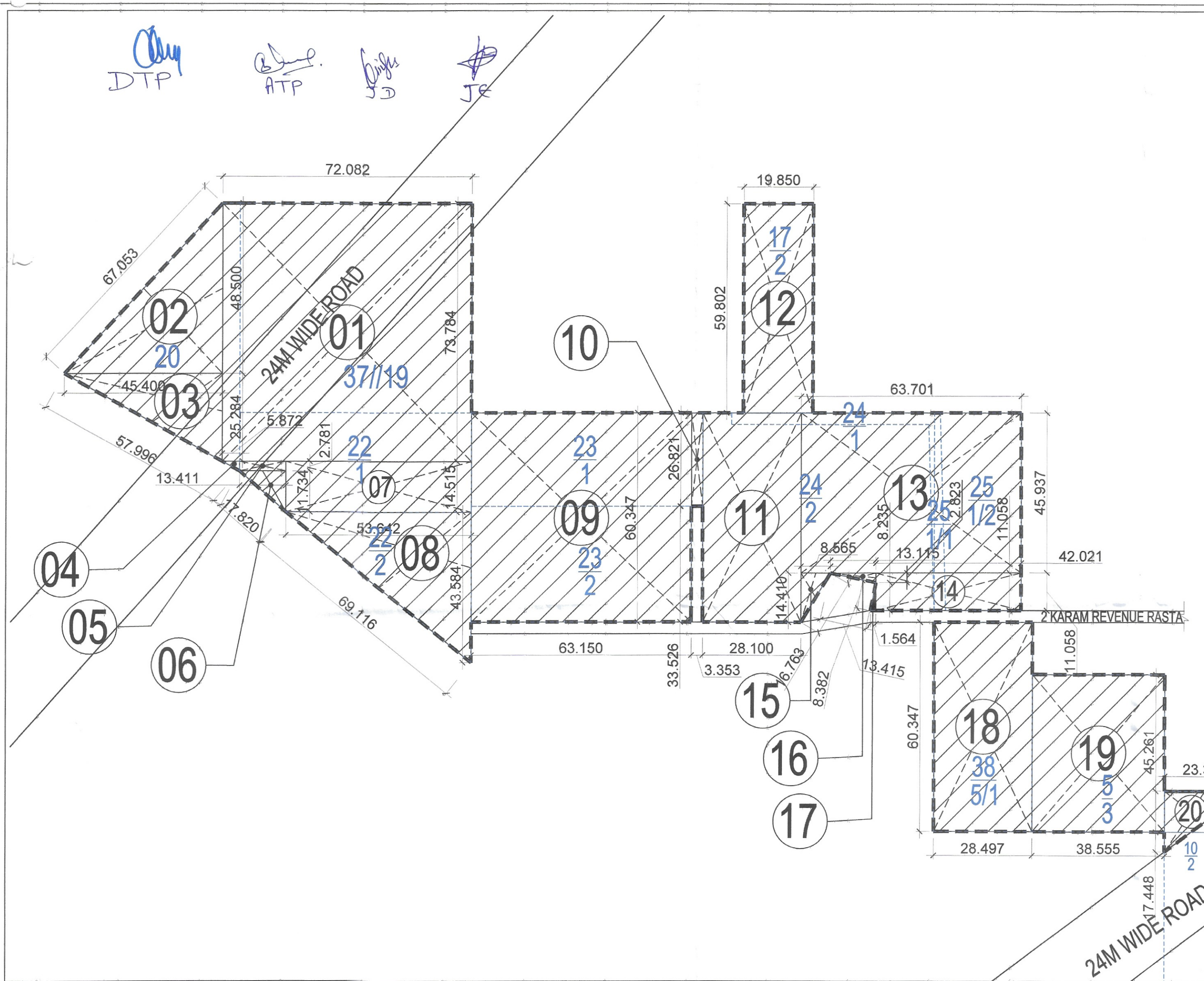
