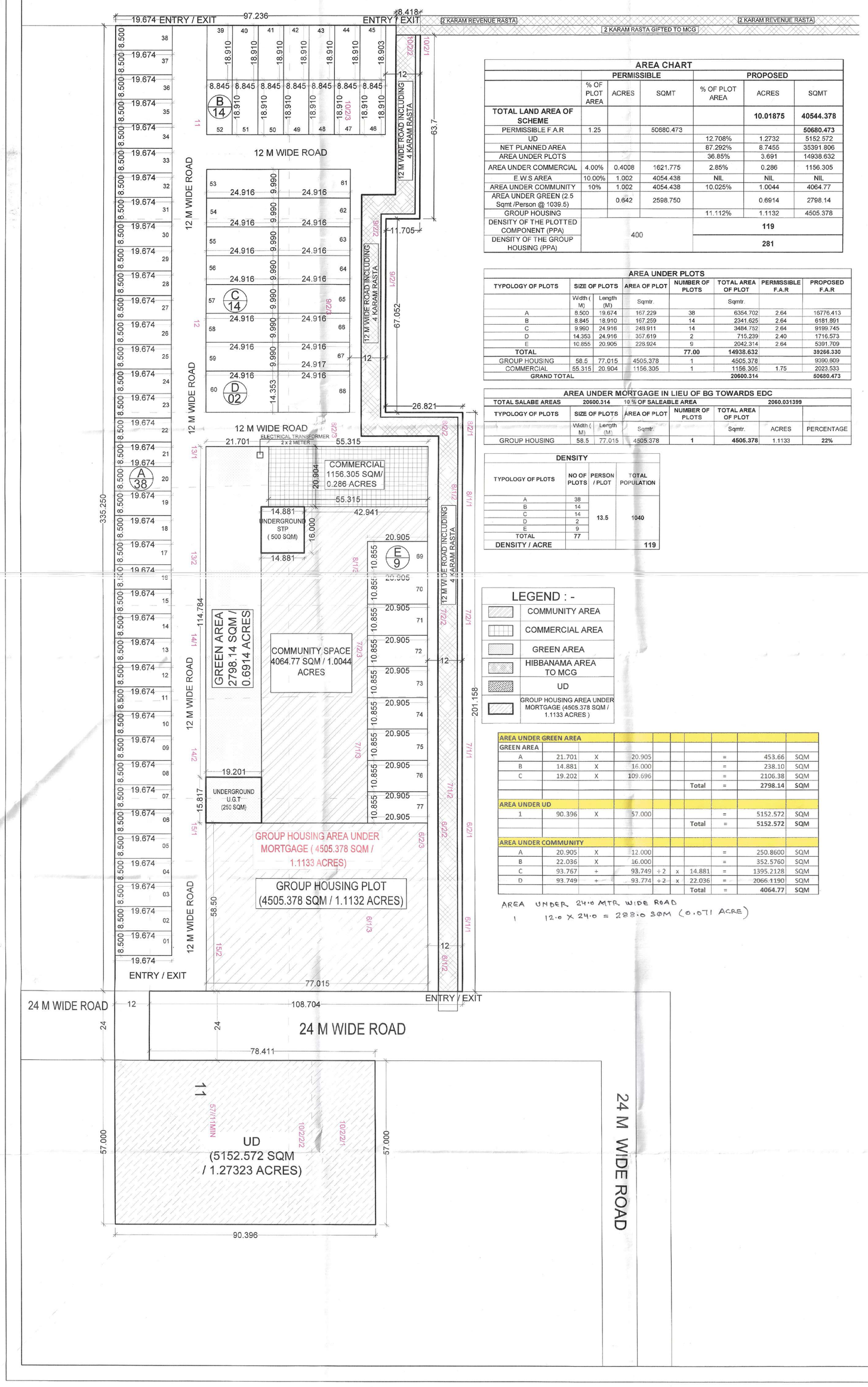


AREA CHART						
	PERMISSIBLE			PROPOSED		
	% OF PLOT AREA	ACRES	SQMT	% OF PLOT AREA	ACRES	SQMT
TOTAL LAND AREA OF SCHEME					**10.01875**	**40544.378**
PERMISSIBLE F.A.R	1.25		50680.473			**50680.473**
UD				12.708%	1.2732	5152.572
NET PLANNED AREA				87.292%	8.7455	35391.806
AREA UNDER PLOTS				36.85%	3.691	14938.632
AREA UNDER COMMERCIAL	4.00%	0.4008	1621.775	2.85%	0.286	1156.305
E.W.S AREA	10.00%	1.002	4054.438	NIL	NIL	NIL
AREA UNDER COMMUNITY	10%	1.002	4054.438	10.025%	1.0044	4064.77
AREA UNDER GREEN (2.5 Sqmt./Person @ 1039.5)		0.642	2598.750		0.6914	2798.14
GROUP HOUSING				11.112%	1.1132	4505.378
DENSITY OF THE PLOTTED COMPONENT (PPA)	400				**119**	
DENSITY OF THE GROUP HOUSING (PPA)					**281**	

