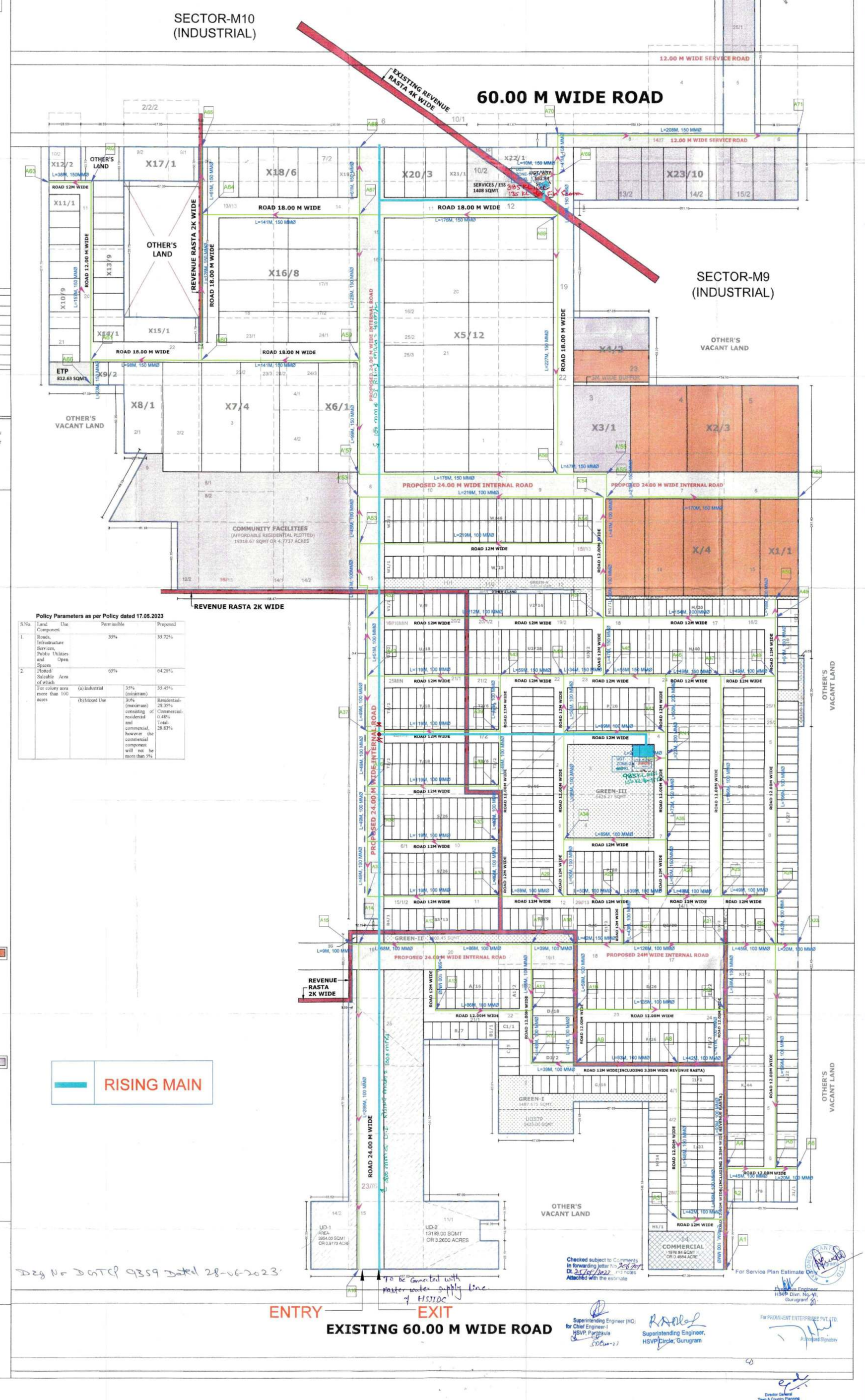
REVISED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 106.6625 ACRES(LICENCE NO.65 OF 2023 DATED 27.03.2023) IN THE REVENUE ESTATE OF VILLAGE BHANSHARIYA, SECTOR-M9 & M10, SUB TEHSIL - HARSARU, DISTT. GURUGRAM (HARYANA), BELONGS TO M/S PROMINENT ENTERPRISES PRIVATE LIMITED.

(NARINDER KUMAR) JD (HQ)	(SANJAY NARANG) ATP (HQ)	(R.S.BATTH) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(P.P. SINGH) CTP (HR.)	(T.L. SATYAPRAKASH, IAS) DGTCP(HR.)

WATER SUPPLY LAYOUT PLAN



AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	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(3 +4)	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%(MAXIMUM)
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/ I.G. / ROADS / SERVICES / CRECHE / 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.	CATEGORY	SIZE(IN METERS)			AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X	34.58	X	86.17	= 2979.76	4	=	11919.04		
2	X1	34.48	X	86.17	= 2971.14	1	=	2971.14		
3	X2	50.28	X	76.40	= 3841.39	3	=	11524.17		
4	X3	50.31	X	76.40	= 3843.68	1	=	3843.68		
5	X4	28.68	X	67.05	= 1922.99	2	=	3845.98		
6	X5	37.52	X	75.775	= 2843.08	12	=	34116.96		
7	X6	34.80	X	96.96	= 3374.21	1	=	3374.21		
8	X7	34.79	X	96.96	= 3373.24	4	=	13492.96		
9	X8	34.79	X	80.91	= 2814.86	1	=	2814.86		
10	X9	13.76	X	20.56	= 282.91	2	=	565.82		
11	X10	14.85	X	27.525	= 408.75	9	=	3678.75		
12	X11	14.84	X	27.525	= 408.47	1	=	408.47		
13	X12	14.25	X	30.70	= 437.48	2	=	874.96		
14	X13	14.25	X	27.525	= 392.23	9	=	3530.07		
15	X14	14.24	X	27.525	= 391.96	1	=	391.96		
16	X15	21.79	X	67.05	= 1461.02	1	=	1461.02		
17	X16	27.54	X	61.85	= 1703.35	8	=	13626.80		
18	X17	30.70	X	67.05	= 2058.44	1	=	2058.44		
19	X18	17.67	X	45.03	= 795.68	6	=	4774.08		
20	X19	17.68	X	45.03	= 796.13	1	=	796.13		
21	X20	18.57	X	45.03	= 836.21	3	=	2508.63		
22	X21	18.60	X	45.03	= 837.56	1	=	837.56		
23	X22	AS PER PLAN			= 1001.35	1	=	1001.35		
24	X23	20.115	X	47.46	= 954.66	10	=	9546.60		
25	Y	AS PER PLAN			= 12676.79	1	=	12676.79		
26						86	=	146640.43	SQMT	
								36.2356	ACRES	35.45%

AREA CHART FOR RESIDENTIAL PLOTS			
S.NO.	PARTICULARS		
1.	**SALEABLE AREA/PLOTTED AREA**	**28.9728 ACRES**	
2.	GROSS SITE AREA	28.9728/61% = 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	4.7496 ACRES	10.00%
6.	**PROVIDED COMMUNITY SITE**	**4.7737 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
= 3954.00 + 13193.00
= 17147.00 SQMT OR 4.237 ACRES

ABBREVIATIONS-
E.S.S. = ELECTRIC SUB STATION
UGT/WTP = UNDERGROUND WATER TANK/ WATER TREATMENT PLANT
ETP = EFFLUENT TREATMENT PLANT
UGSTP = UNDERGROUND SEWAGE TREATMENT PLANT
UD = UNDETERMINED AREA
IG1 = INCIDENTAL GREEN 1
IG2 = INCIDENTAL GREEN 2
IG3 = INCIDENTAL GREEN 3
IG4 = INCIDENTAL GREEN 4
IG5 = INCIDENTAL GREEN 5
IG6 = INCIDENTAL GREEN 6

