

To,

Dated: 17.04.23..

The District Town Planner,
Sector-14,
Gurugram.

Subject: Demarcation plan for Affordable Residential Plotted Colony Under Deen Dayal Jan Awas Yojna-2016 on the land measuring 5.0125 acres falling under license no. 193 of 2022, in the revenue village Sikanderpur Bada, sector-85 Gurugram being developed by M/s Hero Realty Pvt. Ltd.

Dear Sir,

We have been granted a license from the O/o Director Town & Country planning Haryana Chandigarh to develop Affordable Residential Plotted Colony Under Deen Dayal Jan Awas Yojna-2016 on the land measuring 5.0125 acres falling under license no. 193 of 2022, in the revenue village Sikanderpur Bada, sector-85 Gurugram being developed by M/s Hero Realty PVT. Ltd. Please find herewith the following documents.

1. Copy of licence No. 193 of 2022.
2. Approved layout plan of the colony.
3. 3 sets of demarcation plan of the colony.

We shall request you to please verify the site dimensions/demarcation for the above-mentioned site.

Thanking You.

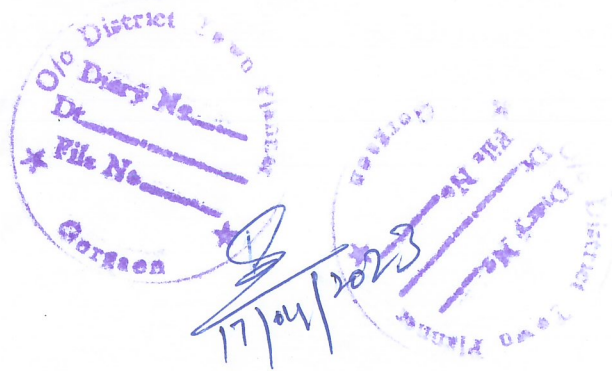
Yours truly,

For M/S Hero Realty Pvt. Ltd.

etc

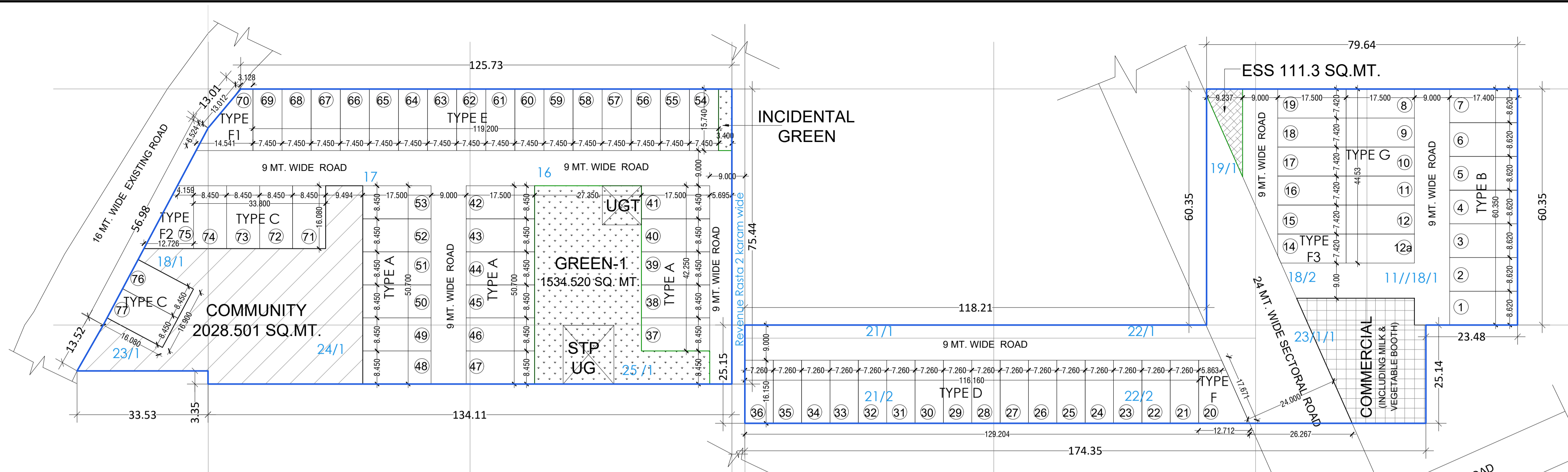


(Authorized Signatory)