AREA UNDER PLOTS							
TYPOLOGY OF PLOTS	SIZE OF PLOTS		AREA OF PLOT	NUMBER OF PLOTS	TOTAL AREA OF PLOT	PERMISSIBLE F.A.R	PROPOSED F.A.R
	Width (M)	Length (M)	Sqmtr.		Sqmtr.		
A	8.500	19.674	167.229	38	6354.702	2.64	16776.413
B	8.845	18.910	167.259	14	2341.625	2.64	6181.891
C	9.990	24.916	248.911	14	3484.752	2.64	9199.745
D	14.353	24.916	357.619	2	715.239	2.40	1716.573
E	10.855	20.905	228.924	9	2042.314	2.64	5391.709
TOTAL				**77.00**	**14938.632**		**39266.330**
GROUP HOUSING	58.5	77.015	4505.378	1	4505.378		9090.909
COMMERCIAL	55.315	20.904	1156.305	1	1156.305	1.75	2023.533
GRAND TOTAL					**20600.314**		**50680.473**

AREA UNDER MORTGAGE IN LIEU OF BG TOWARDS EDC						
TOTAL SALABE AREAS	**20600.314**	**10 % OF SALEABLE AREA**			**2060.031399**	
TYPOLOGY OF PLOTS	SIZE OF PLOTS		AREA OF PLOT	NUMBER OF PLOTS	TOTAL AREA OF PLOT		
	Width (M)	Length (M)	Sqmtr.		Sqmtr.	ACRES	PERCENTAGE
GROUP HOUSING	58.5	77.015	4505.378	**1**	**4505.378**	1.1133	**22%**

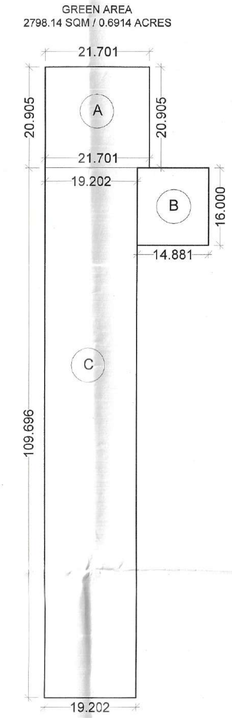
DENSITY			
TYPOLOGY OF PLOTS	NO OF PLOTS	PERSON / PLOT	TOTAL POPULATION
A	38	13.5	1040
B	14		
C	14		
D	2		
E	9		
TOTAL	77		
DENSITY / ACRE			**119**

