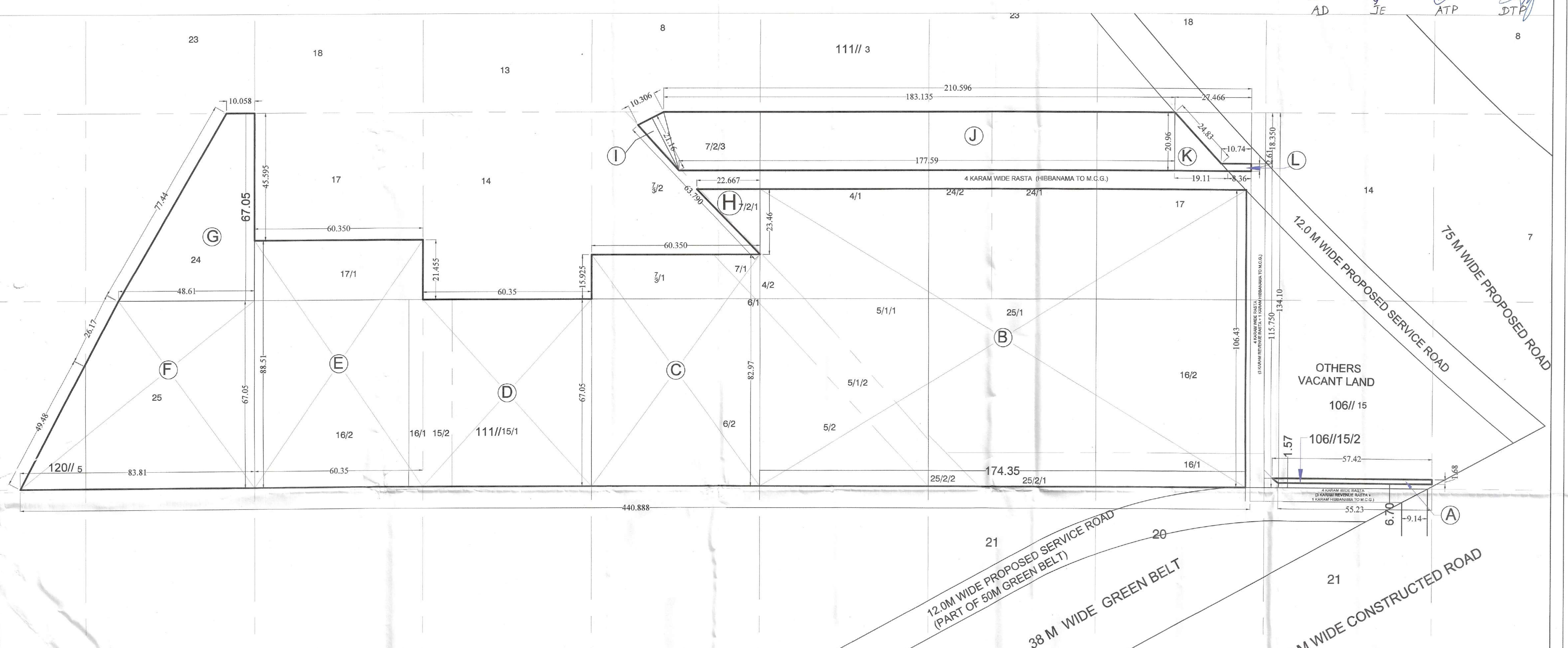
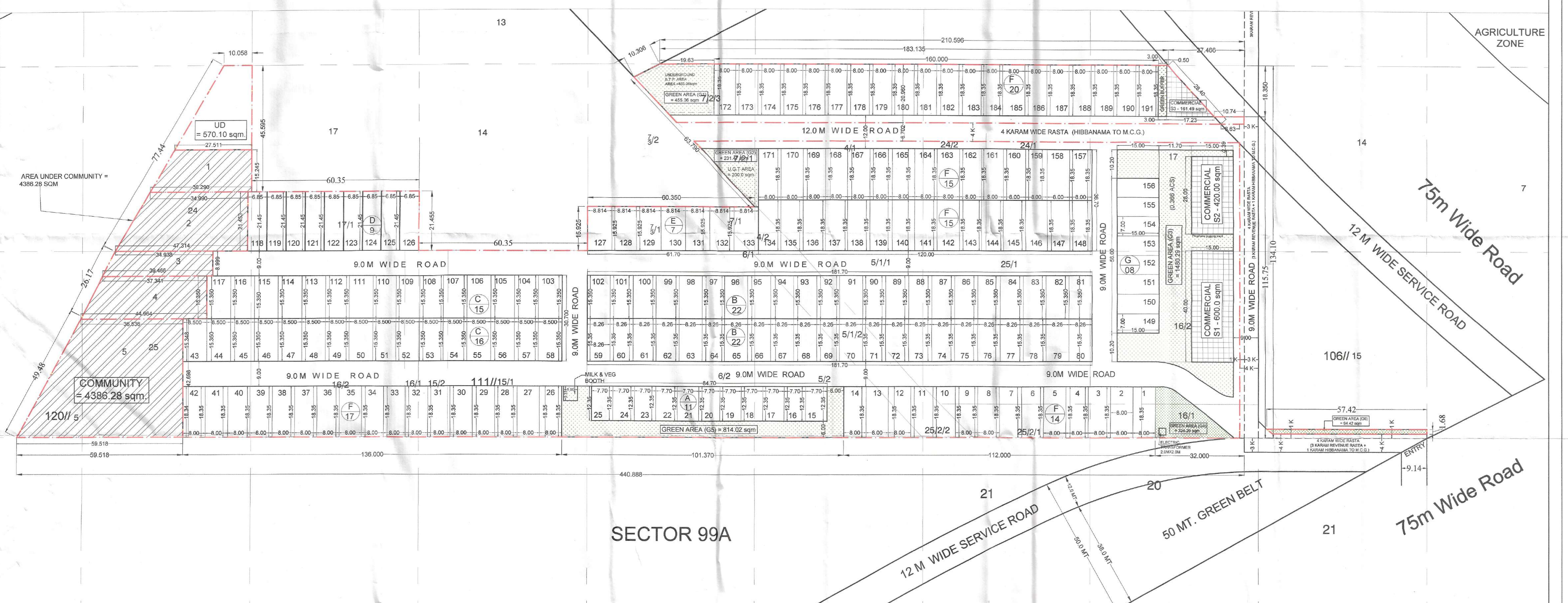