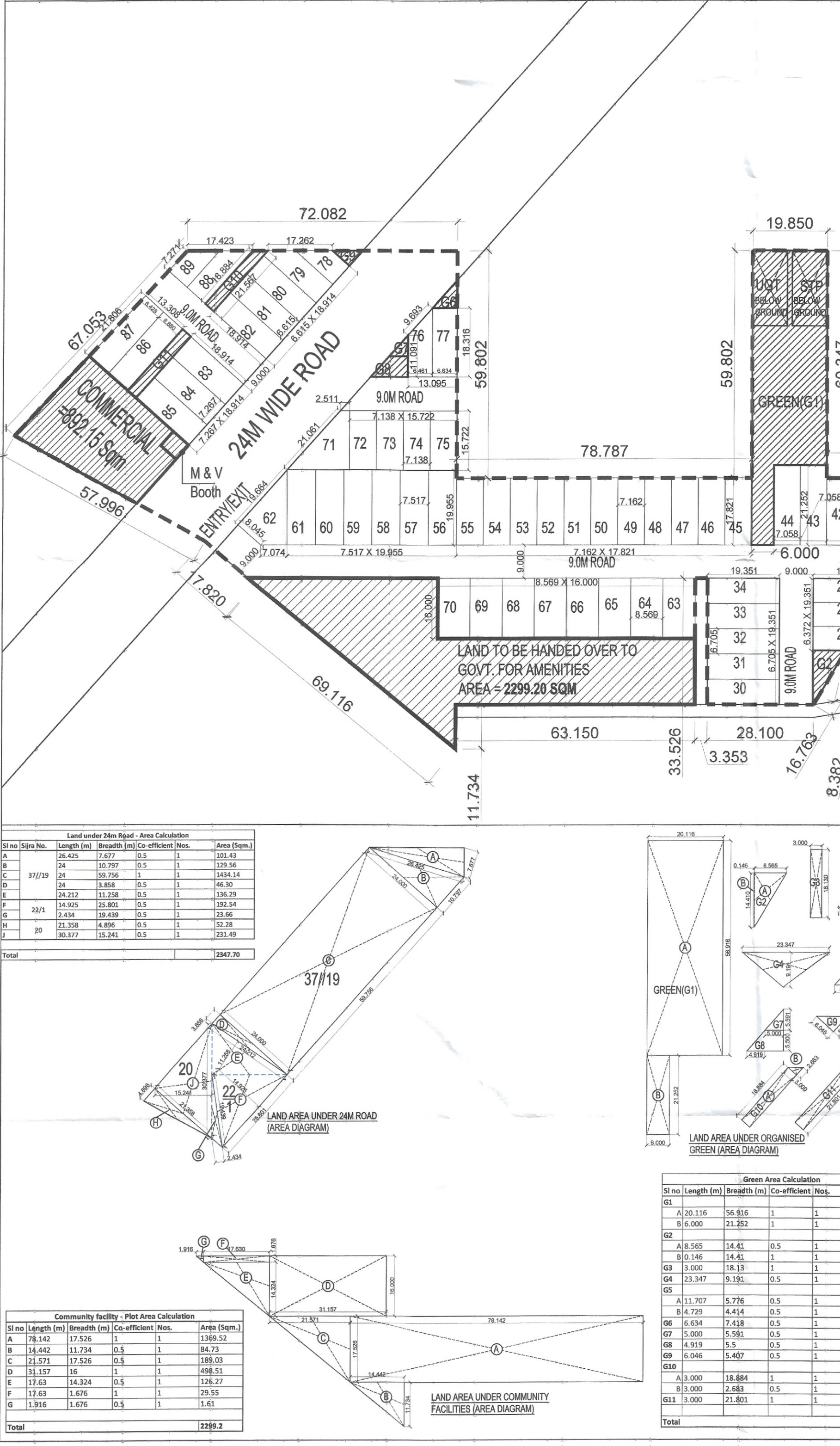
