

LAND AREA		(ACRES)	
ALREADY LICENSED AREA	108.245		
ADDITIONAL LICENSE AREA	2.08125		
TOTAL AREA OF SCHEME	110.3265		
UNDETERMINED LAND USE	1.03		
AREA UNDER 60M+ WIDE SECTOR ROADS	(-)	8.8541	
BALANCE AREA	100.32165	A	
50% OF 60 M+ WIDE ROAD AREA	(+)	4.42705	B
NET PLANNING AREA	104.7487		
AREA UNDER PLOTS	48.920	46.702	%
AREA UNDER COMMERCIAL	4.187	3.997	%
NURSING HOME-01	0.290		
NURSING HOME-02	0.248	0.513	%
TOTAL SALEABLE AREA	53.645	51.212	%

POPULATION DENSITY CALCULATION			
TYPE	NO. OF PLOTS	PERSONS/ PLOT	
MAIN	699	23.5	16385.5
EWIS	275	8	2200
POPULATION OF PLOTTED DEVELOPMENT (A+B)			18585.5
POPULATION DENSITY			195.32

TOTAL POPULATION = 11011.5	
COMMUNITY FACILITIES	NO. OF FACILITIES
CRICHE	1
HIGH SCHOOL	1
PRIMARY SCHOOL	1
NURSERY SCHOOL	2
DISPENSARY	1
NURSING HOME	2
RELIGIOUS BUILDING	1
COMMUNITY CENTER	1
TAXI STAND	1

LAYOUT FOR RESIDENTIAL PLOTTED COLONY MEASURING 110.20575 ACRES I.e. 100.2612 (LICENSE NO. 119 OF 2011 DATED 28.12.2011) + 7.8625 (LICENSE NO. 71 OF 2014 DATED 29.07.2014) + 2.08125 (LICENSE NO. 104 OF 2012 DATED 07.09.2019) AT SECTOR- 63 & 63A, GURGAON MANASAR URBAN COMPLEX BEING DEVELOPED BY ANANT RAJ INDUSTRIES LIMITED AND OTHERS.

For purpose of Code 1.2 (xcv) & 6.1 (1) of the Haryana Building Code, 2017, as amended from time to time.

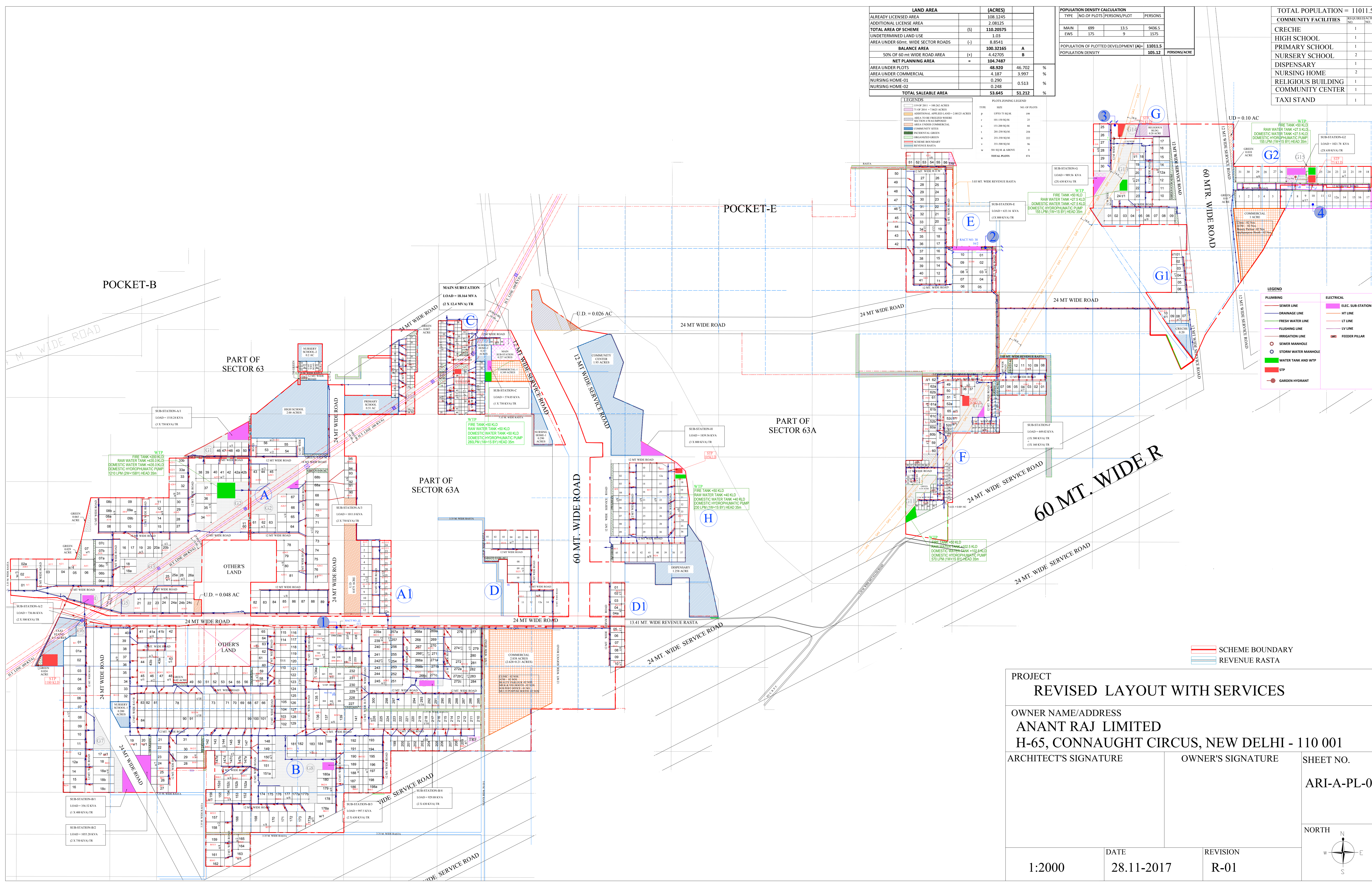
1. USE ZONE:-
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever.

