

REVISED DEMARCATION PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 106.6625 ACRES(VILLAGE NO.65 OF 2023 DATED 27.03.2023) IN THE REVENUE ESTATE OF VILLAGE BHANSHARIYA, SECTOR-M9 & M10, SUB TEHSIL - HARSARU, DISTT. GURUGRAM (HARYANA), BELONGS TO M/S PROMINENT ENTERPRISES PRIVATE LIMITED.

AREA CALCULATIONS

S.NO.	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	106.6625	-	-	-
2	AREA UNDER 60 M WIDE SECTOR ROAD	0.4225	-	-	-
3	BALANCE AREA	106.2400	-	-	-
4	50% BENEFIT OF AREA UNDER 60 M WIDE SECTOR ROAD	0.21125	-	-	-
5	TOTAL AREA (4+3)	106.45125	-	-	-
6	AREA UNDER UD	4.237	-	-	-
7	NET PLANNED AREA	102.21425	-	-	-
8	AREA UNDER RESIDENTIAL PLOTS	28.9728	28.35%	25.5535	25.00%
9	AREA UNDER COMMERCIAL	0.4884	0.48%	5.1107	5% (MAXIMUM)
10	AREA UNDER INDUSTRIAL PLOTS	36.2356	35.45%	35.7749	35% (MINIMUM)
11	TOTAL SALEABLE AREA (8 + 9 + 10)	65.6968	64.28%	66.4391	65% (MAXIMUM)
12	GREEN AREA / OPEN SPACE / T / G / ROADS / SERVICES / CRECH / DISPENSARY / HEALTH FACILITY	36.5174	35.72%	35.7749	35% (MINIMUM)
*AREA UNDER 12M WIDE SERVICE ROAD ALONG WITH 60M WIDE SECTOR DIVIDING ROAD		0.7513	-	-	-
*AREA UNDER 24M WIDE INTERNAL SECTORAL PLAN ROAD		8.1131	-	-	-

DETAIL OF INDUSTRIAL PLOTS

S.NO.	PLOT NOS.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	846 TO 849	X	34.58 X 86.17	2979.76	4	11919.04
2	850	X1	34.48 X 86.17	2971.14	1	2971.14
3	851 TO 853	X2	50.28 X 76.40	3841.39	3	11524.17
4	854	X3	50.31 X 76.40	3843.68	1	3843.68
5	855, 856	X4	28.68 X 67.05	1922.99	2	3845.98
6	857 TO 868	X5	37.52 X 75.775	2843.08	12	34116.96
7	869	X6	34.80 X 56.96	1974.21	1	1974.21
8	870 TO 873	X7	34.79 X 56.96	1973.24	4	7893.36
9	874	X8	34.79 X 80.91	2814.86	1	2814.86
10	875, 876	X9	13.76 X 20.56	282.91	2	565.82
11	877 TO 885	X10	14.85 X 27.525	408.75	9	3678.75
12	886	X11	14.84 X 27.525	408.47	1	408.47
13	887, 888	X12	14.25 X 30.70	437.48	2	874.96
14	889 TO 897	X13	14.25 X 27.525	392.23	9	3530.07
15	898	X14	14.24 X 27.525	391.86	1	391.86
16	899	X15	21.79 X 67.05	1461.02	1	1461.02
17	900 TO 907	X16	27.54 X 61.85	1703.35	8	13626.80
18	908	X17	30.70 X 67.05	2058.44	1	2058.44
19	909 TO 914	X18	17.67 X 45.03	795.68	6	4774.08
20	915	X19	17.68 X 45.03	796.13	1	796.13
21	916 TO 918	X20	18.57 X 45.03	836.21	3	2508.63
22	919	X21	18.60 X 45.03	837.56	1	837.56
23	920	X22	AS PER PLAN	1001.35	1	1001.35
24	921 TO 930	X23	20.115 X 47.46	954.66	10	9546.60
25	931	Y	AS PER PLAN	12676.79	1	12676.79
26	TOTAL			86	146640.43	36.2356 ACRES (35.45%)

