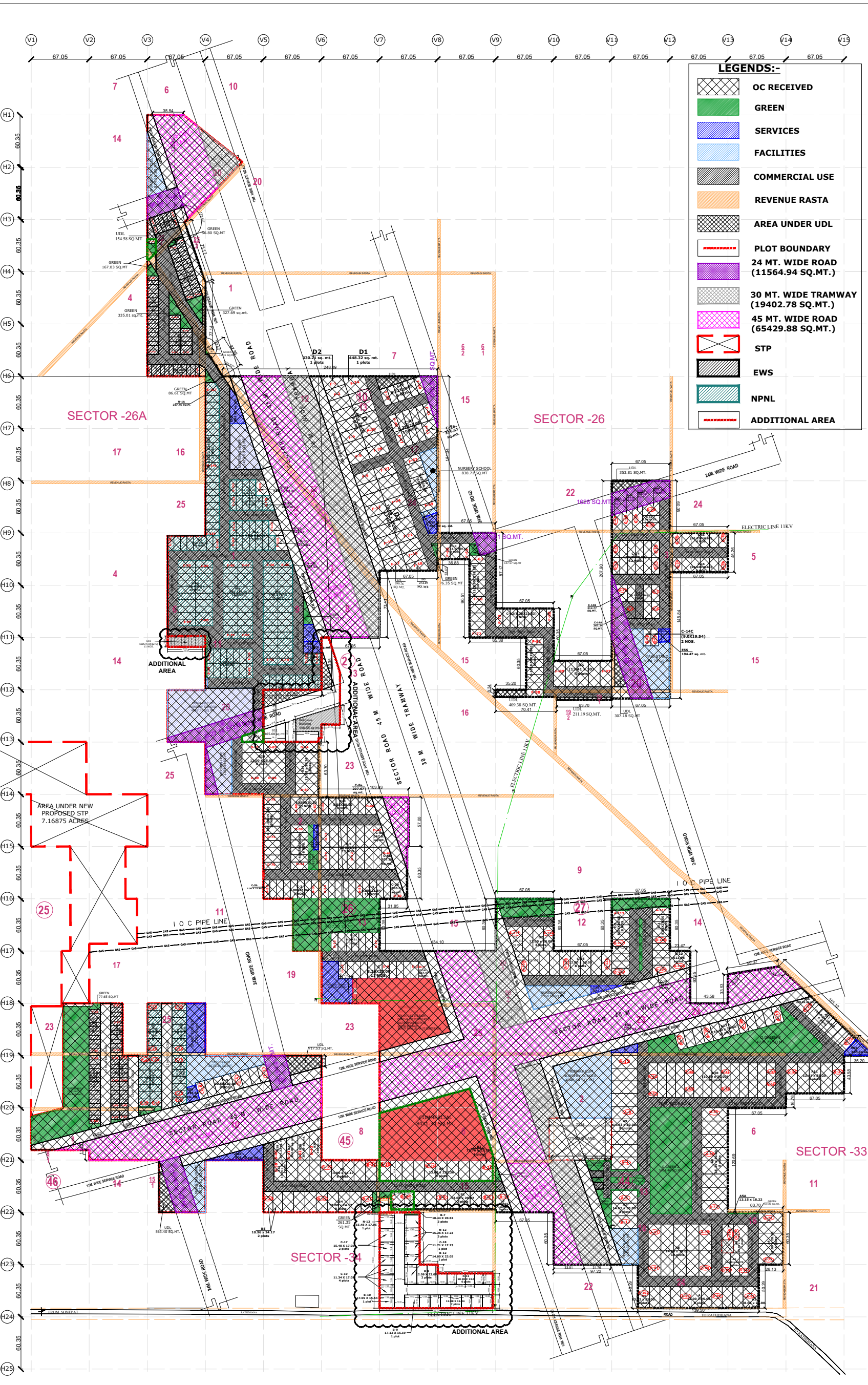


## NOTE:-

1. ALL DIMENSIONS AND HEIGHTS ARE IN METRE.
2. THE NORTH LINE INDICATED IS A MAGNETIC NORTH DIRECTION.

**LAYOUT PLAN AREA DETAIL**

| | | | | |
|---|---|---|---|---|
| PLOTTED LAND | 105.4770 | ACRES | | |
| AREA UNDER STP | 7.168750 | ACRES | | |
| BALANCE AREA OF SCHEME (TO BE CONSIDERED FOR LICENSE) | 98.308 | ACRES | | |
| AREA UNDER 45M SECTOR ROADS ,30M RS/MRWAY | 20.9626 | ACRES | | |
| 50 % of AREA UNDER 45M SECTOR ROADS ,30M TRAMWAY | 10.4813 | ACRES | | |
| AREA UNDER GREEN BELT | 2.3058 | ACRES | | |
| 50 % of AREA UNDER GREEN BELT | 1.152894 | ACRES | | |
| ADDITIONAL AREA | 3.725000 | ACRES | | |
| NET PLANNED AREA | 91.3890 | | | |
| AREA UNDER UDL | 0.9542 | ACRES | | |
| NET AREA FOR PLOTTED DEVELOPMENT | **90.445** | | | |
| AREA UNDER COMMERCIAL | 3.613 | ACRES | 4.00% | |
| AREA UNDER PLOTS | 36.13 | ACRES | 39.95% | |
| UNDER NURSING HOME AREA | 1.69 | ACRES | - | |
| TOTAL SALEABLE AREA | **41.3380** | ACRES | 45.71% | |

**FACILITIES GREEN AREA**

| | | | |
|---|---|---|---|
| O.GREEN-1 | 1.15 | | |
| O.GREEN-2 | 1.48 | | |
| O.GREEN-3 | 1.04 | | |
| TOTAL ORGANISED AREA | 3.68 | ACRES | 4.01% |
| INCIDENTAL AREA | 1.400 | ACRES | 1.55% |