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1
1.	Road	Road furniture at approved places.
2.	Public open space	To be used only for landscape features.
3.	Residential Buildable Zone	Residential building.
4.	Commercial	As per supplementary zoning plan to be approved separately for each site.
5.	Community buildings	As per supplementary zoning plan to be approved separately for each site.

ADDED LAND AS/SHAJRA PLAN		
S.NO.	KHASRA NO.	AREA(ACRE)
1	NEW LAND-1 RACT NO.15 (20/1/2 & 21/2)	0.8438
2	NEW LAND-2 RACT NO.38 (16/2)	0.0750
3	NEW LAND-3 RACT NO. 39 (8/2)	0.1250
4	NEW LAND-4 RACT NO.40 (12)	1.0375
	RACT NO.4 (13)	
TOTAL NEW ADDED LAND AREA		2.08125

TOTAL AREA OF PLOTS						
POCKET NAME	PLOT AREAS (SQMT)	NO. OF PLOTS	NO. OF NNPL PLOTS	NO. OF EWIS PLOTS	TOTAL AREA (SQMT)	TOTAL AREA (ACRES)
A	50-667.55	157	6	42	41587.55	10.277
B	162.70-647.20	333	127	-	90101.50	22.265
AI	125.66-137.64	24	24	-	3270.50	0.808
C	50-50.40	86	-	86	4305.72	1.064
D	284.95-402.78	14	-	-	4735.71	1.170
D1	181.98-202.20	11	11	-	2169.61	0.536
E	185.38-338.56	55	8	-	14460.85	3.573
F	50-261.70	80	32	47	8579.21	2.130
G	229.84-264.38	30	-	-	7962.18	1.943
G1	149.39-196	10	10	-	1779.46	0.440
G2	268.84-336.24	30	-	-	8331.85	2.059
H	156.60-291.32	44	1	-	10801.80	2.669
TOTAL		874	219	175	197985.94	48.92

LANDUSE	PERMISSIBLE %	PERMISSIBLE AREA (ACRES)	PROPOSED AREA (ACRES)	PERCENTAGE
RESIDENTIAL	51%	53.422	49.458	47.215%
COMMERCIAL	4%	4.190	4.187	3.997%
TOTAL	55%	57.612	53.645	51.212%



PROJECT
REVISED LAYOUT WITH SERVICES

OWNER NAME/ADDRESS
ANANT RAJ LIMITED
H-65, CONNAUGHT CIRCUS, NEW DELHI - 110 001

ARCHITECT'S SIGNATURE _____ OWNER'S SIGNATURE _____ SHEET NO. **ARI-A-PL-01**

DATE **28.11-2017** REVISION **R-01**

Scale: 1:2000

North arrow pointing up.