DETAIL OF RESIDENTIAL PLOTS										
S.NO.	CATEGORY	SIZE(IN METERS)			AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	A	8.18	X	17.38	= 142.17	16	=	2274.72		
2	A1	8.26	X	17.38	= 143.56	2	=	287.12		
3	B	8.00	X	15.46	= 123.68	7	=	865.76		
4	B1	8.05	X	15.46	= 124.45	1	=	124.45		
5	C	7.93	X	18.65	= 147.89	5	=	739.45		
6	C1	7.92	X	18.65	= 147.71	1	=	147.71		
7	D	8.24	X	18.20	= 149.97	18	=	2699.46		
8	D1	8.17	X	18.20	= 148.69	2	=	297.38		
9	E	8.11	X	17.58	= 142.57	26	=	3706.82		
10	E1	8.02	X	17.58	= 140.99	2	=	281.98		
11	F	8.11	X	17.585	= 142.61	26	=	3707.86		
12	F1	8.02	X	17.585	= 141.03	2	=	282.06		
13	G	7.50	X	16.00	= 120.00	16	=	1920.00		
14	H	7.68	X	16.55	= 127.10	14	=	1779.40		
15	H1	7.81	X	16.55	= 129.26	1	=	129.26		
16	I	7.44	X	14.925	= 111.04	32	=	3553.28		
17	I1	7.51	X	14.925	= 112.09	2	=	224.18		
18	J	7.07	X	19.48	= 137.72	8	=	1101.76		
19	J1	7.14	X	19.48	= 139.09	1	=	139.09		
20	K	7.60	X	16.65	= 126.54	44	=	5567.76		
21	K2	7.70	X	16.65	= 128.21	2	=	256.42		
22	L	7.95	X	18.40	= 146.28	59	=	8630.52		
23	M	6.78	X	14.83	= 100.55	20	=	2011.00		
24	M1	6.80	X	14.83	= 100.84	1	=	100.84		
25	N	7.12	X	19.53	= 139.05	40	=	5562.00		
26	O	8.00	X	18.75	= 150.00	138	=	20700.00		
27	P	7.73	X	19.21	= 148.49	40	=	5939.60		
28	Q	8.32	X	15.18	= 126.30	6	=	757.80		
29	Q1	8.34	X	15.18	= 126.60	2	=	253.20		
30	Q2	8.13	X	15.18	= 123.41	20	=	2468.20		
31	Q3	8.19	X	15.18	= 124.32	2	=	248.64		
32	R	7.32	X	15.18	= 111.12	6	=	666.72		
33	R1	7.30	X	15.18	= 110.81	2	=	221.62		
34	R2	7.45	X	19.34	= 144.08	9	=	1296.72		
35	R3	7.32	X	19.34	= 141.57	13	=	1840.41		
36	R4	7.34	X	19.34	= 141.96	1	=	141.96		
37	S	7.34	X	18.50	= 135.79	4	=	543.16		
38	S1	7.32	X	18.50	= 135.42	52	=	7041.84		
39	T	7.23	X	18.50	= 133.76	36	=	4815.36		
40	T1	7.26	X	18.50	= 134.31	4	=	537.24		
41	T2	6.70	X	18.50	= 123.95	12	=	1487.40		
42	T3	6.72	X	18.50	= 124.32	4	=	497.28		
43	U	7.23	X	19.53	= 141.20	18	=	2541.60		
44	U1	7.26	X	19.53	= 141.79	2	=	283.58		
45	U2	7.35	X	19.53	= 143.55	28	=	4019.40		
46	U3	7.32	X	19.53	= 142.96	2	=	285.92		
47	V	7.23	X	20.00	= 144.60	9	=	1301.40		
48	V1	7.26	X	20.00	= 145.20	1	=	145.20		
49	V2	7.50	X	20.00	= 150.00	14	=	2100.00		
50	W	7.75	X	19.23	= 149.03	69	=	10283.07		
51	W1	7.65	X	19.23	= 147.11	3	=	441.33		
52						845	=	117248.93	SQMT	
								28.9728	ACRES	28.35%

Policy Parameters as per Policy dated 17.05.2023

S.No.	Land Use Component		Permissible	Proposed
1.	Roads, Infrastructure Services, Public Utilities and Open Spaces		35%	35.72%
2.	Plotted Saleable Area of which		65%	64.28%
	For colony area more than 100 acres	(a) Industrial	35% (minimum)	35.45%
		(b) Mixed Use	30% (maximum) consisting of residential and commercial, however the commercial component will not be more than 5%	Residential- 28.35% Commercial- 0.48% Total- 28.83%

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

DETAIL OF INDUSTRIAL PLOTS										
S.NO.	CATEGORY	SIZE(IN METERS)			AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X	34.58	X	86.17	= 2979.76	4	=	11919.04		
2	X1	34.48	X	86.17	= 2971.14	1	=	2971.14		
3	X2	50.28	X	76.40	= 3841.39	3	=	11524.17		
4	X4	28.68	X	67.05	= 1922.99	1	=	1922.99		
5						9	=	28337.34	SQMT	
								7.0023	ACRES	10.66%

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

DETAIL OF INDUSTRIAL PLOTS										
S.NO.	CATEGORY	SIZE(IN METERS)			AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X3	50.31	X	76.40	= 3843.68	1	=	3843.68		
2	X4	28.68	X	67.05	= 1922.99	1	=	1922.99		
3	X23	20.115	X	47.46	= 954.66	9	=	8591.94		
4	Y	AS PER PLAN			= 12676.79	1	=	12676.79		
5						12	=	27035.40	SQMT	
								6.6806	ACRES	10.17%

RISING MAIN

LEGEND:
E.S.S.
E.T.P.
GREEN
KILLA LINE
SCHEME BOUNDARY
REVENUE RASTA
U.D. AREA
COMMERCIAL

N
W E
S
(SCALE-N.T.S.)

Prominent Enterprises Pvt. Ltd.
Authorised Signatory
SIGNATURE OF APPLICANT

DIVINE ARCHITECTS & PLANNERS

AR. MONU SHARMA CA/2016/78557 (M) 98139-00375
SIGNATURE OF ARCHITECT / TOWN PLANNER

Dzg No DGTCP 9359 Dated 28-06-2023.

To be connected with master water supply line of HSIIDC

Checked subject to Comments in forwarding letter No. 206704 Dt. 25/07/2022 and notes Attached with the estimate

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Superintending Engineer, HSVP Circle, Gurugram

For Service Plan Estimate Only

Executive Engineer HSVP Divn. No. VI, Gurugram

For PROMINENT ENTERPRISES PVT. LTD.
Authorised Signatory

Director General Town & Country Planning Haryana, Chandigarh

REVISED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 106.6625 ACRES(LICENCE 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.

(NARINDER KUMAR) JD (HQ) | (SANJAY NARANG) ATP (HQ) | (R.S.BATTH) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (P.P. SINGH) CTP (HR.) | (T.L. SATYAPRAKASH, IAS) DGTCP(HR.)

SEWER LAYOUT PLAN

AREA CALCULATIONS

S.NO.	PARTICULARS	PROPOSAL (ACRE)	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(3 +4)	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%(MAXIMUM)
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/ I.G. / ROADS / SERVICES / CRECHE / 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.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X	34.58	X	86.17	=	2979.76	4	=	11919.04		
2	X1	34.48	X	86.17	=	2971.14	1	=	2971.14		
3	X2	50.28	X	76.40	=	3841.39	3	=	11524.17		
4	X3	50.31	X	76.40	=	3843.68	1	=	3843.68		
5	X4	28.68	X	67.05	=	1922.99	2	=	3845.98		
6	X5	37.52	X	75.775	=	2843.08	12	=	34116.96		
7	X6	34.80	X	96.96	=	3374.21	1	=	3374.21		
8	X7	34.79	X	96.96	=	3373.24	4	=	13492.96		
9	X8	34.79	X	80.91	=	2814.86	1	=	2814.86		
10	X9	13.76	X	20.56	=	282.91	2	=	565.82		
11	X10	14.85	X	27.525	=	408.75	9	=	3678.75		
12	X11	14.84	X	27.525	=	408.47	1	=	408.47		
13	X12	14.25	X	30.70	=	437.48	2	=	874.96		
14	X13	14.25	X	27.525	=	392.23	9	=	3530.07		
15	X14	14.24	X	27.525	=	391.96	1	=	391.96		
16	X15	21.79	X	67.05	=	1461.02	1	=	1461.02		
17	X16	27.54	X	61.85	=	1703.35	8	=	13626.80		
18	X17	30.70	X	67.05	=	2058.44	1	=	2058.44		
19	X18	17.67	X	45.03	=	795.68	6	=	4774.08		
20	X19	17.68	X	45.03	=	796.13	1	=	796.13		
21	X20	18.57	X	45.03	=	836.21	3	=	2508.63		
22	X21	18.60	X	45.03	=	837.56	1	=	837.56		
23	X22	AS PER PLAN			=	1001.35	1	=	1001.35		
24	X23	20.115	X	47.46	=	954.66	10	=	9546.60		
25	Y	AS PER PLAN			=	12676.79	1	=	12676.79		
26							86	=	146640.43	SQMT	
									36.2356	ACRES	35.45%

AREA CHART FOR RESIDENTIAL PLOTS

S.NO.	PARTICULARS		
1.	SALEABLE AREA/PLOTTED AREA	28.9728 ACRES	
2.	GROSS SITE AREA	28.9728/61% = 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	4.7496 ACRES	10.00%
6.	PROVIDED COMMUNITY SITE	4.7737 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
= 3954.00 + 13193.00
= 17147.00 SQMT OR 4.237 ACRES

