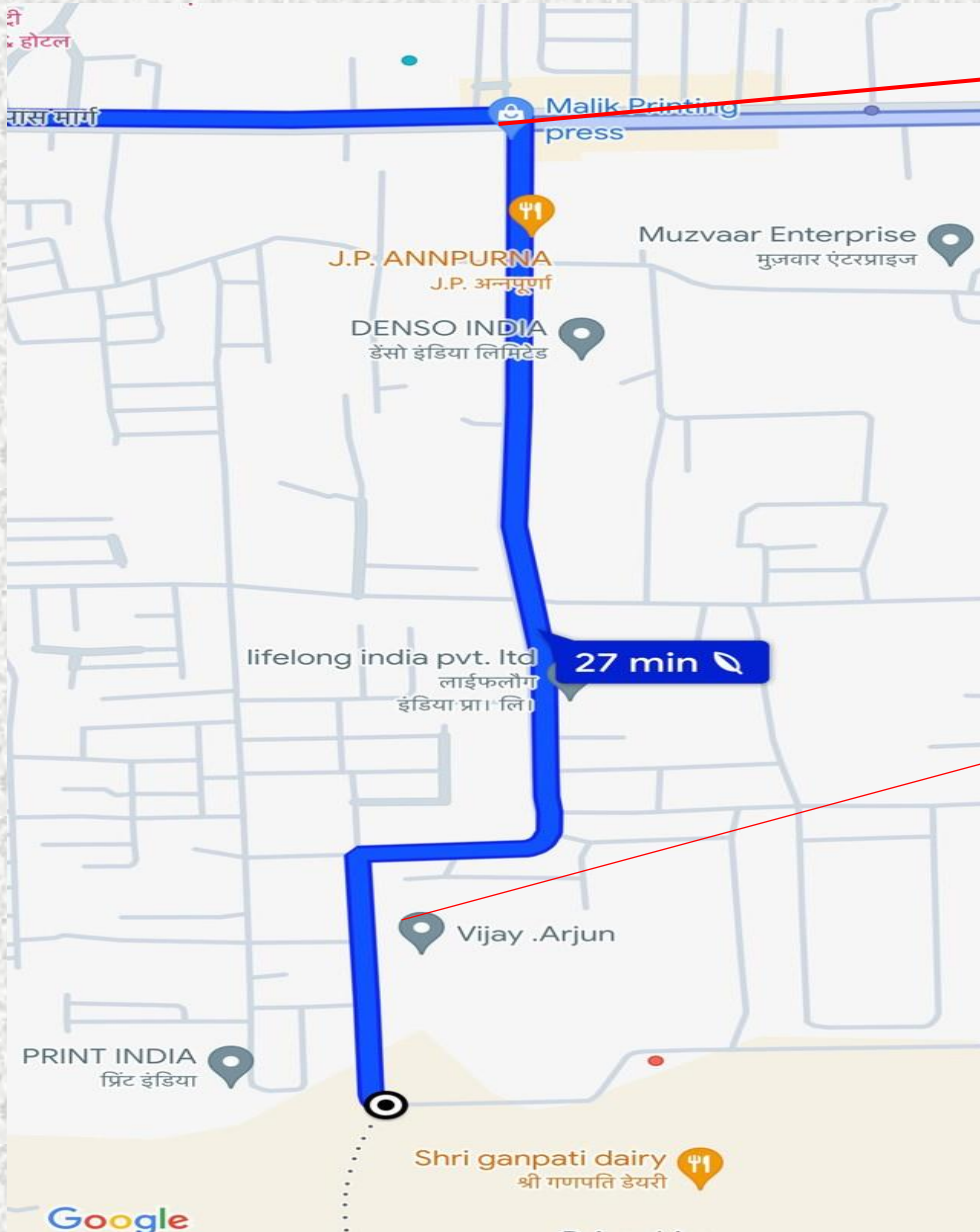




# LOCATION MAP



Denso Chowk



# LOCATION ADVANTAGE



- Har ki Pauri – 14 Km
- Pentagon Mall – 4 Km
- District Court – 6 Km
- Haridwar Highway – 7 Km
- Bahadrabad – 4 Km
- Haridwar Railway Station & Bus Stand – 12 Km
- Mansa Devi Temple – 14 Km
- Jolly Grant Airport – 46 Km
- Metro Hospital – 3 Km



# PROJECT AMENITIES



- Gated Society with Security Guard
- Main Entrance Road – 60 ft
- Internal Road – 30 ft
- Sewar Line
- Electricity Facilities
- Lush Green Area
- Water Tank
- Society Outer Boundary

