

DEMARICATION PLAN FOR SETTING UP RESIDENTIAL PLOTTED COLONY ON THE LAND MEASURING 49.143 ACRES IN THE REVENUE ESTATE OF VILLAGE ALIPUR, SECTOR 1-12 OF DRAFT DEVELOPMENT PLAN FOR CONTROLLED AREA AROUND EXISTING BOUNDARY OF HSIIDC INDUSTRIAL ESTATE, DISTT. PANCHKULA BEING DEVELOPED BY IDYLIC RESORTS PVT. LTD.

AREA STATEMENT - Plotted Development

S. NO.	DESCRIPTION	AREA(acres)	UNIT	%
1.	AREA UNDER PLOTTED	49.1430	ARCES	
2.	AREA UNDER SECTOR ROAD & GREEN BELT	04.2000	ACRES	
3.	50% OF AREA UNDER SECTOR ROAD & GREEN BELT	02.1000		
4.	NET AREA FOR PLOTTED	47.0430	ACRES	
5.	AREA UNDER PLOTS (B)	23.4959	ACRES	49.94%
6.	AREA UNDER NURSING HOME (C)	00.4950	ACRES	01.05%
7.	AREA UNDER COMMERCIAL (D)	01.8800	ACRES	04.00%
8.	TOTAL SALEABLE AREA (B + C + D)	25.8709	ACRES	54.99%

DEMARICATION DETAIL OF PLOTS

S. NO.	CAT	POCKET	SIZE OF PLOT	AREA OF PLOT	NOS	TOTAL AREA
01	A	A 4	19.20 X 43.05	826.56	04	3306.240
02	A	A 1	18.06 X 43.05	777.483	01	0777.483
03	A	A 12	19.20 X 43.05	826.56	24	9918.720
04	B	B 24	13.51 X 30.00	414.30	24	9943.200
05	B	B 14	13.51 X 30.00	414.30	14	5800.200
06	B	B 1-02	14.66 X 30.00	439.80	02	0879.600
07	C	C 31	9.43 X 21.032	198.33176	31	6148.28456
08	C	C 22	9.43 X 21.032	198.33176	22	4363.29872
09	C	C 22	9.43 X 21.032	198.33176	22	4363.29872
10	C	C 22	9.83 X 21.032	206.744	22	4548.380
11	C	C 22	9.83 X 21.032	206.744	22	4548.380
12	D	D 14	10.90 X 22.50	225.00	14	3150.000
13	E	E 09	12.00 X 24.1725	290.07	09	2610.630
14	E	E 09	12.00 X 24.1725	290.07	09	2610.630
15	E	E 1-02	14.10 X 24.1725	340.832	02	0681.664
16	E	E 29	12.00 X 24.1725	290.07	29	8412.030
17	F	F 28	08.50 X 18.1725	154.46625	28	4325.055
18	F	F 09	08.50 X 18.1725	154.46625	09	1390.196
19	F	F 10	08.50 X 18.1725	154.46625	10	1544.662
20	F	F 1-04	10.35 X 18.1725	188.0853	04	0752.3415
21	F	F 34	8.50 X 18.1725	154.46625	34	5251.8525
22	F	F 34	8.50 X 18.1725	154.46625	34	5251.8525
23	G	G 38	4.07 X 12.30	50.061	38	1902.318
24	G	G 20	4.07 X 12.30	50.061	20	1001.220
25	G	G 20	4.07 X 12.30	50.061	20	1001.220
26	G	G 12	4.07 X 12.30	50.061	12	600.732

TOTAL NO. OF PLOTS 448 95863.4885

NET AREA UNDER PLOTS (IN ACRES) 23.4957

DETAIL OF NPNL & EWS PLOTS

TYPE	REQUIRED	PROVIDED
EWS	089.6	90.00
NPNL	112.0	112.00

POPULATION

NO OF PLOTS OTHER THAN EWS = 358 X 13.50 4833

EWS PLOTS = 90.0 X 9 810

TOTAL POPULATION 5643

DENSITY 5643 / 47.0430 = 119.954 PPA

COMMUNITY FACILITIES

SNO	REQUIRED	PROVIDED	AREA	TOTAL AREA REQUIREMENT
1.	NURSERY SCHOOL	1	1	0.20
2.	PRIMARY SCHOOL	1	1	1.00
3.	NURSING HOME	2	2	0.247
4.	TAXI STAND	1	1	0.50

DETAIL OF PARKS

DESCRIPTION	AREA (SQ. MTS)	AREA (ACRES)
PARK - 1	4865	1.202
PARK - 2	4650	1.149
TOTAL	9515	2.351

CONSOLIDATED PARK AREA OF TOTAL SITE 5.00%

For Idylic Resorts Pvt. Ltd.