ABBREVIATIONS-
E.S.S. = ELECTRIC SUB STATION
UGT/WTP = UNDERGROUND WATER TANK/ WATER TREATMENT PLANT
ETP = EFFLUENT TREATMENT PLANT
UGSTP = UNDERGROUND SEWAGE TREATMENT PLANT
UD = UNDETERMINED AREA
IG1 = INCIDENTAL GREEN 1
IG2 = INCIDENTAL GREEN 2
IG3 = INCIDENTAL GREEN 3
IG4 = INCIDENTAL GREEN 4
IG5 = INCIDENTAL GREEN 5
IG6 = INCIDENTAL GREEN 6

DETAIL OF RESIDENTIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	A	8.18	X	17.38	=	142.17	16	=	2274.72		
2	A1	8.26	X	17.38	=	143.56	2	=	287.12		
3	B	8.00	X	15.46	=	123.68	7	=	865.76		
4	B1	8.05	X	15.46	=	124.45	1	=	124.45		
5	C	7.93	X	18.65	=	147.89	5	=	739.45		
6	C1	7.92	X	18.65	=	147.71	1	=	147.71		
7	D	8.24	X	18.20	=	149.97	18	=	2699.46		
8	D1	8.17	X	18.20	=	148.69	2	=	297.38		
9	E	8.11	X	17.58	=	142.57	26	=	3706.82		
10	E1	8.02	X	17.58	=	140.99	2	=	281.98		
11	F	8.11	X	17.585	=	142.61	26	=	3707.86		
12	F1	8.02	X	17.585	=	141.03	2	=	282.06		
13	G	7.50	X	16.00	=	120.00	16	=	1920.00		
14	H	7.68	X	16.55	=	127.10	14	=	1779.40		
15	H1	7.81	X	16.55	=	129.26	1	=	129.26		
16	I	7.44	X	14.925	=	111.04	32	=	3553.28		
17	I1	7.51	X	14.925	=	112.09	2	=	224.18		
18	J	7.07	X	19.48	=	137.72	8	=	1101.76		
19	J1	7.14	X	19.48	=	139.09	1	=	139.09		
20	K	7.60	X	16.65	=	126.54	44	=	5567.76		
21	K2	7.70	X	16.65	=	128.21	2	=	256.42		
22	L	7.95	X	18.40	=	146.28	59	=	8630.52		
23	M	6.78	X	14.83	=	100.55	20	=	2011.00		
24	M1	6.80	X	14.83	=	100.84	1	=	100.84		
25	N	7.12	X	19.53	=	139.05	40	=	5562.00		
26	O	8.00	X	18.75	=	150.00	138	=	20700.00		
27	P	7.73	X	19.21	=	148.49	40	=	5939.60		
28	Q	8.32	X	15.18	=	126.30	6	=	757.80		
29	Q1	8.34	X	15.18	=	126.60	2	=	253.20		
30	Q2	8.13	X	15.18	=	123.41	20	=	2468.20		
31	Q3	8.19	X	15.18	=	124.32	2	=	248.64		
32	R	7.32	X	15.18	=	111.12	6	=	666.72		
33	R1	7.30	X	15.18	=	110.81	2	=	221.62		
34	R2	7.45	X	19.34	=	144.08	9	=	1296.72		
35	R3	7.32	X	19.34	=	141.57	13	=	1840.41		
36	R4	7.34	X	19.34	=	141.96	1	=	141.96		
37	S	7.34	X	18.50	=	135.79	4	=	543.16		
38	S1	7.32	X	18.50	=	135.42	52	=	7041.84		
39	T	7.23	X	18.50	=	133.76	36	=	4815.36		
40	T1	7.26	X	18.50	=	134.31	4	=	537.24		
41	T2	6.70	X	18.50	=	123.95	12	=	1487.40		
42	T3	6.72	X	18.50	=	124.32	4	=	497.28		
43	U	7.23	X	19.53	=	141.20	18	=	2541.60		
44	U1	7.26	X	19.53	=	141.79	2	=	283.58		
45	U2	7.35	X	19.53	=	143.55	28	=	4019.40		
46	U3	7.32	X	19.53	=	142.96	2	=	285.92		
47	V	7.23	X	20.00	=	144.60	9	=	1301.40		
48	V1	7.26	X	20.00	=	145.20	1	=	145.20		
49	V2	7.50	X	20.00	=	150.00	14	=	2100.00		
50	W	7.75	X	19.23	=	149.03	69	=	10283.07		
51	W1	7.65	X	19.23	=	147.11	3	=	441.33		
52							845	=	117248.93	SQMT	
									28.9728	ACRES	28.35%

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

DETAIL OF INDUSTRIAL PLOTS

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

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

DETAIL OF INDUSTRIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X3	50.31	X	76.40	=	3843.68	1	=	3843.68		
2	X4	28.68	X	67.05	=	1922.99	1	=	1922.99		
3	X23	20.115	X	47.46	=	954.66	9	=	8591.94		
4	Y	AS PER PLAN			=	12676.79	1	=	12676.79		
5							12	=	27035.40	SQMT	
									6.6806	ACRES	10.17%

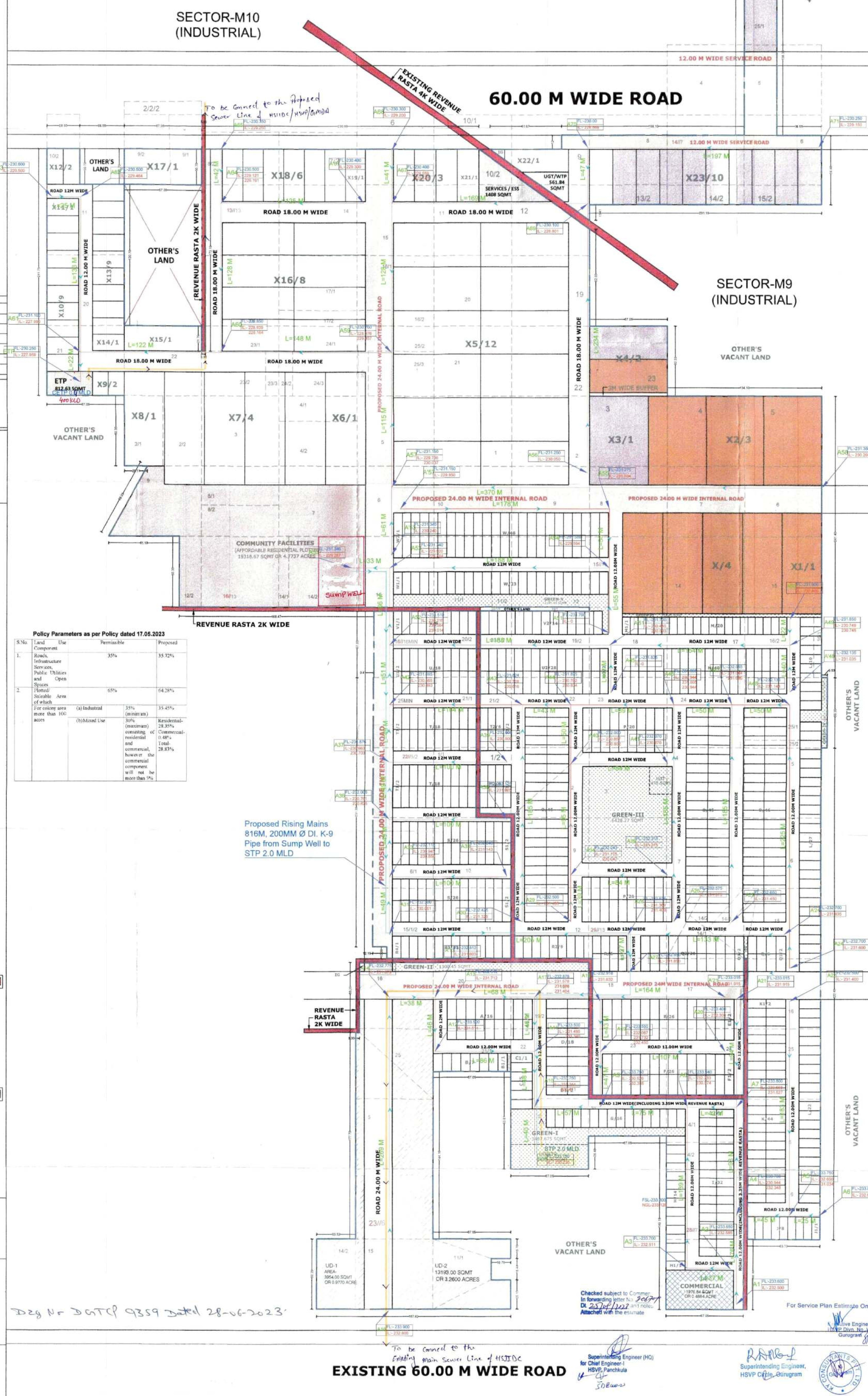
LEGEND:
E.S.S.
E.T.P.
GREEN
KILLA LINE
SCHEME BOUNDARY
REVENUE RASTA
U.D. AREA
COMMERCIAL

N / W / E / S
(SCALE-N.T.S.)