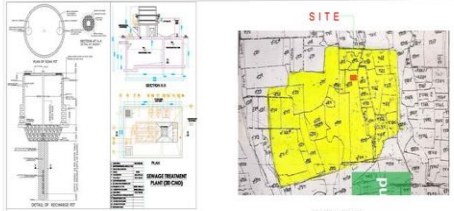


## NEAR BY PROPERTY RATE

- Mantra Homes – 4200/- sq.ft.
- Haridwar Greens – 4500/- sq.ft.
- Antriksh NRI City – 6500/- sq.ft.



# Approved Layout Phase-1



SAZRA PLAN



LOCATION (N.T.S)

LOCATION IN MASTER PLAN (N.T.S)

**AREA CHART**

TOTAL PLOT AREA (AS PER DEED) = 6777.17 SQ.M.

TOTAL PLOT AREA (AS PER SITE) = 6777.17 SQ.M.

- AREA FOR LAYOUT = 6777.17 SQ.M.
- NO. OF E.W.S. = AREA UNDER PLOT X 15% / 150 = 4042.66 X 15% = 4.04 E.W.S.
- AREA UNDER PLOTS = 4042.66 SQ.M. (59.65 %)
- AREA UNDER COMMERCIAL = NA SQ.M.(0.00 %)
- AREA UNDER GREENARY = 554.81 SQ.M. (8.18 %)
- AREA UNDER ROADS = 2179.49 SQ.M. (32.17 %)
- AREA FOR E.W.S. = E.W.S. PROVIDED WITH IN 5 KM.RADIUS

**DETAILS OF PLOTS**

LENGTH (M.)	WIDTH (M.)	AREA (SQ.M.)	PLOT No.	No. Of PLOTS	TOTAL AREA	SET BACKS (M.)		
						FRON T	REA R	SIDE
12.190	7.620	92.89	1-13	13	1207.54	2.000	1.500	-
11.680	7.620	89.00	14-20	7	623.01	2.000	1.50	-
11.680	8.460	98.81	21	1	98.81	2.000	1.50	1.50
11.680	8.460	98.81	22	1	98.81	2.000	1.50	-
12.190	8.460	103.13	23	1	103.13	2.000	1.50	-
12.190	8.460	103.127	24	1	103.127	2.000	1.50	1.50
12.190	7.620	92.89	25-31	7	650.214	2.000	1.50	-
11.690	7.620	89.08	32-44	13	1158.01	2.000	1.50	-
				44	4042.66			

**SITE PLAN SHEET NO - 1**

Digitally signed by UTTAM SINGH CHAUHAN  
 Date: 2024.08.27 13:03:35 +05:30  
 Reason: The Map no HRD/AL/02/28/24-25 is recommended for approval by Akash Jagun (Junior Engineer, DDA), Tyamback Prasad Nautiyal (Executive Engineer, DDA), Tyamback Prasad Nautiyal (Executive Engineer, DDA), Uttam Singh Chauhan (Secretary, DDA), and is approved by Anshul Singh (Vice chairman, DDA), Date: 20.08.2024 06:52:47 PM  
 Location: Haridwar

**LEGEND**

- ELECTRIC POLES
- WATER SUPPLY LINE
- O. H. T. = OVER HEAD TANK (6X4X3 M.) CAPACITY - 72 KL HT. - 17 m.
- ELECTRIC LINE
- 0.3 M WIDE DRAIN
- CULVERT
- RECHARGE PIT
- TREE

PLOTTING LAYOUT PLAN FOR GARVIT INFRA CONSTRUCTIONS LLP LAND IN PART OF KHATA NO-122, KHASRA NO.-915 SITUATED AT SALEM PUR MEHDUD -02 PARGANA ROORKEE TEH. & DISTT. HARIDWAR

DEVELOPER :-  
 1) SH. JITENDRA CHAUHAN S/O SH. ARVIND CHAUHAN  
 2) SH. GAURAV YADAV S/O SH. RAJEEV KUMAR  
 OWNER -  
 1.) SH. RAVI SINGH CHAUHAN S/O SH. KARAN SINGH