| TOTAL GREEN AREA | **5.07** | ACRES | 5.56% |

**POPULATION CALCULATION**

| | | | |
|---|---|---|---|
| TOTAL DENSITY | | | |
| GENERAL | 634.00 | 8959.00 | PERSON |
| EWS | 160.00 | 1440.00 | PERSON |
| TOTAL POPULATION | | **9999.00** | **PERSON** |
| TOTAL DENSITY ACHIEVED | 110.55 PP A | | |
| | 273.07 PPH | | |

**FACILITIES COMMUNITY SITES**

| COMMUNITY SITES | REQUIRED | PROVIDED | TOTAL AREA |
|---|---|---|---|
| 1. PRIMARY CUM NURSERY SCHOOL | (1Acres Each) | 2.00 | 2.00 ACRES |
| 2. NURSERY SCHOOL | (0.2 Acres Each) | 2.00 | 0.42 ACRES |
| 3. TAXI STAND | (0.50 Acres Each) | 2.00 | 1.00 ACRES |
| 4. CLINIC | (250 Sqm. Each) | 4.00 | 0.25 ACRES |
| 5. NURSING HOME | (1000 Sqm. Each) | 4.00 | 1.592 ACRES |
| 6. ATM | (12 Sqm. Each) | 4.00 | 0.01 ACRES |
| 7. BEAUTY PARLOUR | (12 Sqm. Each) | 4.00 | 0.01 ACRES |
| 8. MULTI PURPOSE BOOTH | (5MX5.5M) | 4.00 | 0.03 ACRES |
| 9. MILK & VEG BOOTH | (as per standard design) | 4.00 | 0.02 ACRES |
| 10. G.S.S. & E.S.S | (as per standard design) | ---- | 1.00 ACRES |
| 11. WTP & STP | (as per standard design) | ---- | 0.38 ACRES |
| **TOTAL AREA** | | | **4.87 ACRES** |

NOTE 1 :CLINIC, MULTI PURPOSE BOOTH, MILK AND VEGETABLE, ATM, BEAUTY PARLOUR AND POST OFFICE AREA PROVIDED IN COMMERCIAL.