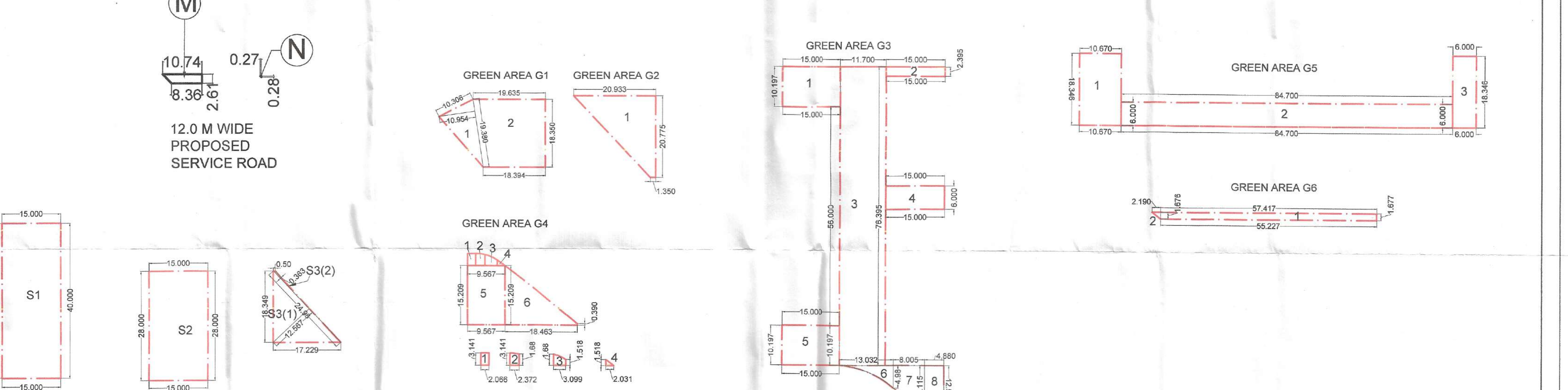


