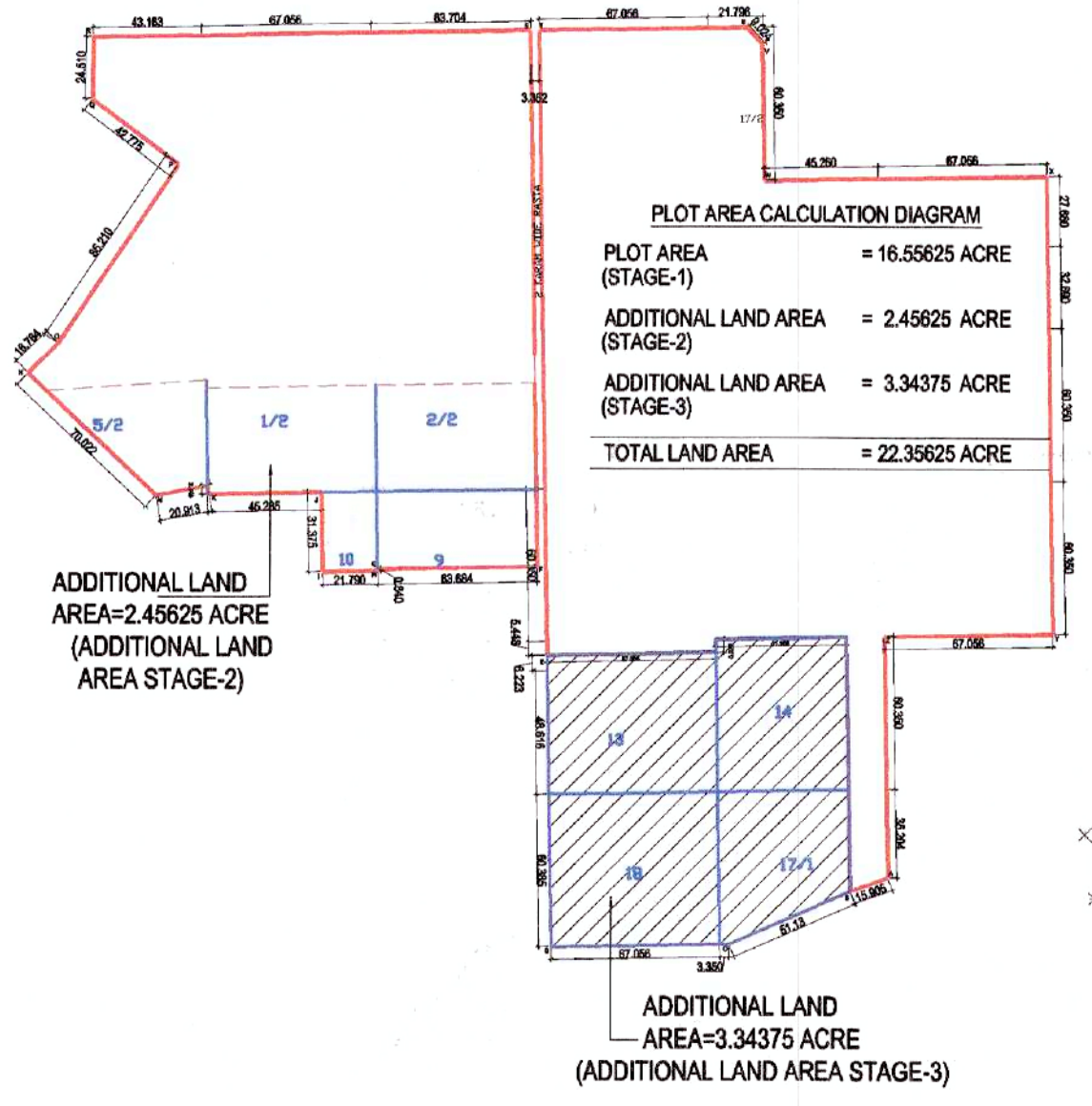


DEMARICATION PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS  
YOJNA ON THE LAND MEASURING 22.35625 ACRES  
AT VILLAGE-WAZIRPUR, SECTOR-95, TEHSIL HARSRU, DISTT-GURUGRAM.  
FOR M/S : JMS INFRA REALTY PRIVATE LIMITED

DEMARICATION PLAN

- UNDER GROUND WATER TANK
- UNDER GROUND STP TANK
- COMMERCIAL
- GREEN/PARK
- COMMUNITY SERVICES
- TRANSFORMER
- AREA UNDER ROAD

