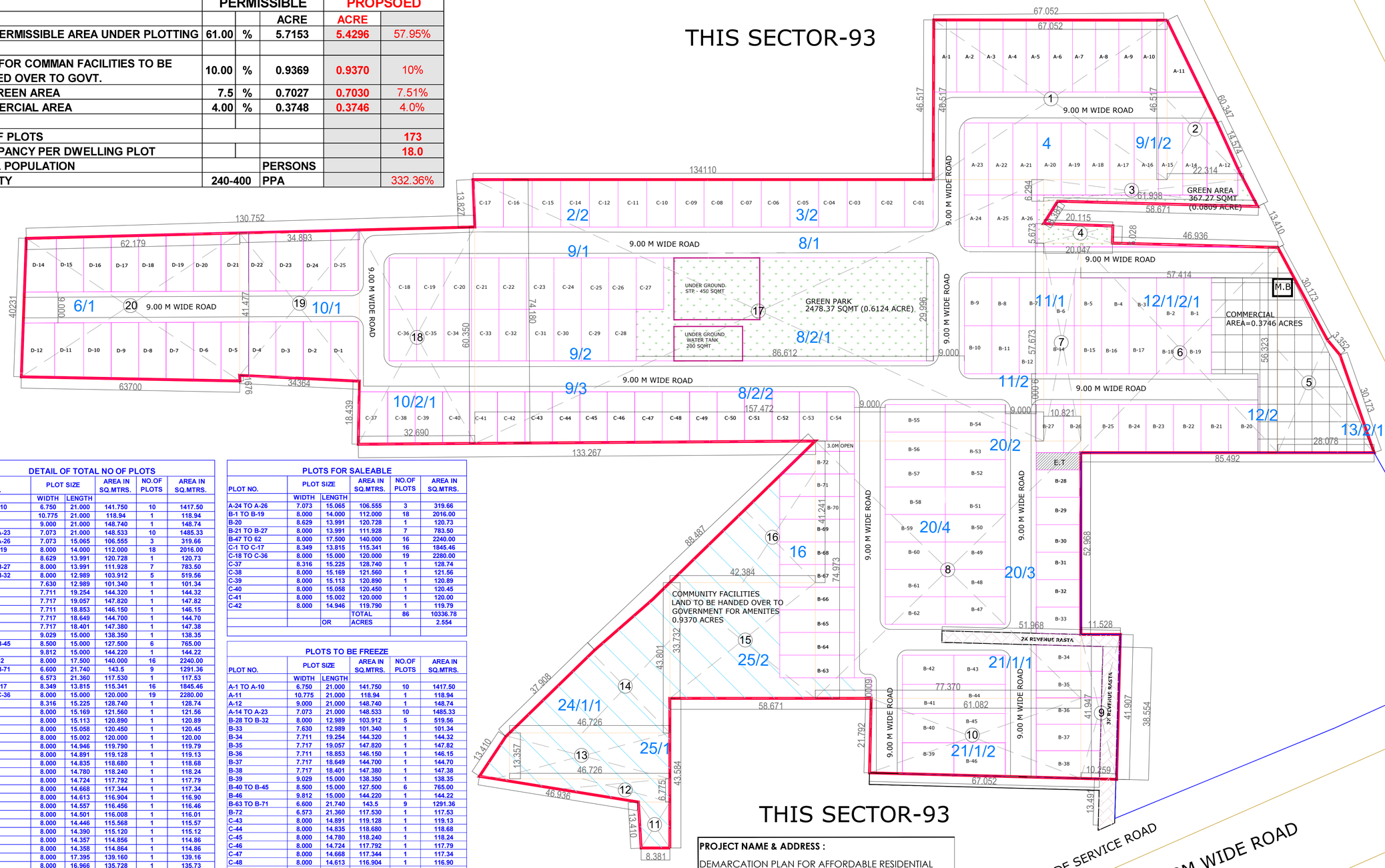
AREA STATEMENT

TOTAL PLOT AREA	9.3694		ACRES OR	37916.556	SQ. MTRS.
	PERMISSIBLE			PROPSOED	
			ACRE	ACRE	
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	5.7153	5.4296	57.95%
AREA FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.	10.00	%	0.9369	0.9370	10%
MIN GREEN AREA	7.5	%	0.7027	0.7030	7.51%
COMMERCIAL AREA	4.00	%	0.3748	0.3746	4.0%
NO. OF PLOTS					173
OCCUPANCY PER DWELLING PLOT					18.0
TOTAL POPULATION			PERSONS		
DENSITY	240-400		PPA		332.36%