AD JE ATP DTP



AREA CHART					
PLOT AREA	10.83125	ACRES	=	43832.444	SQM
AREA UNDER ZONING					
A	57.420	+ 55.230	+ 2	x 1.680	= 94.6260 SQM
B	106.430	x 174.350			= 18556.0705 SQM
C	82.970	x 60.350			= 5007.2395 SQM
D	67.050	x 60.350			= 4046.4675 SQM
E	88.510	x 60.350			= 5341.5785 SQM
F	48.610	+ 83.810	+ 2	x 67.050	= 4439.3805 SQM
G	48.610	+ 10.050	+ 2	x 67.050	= 1966.5765 SQM
H	23.460	x 22.667	+ 2		= 265.884 SQM
I	10.310	x 21.160	+ 2		= 109.080 SQM
J	183.130	+ 177.590	+ 2	x 20.960	= 3780.3456 SQM
K	20.960	x 19.110	+ 2		= 2002.73 SQM
L	10.740	+ 8.360	+ 2	x 2.610	= 24.9155 SQM
Total					43832.4466 SQM
TOTAL LAND AREA (NET PLANNED AREA)					10.83125 ACRES
AREA UNDER 12.0M WIDE SERVICE ROAD					
M	10.740	+ 8.360	+ 2	x 2.610	= 24.9255 SQM
N	0.270	x 0.280	+ 2		= 0.038 SQM
Total					24.9633 SQM
TOTAL LAND FALL UNDER 12M WIDE SERVICE ROAD FROM (Kh.No.106/17)					0.00617 ACRE

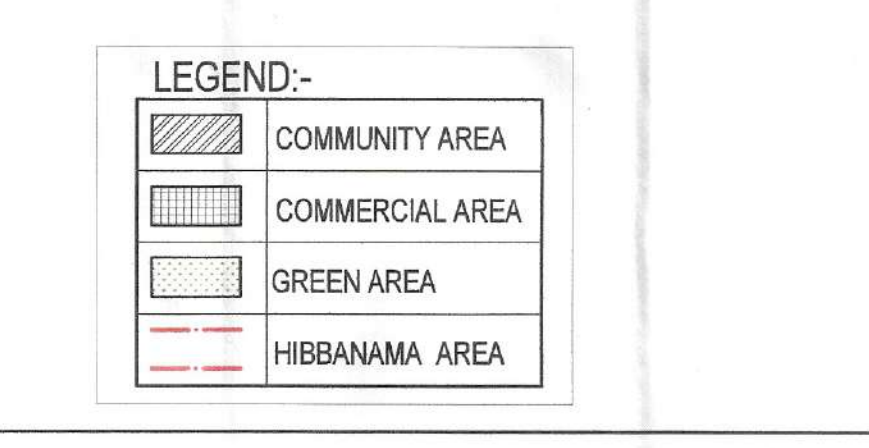


AREA CHART					
PERMISSIBLE	ACRES		SQMT		PROPOSED
	% OF PLOT AREA	ACRES	% OF PLOT AREA	SQMT	
TOTAL LAND AREA (NET PLANNED AREA)		10.83125		43832.444	
AREA UNDER COMMERCIAL	4%	0.433	1753.298	2.70%	0.2920
AREA UNDER PLOTS	61%	6.607	26737.791	58.64%	6.3520
TOTAL SALEABLE AREA	65%	7.040	28491.089	61.34%	6.6440
UD AREA					570.100
AREA UNDER COMMUNITY	10%	1.083	4383.244	10.01%	1.084
AREA UNDER GREEN	7.50%	0.812	3287.433	7.75%	0.840
DENSITY (PPA)		240-400			317.415

DENSITY			
TYPOLOGY OF PLOTS	NO OF PLOTS	PERSON / PLOT	TOTAL POPULATION
A	11		
B	44		
C	31		
D	9		
E	7	18	3,438.00
F	81		
G	8		
TOTAL	191		317.415

GREEN AREA		
PLOT TYPE	SHAPE	AREA
G1	PLINE area as /drg	455.060
G2	PLINE area as /drg	231.470
G3	PLINE area as /drg	1480.290
G4	PLINE area as /drg	324.290
G5	PLINE area as /drg	814.020
G6	PLINE area as /drg	94.420
TOTAL		3399.550

COMMERCIAL AREA		
PLOT TYPE	SHAPE	AREA
S1	PLINE area as /drg	600.000
S2	PLINE area as /drg	420.000
S3	PLINE area as /drg	161.490
TOTAL		1181.490