**AREA DETAIL**

| TYPE | SIZE | | | AREA | NUMBERS | TOTAL AREA |
|---|---|---|---|---|---|---|
| A | 12.60 | X | 25.00 | 300.00 | 9.00 | 2700.00 SQM |
| A1 | 13.42 | X | 25.00 | 335.50 | 1.00 | 335.50 SQM |
| A2 | 18.68 | X | 25.00 | 467.00 | 1.00 | 467.00 SQM |
| A3 | 10.00 | X | 26.70 | 267.00 | 3.00 | 801.00 SQM |
| A4 | 12.60 | X | 28.50 | 342.00 | 5.00 | 1710.00 SQM |
| A5 | 16.85 | X | 33.31 | 561.27 | 1.00 | 561.27 SQM |
| A5A | 13.15 | X | 18.22 | 239.59 | 1.00 | 239.59 SQM |
| A6 | 14.63 | X | 30.00 | 438.90 | 10.00 | 4389.00 SQM |
| A7 | 14.63 | X | 30.00 | 438.90 | 3.00 | 1316.70 SQM |
| A8 | 15.29 | X | 30.00 | 458.70 | 8.00 | 3669.60 SQM |
| A9 | 14.63 | X | 30.00 | 438.90 | 9.00 | 3950.10 SQM |
| A10 | 10.50 | X | 20.00 | 210.00 | 28.00 | 5880.00 SQM |
| A11 | 13.41 | X | 35.20 | 472.03 | 5.00 | 2360.16 SQM |
| A12 | 10.50 | X | 20.00 | 210.00 | 6.00 | 1260.00 SQM |
| A12A | CORNER PLOT | | | 299.85 | 1.00 | 299.85 SQM |
| A13 | 10.50 | X | 20.00 | 210.00 | 12.00 | 2520.00 SQM |
| B | CORNER PLOT | | | 374.52 | 1.00 | 374.52 SQM |
| B1 | 13.04 | X | 20.82 | 271.49 | 7.00 | 1900.46 SQM |
| B2 | 13.76 | X | 23.236 | 319.72 | 1.00 | 319.72 SQM |
| B3 | 13.60 | X | 20.220 | 302.06 | 9.00 | 2718.56 SQM |
| B4 | 13.00 | X | 24.17 | 314.21 | 8.00 | 2513.68 SQM |
| B5 | 10.56 | X | 24.17 | 254.90 | 2.00 | 509.81 SQM |
| B6 | 13.00 | X | 24.17 | 314.21 | 8.00 | 2513.68 SQM |
| B7 | 10.46 | X | 20.82 | 217.80 | 1.00 | 217.80 SQM |
| B8 | 12.09 | X | 23.05 | 278.67 | 2.00 | 557.35 SQM |
| B9 | 17.12 | X | 15.19 | 260.05 | 1.00 | 260.05 SQM |
| B10 | 17.05 | X | 15.54 | 264.96 | 1.00 | 264.96 SQM |
| B11 | CORNER PLOT | | | 469.68 | 1.00 | 469.68 SQM |
| B12 | 14.00 | X | 23.05 | 322.70 | 1.00 | 322.70 SQM |
| B13 | DELETED | | | | | |
| B14 | DELETED | | | | | |
| B15 | DELETED | | | | | |
| B16 | DELETED | | | | | |
| B17 | DELETED | | | | | |
| B18 | DELETED | | | | | |
| B19 | DELETED | | | | | |
| B20 | 12.00 | X | 25.00 | 300.00 | 8.00 | 2400.00 SQM |
| B21(1 plot added) | 12.07 | X | 29.35 | 354.17 | 5.00 | 1770.85 SQM |
| B22 | AS PER SITE | | | 267.81 | 1.00 | 267.81 SQM |
| B23 | CORNER PLOT | | | 225.04 | 1.00 | 225.04 SQM |
| B24 | 14.75 | X | 24.17 | 356.75 | 1.00 | 356.75 SQM |
| B25 | CORNER PLOT | | | 490.00 | 1.00 | 490.00 SQM |
| B26 | AS PER SITE | | | 397.69 | 1.00 | 397.69 SQM |
| B27 | AS PER SITE | | | 352.05 | 1.00 | 352.05 SQM |
| B28 | CORNER PLOT | | | 344.32 | 1.00 | 344.32 SQM |
| B29 | CORNER PLOT | | | 241.36 | 1.00 | 241.36 SQM |
| B30 | CORNER PLOT | | | 241.42 | 1.00 | 241.42 SQM |
| B31 | CORNER PLOT | | | 211.64 | 1.00 | 211.64 SQM |