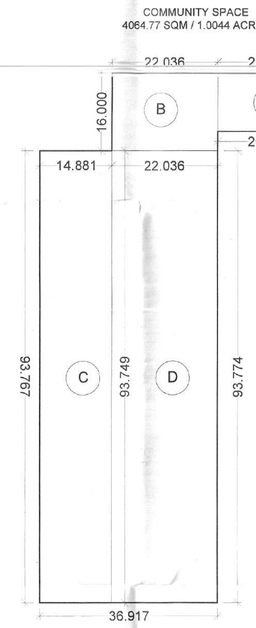
LEGEND : -

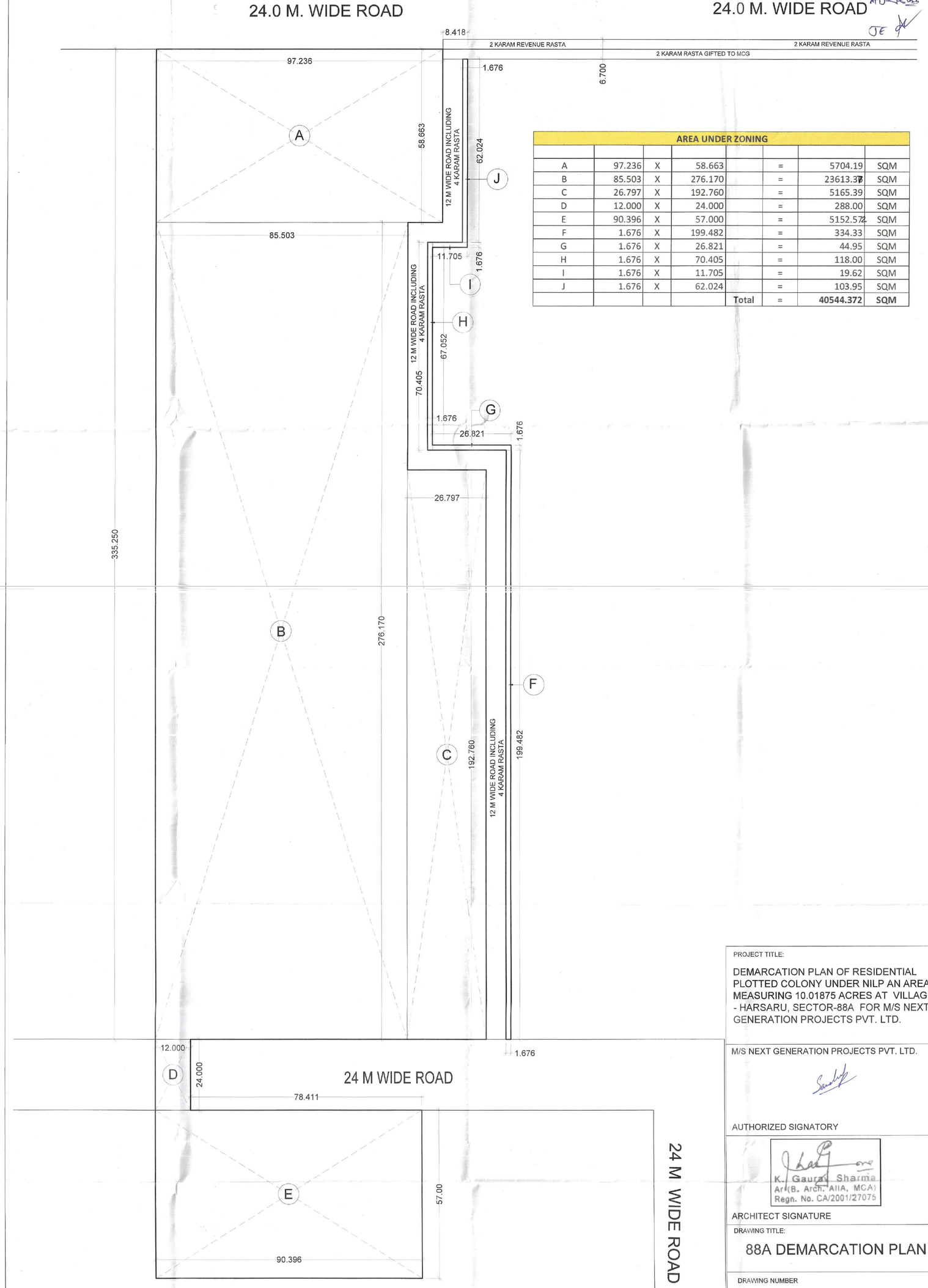
- COMMUNITY AREA
- COMMERCIAL AREA
- GREEN AREA
- HIBBANAMA AREA TO MCG
- UD
- GROUP HOUSING AREA UNDER MORTGAGE (4505.378 SQM / 1.1133 ACRES)

AREA UNDER GREEN AREA									
GREEN AREA									
A	21.701	X	20.905				=	453.66	SQM
B	14.881	X	16.000				=	238.10	SQM
C	19.202	X	109.696				=	2106.38	SQM
						Total	=	**2798.14**	**SQM**
AREA UNDER UD									
1	90.396	X	57.000				=	5152.572	SQM
						Total	=	**5152.572**	**SQM**
AREA UNDER COMMUNITY									
A	20.905	X	12.000				=	250.8600	SQM
B	22.036	X	16.000				=	352.5760	SQM
C	93.767	+	93.749	÷ 2	x	14.881	=	1395.2128	SQM
D	93.749	+	93.774	÷ 2	x	22.036	=	2066.1190	SQM
						Total	=	**4064.77**	**SQM**

AREA UNDER 24.0 MTR WIDE ROAD
1 12.0 X 24.0 = 288.0 SQM (0.071 ACRE)







AREA UNDER ZONING						
A	97.236	X	58.663	=	5704.19	SQM
B	85.503	X	276.170	=	23613.37	SQM
C	26.797	X	192.760	=	5165.39	SQM
D	12.000	X	24.000	=	288.00	SQM
E	90.396	X	57.000	=	5152.572	SQM
F	1.676	X	199.482	=	334.33	SQM
G	1.676	X	26.821	=	44.95	SQM
H	1.676	X	70.405	=	118.00	SQM
I	1.676	X	11.705	=	19.62	SQM
J	1.676	X	62.024	=	103.95	SQM
				Total =	**40544.372**	**SQM**

PROJECT TITLE:

DEMARCATION PLAN OF RESIDENTIAL PLOTTED COLONY UNDER NILP AN AREA MEASURING 10.01875 ACRES AT VILLAGE - HARSARU, SECTOR-88A FOR M/S NEXT GENERATION PROJECTS PVT. LTD.

M/S NEXT GENERATION PROJECTS PVT. LTD.

AUTHORIZED SIGNATORY

K. Gaurav Sharma
Ar(B. Arch. AIIA, MCA)
Regn. No. CA/2001/27075

ARCHITECT SIGNATURE

DRAWING TITLE:

88A DEMARCATION PLAN

DRAWING NUMBER

SEC/RDL/88A/100A

SCALE	DATE	NORTH
1:600	01-09-2022	

DRAWN BY: ADITYA BATISH

CHECKED BY: K.GAURAV SHARMA