DIVINE ARCHITECTS & PLANNERS
ADDRESS : SCO 76-77, 1st FLOOR, SECTOR-8C, MADHYA MARG, CHANDIGARH-160009
CONTACT : +91-98139-00375, +91-172-4785520
EMAIL : divinearchitects18@gmail.com

Prominent Enterprises Pvt. Ltd.
Authorised Signatory
SIGNATURE OF APPLICANT

DIVINE ARCHITECTS & PLANNERS — AR. MONU SHARMA CA/2016/78557 (M) 98139-00375 — SCO 76-77, Sector 8C, Chandigarh
SIGNATURE OF ARCHITECT / TOWN PLANNER



Policy Parameters as per Policy dated 17.05.2023

S.No.	Land Use Component	Permissible		Proposed
1.	Roads, Infrastructure Services, Public Utilities and Open Spaces	35%		35.72%
2.	Plotted/ Saleable Area of which	65%		64.28%
	For colony area more than 100 acres	(a) Industrial	35% (minimum)	35.45%
		(b) Mixed Use	30% (maximum) consisting of residential and commercial, however the commercial component will not be more than 5%	Residential-28.35% Commercial-0.48% Total-28.83%

Dzg No DGTCP 9359 Dated 28-06-2023

Checked subject to Comments In forwarding letter No. 20670 Dt. 25/08/2023 and notes Attached with the estimate

For Service Plan Estimate Only
Executive Engineer HSVP Divn. No. VI, Gurugram

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula
SDE

Superintending Engineer, HSVP Circle, Gurugram

KY CONSULTANTS PVT. LTD.

For PROMINENT ENTERPRISES PVT. LTD.
Authorised Signatory

Director General Town & Country Planning Haryana, Chandigarh

REVISED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 106.6625 ACRES(LICENCE 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.

(NARINDER KUMAR) JD (HQ)	(SANJAY NARANG) ATP (HQ)	(R.S.BATTH) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(P.P. SINGH) CTP (HR.)	(T.L. SATYAPRAKASH, IAS) DGTCP(HR.)

RECYCLED WATER LAYOUT PLAN

AREA CALCULATIONS

S.NO.	PARTICULARS	PROPOSAL (ACRE)	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(3 +4)	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% (MAXIMUM)
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/ I.G. / ROADS / SERVICES / CRECHE / 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.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X	34.58	X	86.17	=	2979.76	4	=	11919.04		
2	X1	34.48	X	86.17	=	2971.14	1	=	2971.14		
3	X2	50.28	X	76.40	=	3841.39	3	=	11524.17		
4	X3	50.31	X	76.40	=	3843.68	1	=	3843.68		
5	X4	28.68	X	67.05	=	1922.99	2	=	3845.98		
6	X5	37.52	X	75.775	=	2843.08	12	=	34116.96		
7	X6	34.80	X	96.96	=	3374.21	1	=	3374.21		
8	X7	34.79	X	96.96	=	3373.24	4	=	13492.96		
9	X8	34.79	X	80.91	=	2814.86	1	=	2814.86		
10	X9	13.76	X	20.56	=	282.91	2	=	565.82		
11	X10	14.85	X	27.525	=	408.75	9	=	3678.75		
12	X11	14.84	X	27.525	=	408.47	1	=	408.47		
13	X12	14.25	X	30.70	=	437.48	2	=	874.96		
14	X13	14.25	X	27.525	=	392.23	9	=	3530.07		
15	X14	14.24	X	27.525	=	391.96	1	=	391.96		
16	X15	21.79	X	67.05	=	1461.02	1	=	1461.02		
17	X16	27.54	X	61.85	=	1703.35	8	=	13626.80		
18	X17	30.70	X	67.05	=	2058.44	1	=	2058.44		
19	X18	17.67	X	45.03	=	795.68	6	=	4774.08		
20	X19	17.68	X	45.03	=	796.13	1	=	796.13		
21	X20	18.57	X	45.03	=	836.21	3	=	2508.63		
22	X21	18.60	X	45.03	=	837.56	1	=	837.56		
23	X22	AS PER PLAN			=	1001.35	1	=	1001.35		
24	X23	20.115	X	47.46	=	954.66	10	=	9546.60		
25	Y	AS PER PLAN			=	12676.79	1	=	12676.79		
26							86	=	146640.43	SQMT	
									36.2356	ACRES	35.45%

AREA CHART FOR RESIDENTIAL PLOTS

S.NO.	PARTICULARS		
1.	SALEABLE AREA/PLOTTED AREA	28.9728 ACRES	
2.	GROSS SITE AREA	28.9728/61% = 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	4.7496 ACRES	10.00%
6.	PROVIDED COMMUNITY SITE	4.7737 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 + 2196.53 + 518.40
= 14420.825 SQMT OR 3.5634 ACRES

UD AREA CALCULATION -

= UD-1 + UD-2
= 3954.00 + 13193.00
= 17147.00 SQMT OR 4.237 ACRES

ABBREVIATIONS-

E.S.S. = ELECTRIC SUB STATION
UGT/WTP = UNDERGROUND WATER TANK/ WATER TREATMENT PLANT
ETP = EFFLUENT TREATMENT PLANT
UGSTP = UNDERGROUND SEWAGE TREATMENT PLANT
UD = UNDETERMINED AREA
IG1 = INCIDENTAL GREEN 1
IG2 = INCIDENTAL GREEN 2
IG3 = INCIDENTAL GREEN 3
IG4 = INCIDENTAL GREEN 4
IG5 = INCIDENTAL GREEN 5
IG6 = INCIDENTAL GREEN 6

DETAIL OF RESIDENTIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	A	8.18	X	17.38	=	142.17	16	=	2274.72		
2	A1	8.26	X	17.38	=	143.56	2	=	287.12		
3	B	8.00	X	15.46	=	123.68	7	=	865.76		
4	B1	8.05	X	15.46	=	124.45	1	=	124.45		
5	C	7.93	X	18.65	=	147.89	5	=	739.45		
6	C1	7.92	X	18.65	=	147.71	1	=	147.71		
7	D	8.24	X	18.20	=	149.97	18	=	2699.46		
8	D1	8.17	X	18.20	=	148.69	2	=	297.38		
9	E	8.11	X	17.58	=	142.57	26	=	3706.82		
10	E1	8.02	X	17.58	=	140.99	2	=	281.98		
11	F	8.11	X	17.585	=	142.61	26	=	3707.86		
12	F1	8.02	X	17.585	=	141.03	2	=	282.06		
13	G	7.50	X	16.00	=	120.00	16	=	1920.00		
14	H	7.68	X	16.55	=	127.10	14	=	1779.40		
15	H1	7.81	X	16.55	=	129.26	1	=	129.26		
16	I	7.44	X	14.925	=	111.04	32	=	3553.28		
17	I1	7.51	X	14.925	=	112.09	2	=	224.18		
18	J	7.07	X	19.48	=	137.72	8	=	1101.76		
19	J1	7.14	X	19.48	=	139.09	1	=	139.09		
20	K	7.60	X	16.65	=	126.54	44	=	5567.76		
21	K2	7.70	X	16.65	=	128.21	2	=	256.42		
22	L	7.95	X	18.40	=	146.28	59	=	8630.52		
23	M	6.78	X	14.83	=	100.55	20	=	2011.00		
24	M1	6.80	X	14.83	=	100.84	1	=	100.84		
25	N	7.12	X	19.53	=	139.05	40	=	5562.00		
26	O	8.00	X	18.75	=	150.00	138	=	20700.00		
27	P	7.73	X	19.21	=	148.49	40	=	5939.60		
28	Q	8.32	X	15.18	=	126.30	6	=	757.80		
29	Q1	8.34	X	15.18	=	126.60	2	=	253.20		
30	Q2	8.13	X	15.18	=	123.41	20	=	2468.20		
31	Q3	8.19	X	15.18	=	124.32	2	=	248.64		
32	R	7.32	X	15.18	=	111.12	6	=	666.72		
33	R1	7.30	X	15.18	=	110.81	2	=	221.62		
34	R2	7.45	X	19.34	=	144.08	9	=	1296.72		
35	R3	7.32	X	19.34	=	141.57	13	=	1840.41		
36	R4	7.34	X	19.34	=	141.96	1	=	141.96		
37	S	7.34	X	18.50	=	135.79	4	=	543.16		
38	S1	7.32	X	18.50	=	135.42	52	=	7041.84		
39	T	7.23	X	18.50	=	133.76	36	=	4815.36		
40	T1	7.26	X	18.50	=	134.31	4	=	537.24		
41	T2	6.70	X	18.50	=	123.95	12	=	1487.40		
42	T3	6.72	X	18.50	=	124.32	4	=	497.28		
43	U	7.23	X	19.53	=	141.20	18	=	2541.60		
44	U1	7.26	X	19.53	=	141.79	2	=	283.58		
45	U2	7.35	X	19.53	=	143.55	28	=	4019.40		
46	U3	7.32	X	19.53	=	142.96	2	=	285.92		
47	V	7.23	X	20.00	=	144.60	9	=	1301.40		
48	V1	7.26	X	20.00	=	145.20	1	=	145.20		
49	V2	7.50	X	20.00	=	150.00	14	=	2100.00		
50	W	7.75	X	19.23	=	149.03	69	=	10283.07		
51	W1	7.65	X	19.23	=	147.11	3	=	441.33		
52							845	=	117248.93	SQMT	
									28.9728	ACRES	28.35%