Hero Realty Pvt. Ltd.
(A Hero Enterprise)

LEGEND	
1. SCHEME BOUNDARY SHOWN THUS	
2. STP AREA UG	
3. UGT AREA	
4. ESS	
5. GREEN AREA SHOWN THUS	
6. COMMERCIAL AREA SHOWN THUS	
7. COMMUNITY FACILITY SHOWN THUS	

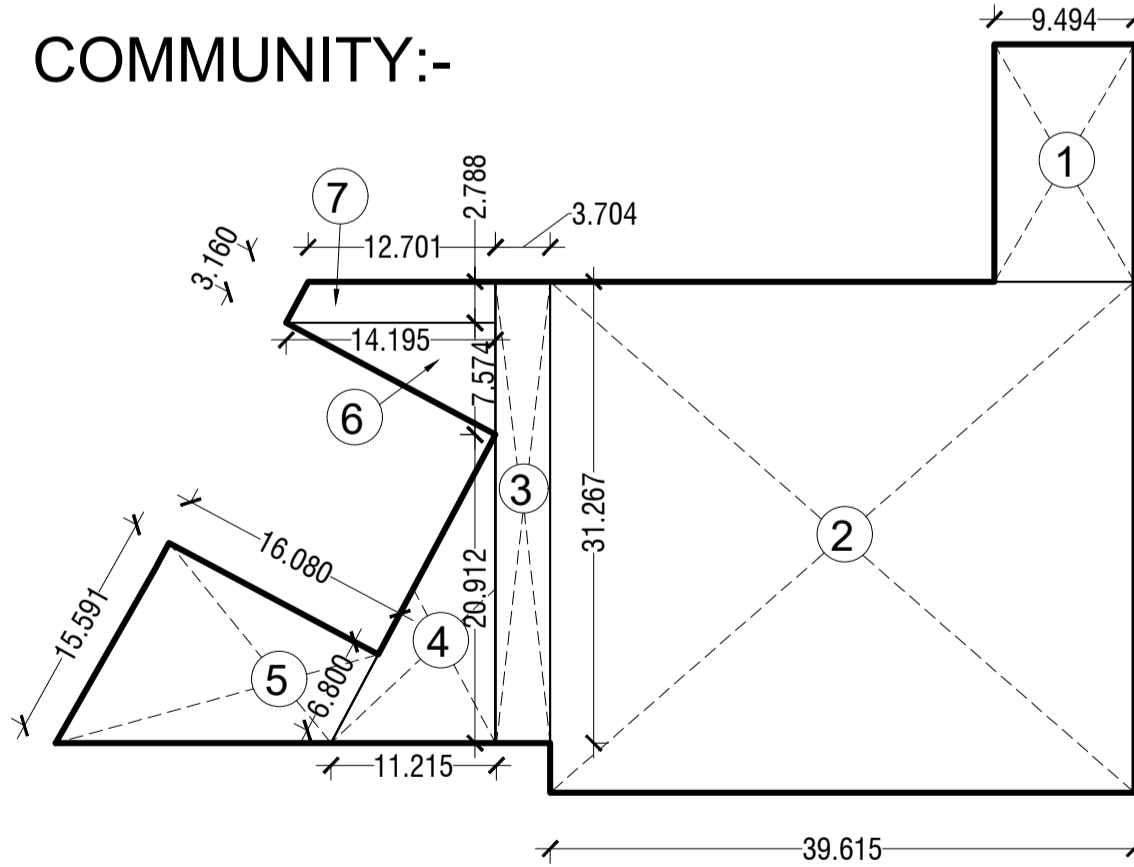


AREA STATEMENT				
S. NO	AREA DESCRIPTION	PERCENTAGE (%)	AREA (SQ. M.)	AREA (ACRES)
1	TOTAL SITE AREA		20284.851	5.01250
2	AREA UNDER 24M WIDE SECTOR ROAD		1424.514	0.35201
3	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	12373.759	3.05763
4	PROPOSED PLOTTING AREA	49.89%	10121.985	2.50120
5	MIN. AREA REQUIRED FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	2028.485	0.50125
6	AREA PROPOSED FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10.00%	2028.501	0.50125
7	REQUIRED GREEN AREA (MIN.)	7.50%	1521.364	0.37594
8	PROPOSED GREEN AREA	7.82%	1588.036	0.39241
9	PERMISSIBLE COMMERCIAL AREA (MAX.)	4.00%	811.394	0.20050
10	PROPOSED COMMERCIAL AREA	3.99%	811.257	0.20047