PLOT AREA =			9.36940	ACRES	=	37916.556	SQM
AREA UNDER ZONNING						AREA IN SQ.MTRS.	
1	67.052	X	46.517		=	3119.058	SQM.
2	22.314	X	46.517	0.500	=	518.990	SQM.
3	61.938	X	6.294		=	389.838	SQM.
4	20.047	X	5.673		=	113.727	SQM.
5	28.078	X	56.323	0.500	=	790.719	SQM.
6	57.414	X	56.323		=	3233.729	SQM.
7	10.821	X	57.673		=	624.080	SQM.
8	77.370	X	74.973		=	5800.661	SQM.
9	10.259	X	41.947		=	430.334	SQM.
10	61.083	X	21.794		=	1331.243	SQM.
11	8.381	X	13.410		=	112.389	SQM.
12	50.980	X	6.775	0.500	=	172.695	SQM.
13	46.726	X	13.357		=	624.119	SQM.
14	50.980	X	43.801	0.500	=	1116.487	SQM.
15	42.384	X	33.732		=	1429.697	SQM.
16	42.384	X	41.241	0.500	=	873.979	SQM.
17	157.472	X	74.180		=	11681.236	SQM.
18	32.690	X	60.350		=	1972.842	SQM.
19	34.893	X	41.477		=	1447.257	SQM.
20	62.179	X	40.231		=	2501.523	SQM.
			TOTAL		=	38284.602	
DEDUCTION AREA							
3K AND 2K REVENUE RASTA							
A.	51.968	X	3.352		=	174.197	SQM.
B.	5.028	X	38.554		=	193.850	SQM.
			TOTAL		=	368.046	SQM.
NET PLOT AREA			38284.602	368.046		37916.556	SQM.



DETAIL OF TOTAL NO OF PLOTS

PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
A-1 TO A-10	6.750	21.000	141.750	10	1417.50
A-11	10.775	21.000	118.94	1	118.94
A-12	9.000	21.000	148.740	1	148.74
A-14 TO A-23	7.073	21.000	148.533	10	1485.33
A-24 TO A-26	7.073	15.065	106.555	3	319.66
B-1 TO B-19	8.000	14.000	112.000	18	2016.00
B-20	8.629	13.991	120.728	1	120.73
B-21 TO B-27	8.000	13.991	111.928	7	783.50
B-28 TO B-32	8.000	12.989	103.912	5	519.56
B-33	7.630	12.989	101.340	1	101.34
B-34	7.711	19.254	144.320	1	144.32
B-35	7.717	19.057	147.820	1	147.82
B-36	7.711	18.853	146.150	1	146.15
B-37	7.717	18.649	144.700	1	144.70
B-38	7.717	18.401	147.380	1	147.38
B-39	9.029	15.000	138.350	1	138.35
B-40 TO B-45	8.500	15.000	127.500	6	765.00
B-46	9.812	15.000	144.220	1	144.22
B-47 TO 62	8.000	17.500	140.000	16	2240.00
B-63 TO B-71	6.600	21.740	143.5	9	1291.36
B-72	6.573	21.360	117.530	1	117.53
C-1 TO C-17	8.349	13.815	115.341	16	1845.46
C-18 TO C-36	8.000	15.000	120.000	19	2280.00
C-37	8.316	15.225	128.740	1	128.74
C-38	8.000	15.169	121.560	1	121.56
C-39	8.000	15.113	120.890	1	120.89
C-40	8.000	15.058	120.450	1	120.45
C-41	8.000	15.002	120.000	1	120.00
C-42	8.000	14.946	119.790	1	119.13
C-43	8.000	14.891	119.128	1	119.13
C-44	8.000	14.835	118.680	1	118.68
C-45	8.000	14.780	118.240	1	118.24
C-46	8.000	14.724	117.792	1	117.79
C-47	8.000	14.668	117.344	1	117.34
C-48	8.000	14.613	116.904	1	116.90
C-49	8.000	14.557	116.456	1	116.46
C-50	8.000	14.501	116.008	1	116.01
C-51	8.000	14.446	115.568	1	115.57
C-52	8.000	14.390	115.120	1	115.12
C-53	8.000	14.357	114.856	1	114.86
C-54	8.000	14.358	114.864	1	114.86
D-1	8.000	17.395	139.160	1	139.16
D-2	8.000	16.966	135.728	1	135.73
D-3	8.000	16.536	132.288	1	132.29
D-4	8.000	16.106	128.848	1	128.85
D-5	8.000	15.676	125.408	1	125.41
D-6	8.000	17.052	136.416	1	136.42
D-7	8.000	16.860	134.880	1	134.88
D-8	8.000	16.668	133.344	1	133.34
D-9	8.000	16.477	131.816	1	131.82
D-10	8.000	16.285	130.280	1	130.28
D-11	8.500	16.093	136.791	1	136.79
D-12	9.127	15.902	145.138	1	145.14
D-14	9.290	15.874	147.469	1	147.47
D-15	8.000	16.068	128.544	1	128.54
D-16	8.000	16.261	130.088	1	130.09
D-17	8.000	16.454	131.632	1	131.63
D-18	8.000	16.648	133.184	1	133.18
D-19	8.000	16.841	134.728	1	134.73
D-20	8.000	17.035	136.280	1	136.28
D-21	8.000	17.228	137.824	1	137.82
D-22	8.000	17.421	139.368	1	139.37
D-23	8.000	17.615	140.920	1	140.92
D-24	8.000	17.808	142.464	1	142.46
D-25	8.000	18.001	144.008	1	144.01
			TOTAL	173	21972.58
		OR	ACRES		5.430