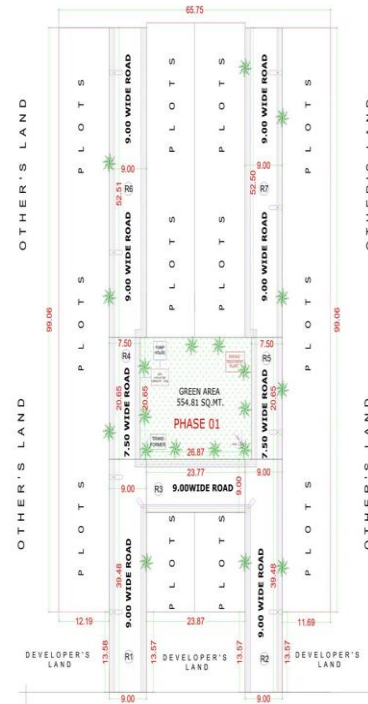
ARCHITECT STR ENGG.



SIG. OWNER

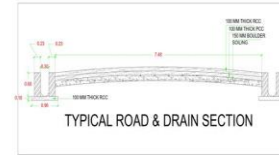


DEVELOPER'S LAND



18.00 MT.WD. WIDE ROAD

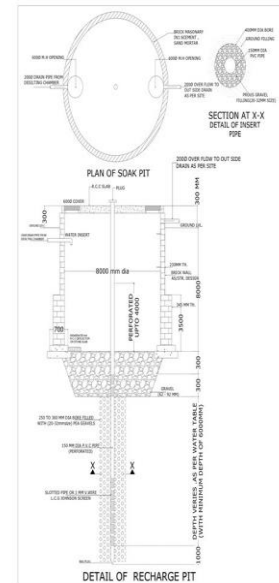
SERVICE PLAN SCALE - 1:500



**ROAD AREA STATEMENT**

SYMBOL	LENGTH (M.)	WIDTH (M.)	AREA (SQ.M.)
R1	39.48	9.00	355.32
R2	39.48	9.00	355.32
R3	23.77	9.00	213.93
R4	20.65	7.50	154.87
R5	20.65	7.50	154.87
R6	52.51	9.00	472.59
R7	52.51	9.00	472.59
TOTAL			2179.49

DRAIN + CULVERT LENGTH = 582.00 M



**SERVICE PLAN**

Digitally signed by UTTAM SINGH CHAUHAN  
 Date: 2024.08.27 13:03:15 +05:30  
 Reason: The Map no HRD/AL/02/28/24-25 is recommended for approval by Akash Jagun (Junior Engineer, DDA), Tyamback Prasad Nautiyal (Executive Engineer, DDA), Tyamback Prasad Nautiyal (Executive Engineer, DDA), Uttam Singh Chauhan (Secretary, DDA), and is approved by Anshul Singh (Vice chairman, DDA), Date: 20.08.2024 06:52:47 PM  
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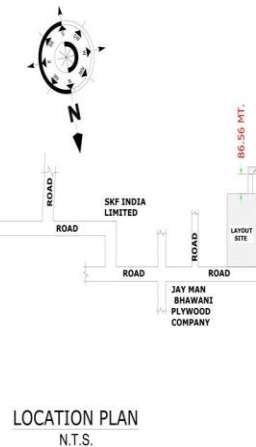
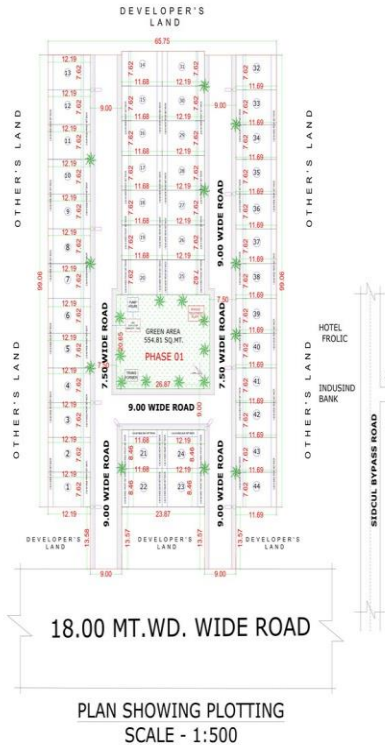
PLOTTING LAYOUT PLAN FOR GARVIT INFRA CONSTRUCTIONS LLP LAND IN PART OF KHATA NO-122, KHASRA NO.-915 SITUATED AT SALEM PUR MEHDUD -02 PARGANA ROORKEE TEH. & DISTT. HARIDWAR

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 OWNER -  
 1.) SH. RAVI SINGH CHAUHAN S/O SH. KARAN SINGH

ARCHITECT STR ENGG.