AREA UNDER PLOTS						
TYPE	Plot No.	SIZE	AREA	NO. OF PLOTS	TOTAL AREA (SQ. M.)	
		A	B	C=A X B	D	E = C X D
A	37 to 53	8.450 x	17.500	147.875	17	= 2513.875
B	01 to 07	8.620 x	17.400	149.988	7	= 1049.916
C	71 to 74, 76 to 77	8.450 x	16.080	135.876	6	= 815.256
D	21 to 36	7.260 x	16.150	117.249	16	= 1875.984
E	54 to 69	7.450 x	15.740	117.263	16	= 1876.208
F	20	AS PER SITE		149.992	1	= 149.992
F1	70	AS PER SITE		147.616	1	= 147.616
F2	75	AS PER SITE		135.699	1	= 135.699
F3	14	AS PER SITE		129.089	1	= 129.089
G	08 to 12A, 15 to 19	7.420 x	17.500	129.850	11	= 1428.350
TOTAL				77	= 10121.985	
DENSITY CALCULATION						
TOTAL DENSITY	=	77	x	18.00	@ Person's per Plot	
	=	1386	÷	5.01250	Acres	
	=	276.51	PPA	Against 400 PPA permissible		

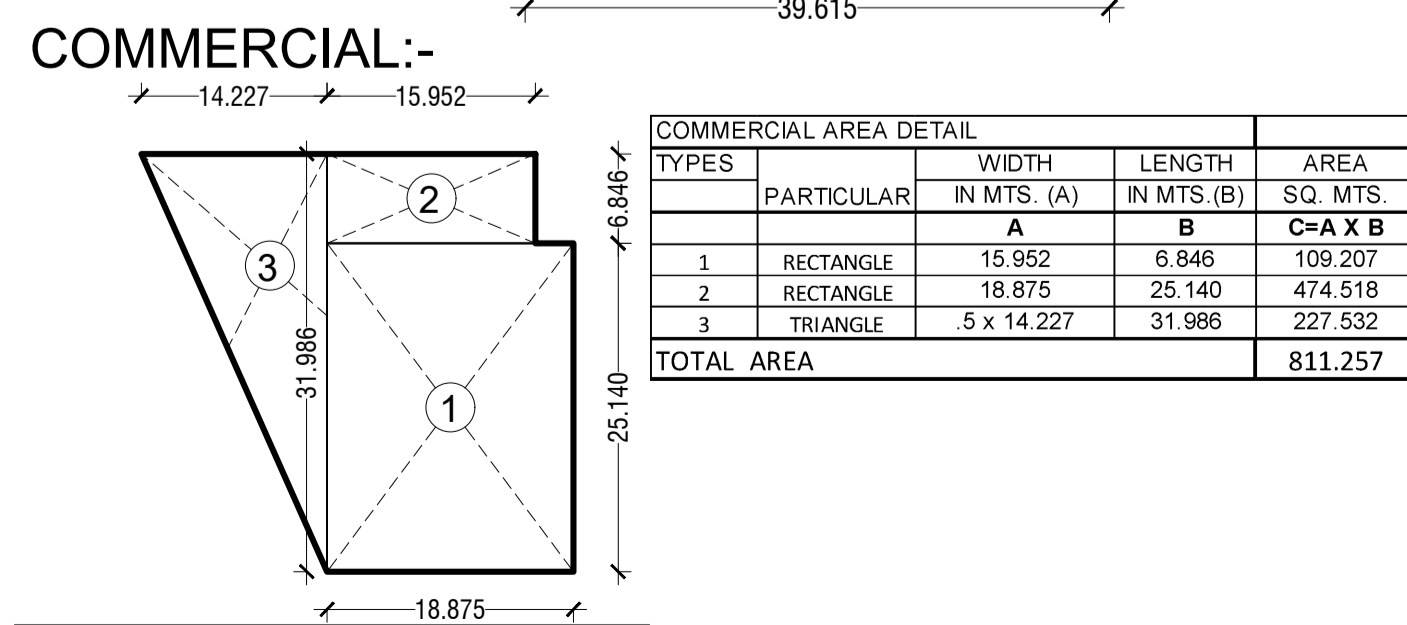
PLOT NO.	PLOT CATEGORY	PLOT SHAPE	DIMENSION (L X B)	AREA (SQ. M.)
14	F3		A = 7.420 X 16.678 = 123.750 B = 0.822 X 5.572 = 4.580 C = (0.822 X 1.848)/2 = 0.759	129.089 SQ.MT
20	F		A = 5.863 X 16.150 = 94.687 B = (6.849 X 16.150)/2 = 55.305	149.992 SQ.MT
70	F1		A = 3.128 X 15.740 = 49.234 B = 8.384 X 5.678 = 47.604 C = (8.384 X 10.062)/2 = 42.179 D = (3.029 X 5.678)/2 = 8.599	147.616 SQ.MT
75	F2		A = 4.151 X 16.080 = 66.748 B = (8.576 X 16.080)/2 = 68.951	135.699 SQ.MT