DP  
ATP  
JD  
JC  
PAT



AREA STATEMENT					
DESCRIPTION	REQUIRED AREA		PROPOSED AREA		
	ACRES	SQ.MT.	ACRES	SQ.MT.	%
A OLD PLOT AREA STAGE-1	16.55625	67000.767			
B ADDITIONAL PLOT AREA STAGE-2 (2.45625 ACRES)	2.45625	9940.091			
C ADDITIONAL PLOT AREA STAGE-3 (3.34375 ACRES)	3.34375	13531.676			
<b>TOTAL GROSS PLOT AREA (A + B + C)</b>	<b>22.35625</b>	<b>90472.534</b>			
1 GROSS PLOT AREA	22.35625	90472.534			
2 NET PLOT AREA FOR PLANNING	22.35625	90472.534			
3 OPEN SPACE AREA (GREEN)	1.6767	6785.440	7.50%	1.68	6786.037
4 AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	2.2356	9047.253	10.00%	2.24	9048.065
5 COMMERCIAL AREA	0.8343	3618.901	4.00%	0.85	3446.234
6 SALEABLE AREA					11.50
7 TOTAL SALEABLE AREA (5) + (6)					12.35
8 TOTAL NO. OF PLOTS					396
9 MINIMUM PERMISSIBLE DENSITY @ 240 PPA					5366
10 MAXIMUM PERMISSIBLE DENSITY @ 400 PPA					8943

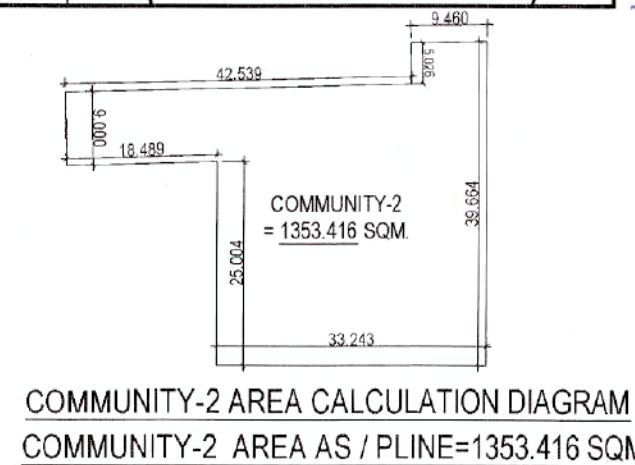
S.NO.	PLOT TYPE	SIZE OF PLOT (WIDTH X LENGTH) (MTRS)	PLOT AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
1	1-8, 16-19, 24-35, 62-65, 147-151, 154-156, 166-176, 179-180, 210-218, 221-227, 240-278, 281-258, 151-185	6.500 X 15.500	100.750	140	13011.750
2	55-57, 72-77, 80-117, 122-133, 139, 135-144, 151-185	8.500 X 14.750	124.375	75	9328.125
3	36-42	9.000 X 16.500	148.500	7	1039.500
4	9	7.094 X 20.574	145.952	1	145.952
5	10	7.086 X 20.618	146.099	1	146.099
6	11	7.085 X 20.662	146.350	1	146.350
7	12	7.085 X 20.707	146.709	1	146.709
8	12A	7.085 X 20.751	147.011	1	147.011
9	14	7.087 X 20.796	147.381	1	147.381
10	15	6.515 X 15.500	101.250	1	101.250
11	20-21	7.515 X 15.500	116.480	2	232.960
12	22	9.662 X 15.500	149.761	1	149.761
13	23	6.860 X 15.500	106.330	1	106.330
14	43	IRREGULAR	146.456	1	146.456
15	45-54	7.314 X 18.164	132.851	10	1328.510
16	58	IRREGULAR	144.711	1	144.711
17	59	IRREGULAR	110.312	1	110.312
18	60	8.465 X 12.473	106.596	1	106.596
19	61	IRREGULAR	106.847	1	106.847
20	70	9.420 X 15.500	146.010	1	146.010
21	78	IRREGULAR	110.011	1	110.011
22	79	10.169 X 14.750	149.993	1	149.993
23	118	8.500 X 14.750	124.375	1	124.375
24	119	6.500 X 14.750	100.938	1	100.938
25	120	6.500 X 14.750	100.933	1	100.933
26	120A	6.910 X 14.750	101.923	1	101.923
27	121	IRREGULAR	148.171	1	148.171
28	134	8.794 X 14.750	128.712	1	128.712
29	145	IRREGULAR	117.495	1	117.495
30	146	8.202 X 15.500	127.131	1	127.131
31	152	8.111 X 15.500	125.721	1	125.721
32	153	8.111 X 15.500	125.721	1	125.721
33	159	8.202 X 15.500	127.131	1	127.131
34	160	IRREGULAR	71.688	1	71.688
35	177	6.863 X 15.500	106.377	1	106.377
36	178	9.652 X 15.500	149.600	1	149.600
37	151-207	8.427 X 15.412	130.222	18	2344.996
38	208-209	9.128 X 15.412	140.809	2	281.617
39	210-210A	9.005 X 15.500	139.578	2	279.156
40	238	IRREGULAR	102.868	1	102.868
41	239	IRREGULAR	107.027	1	107.027
42	275	IRREGULAR	102.824	1	102.824
43	280	IRREGULAR	106.978	1	106.978
44	290	IRREGULAR	100.208	1	100.208
45	300	IRREGULAR	155.832	1	155.832
46	301	IRREGULAR	178.039	1	178.039
47	302	IRREGULAR	97.350	1	97.350
48	303	IRREGULAR	96.012	1	96.012
49	304	IRREGULAR	95.250	1	95.250
50	305	IRREGULAR	95.579	1	95.579
51	306	IRREGULAR	94.207	1	94.207
52	307	IRREGULAR	91.237	1	91.237
53	308	IRREGULAR	93.565	1	93.565
54	309	IRREGULAR	96.354	1	96.354
55	310	6.500 X 15.032	97.708	1	97.708