Auth. Signatory

NIRMAL SHARMA ASSOCIATES
ARCHITECT, INTERIOR, DESIGNERS & VALUERS
SCO 6, II FLOOR, SECTOR 5
PANCHKULA

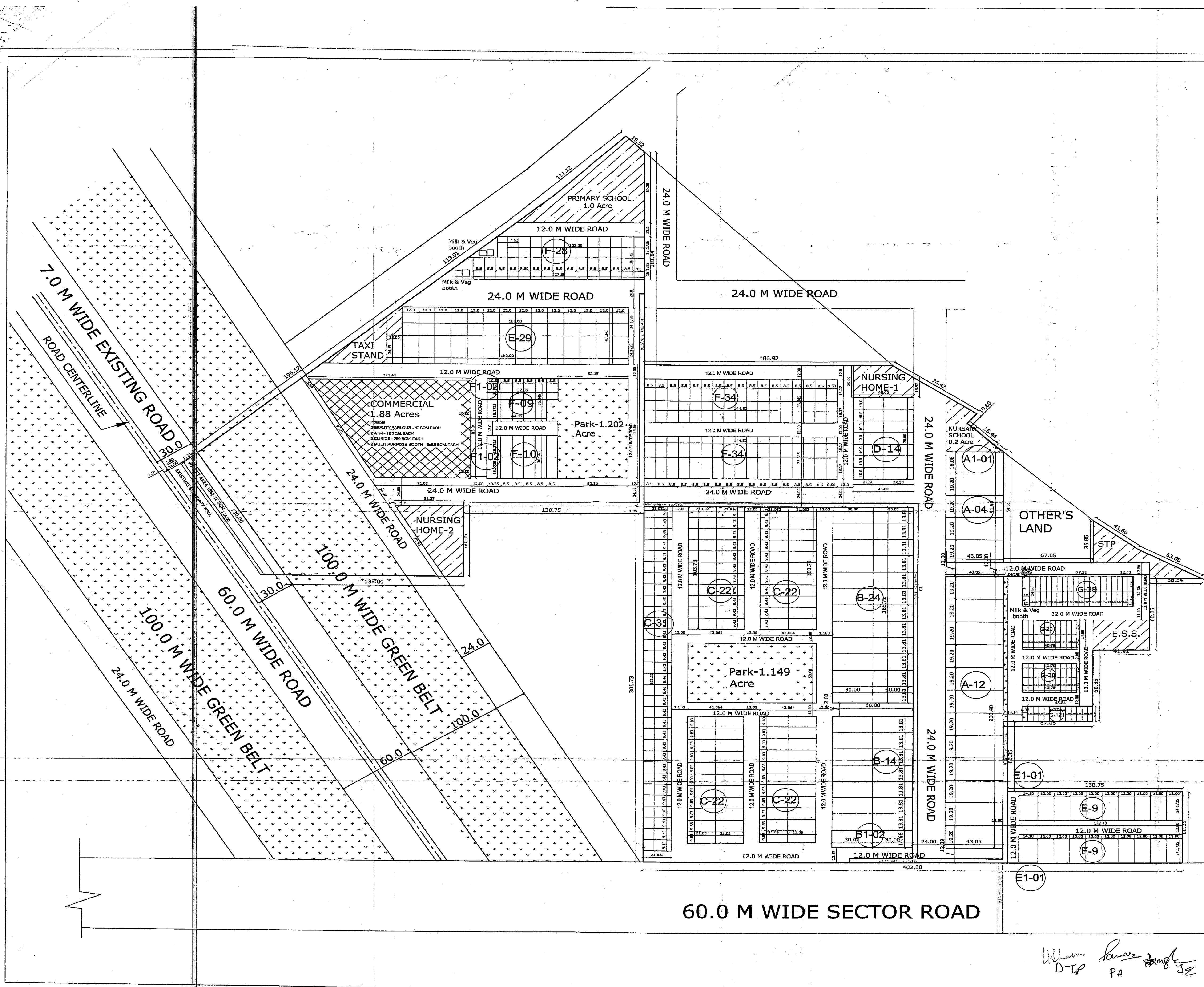
PROMOTERS
IDYLIC RESORTS PVT.LTD.

SHEET TITLE:
DEMARICATION PLAN

NO: _____ REVISION: _____ DATE: _____

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60.0 M WIDE SECTOR ROAD

Handwritten signatures and initials: DTP, PA, and others.