

24.0 M. WIDE ROAD

HIGH TENSION LINE

12 M WIDE SERVICE ROAD (part of 30mt. Green belt)  
10 M WIDE GREEN BELT  
75 MTS. WIDE SECTOR ROAD  
EXIST. Main Pataudi-Ggn. Rd. From GURGAON

TO PATAUDI

10 M WIDE GREEN BELT  
12 M WIDE SERVICE ROAD

| AREA CHART          |                                                               |          |              |      |         |               |     |  |     |
|---------------------|---------------------------------------------------------------|----------|--------------|------|---------|---------------|-----|--|-----|
| S.NO                | DISCRIPTION                                                   | IN %     | AREA IN ACRE |      |         | AREA IN SQMT. |     |  |     |
| 1                   | TOTAL SITE AREA                                               |          | 12.3812      | ACRE | OR      | 50104.859     |     |  | SQM |
| 2                   | Area Under Sector Road & Green Belt (0.017+0.025+0.046 acres) |          | 0.088        | ACRE | OR      | 356.122       |     |  | SQM |
| 3                   | Balance Area                                                  |          | (A) 12.2932  | ACRE | OR      | 49748.737     |     |  | SQM |
| 4                   | Add 50% Area of 0.088 acres (Sector Road & Green Belt Area)   |          | (B) 0.044    | ACRE | OR      | 178.061       |     |  | SQM |
| 5                   | NET PLANNED AREA (A + B)                                      |          | 12.3372      | ACRE | OR      | 49926.798     |     |  | SQM |
| 6                   | MAX.PERMISSIBLE AREA UNDER RESI. PLOTTING                     | 61 %     | 7.5257       | ACRE | OR      | 30455.379     |     |  | SQM |
| 7                   | PROPOSED AREA UNDER RESI. PLOTTING                            | 59.051 % | 7.2852       | ACRE | OR      | 29482.399     |     |  | SQM |
| 8                   | REQUIRED AREA FOR COMMON FACILITIES (10% of 12.3812 acres)    | 10 %     | 1.238        | ACRE | OR      | 5010.486      |     |  | SQM |
| 9                   | PROVIDED AREA FOR COMMON FACILITIES TO BE                     | 10.040 % | 1.239        | ACRE | OR      | 5012.498      |     |  | SQM |
| 10                  | REQUIRED MIN. GREEN AREA (7.5% of 12.3812 acres)              | 7.5 %    | 0.9286       | ACRE | OR      | 3757.864      |     |  | SQM |
| 11                  | PROVIDED GREEN AREA                                           | 7.53 %   | 0.932        | ACRE | OR      | 3773.51       |     |  | SQM |
| 12                  | PERMISSIBLE AREA UNDER COMMERCIAL                             | 4 %      | 0.4935       | ACRE | OR      | 1997.072      |     |  | SQM |
| 13                  | PROPOSED AREA UNDER COMMERCIAL                                | 4.0 %    | 0.4935       | ACRE | OR      | 1997.006      |     |  | SQM |
| DENSITY CALCULATION |                                                               |          |              |      |         |               |     |  |     |
| 1                   | PERMISSIBLE DENSITY                                           |          |              |      |         | 240-400       | PPA |  |     |
| 2                   | PROPOSED POPULATION ( 18 PERSONS PER PLOT)                    | 219      | Plots        | 3942 | PERSONS | 319.52        | PPA |  |     |

| PLOTED AREA CHART |                 |       |        |                    |                     |
|-------------------|-----------------|-------|--------|--------------------|---------------------|
| PLOT TYPE         | PLOT NO. NUMBER | WIDTH | LENTH  | PLOT AREA IN SQMT. | TOTAL AREA IN SQMT. |
| P1                | D1 - D12        | 6.500 | 18.000 | 117.000            | 1404.000            |
| P2                | D13 - D22       | 6.500 | 21.650 | 140.725            | 1407.250            |
| P3                | D23 - D30       | 6.500 | 21.650 | 140.725            | 1125.800            |
| P4                | D31 - D39       | 6.500 | 21.650 | 140.725            | 1286.525            |
| P5                | D40 - D49       | 6.500 | 21.650 | 140.725            | 1407.250            |
| P6                | D50 - D63       | 6.500 | 21.650 | 140.725            | 1970.150            |
| P7                | D64 - D77       | 6.500 | 21.650 | 140.725            | 1970.150            |
| P8                | D78 - D79       | 7.000 | 15.194 | 106.358            | 212.716             |
| P9                | D80 - D83       | 6.500 | 17.000 | 110.500            | 1547.000            |
| P10               | D84 - D113      | 6.750 | 20.000 | 135.000            | 2700.000            |
| P11               | D114 - D123     | 6.750 | 18.927 | 127.882            | 1270.823            |
| P12               | D124 - D140     | 6.500 | 20.190 | 131.235            | 2230.955            |
| P13               | D141 - D174     | 6.500 | 23.000 | 149.500            | 5083.000            |
| P14               | D175 - D200     | 6.500 | 21.500 | 139.750            | 3633.500            |
| P15               | D201 - D215     | 6.500 | 17.960 | 116.538            | 1778.040            |
| P16               | D216 - D219     | 6.500 | 18.000 | 118.800            | 475.200             |
| TOTAL             |                 |       |        | 219                | 29482.399           |

