

DRG. NO: D4TCP 9670 D/10-23

- LEGENDS:-**
- COMMERCIAL
 - COMMUNITY AREA
 - OPEN / GREEN AREA
 - MORTGAGE PLOTS (35)

AREA DETAIL						
S.NO.	DESCRIPTION	REQUIRED SQ.M.	ACRE	%	PROPOSED SQ.M.	ACRE
A	TOTAL AREA OF LAND	50370.949	12.4469			
B	AREA FALLING UNDER 24.0 M WIDE ROAD	699.840	0.1729			
C	AREA FALLING UNDER 12.0 M WIDE SERVICE ROAD	235.426	0.05817			
D	AREA REQUIRED UNDER PARK AND GREEN (7.5% OF TOTAL PLOT)	3777.821	0.9335185	7.50%	3897.542	0.963
E	AREA TO BE HANDED OVER FOR COMMUNITY FACILITIES (10% OF TOTAL LAND)	5037.095	1.24469	10.00%	5037.130	1.2447
F	COMMERCIAL AREA INCLUDING MILK & VEGETABLE BOOTH (4% OF TOTAL LAND)	2014.838	0.4978765	4%	1949.871	0.482
G	PLOT AREA RESIDENTIAL (61% OF TOTAL LAND)	30726.279	7.59262	61%	28111.96	6.9466
H	TOTAL SALEABLE AREA (PLOTTING + COMMERCIAL)				30061.831	7.4284
I	TOTAL NO. OF PLOT				198	
J	MINIMUM PERMISSIBLE DENSITY @ 240 PPA	2987.259			198 X 18 = 3564 PERSON	
K	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	4978.765			3564 / 12.447 = 286.33 PPA	

DETAILS OF PLOTS						
S.NO.	CATEGORY	PLOT NO.	PLOT SIZES (IN METERS)	PLOT AREA (IN SQMT.)	NO. OF PLOTS	TOTAL AREA IN SQMT.
1	TYPE - A	1 TO 18	6.710 21.420	143.7282	18	2587.108
2	TYPE - B	19 TO 38	7.000 21.420	149.94	20	2998.800
3	TYPE - C	39 TO 66	6.610 21.420	141.5862	28	3964.414
4	TYPE - D	67 TO 90	7.350 20.100	147.735	24	3545.640
5	TYPE - E	91 TO 127	7.710 17.850	137.6235	37	5092.070
6	TYPE - F	128 TO 132	7.140 19.300	137.802	5	689.010
7	TYPE - G	133 TO 160	7.620 17.850	136.017	28	3808.476
8	TYPE - H	161 TO 190	8.030 17.850	143.3355	30	4300.065
9	TYPE - J	191 TO 196	7.040 21.300	149.952	6	899.712
		197	6.700 14.470	96.949	1	96.949
		198	6.090 21.300	129.717	1	129.717
TOTAL					198	28111.960
						6.9466 ACRE

DETAILS OF 10% MORTGAGAGE						
S.NO.	CATEGORY	PLOT NO.	PLOT SIZES (IN METERS)	PLOT AREA (IN SQMT.)	NO. OF PLOTS	TOTAL AREA IN SQMT.
1	TYPE - A	1 TO 18	6.710 21.420	143.728	18	2587.108
2	TYPE - B	19 TO 38	7.000 21.420	149.940	15	2249.100
3	TYPE - C	52 TO 53	6.610 21.420	141.586	2	283.172
TOTAL					35	5119.380
						1.26 ACRE
						18.138%


COMMERCIAL						
S.NO.	LENGTH (L)	WIDTH (W)	HEIGHT(H)	POLYLINE	FORMULA	AREA
ADDITIONS						
1	55.05	29.920		RECTANGLE	L X W	1647.096
2	50.05	5.500		RECTANGLE	L X W	275.275
TOTAL AREA =						1922.371

COMMUNITY SITE						
S.NO.	LENGTH (L)	WIDTH (W)	HEIGHT(H)	POLYLINE	FORMULA	AREA
ADDITIONS						
1	67.05	60.350		RECTANGLE	L X W	4046.468
2	51.84	19.110		RECTANGLE	L X W	990.662
TOTAL AREA =						5037.130