PLOTS FOR SALEABLE

PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
A-24 TO A-26	7.073	15.065	106.555	3	319.66
B-1 TO B-19	8.000	14.000	112.000	18	2016.00
B-20	8.629	13.991	120.728	1	120.73
B-21 TO B-27	8.000	13.991	111.928	7	783.50
B-47 TO 62	8.000	17.500	140.000	16	2240.00
C-1 TO C-17	8.349	13.815	115.341	16	1845.46
C-18 TO C-36	8.000	15.000	120.000	19	2280.00
C-37	8.316	15.225	128.740	1	128.74
C-38	8.000	15.169	121.560	1	121.56
C-39	8.000	15.113	120.890	1	120.89
C-40	8.000	15.058	120.450	1	120.45
C-41	8.000	15.002	120.000	1	120.00
C-42	8.000	14.946	119.790	1	119.79
			TOTAL	86	10336.78
		OR	ACRES		2.554

PLOTS TO BE FREEZE

PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
A-1 TO A-10	6.750	21.000	141.750	10	1417.50
A-11	10.775	21.000	118.94	1	118.94
A-12	9.000	21.000	148.740	1	148.74
A-14 TO A-23	7.073	21.000	148.533	10	1485.33
B-28 TO B-32	8.000	12.989	103.912	5	519.56
B-33	7.630	12.989	101.340	1	101.34
B-34	7.711	19.254	144.320	1	144.32
B-35	7.717	19.057	147.820	1	147.82
B-36	7.711	18.853	146.150	1	146.15
B-37	7.717	18.649	144.700	1	144.70
B-38	7.717	18.401	147.380	1	147.38
B-39	9.029	15.000	138.350	1	138.35
B-40 TO B-45	8.500	15.000	127.500	6	765.00
B-46	9.812	15.000	144.220	1	144.22
B-63 TO B-71	6.600	21.740	143.5	9	1291.36
B-72	6.573	21.360	117.530	1	117.53
C-43	8.000	14.891	119.128	1	119.13
C-44	8.000	14.835	118.680	1	118.68
C-45	8.000	14.780	118.240	1	118.24
C-46	8.000	14.724	117.792	1	117.79
C-47	8.000	14.668	117.344	1	117.34
C-48	8.000	14.613	116.904	1	116.90
C-49	8.000	14.557	116.456	1	116.46
C-50	8.000	14.501	116.008	1	116.01
C-51	8.000	14.446	115.568	1	115.57
C-52	8.000	14.390	115.120	1	115.12
C-53	8.000	14.357	114.856	1	114.86
C-54	8.000	14.358	114.864	1	114.86
D-1	8.000	17.395	139.160	1	139.16
D-2	8.000	16.966	135.728	1	135.73
D-3	8.000	16.536	132.288	1	132.29
D-4	8.000	16.106	128.848	1	128.85
D-5	8.000	15.676	125.408	1	125.41
D-6	8.000	17.052	136.416	1	136.42
D-7	8.000	16.860	134.880	1	134.88
D-8	8.000	16.668	133.344	1	133.34
D-9	8.000	16.477	131.816	1	131.82
D-10	8.000	16.285	130.280	1	130.28
D-11	8.500	16.093	136.791	1	136.79
D-12	9.127	15.902	145.138	1	145.14
D-14	9.290	15.874	147.469	1	147.47
D-15	8.000	16.068	128.544	1	128.54
D-16	8.000	16.261	130.088	1	130.09
D-17	8.000	16.454	131.632	1	131.63
D-18	8.000	16.648	133.184	1	133.18
D-19	8.000	16.841	134.728	1	134.73
D-20	8.000	17.035	136.280	1	136.28
D-21	8.000	17.228	137.824	1	137.82
D-22	8.000	17.421	139.368	1	139.37
D-23	8.000	17.615	140.920	1	140.92
D-24	8.000	17.808	142.464	1	142.46
D-25	8.000	18.001	144.008	1	144.01
			TOTAL	87	11635.80
		OR	ACRES		2.875
PERCENTAGE OF TOTAL RESIDENTIAL PLOTTING					52.973