SIG. OWNER





# Approved Layout Phase-2



LOCATION (N.T.S.)

LOCATION IN MASTER PLAN (N.T.S.)

**AREA CHART**

TOTAL PLOT AREA (AS PER DEED) = **6272.76 SQ.M.**  
 TOTAL PLOT AREA (AS PER SITE) = 6272.76 SQ.M.

- AREA FOR LAYOUT = 6272.76 SQ.M.
- NO. OF E.W.S. = AREA UNDER PLOT / 150 = 3773.4 \* 15% = 3.77 E.W.S.
- AREA UNDER PLOTS = 3773.40 SQ.M. (60.15%)
- AREA UNDER COMMERCIAL = NA SQ.M. (0.00%)
- AREA UNDER GREENARY = 491.97 SQ.M. (7.84%)
- AREA UNDER ROADS = 1812.94 SQ.M. (28.92%)
- AREA FOR E.W.S. = 194.10 SQ.MT. (3.09%)

**SITE PLAN SHEET NO - 1**

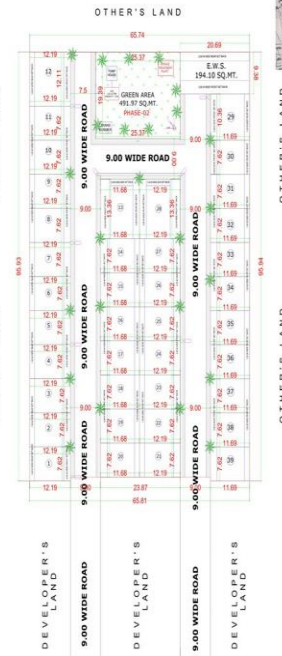
Digitally signed by UTTAM SINGH CHAUHAN  
 Date: 2024.08.27 13:04:28 +05:30  
 Reason: The Map no HRDA/L/0029/24-25 is recommended for approval by Ashish Jaguti (Junior Engineer, D.L.D.A), Tyambak Prasad Nautiyal (Executive Engineer, D.L.D.A), Tyambak Prasad Nautiyal (Executive Engineer, D.L.D.A), Uttam Singh Chauhan (Secretary, D.L.D.A), and is approved by Anshul Singh (Vice chairman, D.L.D.A), Date: 20.08.2024 06:53:17 PM  
 Location: Harwar

**LEGEND**

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- O. H. T. - OVER HEAD TANK (6X4X3 M.) CAPACITY - 72 KL HT. - 17 m.
- ELECTRIC LINE
- 0.3 M WIDE DRAIN
- CULVERT
- R.P. RECHARGE PIT
- TREE

**DETAILS OF PLOTS**

LENGTH (M.)	WIDTH (M.)	AREA (SQ.M.)	PLOT No.	No. Of PLOTS	TOTAL AREA	SET BACKS (M.)		
						FRON	REA	SIDE
12.190	7.620	92.89	1-11	11	1021.77	2.000	1.500	-
12.190	12.110	147.62	12	1	147.62	2.000	1.50	-
11.680	13.360	156.04	13	1	156.04	3.000	2.00	1.50
11.680	7.620	89.00	14-20	7	623.01	2.000	1.50	-
12.190	7.620	92.89	21-27	7	650.21	2.000	1.50	-
12.190	13.360	162.858	28	1	162.858	3.000	2.00	1.50
11.680	10.360	121.11	29	1	121.108	2.000	1.50	-
11.680	7.620	89.08	30-39	10	890.78	2.000	1.50	-
				39	3773.40			



LOCATION PLAN N.T.S.