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

DETAIL OF INDUSTRIAL PLOTS

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

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

DETAIL OF INDUSTRIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X3	50.31	X	76.40	=	3843.68	1	=	3843.68		
2	X4	28.68	X	67.05	=	1922.99	1	=	1922.99		
3	X23	20.115	X	47.46	=	954.66	9	=	8591.94		
4	Y	AS PER PLAN			=	12676.79	1	=	12676.79		
5							12	=	27035.40	SQMT	
									6.6806	ACRES	10.17%

LEGEND:
E.S.S.
E.T.P.
GREEN
KILLA LINE
SCHEME BOUNDARY
REVENUE RASTA
U.D. AREA
COMMERCIAL

N
W E
S
(SCALE-N.T.S.)

Prominent Enterprises Pvt. Ltd.
Authorised Sign...
SIGNATURE OF APPLICANT

DIVINE
ARCHITECTS & PLANNERS

ADDRESS : SCO 76-77, 1st FLOOR, SECTOR-60, MADHYA MARG, CHANDIGARH-160009
CONTACT : +91-98139-00375, +91-172-4795120
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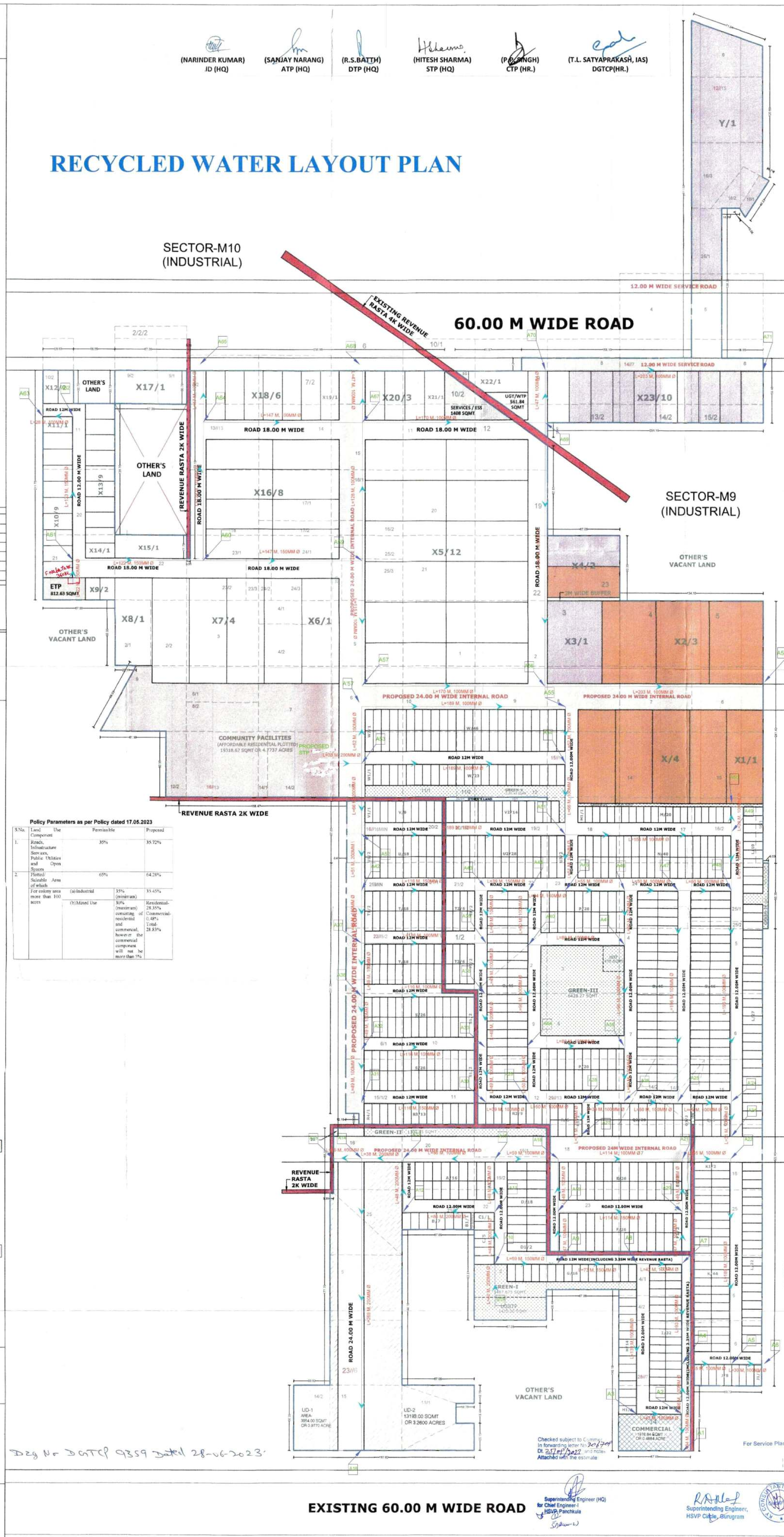
DIVINE ARCHITECTS & PLANNERS, SCO 76-77, 1st FLOOR, SECTOR-60, Chandigarh
AR. MONU SHARMA
CA/2016/78557
(M) 98139-00375
SIGNATURE OF ARCHITECT / TOWN PLANNER



Policy Parameters as per Policy dated 17.05.2023

S.No.	Land Use Component	Permissible		Proposed
1.	Roads, Infrastructure Services, Public Utilities and Open Spaces	35%		35.72%
2.	Plotted/ Saleable Area of which	65%		64.28%
	For colony area more than 100 acres	(a) Industrial	35% (minimum)	35.45%
		(b) Mixed Use	30% (maximum) consisting of residential and commercial, however the commercial component will not be more than 5%	Residential-28.35% Commercial-0.48% Total-28.83%

Dzg No DGTCP 9359 Dated 28-06-2023

Checked subject to Comments In forwarding letter No 306704 Dt. 25/07/2023 and notes Attached with the estimate

For Service Plan Estimate Only
Executive Engineer
HSVP Divn. No. VI,
Gurugram

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

Superintending Engineer,
HSVP Circle, Gurugram

KY CONSULTANTS PVT. LTD. Gurugram

For PROMINENT ENTERPRISES PVT. LTD.
Authorised Signatory

Director General
Town & Country Planning
Haryana, Chandigarh

REVISED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 106.6625 ACRES(LICENCE 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.

(NARINDER KUMAR) JD (HQ)	(SANJAY NARANG) ATP (HQ)	(R.S.BATTH) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(P.P. SINGH) CTP (HR.)	(T.L. SATYAPRAKASH, IAS) DGTCP(HR.)