AREA CHART FOR RESIDENTIAL PLOTS

S.NO.	PARTICULARS	AREA
1.	SALEABLE AREA/PLOTTED AREA	28.9728 ACRES
2.	CROSS SITE AREA	28.9738(1% + 47.4963 ACRES)
3.	REQUIRED AREA FOR PARK/GREEN	3.5622 ACRES (7.50%)
4.	PROPOSED AREA FOR PARK/GREEN	3.5634 ACRES (7.50%)
5.	REQUIRED COMMUNITY SITE	4.7498 ACRES (10.00%)
6.	PROVIDED COMMUNITY SITE	4.7337 ACRES (10.05%)

DENSITY CALCULATION (PPA):-

NUMBER OF RESIDENTIAL PLOTS = 845
 UNITS ALLOWED = 3
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 845 X 3 X 4.5 = 11407.50 / 47.4963 = 240.18 PPA, SAY 240 PPA (PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION

GREEN-I + GREEN-II + GREEN-III + GREEN-IV + GREEN-V + GREEN-VI
 = 3487.675 + 1300.45 + 6428.27 + 489.40 + 2196.63 + 518.40
 = 14420.825 SQMT OR 3.5634 ACRES

UD AREA CALCULATION

UD-1 + UD-2
 = 3654.00 + 13183.00
 = 17147.00 SQMT OR 4.237 ACRES

DETAIL OF INDUSTRIAL PLOTS (REPEATED)