	COMMERCIAL
	LAND TO BE HANDED OVER TO GOVERNMENT FOR AMENITES
	GREEN AREA
	STP (450 SQMT.) UGT (200 SQMT.)
M.B	MILK BOOTH (28 SQMT)
	E.T.

PROPODED FREEZE AREA SHOWN AS

PROJECT NAME & ADDRESS :

DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 9.3694 ACRES (LICENSE NO.75 Of 2021Dated 24/09/2021) JAN AWAS YOJNA , IN THE REVENUE ESTATE OF VILLAGE BADHA AND HAYATPUR , SECTOR-93 , GURUGRAM

DEVELOPED BY

M/S DIVERSE DEVELOPERS LLP

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

ARCHITECT'S SIGNATURE : OWNER'S SIGNATURE :

DRAWING TITLE :

DEMARCATION PLAN

SCALE : **1 : 600**

NORTH : N

the bilateral agreement.
area of the colony shall not exceed 65% of the net planned area of the colony. The entire
commercial purposes shall be taken as plotted for calculation of the area under plots.
ation plans as per site of all the Residential Plots and Commercial site shall be got
is Department and construction on these sites shall be governed by the Haryana Building
e Zoning Plan approved by the Director, Town & Country Planning, Haryana.
lanning and integration of services in the area adjacent to the colony, the colonizer shall
tions of the DTCP for the modification of layout plans of the colony.
rasta falling in the colony shall be kept free for circulation/movement as shown in the

r shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary
yout plan for making any adjustment in the alignment of the peripheral roads, internal
r for proper integration of the planning proposals of the adjoining areas.
/plot shall derive access directly from the carriage way of 30 metres or wider sector road

ovided in the layout plan within the licenced areas of the colony shall be developed by
other green belts outside the licenced area shall be developed by the Haryana Urban
hority/colonizer on the directions of the Director, Town and Country planning, Haryana or
h terms and conditions of the agreements of the licence.
marcation plan, if required percentage of organized open space is reduced, the same will
colonizer in the thereof area.
e an access from less than 9 metres wide road would mean a minimum clear width of 9
he plots.
over and above the permissible 4% under commercial use shall be deemed to be open

e sector/development plan roads /green belts as provided in the Development Plan if
form part of the licensed area shall be transferred free of cost to the government on the
(3)(a)(iii) of the Act No.8 of 1975.
e plots are being approved subject to the conditions that these plots should not have a
han 75% of the standard frontage when demarcated.
e no objection to the regularization of the boundaries of the licence through give and take
t HSVP is finally able to acquire in the interest of planned development and integration of
ision of the competent authority shall be binding in this regard.
water harvesting system shall be provided as per Central Ground Water Authority
ovt. notification as applicable.
r/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well
g.
er/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the
ler No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable
nt.
er/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-
016 issued by Haryana Government Renewable Energy Department for enforcement of the
ion Building Codes.

(HITESH SHARMA) STP(M)HQ
(B.S. SINGH) CTP(HR)
(K.MAKRAND PANDURANG, IAS) DTCP(HR)
(DINESH KUMAR) SD(HQ)