| AREA FREEZE SHOWN THUS (50%) |                 |       |        |                    |                     |
|------------------------------|-----------------|-------|--------|--------------------|---------------------|
| PLOT TYPE                    | PLOT NO. NUMBER | WIDTH | LENTH  | PLOT AREA IN SQMT. | TOTAL AREA IN SQMT. |
| P1                           | D1 - D12        | 6.500 | 18.000 | 117.000            | 1404.000            |
| P2                           | D13 - D22       | 6.500 | 21.650 | 140.725            | 1125.900            |
| P3                           | D23 - D30       | 6.500 | 21.650 | 140.725            | 1125.900            |
| P4                           | D31 - D39       | 6.500 | 21.650 | 140.725            | 1438.500            |
| P5                           | D40 - D49       | 6.500 | 21.650 | 140.725            | 2700.000            |
| P6                           | D50 - D63       | 6.500 | 21.650 | 140.725            | 1706.055            |
| P7                           | D64 - D77       | 6.500 | 21.650 | 140.725            | 3887.000            |
| P8                           | D78 - D79       | 7.000 | 15.194 | 106.358            | 1422.432            |
| P9                           | D80 - D83       | 6.500 | 17.000 | 110.500            | 14807.587           |
| P10                          | D84 - D113      | 6.750 | 20.000 | 135.000            | 12                  |
| P11                          | D114 - D123     | 6.750 | 18.927 | 127.882            | OR                  |
| P12                          | D124 - D140     | 6.500 | 20.190 | 131.235            | OR                  |
| P13                          | D141 - D174     | 6.500 | 23.000 | 149.500            | 50.23%              |
| P14                          | D175 - D200     | 6.500 | 21.500 | 139.750            |                     |
| P15                          | D201 - D215     | 6.500 | 17.960 | 116.538            |                     |
| P16                          | D216 - D219     | 6.500 | 18.000 | 118.800            |                     |
| TOTAL                        |                 |       |        | 112                |                     |

| MILK/VEGETABLE BOOTH |       |                          |             |                       |
|----------------------|-------|--------------------------|-------------|-----------------------|
| WIDTH                | LENTH | AREA PER PLOT (IN SQMT.) | NO OF PLOTS | TOTAL AREA (IN SQMT.) |
| 5.00                 | 5.500 | 27.500                   | 1           | 27.500                |

| MATERIAL STATEMENT |           |         |                        |                          |
|--------------------|-----------|---------|------------------------|--------------------------|
| Sr. No.            | RD (From) | RD (To) | WIDTH OF (9M Road mtr) | LENGTH OF (12M Road mtr) |
| 1-                 | RD-1      | RD-2    | 140                    | -                        |
| 2-                 | RD-3      | RD-4    | 170                    | -                        |
| 3-                 | RD-5      | RD-6    | 92                     | -                        |
| 4-                 | RD-7      | RD-8    | 69                     | -                        |
| 5-                 | RD-9      | RD-10   | 92                     | -                        |
| 6-                 | RD-11     | RD-12   | 68                     | -                        |
| 7-                 | RD-13     | RD-14   | 136                    | -                        |
| 8-                 | RD-15     | RD-16   | 32                     | -                        |
| 9-                 | RD-17     | RD-18   | 65                     | -                        |
| 10-                | RD-19     | RD-20   | 110                    | -                        |
| 11-                | RD-21     | RD-22   | 110                    | -                        |
| 12-                | RD-23     | RD-24   | -                      | 55                       |
| TOTAL              |           |         | 1084                   | 55                       |
| SAY                |           |         | 1085                   | 55                       |