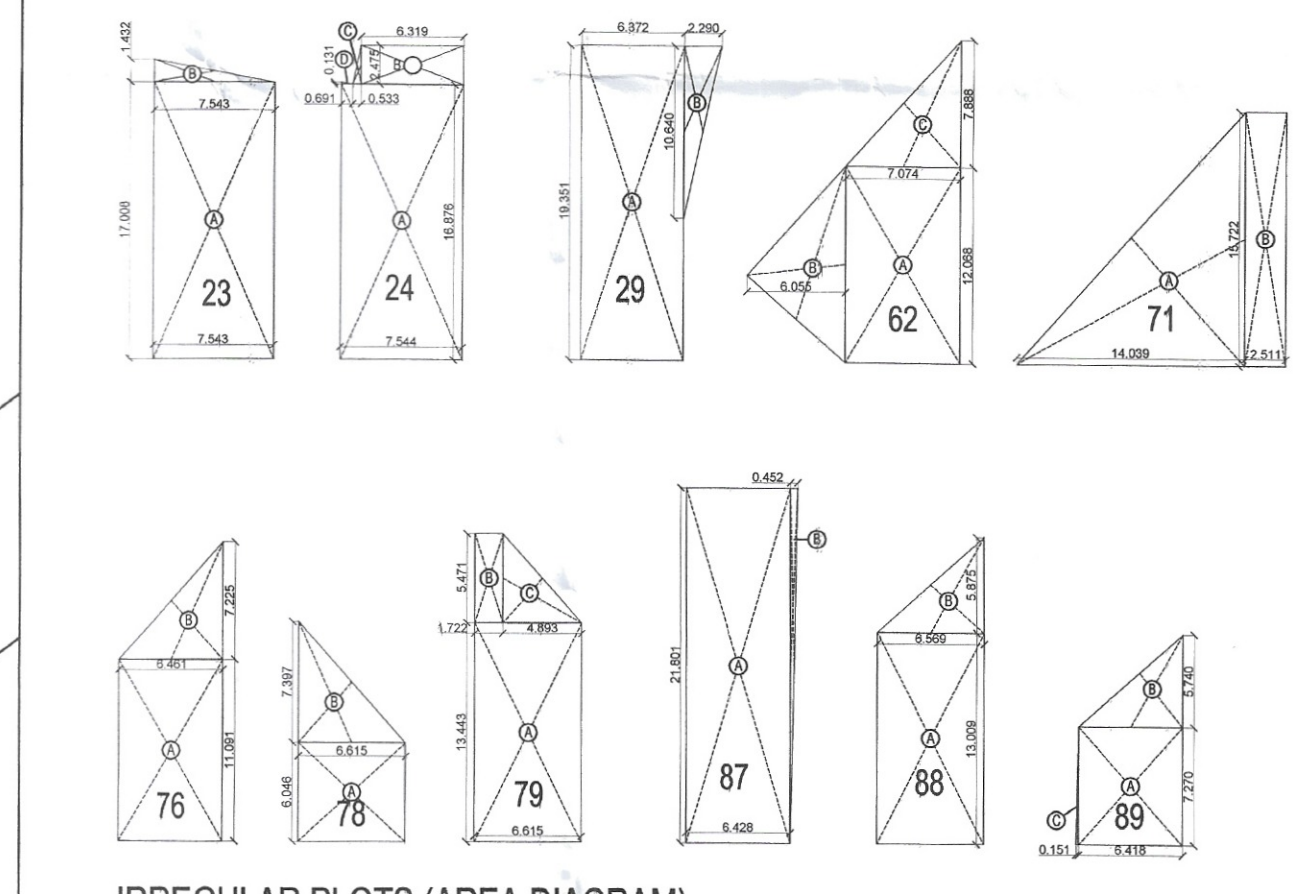