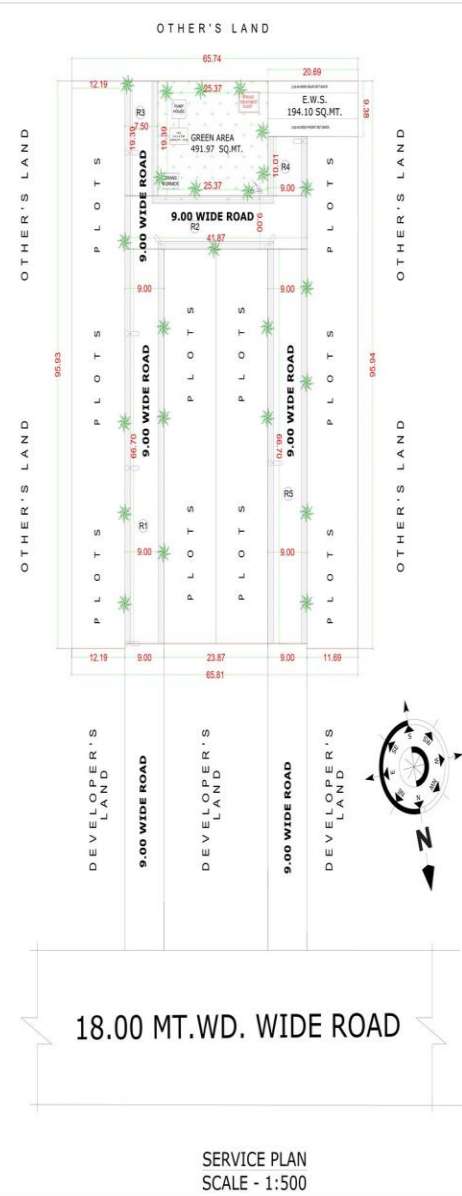
**PLOTTING LAYOUT PLAN FOR GARVIT INFRA CONSTRUCTIONS LLP**  
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ARCHITECT STR ENGG.

SIG. OWNER

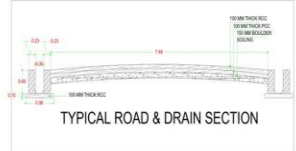
18.00 MT.WD. WIDE ROAD

PLAN SHOWING PLOTTING SCALE - 1:500



18.00 MT.WD. WIDE ROAD

SERVICE PLAN SCALE - 1:500

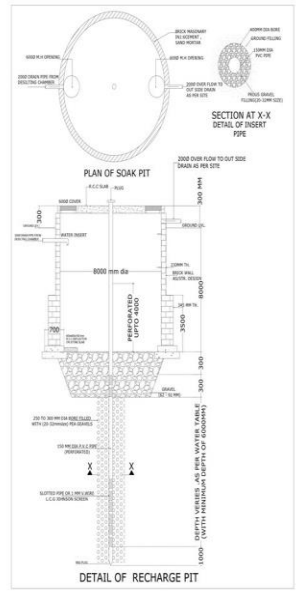


TYPICAL ROAD & DRAIN SECTION

**ROAD AREA STATEMENT**

SYMBOL	LENGTH (M.)	WIDTH (M.)	AREA (SQ.M.)
R1	66.70	9.00	600.30
R2	41.87	9.00	376.83
R3	19.39	7.50	145.42
R4	10.01	9.00	90.09
R5	66.70	9.00	600.30
<b>TOTAL</b>			<b>1812.94</b>

DRAIN + CULVERT LENGTH = 400.00 M



PLAN OF SOAK PIT

DETAIL OF RECHARGE PIT

**SERVICE PLAN SHEET NO - 02**

Digitally signed by UTTAM SINGH CHAUHAN  
 Date: 2024.08.27 13:04:45 +05:30  
 Reason: The Map no HRDA/L/0029/24-25 is recommended for approval by Ashish Jaguti (Junior Engineer, D.L.D.A), Tyambak Prasad Nautiyal (Executive Engineer, D.L.D.A), Tyambak Prasad Nautiyal (Executive Engineer, D.L.D.A), Uttam Singh Chauhan (Secretary, D.L.D.A), and is approved by Anshul Singh (Vice chairman, D.L.D.A), Date: 20.08.2024 06:53:17 PM  
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ARCHITECT STR ENGG.

SIG. OWNER

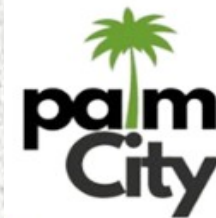


# ACTUAL IMAGES





# ACTUAL IMAGES





# ACTUAL IMAGES





# PRICE LIST



<b>Basic Selling Price (BSP)</b>	<b>Rs. 3500/- sq.ft.</b>
Corner PLC	Rs. 150/- sq.ft.
Park/Green Facing PLC	Rs. 150/- sq.ft.
East / North East Facing PLC	Rs. 150/- sq.ft.
If 2 or more PLC applicable	20% Discount on Total PLC

## OTHER CHARGES

External Development	Rs. 200/- sq.ft.
Internal Development	
Electric Charges	
STP System	
CCTV Security System	

Loan From All Leading Banks

# PAYMENT PLAN

<b>PAYMENT PLAN (20-30-50)</b>	
At the time of Booking	20%
Within 45 Days From Date of Booking	30%
Within 120 Days From Date of Booking	50%



**THANK YOU**