Storm Water Drainage Plan

AREA CALCULATIONS

S.NO.	PARTICULARS	PROPOSAL (ACRE)	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(3 +4)	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%(MAXIMUM)
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/ I.G. / ROADS / SERVICES / CRECHE / 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.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X	34.58	X	86.17	=	2979.76	4	=	11919.04		
2	X1	34.48	X	86.17	=	2971.14	1	=	2971.14		
3	X2	50.28	X	76.40	=	3841.39	3	=	11524.17		
4	X3	50.31	X	76.40	=	3843.68	1	=	3843.68		
5	X4	28.68	X	67.05	=	1922.99	2	=	3845.98		
6	X5	37.52	X	75.775	=	2843.08	12	=	34116.96		
7	X6	34.80	X	96.96	=	3374.21	1	=	3374.21		
8	X7	34.79	X	96.96	=	3373.24	4	=	13492.96		
9	X8	34.79	X	80.91	=	2814.86	1	=	2814.86		
10	X9	13.76	X	20.56	=	282.91	2	=	565.82		
11	X10	14.85	X	27.525	=	408.75	9	=	3678.75		
12	X11	14.84	X	27.525	=	408.47	1	=	408.47		
13	X12	14.25	X	30.70	=	437.48	2	=	874.96		
14	X13	14.25	X	27.525	=	392.23	9	=	3530.07		
15	X14	14.24	X	27.525	=	391.96	1	=	391.96		
16	X15	21.79	X	67.05	=	1461.02	1	=	1461.02		
17	X16	27.54	X	61.85	=	1703.35	8	=	13626.80		
18	X17	30.70	X	67.05	=	2058.44	1	=	2058.44		
19	X18	17.67	X	45.03	=	795.68	6	=	4774.08		
20	X19	17.68	X	45.03	=	796.13	1	=	796.13		
21	X20	18.57	X	45.03	=	836.21	3	=	2508.63		
22	X21	18.60	X	45.03	=	837.56	1	=	837.56		
23	X22	AS PER PLAN			=	1001.35	1	=	1001.35		
24	X23	20.115	X	47.46	=	954.66	10	=	9546.60		
25	Y	AS PER PLAN			=	12676.79	1	=	12676.79		
26							86	=	146640.43	SQMT	
									36.2356	ACRES	35.45%

AREA CHART FOR RESIDENTIAL PLOTS

S.NO.	PARTICULARS		
1.	SALEABLE AREA/PLOTTED AREA	28.9728 ACRES	
2.	GROSS SITE AREA	28.9728/61% = 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	4.7496 ACRES	10.00%
6.	PROVIDED COMMUNITY SITE	4.7737 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
= 3954.00 + 13193.00
= 17147.00 SQMT OR 4.237 ACRES

ABBREVIATIONS-

E.S.S. = ELECTRIC SUB STATION
UGT/WTP = UNDERGROUND WATER TANK/ WATER TREATMENT PLANT
ETP = EFFLUENT TREATMENT PLANT
UGSTP = UNDERGROUND SEWAGE TREATMENT PLANT
UD = UNDETERMINED AREA
IG1 = INCIDENTAL GREEN 1
IG2 = INCIDENTAL GREEN 2
IG3 = INCIDENTAL GREEN 3
IG4 = INCIDENTAL GREEN 4
IG5 = INCIDENTAL GREEN 5
IG6 = INCIDENTAL GREEN 6

DETAIL OF RESIDENTIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	A	8.18	X	17.38	=	142.17	16	=	2274.72		
2	A1	8.26	X	17.38	=	143.56	2	=	287.12		
3	B	8.00	X	15.46	=	123.68	7	=	865.76		
4	B1	8.05	X	15.46	=	124.45	1	=	124.45		
5	C	7.93	X	18.65	=	147.89	5	=	739.45		
6	C1	7.92	X	18.65	=	147.71	1	=	147.71		
7	D	8.24	X	18.20	=	149.97	18	=	2699.46		
8	D1	8.17	X	18.20	=	148.69	2	=	297.38		
9	E	8.11	X	17.58	=	142.57	26	=	3706.82		
10	E1	8.02	X	17.58	=	140.99	2	=	281.98		
11	F	8.11	X	17.585	=	142.61	26	=	3707.86		
12	F1	8.02	X	17.585	=	141.03	2	=	282.06		
13	G	7.50	X	16.00	=	120.00	16	=	1920.00		
14	H	7.68	X	16.55	=	127.10	14	=	1779.40		
15	H1	7.81	X	16.55	=	129.26	1	=	129.26		
16	I	7.44	X	14.925	=	111.04	32	=	3553.28		
17	I1	7.51	X	14.925	=	112.09	2	=	224.18		
18	J	7.07	X	19.48	=	137.72	8	=	1101.76		
19	J1	7.14	X	19.48	=	139.09	1	=	139.09		
20	K	7.60	X	16.65	=	126.54	44	=	5567.76		
21	K2	7.70	X	16.65	=	128.21	2	=	256.42		
22	L	7.95	X	18.40	=	146.28	59	=	8630.52		
23	M	6.78	X	14.83	=	100.55	20	=	2011.00		
24	M1	6.80	X	14.83	=	100.84	1	=	100.84		
25	N	7.12	X	19.53	=	139.05	40	=	5562.00		
26	O	8.00	X	18.75	=	150.00	138	=	20700.00		
27	P	7.73	X	19.21	=	148.49	40	=	5939.60		
28	Q	8.32	X	15.18	=	126.30	6	=	757.80		
29	Q1	8.34	X	15.18	=	126.60	2	=	253.20		
30	Q2	8.13	X	15.18	=	123.41	20	=	2468.20		
31	Q3	8.19	X	15.18	=	124.32	2	=	248.64		
32	R	7.32	X	15.18	=	111.12	6	=	666.72		
33	R1	7.30	X	15.18	=	110.81	2	=	221.62		
34	R2	7.45	X	19.34	=	144.08	9	=	1296.72		
35	R3	7.32	X	19.34	=	141.57	13	=	1840.41		
36	R4	7.34	X	19.34	=	141.96	1	=	141.96		
37	S	7.34	X	18.50	=	135.79	4	=	543.16		
38	S1	7.32	X	18.50	=	135.42	52	=	7041.84		
39	T	7.23	X	18.50	=	133.76	36	=	4815.36		
40	T1	7.26	X	18.50	=	134.31	4	=	537.24		
41	T2	6.70	X	18.50	=	123.95	12	=	1487.40		
42	T3	6.72	X	18.50	=	124.32	4	=	497.28		
43	U	7.23	X	19.53	=	141.20	18	=	2541.60		
44	U1	7.26	X	19.53	=	141.79	2	=	283.58		
45	U2	7.35	X	19.53	=	143.55	28	=	4019.40		
46	U3	7.32	X	19.53	=	142.96	2	=	285.92		
47	V	7.23	X	20.00	=	144.60	9	=	1301.40		
48	V1	7.26	X	20.00	=	145.20	1	=	145.20		
49	V2	7.50	X	20.00	=	150.00	14	=	2100.00		
50	W	7.75	X	19.23	=	149.03	69	=	10283.07		
51	W1	7.65	X	19.23	=	147.11	3	=	441.33		
52							845	=	117248.93	SQMT	
									28.9728	ACRES	28.35%

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

DETAIL OF INDUSTRIAL PLOTS

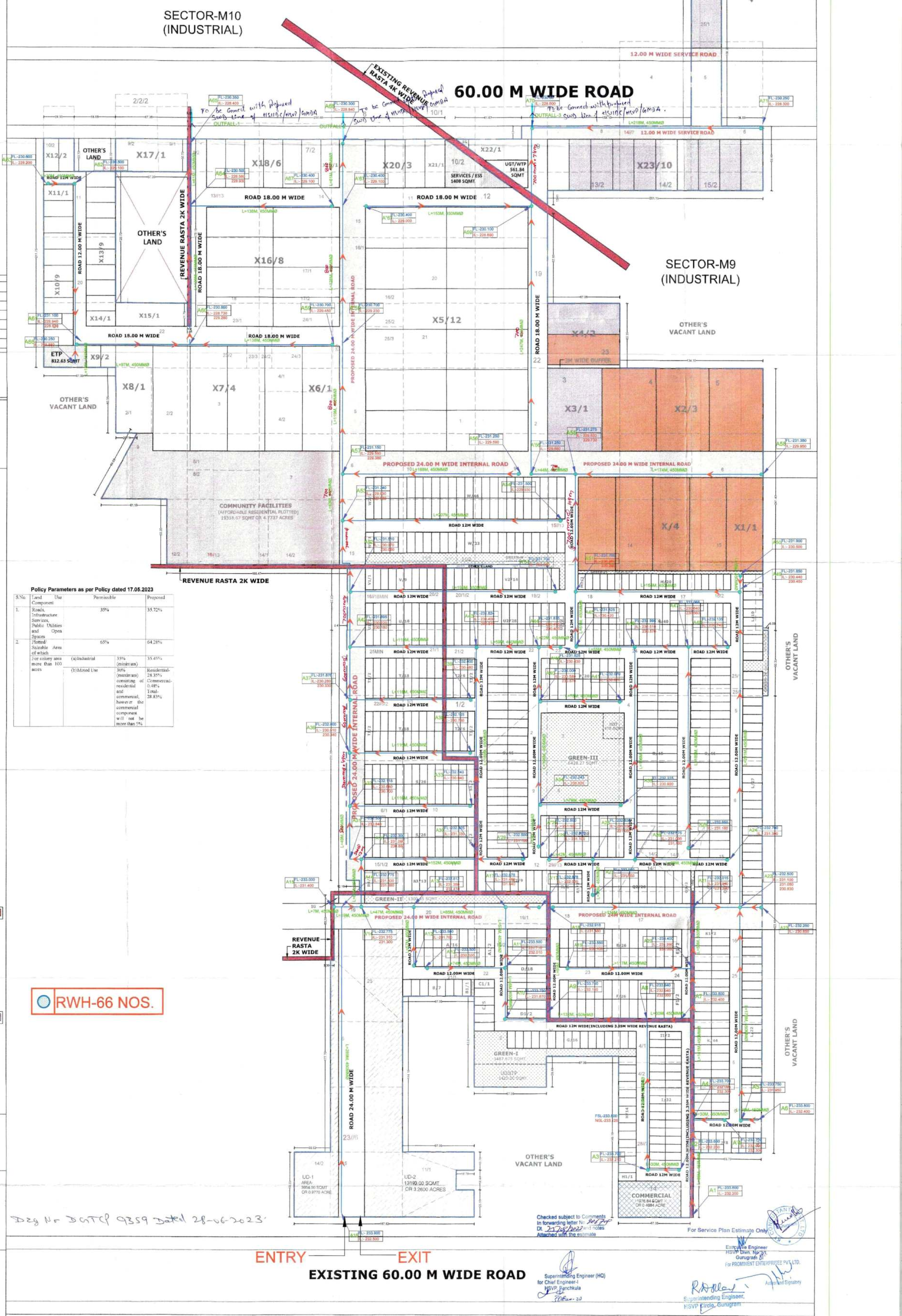
S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X	34.58	X	86.17	=	2979.76	4	=	11919.04		
2	X1	34.48	X	86.17	=	2971.14	1	=	2971.14		
3	X2	50.28	X	76.40	=	3841.39	3	=	11524.17		
4	X4	28.68	X	67.05	=	1922.99	1	=	1922.99		
5							9	=	28337.34	SQMT	
									7.0023	ACRES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