| D | 13.00 | X | 24.00 | 312.00 | 13.00 | 4056.00 SQM |
| D1 | CORNER PLOT | | | 448.32 | 1.00 | 448.32 SQM |
| D2 | CORNER PLOT | | | 336.21 | 1.00 | 336.21 SQM |
| D3 | 13.00 | X | 24.00 | 312.00 | 17.00 | 5304.00 SQM |
| D4 | CORNER PLOT | | | 390.26 | 1.00 | 390.26 SQM |
| D5 | CORNER PLOT | | | 272.15 | 1.00 | 272.15 SQM |
| D6 | 13.41 | X | 30.00 | 402.30 | 5.00 | 2011.50 SQM |
| D7 | 12.60 | X | 28.00 | 336.00 | 3.00 | 1008.00 SQM |
| D8 | CORNER PLOT | | | 413.83 | 1.00 | 413.83 SQM |
| D9 | 10.50 | X | 20.00 | 210.00 | 8.00 | 1680.00 SQM |
| | | | | | 221.00 | 66755.03 SQM |
| CUSTOMERS SPECIFIC 200 sq.yrs. | | | | | | |
| C | 8.36 | X | 20.00 | 167.20 | 11.00 | 1839.20 SQM |
| C1 | 8.36 | X | 20.00 | 167.20 | 16.00 | 2675.20 SQM |
| C1A | CORNER PLOT | | | 267.47 | 1.00 | 267.47 SQM |
| C1B | CORNER PLOT | | | 304.13 | 1.00 | 304.13 SQM |
| C1C | CORNER PLOT | | | 259.61 | 1.00 | 259.61 SQM |
| C1D | CORNER PLOT | | | 513.86 | 1.00 | 513.86 SQM |
| C1E | 12.60 | X | 28.05 | 336.60 | 8.00 | 2692.80 SQM |
| C1F | CORNER PLOT | | | 346.72 | 1.00 | 346.72 SQM |
| C2 | 8.00 | X | 21.00 | 168.00 | 7.00 | 1176.00 SQM |
| C3 | 8.00 | X | 21.84 | 174.72 | 17.00 | 2970.24 SQM |
| C3A | CORNER PLOT | | | 306.62 | 1.00 | 306.62 SQM |
| C3B | 7.36 | X | 21.84 | 160.74 | 1.00 | 160.74 SQM |
| C4 | 8.55 | X | 20.00 | 171.00 | 6.00 | 1026.00 SQM |
| C5 | 10.60 | X | 25.60 | 256.60 | 13.00 | 3335.80 SQM |
| C5A | CORNER PLOT | | | 342.67 | 1.00 | 342.67 SQM |
| C5B | CORNER PLOT | | | 307.08 | 1.00 | 307.08 SQM |
| C6 | 8.35 | X | 19.50 | 163.49 | 10.00 | 1634.93 SQM |
| C7 | 10.69 | X | 20.00 | 213.92 | 3.00 | 641.76 SQM |
| C8 | 8.55 | X | 20.00 | 172.71 | 6.00 | 1036.26 SQM |
| C8A | CORNER PLOT | | | 207.67 | 1.00 | 207.67 SQM |
| C9 | 8.22 | X | 20.00 | 165.06 | 24.00 | 3961.38 SQM |
| C9A | CORNER PLOT | | | 316.61 | 1.00 | 316.61 SQM |
| C10 | 11.17 | X | 18.18 | 203.07 | 3.00 | 609.21 SQM |
| C11 | 9.60 | X | 18.18 | 172.73 | 10.00 | 1727.28 SQM |
| C12 | 8.38 | X | 21.30 | 180.42 | 8.00 | 1443.37 SQM |
| C13 | 8.59 | X | 19.88 | 176.60 | 8.00 | 1364.78 SQM |
| C14 | 9.18 | X | 19.54 | 179.38 | 19.00 | 3409.17 SQM |
| C14A | CORNER PLOT | | | 267.24 | 1.00 | 267.24 SQM |
| C14B | CORNER PLOT | | | 212.77 | 1.00 | 212.77 SQM |
| C14C | 9.00 | X | 19.54 | 175.88 | 2.00 | 351.72 SQM |
| C15 | 10.62 | X | 18.63 | 176.61 | 12.00 | 2119.33 SQM |
| C16 | 8.50 | X | 19.55 | 166.18 | 2.00 | 332.35 SQM |
| C16A | CORNER PLOT | | | 274.47 | 1.00 | 274.47 SQM |
| C16B | AS PER SITE | | | 310.58 | 1.00 | 310.58 SQM |
| C17 | 15.48 | X | 17.05 | 263.87 | 2.00 | 527.73 SQM |
| C18 | 11.71 | X | 17.23 | 201.76 | 1.00 | 201.76 SQM |