AREA UNDER COMMERCIAL					
NO	AREA	SHAPE	NO	AREA	SHAPE
S1	15.000	x	40.000	=	600.000 SQM
S2	15.000	x	28.000	=	420.000 SQM
S3 (1)	12.567	x	24.980	+ 2	= 156.962 SQM
S3 (2)	0.363	x	24.980	+ 2	= 4.528 SQM
Total					1181.489 SQM
AREA UNDER GREEN AREA					
GREEN AREA G1					
1	10.954	x	19.380	+ 2	= 106.144 SQM
2	19.635	+ 18.394	+ 2	x 18.350	= 348.916 SQM
Total					455.060 SQM
GREEN AREA G2					
1	20.933	+ 1.350	+ 2	x 20.775	= 231.467 SQM
Total					231.467 SQM
GREEN AREA G3					
1	15.000	x	10.197	=	152.950 SQM
2	15.000	x	2.395	=	35.925 SQM
3	11.700	x	76.395	=	893.811 SQM
4	15.000	x	6.800	=	102.000 SQM
5	15.000	x	10.197	=	152.950 SQM
6	13.032	x	4.980	+ 2	= 32.450 SQM
7	4.980	+ 11.151	+ 2	x 8.350	= 64.423 SQM
8	11.115	+ 12.560	+ 2	x 4.980	= 57.760 SQM
Total					1480.294 SQM
GREEN AREA G4					
1	2.066	x	10.197	=	21.067 SQM
2	3.141	+ 1.680	+ 2	x 2.372	= 5.717 SQM
3	1.518	+ 1.680	+ 2	x 3.059	= 4.953 SQM
4	2.031	x	3.000	=	3.047 SQM
5	9.567	x	15.209	=	145.045 SQM
6	15.209	+ 0.390	+ 2	x 18.463	= 144.002 SQM
Total					324.290 SQM
GREEN AREA G5					
1	10.670	x	18.346	=	195.718 SQM
2	84.700	x	6.000	=	508.200 SQM
3	6.000	x	18.346	=	110.760 SQM
Total					814.678 SQM
GREEN AREA G6					
1	1.676	+ 1.677	+ 2	x 55.227	= 92.588 SQM
2	2.190	x	1.676	+ 2	= 1.835 SQM
Total					94.423 SQM
AREA UNDER COMMUNITY					
1	27.511	+ 36.290	+ 2	x 15.245	= 486.321 SQM
2	34.590	+ 47.314	+ 2	x 21.453	= 882.839 SQM
3	38.538	+ 38.466	+ 2	x 8.906	= 334.708 SQM
4	37.341	+ 44.964	+ 2	x 15.350	= 611.609 SQM
5	36.536	+ 55.518	+ 2	x 42.698	= 2050.658 SQM
Total					4966.385 SQM

AREA UNDER PLOTS				
TYPOLOGY OF PLOTS	SIZE OF PLOTS		NO OF PLOTS	TOTAL AREA OF PLOT
	Width (M)	Length (M)		
A	7.700	12.350	11	1046.045
B	8.260	15.350	44	5578.804
C	8.500	15.350	31	4044.725
D	6.850	21.455	9	1322.701
E	8.814	15.925	7	982.541
F	8.000	18.350	81	11890.800
G	7.000	15.000	8	840.000
TOTAL			191	25705.615
			ACRE	6.3520

PROJECT TITLE:
 DEMARCATION PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DDJAY OVER AN AREA MEASURING 10.83125 ACRE FALLING IN THE REVENUE ESTATE OF VILLAGE - DHANKOT, SUB TEHSIL KADIPUR, SECTOR 99-A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S BETTERCHOICE REALTORS PVT. LTD. (LICENSE NO. 141 OF 2022 DATED 16.09.2022)

FOR M/S BETTERCHOICE REALTORS PVT. LTD.

AUTHORIZED SIGNATORY

ARCHITECT SIGNATURE

ARCHITECT

AEGIS DESIGNS
 303-304, Star Tower, Sector -30, Gurgaon -122001 (HR.)
 # 0124-4034715, 9810893318
 contact@aegisdesigns.in

DRAWING TITLE:
DEMARCATION PLAN

DRAWING NUMBER
 SUB/RDL/992024/101

SCALE DATE REVISION PAPER
 1:500 12-09-22 R-102 A0