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

DETAIL OF INDUSTRIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X3	50.31	X	76.40	=	3843.68	1	=	3843.68		
2	X4	28.68	X	67.05	=	1922.99	1	=	1922.99		
3	X23	20.115	X	47.46	=	954.66	9	=	8591.94		
4	Y	AS PER PLAN			=	12676.79	1	=	12676.79		
5							12	=	27035.40	SQMT	
									6.6806	ACRES	10.17%

LEGEND:
E.S.S.
E.T.P.
GREEN
KILLA LINE
SCHEME BOUNDARY
REVENUE RASTA
U.D. AREA
COMMERCIAL



Policy Parameters as per Policy dated 17.05.2023

S.No.	Land Use Component	Permissible		Proposed
1.	Roads, Infrastructure Services, Public Utilities and Open Spaces	35%		35.72%
2.	Plotted/ Saleable Area of which	65%		64.28%
	For colony area more than 100 acres	(a) Industrial	35% (minimum)	35.45%
		(b) Mixed Use	30% (maximum) consisting of residential and commercial, however the commercial component will not be more than 5%	Residential-28.35% Commercial-0.48% Total-28.83%

RWH-66 NOS.

Dzg No DGTCP 9359 Dated 28-06-2023

Prominent Enterprises Pvt. Ltd.
Authorised Signatory
SIGNATURE OF APPLICANT

AR. MONU SHARMA
CA/2016/78557
(M) 98139-00375
SIGNATURE OF ARCHITECT / TOWN PLANNER

N W E S (SCALE-N.T.S.)

DIVINE ARCHITECTS & PLANNERS

ADDRESS : SCO 76-77 1st FLOOR, SECTOR-8C, MADHYA MARG, CHANDIGARH-160009.
CONTACT : +91-98139-00375, +91-172-4793520
EMAIL : divinearchitects18@gmail.com

Checked subject to Comments in forwarding letter No 20679 Dt. 27/07/2023 and notes Attached with the estimate

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

For Service Plan Estimate Only

Executive Engineer HSVP Divn. No. VI, Gurugram

For PROMINENT ENTERPRISES PVT. LTD.
Authorised Signatory

Superintending Engineer, HSVP Circle, Gurugram

Director General Town & Country Planning Haryana, Chandigarh

REVISED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 106.6625 ACRES(LICENCE 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.

(NARINDER KUMAR) JD (HQ) | (SANJAY NARANG) ATP (HQ) | (R.S.BATTH) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (P.P. SINGH) CTP (HR.) | (T.L. SATYAPRAKASH, IAS) DGTCP(HR.)

Road Layout Plan

AREA CALCULATIONS

S.NO.	PARTICULARS	PROPOSAL (ACRE)	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(3 +4)	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%(MAXIMUM)
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/ I.G. / ROADS / SERVICES / CRECHE / 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.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X	34.58	X	86.17	=	2979.76	4	=	11919.04		
2	X1	34.48	X	86.17	=	2971.14	1	=	2971.14		
3	X2	50.28	X	76.40	=	3841.39	3	=	11524.17		
4	X3	50.31	X	76.40	=	3843.68	1	=	3843.68		
5	X4	28.68	X	67.05	=	1922.99	2	=	3845.98		
6	X5	37.52	X	75.775	=	2843.08	12	=	34116.96		
7	X6	34.80	X	96.96	=	3374.21	1	=	3374.21		
8	X7	34.79	X	96.96	=	3373.24	4	=	13492.96		
9	X8	34.79	X	80.91	=	2814.86	1	=	2814.86		
10	X9	13.76	X	20.56	=	282.91	2	=	565.82		
11	X10	14.85	X	27.525	=	408.75	9	=	3678.75		
12	X11	14.84	X	27.525	=	408.47	1	=	408.47		
13	X12	14.25	X	30.70	=	437.48	2	=	874.96		
14	X13	14.25	X	27.525	=	392.23	9	=	3530.07		
15	X14	14.24	X	27.525	=	391.96	1	=	391.96		
16	X15	21.79	X	67.05	=	1461.02	1	=	1461.02		
17	X16	27.54	X	61.85	=	1703.35	8	=	13626.80		
18	X17	30.70	X	67.05	=	2058.44	1	=	2058.44		
19	X18	17.67	X	45.03	=	795.68	6	=	4774.08		
20	X19	17.68	X	45.03	=	796.13	1	=	796.13		
21	X20	18.57	X	45.03	=	836.21	3	=	2508.63		
22	X21	18.60	X	45.03	=	837.56	1	=	837.56		
23	X22	AS PER PLAN			=	1001.35	1	=	1001.35		
24	X23	20.115	X	47.46	=	954.66	10	=	9546.60		
25	Y	AS PER PLAN			=	12676.79	1	=	12676.79		
26							86	=	146640.43	SQMT	
									36.2356	ACRES	35.45%

AREA CHART FOR RESIDENTIAL PLOTS

S.NO.	PARTICULARS		
1.	SALEABLE AREA/PLOTTED AREA	28.9728 ACRES	
2.	GROSS SITE AREA	28.9728/61% = 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	4.7496 ACRES	10.00%
6.	PROVIDED COMMUNITY SITE	4.7737 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
= 3954.00 + 13193.00
= 17147.00 SQMT OR 4.237 ACRES

ABBREVIATIONS-

- E.S.S. = ELECTRIC SUB STATION
- UGT/WTP = UNDERGROUND WATER TANK/ WATER TREATMENT PLANT
- ETP = EFFLUENT TREATMENT PLANT
- UGSTP = UNDERGROUND SEWAGE TREATMENT PLANT
- UD = UNDETERMINED AREA
- IG1 = INCIDENTAL GREEN 1
- IG2 = INCIDENTAL GREEN 2
- IG3 = INCIDENTAL GREEN 3
- IG4 = INCIDENTAL GREEN 4
- IG5 = INCIDENTAL GREEN 5
- IG6 = INCIDENTAL GREEN 6