| C19 | 11.34 | X | 17.05 | 193.35 | 4.00 | 773.39 SQM |
| C20 | 12.08 | X | 15.24 | 184.10 | 7.00 | 1288.66 SQM |
| | | | | | 214.00 | 41536.27 SQM |
| NPNL | | | | | | |
| N1 | 7.72 | X | 19.20 | 135.07 | 21.00 | 2629.47 SQM |
| N1A | CORNER PLOT | | | 217.76 | 1.00 | 217.76 SQM |
| N2 | 7.50 | X | 19.00 | 135.00 | 4.00 | 540.00 SQM |
| N3 | 7.59 | X | 19.62 | 124.73 | 22.00 | 2743.95 SQM |
| N4 | 7.50 | X | 17.10 | 128.25 | 82.00 | 10516.50 SQM |
| N4A | DELETED | | | | | |
| N4B | DELETED | | | | | |
| N4C | CORNER PLOT | | | 202.10 | 1.00 | 202.10 SQM |
| N4D | CORNER PLOT | | | 127.04 | 1.00 | 127.04 SQM |
| N5 | 9.14 | X | 19.20 | 132.52 | 7.00 | 927.63 SQM |
| N6 | 9.14 | X | 19.62 | 135.27 | 7.00 | 947.58 SQM |
| N7 | 8.00 | X | 19.62 | 133.04 | 6.00 | 798.24 SQM |
| N7A | CORNER PLOT | | | 158.11 | 1.00 | 158.11 SQM |
| N8 | 8.35 | X | 13.32 | 111.38 | 14.00 | 1559.97 SQM |
| N9 | 9.76 | X | 13.32 | 129.87 | 2.00 | 259.74 SQM |
| N9A | DELETED | | | | | |
| N10 | 7.50 | X | 20.04 | 150.30 | 20.00 | 3006.00 SQM |
| N11 | 10.08 | X | 13.00 | 137.87 | 8.00 | 826.02 SQM |
| N12 | 15.26 | X | 17.23 | 262.93 | 3.00 | 788.79 SQM |
| N13 | 15.48 | X | 17.05 | 263.87 | 1.00 | 263.87 SQM |
| TOTAL NPNL | | | | | 199.00 | 26566.27 SQM |
| EWS | | | | | | |
| E1 two plots deleted | 5.00 | X | 10.00 | 50.00 | 13.00 | 650.00 SQM |
| E2 | 5.00 | X | 10.00 | 50.00 | 27.00 | 1350.00 SQM |
| E3 | 5.03 | X | 13.20 | 66.40 | 19.00 | 1262.37 SQM |
| E4 | 5.03 | X | 13.20 | 66.40 | 15.00 | 1001.96 SQM |
| E5 | 5.03 | X | 13.20 | 66.40 | 12.00 | 801.58 SQM |
| E6 | 5.00 | X | 13.20 | 66.40 | 10.00 | 664.00 SQM |
| E7 | 5.16 | X | 13.63 | 70.56 | 11.00 | 776.64 SQM |
| E8 | 5.03 | X | 13.20 | 66.40 | 15.00 | 1001.96 SQM |
| E9 | 5.03 | X | 10.00 | 50.30 | 29.00 | 1459.40 SQM |
| E10 | 4.00 | X | 12.50 | 50.00 | 10.00 | 500.00 SQM |
| TOTAL EWS | | | | | 180.00 | 9408.94 SQM |
| TOTAL NO. OF PLOTS | | | | | 794.00 | |

| NPNL | REQUIRED (25%) | PROVIDED |
|---|---|---|
| | 199.50 | 199.00 |

| EWS | REQUIRED (20%) | PROVIDED |
|---|---|---|
| | 159.80 | 160.00 |

COMPANY:

**INDIABULLS ESTATE LIMITED**


**Registered office: F-60-Malhotra Building, 2nd Floor, Connaught Place, New Delhi-110003**
**Corporate Office: Indiabulls House, 448-451, Udyog Vihar Phase -V, Gurgaon - 122001**
**Phone Nos.:**
**E-mail:**
**Website: www.indiabulls.com**


DRAWING TITLE: –

**REVISED DEMARCATION PLAN**

NORTH POINT:

SCALE: –

**1:150**

DATE:

**15.04.2021**

PROJECT:

**PROPOSED RESIDENTIAL PLOTTED COLONY AT SECTOR - 26, 26A, 33 & 34, SONIPAT HARYANA. BEING DEVELOPED BY INDIABULLS ESTATE LTD.**

ARCHITECT SIGNATURE

OWNER SIGNATURE