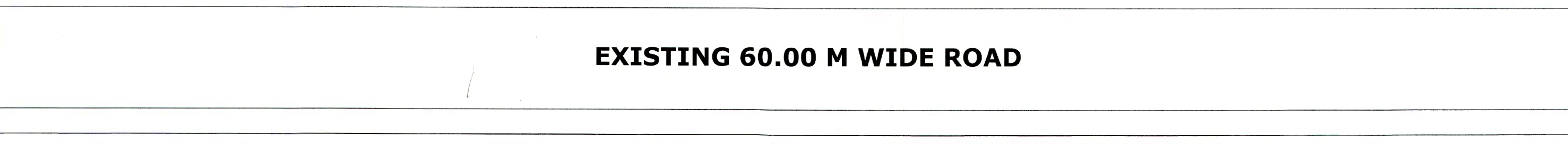
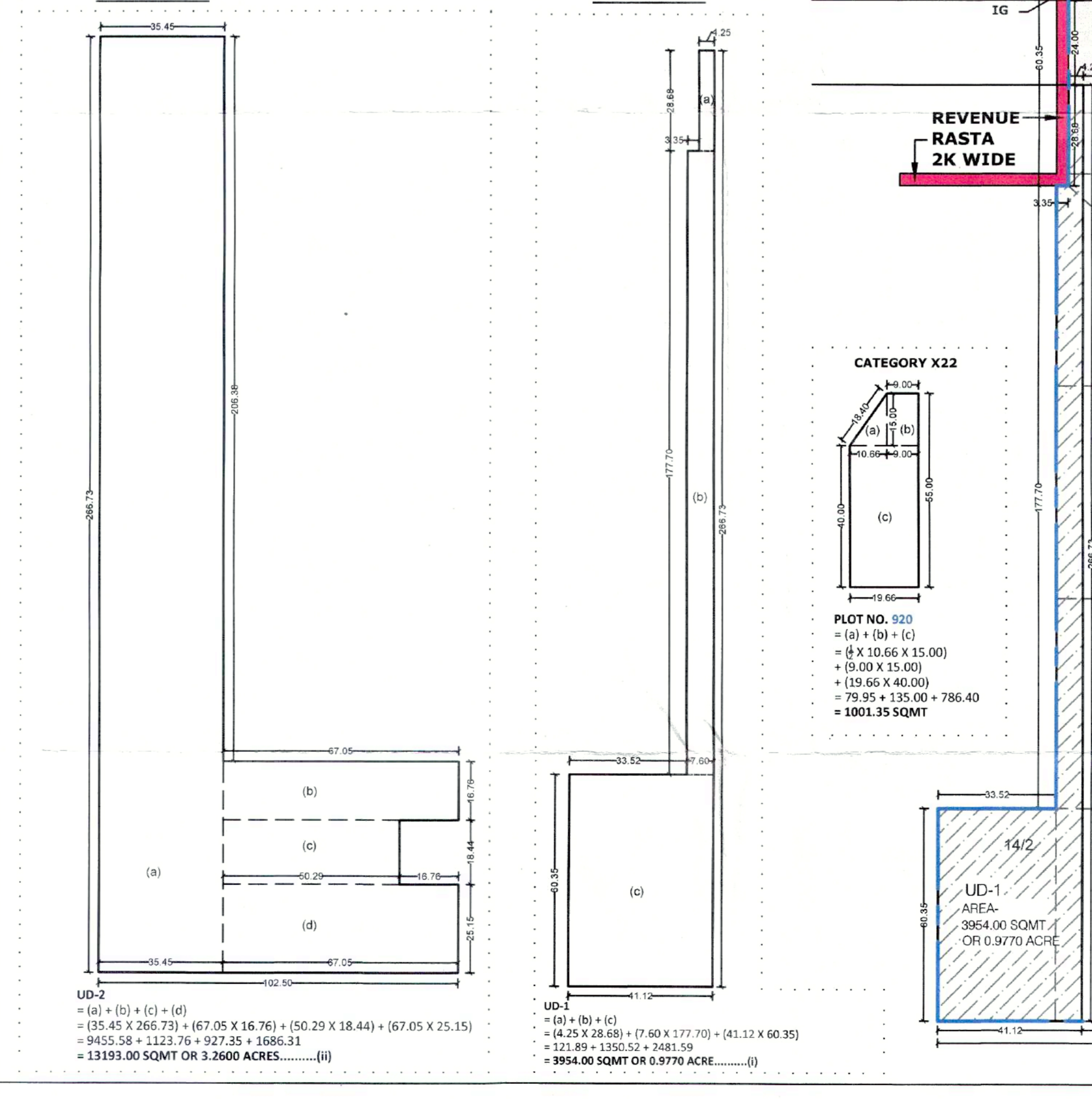
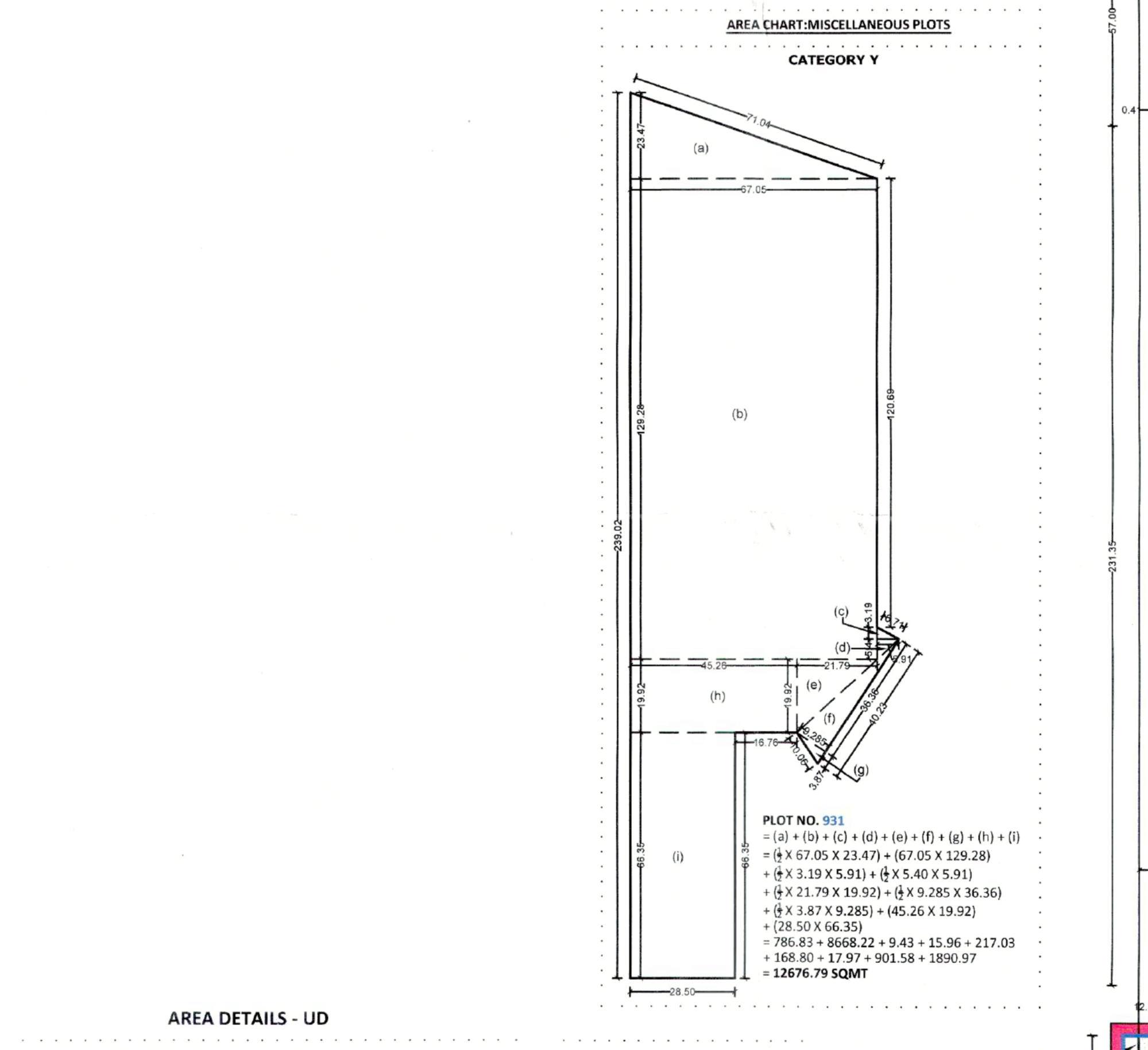
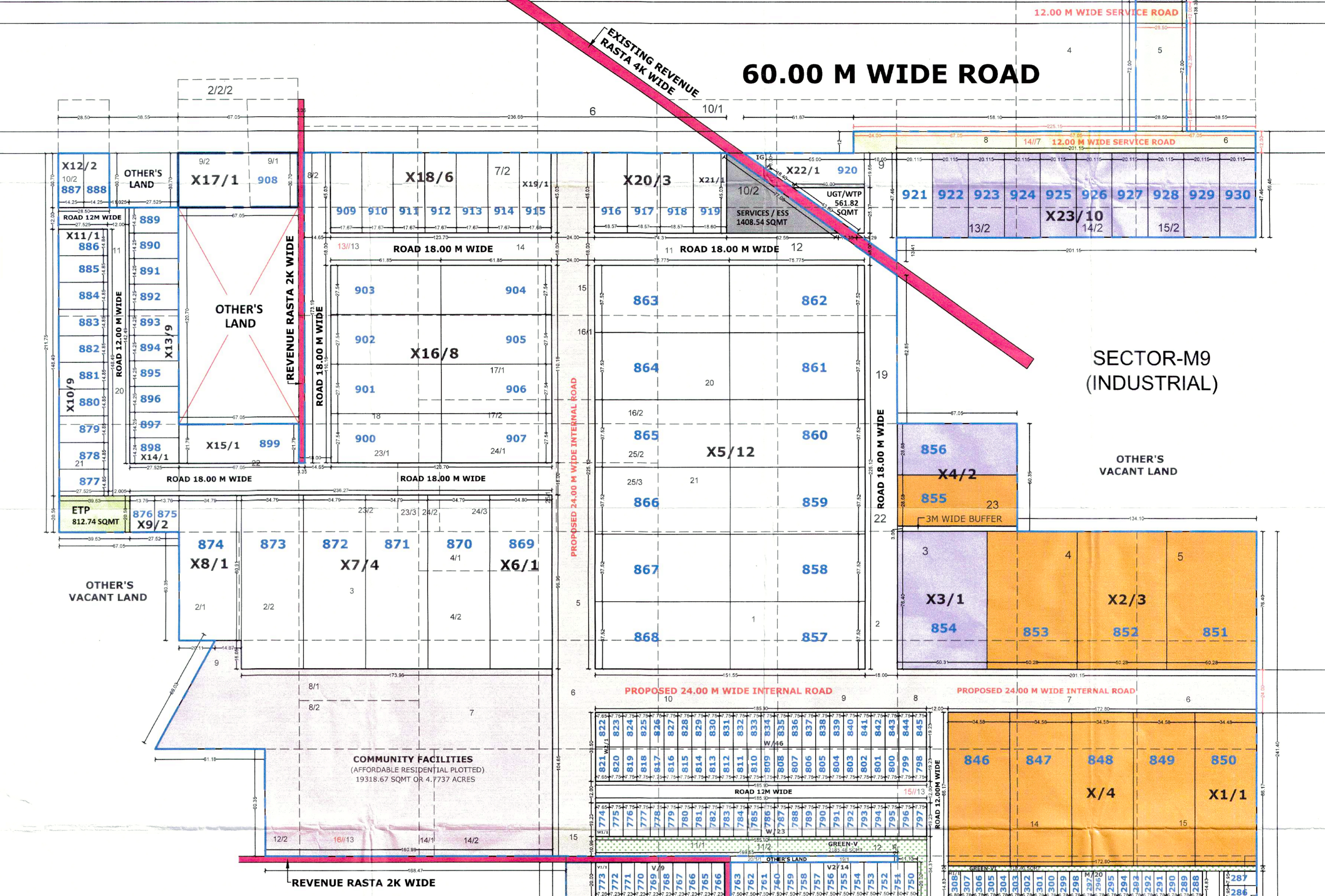
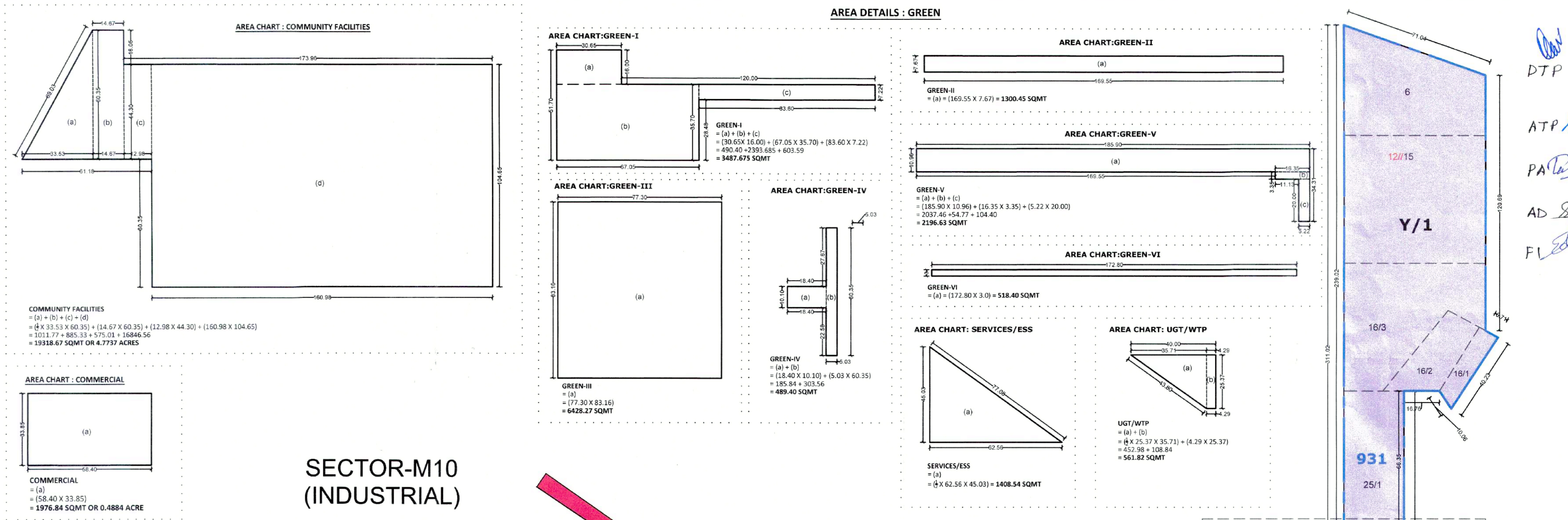
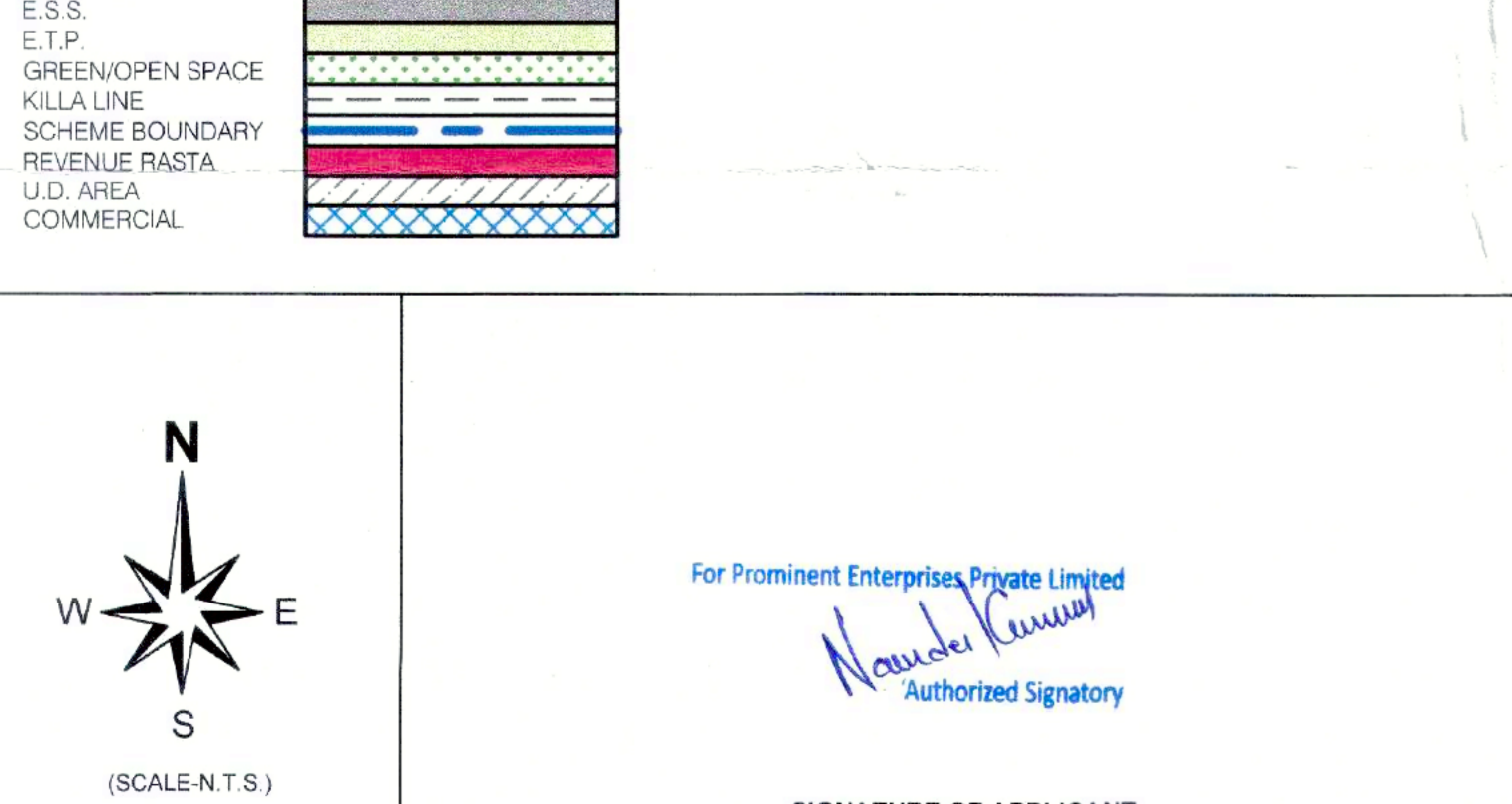
(This section contains multiple instances of the detailed industrial plots table from the 'DETAIL OF INDUSTRIAL PLOTS' section, including plot numbers, categories, sizes, and areas.)

DETAIL OF 10% OF SALEABLE AREA TO BE MORTGAGE AGAINST EDC

S.NO.	PLOT NOS.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	846 TO 849	X	34.58 X 86.17	2979.76	4	11919.04
2	850	X1	34.48 X 86.17	2971.14	1	2971.14
3	851 TO 853	X2	50.28 X 76.40	3841.39	3	11524.17
4	855	X4	28.68 X 67.05	1922.99	1	1922.99
5	TOTAL			9	28337.34	7.0023 ACRES (10.66%)

DETAIL OF 10% OF SALEABLE AREA TO BE MORTGAGE AGAINST COST OF IDW

S.NO.	PLOT NOS.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	854	X3	50.31 X 76.40	3843.68	1	3843.68
2	856	X4	28.68 X 67.05	1922.99	1	1922.99
3	922 TO 930	X23	20.115 X 47.46	954.66	9	8591.94
4	931	Y	AS PER PLAN	12676.79	1	12676.79
5	TOTAL			12	27035.40	6.6806 ACRES (10.37%)



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SIGNATURE OF ARCHITECT / TOWN PLANNER