COMMUNITY:-



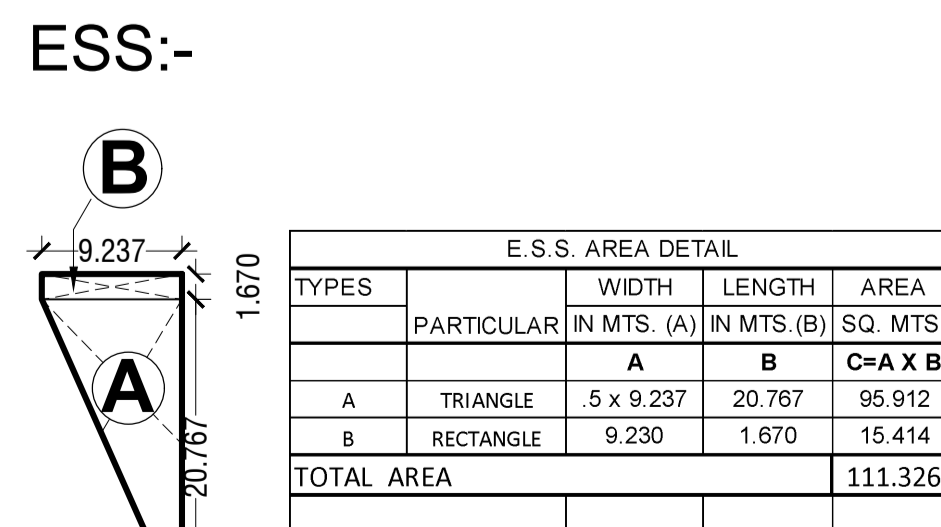
COMMUNITY BUILDING AREA DETAIL				
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
1	RECTANGLE	9.495	16.080	152.680
2	RECTANGLE	39.615	34.620	1371.471
3	RECTANGLE	3.704	31.267	115.813
4	TRIANGLE	.5 x 11.215	20.912	117.264
5	TRAPEZIUM	.5(15.591+6.080)	16.080	180.024
6	TRIANGLE	.5 x 7.574	14.195	53.756
7	TRAPEZIUM	.5(14.195+12.701)	2.788	37.493
TOTAL AREA				2028.501