**DETAIL OF PLOTS IN EXISTING LICENSED COLONY 19.0125 ACRES / LICENSE NO.11 OF 2022 DATED 02.02.2022 AND LICENSE NO-4 OF 2023 DATED 06.01.2023**

DESCRIPTION	NUMBER OF PLOTS	POPULATION IN PERSON
ALREADY APPROVED PLOTS	321	5778 PERSON @ 18 PERSON PER PLOT
ADDITIONAL PLOTS ADDED IN REVISION WHILE GRANT OF LOI FOR 3.34375 ACRES	29	391.5 PERSON @ 13.5 PERSON PER PLOT
<b>TOTAL</b>	<b>350</b>	<b>6169.50 PERSONS</b>
DETAILS OF PLOTS IN ADDITIONAL APPLIED AREA 3.34375 ACRES		
NEW PLOT	46	621 PERSON @ 13.5 PERSON PER PLOT
DETAILS OF WHOLE COLONY 22.35625 ACRES (ALREADY LICENSED AREA (19.0125 ACRES) + APPLIED AREA (3.34375 ACRES))		
<b>GRAND TOTAL</b>	<b>396</b>	<b>6790.50 PERSONS (DENSITY IN PPA=303.74 PPA)</b>

**GREEN AREA CALCULATION**

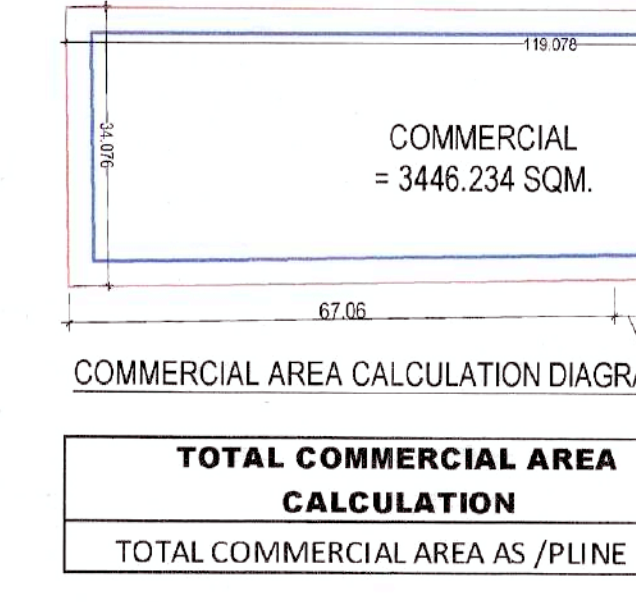
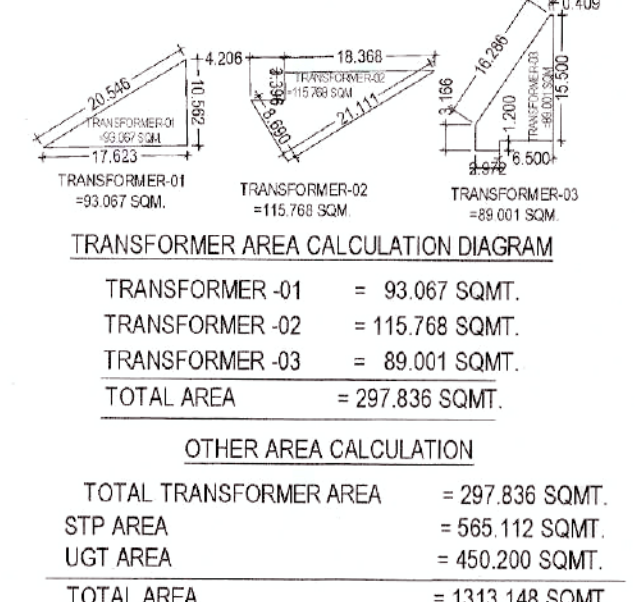
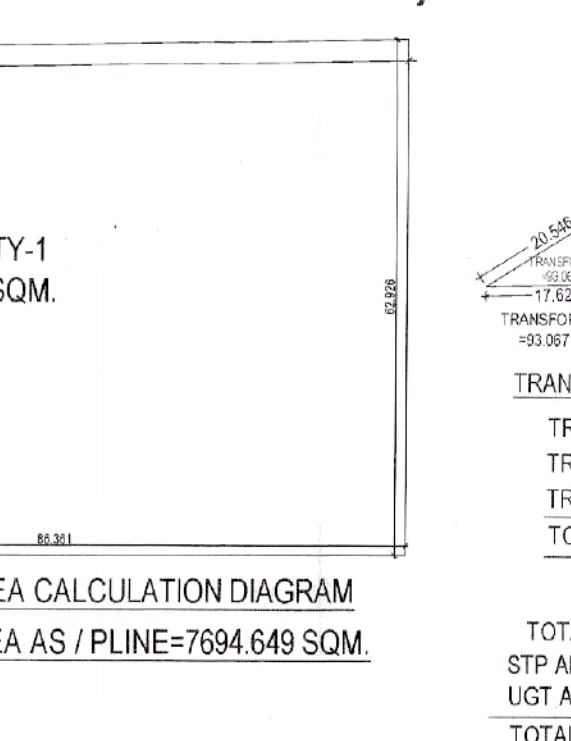
S.NO.	WIDTH	LENGTH	AREA (SQ.MT.)
Green-1	AS PER PLINE		1200.609
Green-2	AS PER PLINE		101.608
Green-3	AS PER PLINE		225.631
Green-4	AS PER PLINE		70.919