DETAIL OF RESIDENTIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	A	8.18	X	17.38	=	142.17	16	=	2274.72		
2	A1	8.26	X	17.38	=	143.56	2	=	287.12		
3	B	8.00	X	15.46	=	123.68	7	=	865.76		
4	B1	8.05	X	15.46	=	124.45	1	=	124.45		
5	C	7.93	X	18.65	=	147.89	5	=	739.45		
6	C1	7.92	X	18.65	=	147.71	1	=	147.71		
7	D	8.24	X	18.20	=	149.97	18	=	2699.46		
8	D1	8.17	X	18.20	=	148.69	2	=	297.38		
9	E	8.11	X	17.58	=	142.57	26	=	3706.82		
10	E1	8.02	X	17.58	=	140.99	2	=	281.98		
11	F	8.11	X	17.585	=	142.61	26	=	3707.86		
12	F1	8.02	X	17.585	=	141.03	2	=	282.06		
13	G	7.50	X	16.00	=	120.00	16	=	1920.00		
14	H	7.68	X	16.55	=	127.10	14	=	1779.40		
15	H1	7.81	X	16.55	=	129.26	1	=	129.26		
16	I	7.44	X	14.925	=	111.04	32	=	3553.28		
17	I1	7.51	X	14.925	=	112.09	2	=	224.18		
18	J	7.07	X	19.48	=	137.72	8	=	1101.76		
19	J1	7.14	X	19.48	=	139.09	1	=	139.09		
20	K	7.60	X	16.65	=	126.54	44	=	5567.76		
21	K2	7.70	X	16.65	=	128.21	2	=	256.42		
22	L	7.95	X	18.40	=	146.28	59	=	8630.52		
23	M	6.78	X	14.83	=	100.55	20	=	2011.00		
24	M1	6.80	X	14.83	=	100.84	1	=	100.84		
25	N	7.12	X	19.53	=	139.05	40	=	5562.00		
26	O	8.00	X	18.75	=	150.00	138	=	20700.00		
27	P	7.73	X	19.21	=	148.49	40	=	5939.60		
28	Q	8.32	X	15.18	=	126.30	6	=	757.80		
29	Q1	8.34	X	15.18	=	126.60	2	=	253.20		
30	Q2	8.13	X	15.18	=	123.41	20	=	2468.20		
31	Q3	8.19	X	15.18	=	124.32	2	=	248.64		
32	R	7.32	X	15.18	=	111.12	6	=	666.72		
33	R1	7.30	X	15.18	=	110.81	2	=	221.62		
34	R2	7.45	X	19.34	=	144.08	9	=	1296.72		
35	R3	7.32	X	19.34	=	141.57	13	=	1840.41		
36	R4	7.34	X	19.34	=	141.96	1	=	141.96		
37	S	7.34	X	18.50	=	135.79	4	=	543.16		
38	S1	7.32	X	18.50	=	135.42	52	=	7041.84		
39	T	7.23	X	18.50	=	133.76	36	=	4815.36		
40	T1	7.26	X	18.50	=	134.31	4	=	537.24		
41	T2	6.70	X	18.50	=	123.95	12	=	1487.40		
42	T3	6.72	X	18.50	=	124.32	4	=	497.28		
43	U	7.23	X	19.53	=	141.20	18	=	2541.60		
44	U1	7.26	X	19.53	=	141.79	2	=	283.58		
45	U2	7.35	X	19.53	=	143.55	28	=	4019.40		
46	U3	7.32	X	19.53	=	142.96	2	=	285.92		
47	V	7.23	X	20.00	=	144.60	9	=	1301.40		
48	V1	7.26	X	20.00	=	145.20	1	=	145.20		
49	V2	7.50	X	20.00	=	150.00	14	=	2100.00		
50	W	7.75	X	19.23	=	149.03	69	=	10283.07		
51	W1	7.65	X	19.23	=	147.11	3	=	441.33		
52							845	=	117248.93	SQMT	
									28.9728	ACRES	28.35%

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

DETAIL OF INDUSTRIAL PLOTS

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

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

DETAIL OF INDUSTRIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	X3	50.31	X	76.40	=	3843.68	1	=	3843.68		
2	X4	28.68	X	67.05	=	1922.99	1	=	1922.99		
3	X23	20.115	X	47.46	=	954.66	9	=	8591.94		
4	Y	AS PER PLAN			=	12676.79	1	=	12676.79		
5							12	=	27035.40	SQMT	
									6.6806	ACRES	10.17%

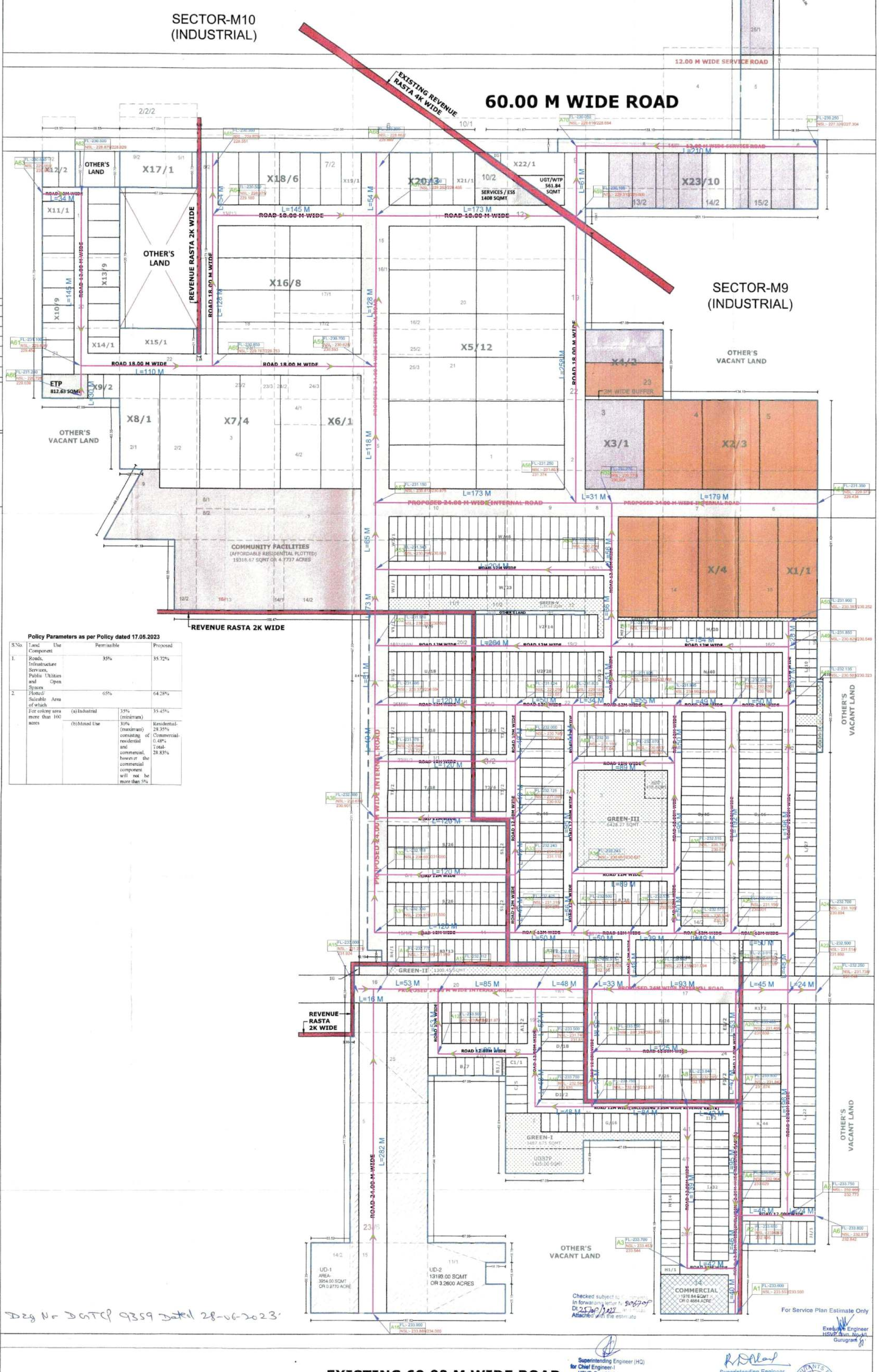
LEGEND:
E.S.S.
E.T.P.
GREEN
KILLA LINE
SCHEME BOUNDARY
REVENUE RASTA
U.D. AREA
COMMERCIAL

N / W / E / S
(SCALE-N.T.S.)

Prominent Enterprises Pvt. Ltd.
Authorised Signatory
SIGNATURE OF APPLICANT

DIVINE
ARCHITECTS & PLANNERS
ADDRESS: SCO 76-77, 1st FLOOR, SECTOR-8C, MADHYA MARG, CHANDIGARH-160009
CONTACT: +91-98139-00375, +91-172-4785520
EMAIL: divinearchitects18@gmail.com

AR. MONU SHARMA
CA/2016/78557
(M) 98139-00375
SIGNATURE OF ARCHITECT / TOWN PLANNER



Policy Parameters as per Policy dated 17.05.2023

S.No.	Land Use Component	Permissible		Proposed
1.	Roads, Infrastructure Services, Public Utilities and Open Spaces	35%		35.72%
2.	Plotted/ Saleable Area of which	65%		64.28%
	For colony area more than 100 acres	(a) Industrial	35% (minimum)	35.45%
		(b) Mixed Use	30% (maximum) consisting of residential and commercial, however the commercial component will not be more than 5%	Residential- 28.35% Commercial- 0.48% Total- 28.83%

Dzg No DGTCP 9359 Dated 28-06-2023

Checked subject to comments in forwarding letter No 20670P Dt. 25/09/2023 Attached with the estimate

For Service Plan Estimate Only
Executive Engineer HSVP Divn. No. VI Gurugram

EXISTING 60.00 M WIDE ROAD

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Superintending Engineer, HSVP Circle, Gurugram

KY CONSULTANTS PVT. LTD. Gurugram

For PROMINENT ENTERPRISES PVT. LTD.
Authorised Signatory

Director General Town & Country Planning Haryana, Chandigarh