COMMERCIAL:-



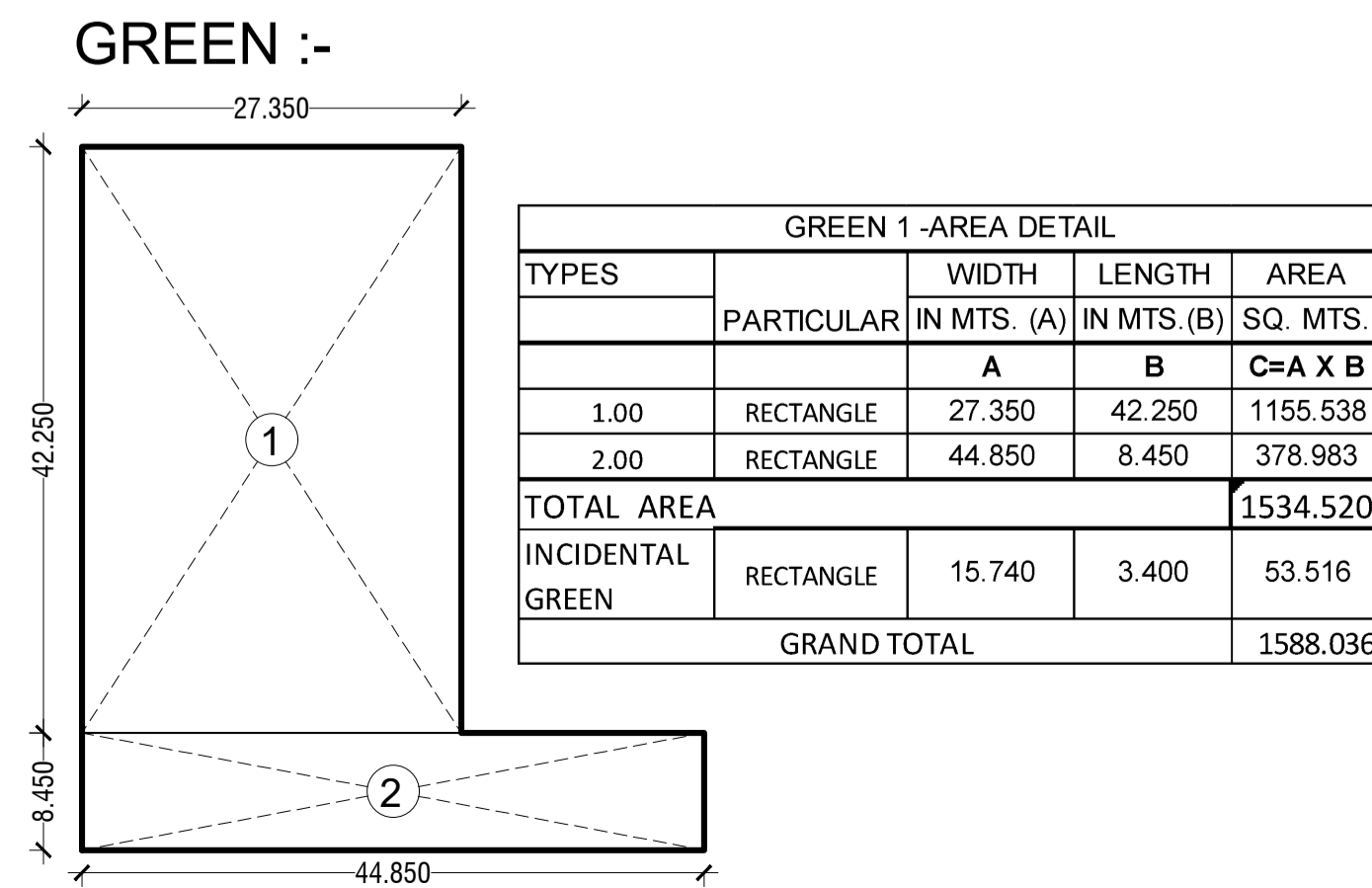
COMMERCIAL AREA DETAIL				
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
1	RECTANGLE	15.952	6.846	109.207
2	RECTANGLE	18.875	25.140	474.518
3	TRIANGLE	.5 x 14.227	31.986	227.532
TOTAL AREA				811.257