Chy DTP
ATP
JJD
JR



LAND AREA CALCULATION					Irregular Residential Plot Area Calculation				
Sr. No	Length (m)	Breadth (m)	Area (in sqm)	Area (in acres)	Formula	Sl no	Length (m)	Breadth (m)	Area (in sqm)
1	72.082	73.784	5318.46	OR	1.314 L X B	Plot No.23	7.543	17.008	128.79
2	45.400	48.500	1100.94	OR	0.272 (L X B)/2	A	7.543	17.008	128.79
3	45.400	25.284	573.95	OR	0.142 (L X B)/2	B	6.939	2.479	17.14
4	5.872	2.781	8.17	OR	0.002 (L X B)/2	C	0.533	2.479	1.31
5	13.411	2.781	37.30	OR	0.009 L X B	D	10.091	0.311	3.14
6	13.411	11.734	78.68	OR	0.019 (L X B)/2	Sub-Total			149.66
7	53.642	14.515	778.61	OR	0.192 L X B	Plot No.29	6.372	10.351	66.30
8	53.642	43.584	1168.97	OR	0.289 (L X B)/2	A	6.372	10.351	66.30
9	63.150	60.347	3810.91	OR	0.942 L X B	B	2.29	10.68	24.47
10	3.353	26.821	89.93	OR	0.022 L X B	Sub-Total			135.49
11	28.100	60.347	1695.75	OR	0.419 L X B	Plot No.22	7.074	12.088	85.37
12	19.850	59.802	1187.06	OR	0.293 L X B	A	6.055	12.088	73.14
13	63.701	45.937	2926.23	OR	0.723 L X B	B	7.074	12.088	85.37
14	42.021	11.058	464.67	OR	0.115 L X B	Sub-Total			169.90
15	8.565	14.410	61.71	OR	0.015 (L X B)/2	Plot No.71	14.039	15.722	220.05
16	13.115	2.283	14.97	OR	0.004 (L X B)/2	A	6.481	11.091	71.66
17	1.564	8.235	6.44	OR	0.002 (L X B)/2	B	6.481	11.091	71.66
18	28.497	60.347	1719.71	OR	0.425 L X B	Sub-Total			171.99
19	38.555	45.261	1745.04	OR	0.431 L X B	Plot No.78	6.481	11.091	71.66
20	23.347	17.448	203.68	OR	0.050 (L X B)/2	A	6.418	6.046	38.99
TOTAL			22991.17		5.68125	B	6.418	6.046	38.99



AREA CALCULATION					
TOTAL PLOT AREA			5.68125/Acres	OR	22991.17/Sqm
A. MAX PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	61%	3.466/Acres	OR	14024.61/Sqm	
B. MAX PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.227/Acres	OR	919.65/Sqm	
C. AREA FOR COMMON FACILITIES TO BE HANDOVER TO GOVT	10%	0.56825/Acres	OR	2291.21/Sqm	
D. MINIMUM FOR GREEN AREA	7.50%	0.426/Acres	OR	1724.34/Sqm	
E. MINIMUM PERMISSIBLE POPULATION DENSITY (PPA)			240/PERSONS PER ACRES		
F. MAXIMUM PERMISSIBLE POPULATION DENSITY (PPA)			400/PERSONS PER ACRES		
G. MINIMUM PERMISSIBLE POPULATION			1364		
H. MAXIMUM PERMISSIBLE POPULATION			2273		
I. MINIMUM PERMISSIBLE NO. OF PLOTS			76		
J. MAXIMUM PERMISSIBLE NO. OF PLOTS			126		
K. PROPOSED AREA UNDER RESIDENTIAL PLOTS	60.40%	2.867/Acres	OR	11662.83/Sqm	
L. PROPOSED AREA UNDER COMMERCIAL	4.0%	0.227/Acres	OR	919.65/Sqm	
M. PROVIDED AREA FOR COMMON FACILITIES TO BE HANDOVER TO GOVT	10.0%	0.56825/Acres	OR	2299.21/Sqm	
N. PROPOSED GREEN AREA	7.50%	0.426/Acres	OR	1728.83/Sqm	
O. PROPOSED DENSITY			282/PERSONS PER ACRES		
P. TOTAL PROPOSED POPULATION			18 Per Plot	1602 Nos.	
Q. TOTAL NO OF PROPOSED PLOTS			89 Nos.		
R. MIN REQUIRED 20% OF SALEABLE AREA COVERING UNDER RESIDENTIAL TO BE PROVIDED AS PER DDJAY 2016		1.434/Acres	OR	2320.566/Sqm	
S. PROVIDED 20% OF SALEABLE AREA TO BE PROVIDED UNDER RESIDENTIAL TO BE PROVIDED AS PER DDJAY 2016	20.64%	0.992/Acres	OR	3994.61/Sqm	