| ORGANIZED OPEN-SPACE CALCULATION |                |               |          |                             |                       |         |
|----------------------------------|----------------|---------------|----------|-----------------------------|-----------------------|---------|
| S.NO.                            | LENGTH (M) (a) | WIDTH (M) (b) | Nos. (c) | AREA (IN SQMT.) (a x b x c) | TOTAL AREA (IN SQMT.) |         |
| OOS1                             | a              | 4.39          | 20.49    | 1                           | 89.95                 | 154.35  |
|                                  | b              | 1.78          | 11.01    | 1                           | 19.80                 |         |
|                                  | c              | 1.78          | 9.48     | 0.5                         | 8.44                  |         |
|                                  | d              | aspline       | 36.36    | 1                           | 36.36                 |         |
| OOS2                             | a              | 5.49          | 32.59    | 1                           | 178.92                | 349.86  |
|                                  | b              | 8.75          | 16.36    | 1                           | 143.15                |         |
|                                  | c              | 1.64          | 8.75     | 0.5                         | 7.18                  |         |
|                                  | d              | 1.85          | 4.76     | 0.5                         | 4.40                  |         |
| OOS3                             | a              | aspline       | 16.21    | 1                           | 16.21                 | 123.26  |
|                                  | b              | 26.76         | 5.03     | 0.5                         | 67.30                 |         |
|                                  | c              | 17.73         | 0.74     | 1                           | 13.12                 |         |
|                                  | d              | 17.73         | 3.33     | 0.5                         | 29.52                 |         |
| OOS4                             | a              | aspline       | 13.32    | 1                           | 13.32                 | 89.82   |
|                                  | b              | 3.30          | 18.00    | 1                           | 59.40                 |         |
|                                  | c              | 3.38          | 18.00    | 0.5                         | 30.42                 |         |
|                                  | d              | 21.65         | 4.07     | 0.5                         | 44.06                 |         |
| OOS5                             | a              | 21.65         | 58.84    | 1                           | 1228.32               | 1228.32 |
| OOS6                             | a              | 21.65         | 30.84    | 1                           | 663.42                | 663.42  |
| OOS7                             | a              | 21.65         | 2.05     | 1                           | 44.38                 | 44.38   |
| OOS8                             | a              | 21.65         | 2.05     | 1                           | 44.38                 | 44.38   |
| OOS9                             | a              | 1.19          | 44.50    | 1                           | 52.96                 | 52.96   |
| OOS10                            | a              | 1.02          | 17.00    | 1                           | 17.34                 | 37.09   |
| OOS11                            | b              | 1.19          | 16.80    | 1                           | 19.75                 |         |
| OOS12                            | a              | 22.09         | 31.36    | 1                           | 692.74                | 782.02  |
| OOS13                            | b              | 18.00         | 4.96     | 1                           | 89.28                 | 161.59  |
|                                  | c              | 10.04         | 9.06     | 1                           | 90.96                 |         |
|                                  | d              | 10.04         | 9.06     | 0.5                         | 45.48                 |         |
|                                  | e              | 5.54          | 5.00     | 0.5                         | 13.85                 |         |
| TOTAL                            |                |               |          | 11.30                       | 3773.51               |         |
|                                  |                |               |          | OR                          | 0.932 acres           |         |
|                                  |                |               |          | OR                          | 7.53%                 |         |

LEGEND  
COMMUNITY FACILITIES  
ORGANIZED OPEN SPACE  
COMMERCIAL AREA

Only For Service Plan Estimate  
Executive Engineer  
HSVP, Division No. 24, Gurugram  
Superintending Engineer,  
HSVP Circle, Gurugram

|                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT NAME & ADDRESS<br>LAYOUT CUM DEMARCATION PLAN WITH LICENSE REF. NO. 72 OF 2021 DATED 17.09.2021<br>FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN REVENUE ESTATE GURUGRAM, SECTOR-39A, GURUGRAM (HR.) LAND MEASURING 12.3812 ACRES.<br>BELONGING TO<br>M/S. NIRMALA BUILDWELL PVT. LTD.<br>M/S. CABANA CONSTRUCTION PVT. LTD.<br>M/S. RADHIKA HEIGHTS LTD.<br>IN COLLABORATION WITH M/S. BESTECH INDIA PVT. LTD. | OWNER'S NAME<br>M/S. NIRMALA BUILDWELL PVT. LTD.<br>M/S. CABANA CONSTRUCTION PVT. LTD.<br>M/S. RADHIKA HEIGHTS LTD.<br>IN COLLABORATION WITH M/S. BESTECH INDIA PVT. LTD. |
| DRAWING TITLE<br>REVISED LAYOUT CUM DEMARCATION PLAN ROAD LAYOUT                                                                                                                                                                                                                                                                                                                                                                                        | AUTHORIZED SIGNATORY<br>                                                                                                                                                  |
| ARCHITECT SIGNATURE<br><br>RAJIV GANDHI<br>ARCHITECT<br>LIC. No. CA/191/13852<br>DFA CONSULTANTS (P) LTD.                                                                                                                                                                                                                                                                                                                                               | DATE:<br>SHEET- 01 OF 01<br>SCALE 1:150<br>NORTH<br>                                                                                                                      |

(S.K.SEHRAWAT) DTP(HQ)  
(HITESH SHARMA) STP(HQ)  
(P.P.SINGH) CTP(HR)  
(K. MAKRAND PANDURANG, IAS) DTP(HR)  
(SANJAY NARANG) ATP (HQ)  
(DINESH KUMAR) SD(HQ)

DRG-NO: DTPC B360 DATED:- 03-06-22