ESS:-



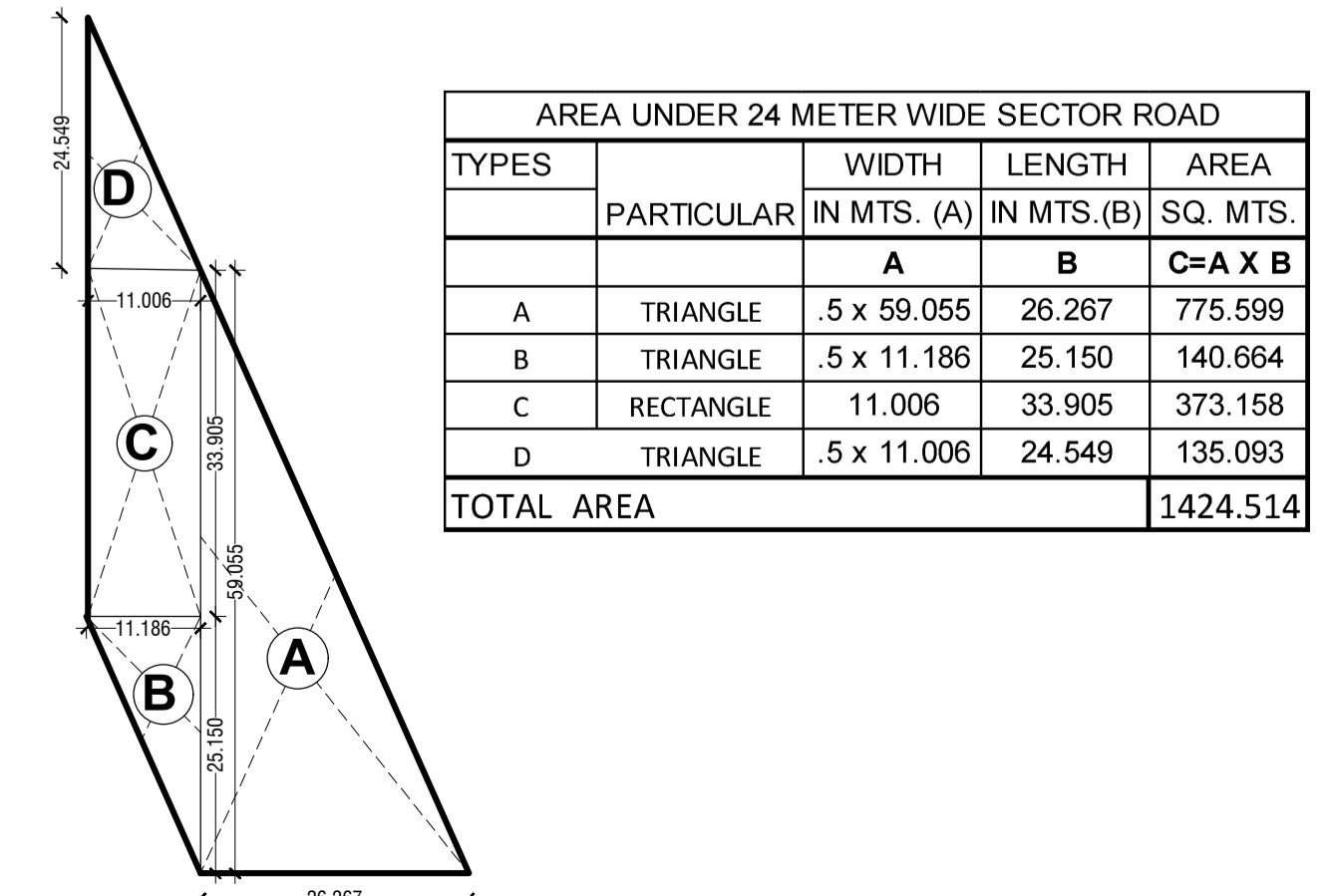
E.S.S. AREA DETAIL				
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
A	TRIANGLE	.5 x 9.237	20.767	95.912
B	RECTANGLE	9.230	1.670	15.414
TOTAL AREA				111.326

GREEN :-



GREEN 1 - AREA DETAIL				
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
1.00	RECTANGLE	27.350	42.250	1155.538
2.00	RECTANGLE	44.850	8.450	378.983
TOTAL AREA				1534.520
INCIDENTAL GREEN	RECTANGLE	15.740	3.400	53.516
GRAND TOTAL				1588.036

24 METER WIDE SECTOR ROAD :-



AREA UNDER 24 METER WIDE SECTOR ROAD				
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
A	TRIANGLE	.5 x 59.055	26.267	775.599
B	TRIANGLE	.5 x 11.186	25.150	140.664
C	RECTANGLE	11.006	33.905	373.158
D	TRIANGLE	.5 x 11.006	24.549	135.093
TOTAL AREA				1424.514

APPLICANT SIGNATURE: _____

ARCHITECT'S SIGNATURE: _____

PROJECT TITLE:
DEMARCATION PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOGNA LAND MEASURING 5.0125 ACRES IN VILLAGE SHANDERPUR BADHA, SECTOR - 85, TEHSIL MANESAR, DISTRICT GURUGRAM, HARYANA TO BE DEVELOPED BY M/S MGF DEVELOPMENTS LIMITED

SHEET TITLE:
DEMARCATION PLAN

DRAWING NUMBER:
DDJAY/CGN/DEM/23/DR/01

SCALE -
1 : 600

Drawn: DIVESH, Dealt: SUNIL, Checked: AR. ABHISHEK GOYAL

ARCHITECT:
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