RESIDENTIAL PLOT AREA CALCULATION						
Sr. No	Plot No	Length (in M)	Breadth (in M)	Area of Single Plot (in Sqm)	No. of Plots	Area (in Sqm)
1	1 to 8	7.256	18.131	131.56	8	1052.47
2	9 to 13a	7.111	18.131	128.92	5	644.61
3	14 to 18	6.643	19.497	129.52	5	647.59
4	19 to 22	7.544	16.145	121.80	4	487.19
5	23	As per size		133.70	1	133.70
6	24	As per size		143.65	1	143.65
7	25 to 26	7.544	19.351	145.98	2	291.97
8	27 to 28	6.372	19.351	123.30	2	246.61
9	29	As per size		135.49	1	135.49
10	30 to 34	6.705	19.351	128.75	5	643.74
11	35 to 42	7.543	17.821	134.42	8	1075.39
12	43 to 44	7.058	21.252	150.00	2	299.99
13	45 to 55	7.162	17.821	127.63	11	1403.97
14	56 to 61	7.517	19.955	150.00	6	900.01
15	62	As per size		148.88	1	148.88
16	63 to 70	8.569	16.0	137.10	8	1096.83
17	71	As per size		149.99	1	149.99
18	72 to 75	7.138	15.722	112.22	4	448.89
19	76	As per size		95.01	1	95.01
20	77	6.634	18.316	121.51	1	121.51
21	78	As per size		64.46	1	64.46
22	79	As per size		111.73	1	111.73
23	80 to 82	6.615	18.914	125.12	3	375.35
24	83 to 85	7.267	18.914	137.45	3	412.34
25	86	6.88	21.801	149.99	1	149.99
26	87	As per shape		145.07	1	145.07
27	88	As per shape		104.75	1	104.75
28	89	As per shape		65.63	1	65.63
TOTAL					89	11602.83

COMMERCIAL AREA CALCULATION				
Sr. No.	Plot No	Length (in M)	Breadth (in M)	Area (in Sqm)
1	COMMERCIAL	As/Size		892.15
2	booth and Vegetable	5.00	5.50	27.5
TOTAL				919.65

Commercial Component - Plot Area Calculation					
Sl no	Length (m)	Breadth (m)	Co-efficient	Nos.	Area (Sq.m.)
A	35.69	20.68	1	1	738.05
B	35.69	8.15	0.5	1	145.44
C	0.598	28.974	0.5	1	8.66
Total					892.15

Milk & Vegetable Booth - Plot Area Calculation					
Sl no	Length (m)	Breadth (m)	Co-efficient	Nos.	Area (Sq.m.)
A	5	5.5	1	1	27.50
Commercial Total					919.65

Project :-
DEMARCATION PLAN FOR LAND BEARING KHASAS NOS. 37/1/12, 19, 20, 22/1, 22/2, 23/1, 23/2, 24/1, 24/2, 25/1/1, 25/1/2, 38/1/5/1, 5/3, 39/1/2/1(MIN., 10/2(MIN.) OF REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL-MANESAR & DISTRICT GURUGRAM FOR THE GRANT OF AFFORDABLE PLOTTED COLONY (UNDER DDJAY SCHEME) LICENSE NO 01 OF 2023 DATED 03.01.2023 SETUP IN SECTOR-83, GURUGRAM UNDER THE MASTER PLAN OF GURGAON MANESAR URBAN COMPLEX 2031

Developer's Name :-
M/S PEGASUS DEVELOPERS PVT.LTD.
J-10/9 DLF PHASE II, MEHRAULI GURGAON ROAD GURUGRAM-122002, HARYANA (INDIA)

Drawing Title :-
DEMARCATION PLAN

Owner's Signature :-
[Signature]

Architect's Signature :-
[Signature]

Drawing No.:-
DDJAY-83/DEM-01

Scale:-
1 : 1000

Date:-
05/09/2022

North:-
[North Arrow]