OPEN / GREEN						
S.NO.	LENGTH (L)	WIDTH (W)	HEIGHT(H)	POLYLINE	FORMULA	AREA
ADDITIONS						
G1	44.7	0.710		RECTANGLE	L X W	31.737
G2	31.76		27.000	1/2 X L X H		428.760
G3	12.94	27.000		L X W		349.380
G4	12.94		11.000	1/2 X L X H		71.170
G5	26.85	7.880		L X W		211.578
G6	26.85		22.260	1/2 X L X H		298.841
G7	35.7	10.840		L X W		386.988
G8	16.84		12.210	1/2 X L X H		102.808
G9	18.86	12.210		L X W		230.281
G10	42.84	41.690		RECTANGLE	L X W	1786.000
TOTAL AREA =						3897.542
						OR 0.963 ACRE

AREA STATEMENT FOR DDJAY - 2016 FOR ROOTS DEVELOPER'S PVT. LTD., SECTOR - 95 - A OUTER TO OUTER							
S.NO.	NO.5	WIDTH (W)	LENGTH (L)	HEIGHT(H)	POLYLINE	FORMULA	AREA
ADDITIONS							
a	1	60.35	44.420		RECTANGLE	L X W	2680.747
b	1	11.73	6.700		RECTANGLE	L X W	78.591
c	1	15.09	31.850		RECTANGLE	L X W	480.617
d	1	6.71	23.470		RECTANGLE	L X W	157.484
e	1	45.26	31.850		RECTANGLE	L X W	1441.531
f	1	67.05	47.230	0.500	TRIANGLE	L X W	1583.386
g	1	67.05	57.000		RECTANGLE	L X W	3821.850
h	1	67.05	57.000	0.500	TRIANGLE	L X W	1910.925
i	1	134.1	85.490		RECTANGLE	L X W	11464.209
j	1	201.15	97.230		RECTANGLE	L X W	19557.815
k	1	67.05	23.470		RECTANGLE	L X W	1573.664
l	1	67.05	83.820		RECTANGLE	L X W	5620.131
TOTAL AREA =						50370.948	
						OR 12.4469 ACRE	
AREA UNDER 12.00 M WIDE ROAD WIDENING PART OF 75.0 M WIDE SECTOR ROAD							
1	1	5.3	44.420		RECTANGLE	L X W	235.426
TOTAL AREA =						235.426	
						OR 0.05817 ACRE	
AREA UNDER 24.00 M WIDE ROAD							
2	1	12.61	24.000		RECTANGLE	L X W	302.640
3	1	33.1	24.000	0.500	TRIANGLE	L X W	397.330
TOTAL AREA =						699.980	
						OR 0.01729 ACRE	
NET AREA = 50370.948 - 235.426 - 699.980 =						49435.542	
						OR 12.21583 ACRE	

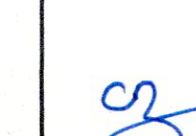
LAYOUT - CUM - DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 12.447 ACRES (LICENSE NO. 57 OF 2023 DATED 17.03.2023) AT VILLAGE HARSARU, SECTOR-95-A, TEHSIL & DISTT. GURUGRAM. BELONGING TO SH. JITENDER YADAV S/O LATE SH. PHOOL SINGH, SMT. SARITA YADAV W/O SH. VIKAS YADAV, SH. VIRENDER SINGH SH. SUREENDER SINGH SS/O (LEGAL HEIR) LATE SH. DHARAMPAL SINGH. IN COLLABORATION OF M/S ROOTS DEVELOPER'S PVT. LTD.





OWNER'S SIGN.

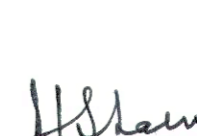



ARCHITECT'S SIGN.



 (DINESH KUMAR) PA (HQ)


 (PANKAJ BENIWA L) ATP(HQ)


 (NARENDER KUMAR) DTP (HQ)


 (HITESH SHARMA) STP (HQ)


 (P. SINGH) CTP (HR)


 (T.L. SATYAPRAKASH, IAS) DG, TCP (HR)