Green-5	AS PER PLINE		71.989
Green-6	AS PER PLINE		71.955
Green-7	AS PER PLINE		129.702
Green-8	AS PER PLINE		184.220
Green-9	AS PER PLINE		884.771
Green-10	AS PER PLINE		163.058
Green-11	AS PER PLINE		19.486
Green-12	AS PER PLINE		125.449
Green-13	AS PER PLINE		51.538
Green-14	AS PER PLINE		268.604
Green-15	AS PER PLINE		116.299
Green-16	AS PER PLINE		588.651
Green-17	AS PER PLINE		161.410
Green-18	AS PER PLINE		565.112
Green-19	AS PER PLINE		15.901
Green-20	AS PER PLINE		98.648
Green-21	AS PER PLINE		450.200
Green-22	AS PER PLINE		1010.944
Green-23	AS PER PLINE		63.621
Green-24	AS PER PLINE		145.712
<b>TOTAL AREA</b>			<b>6786.037</b>



**TOTAL COMMUNITY AREA CALCULATION**

DESCRIPTION	AREA (SQ.MT.)
COMMUNITY-1 AREA AS / PLINE	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416
<b>TOTAL COMMUNITY AREA AS / PLINE</b>	<b>9048.065</b>

ADDITIONAL LAND AREA=3.34375 ACRE (ADDITIONAL LAND AREA STAGE-3)



**AREA UNDER 24 M WIDE ROAD**

NAME	SHAPE	PLOT SIZES		AREA (SQ.MTRS.)	TOTAL AREA
		WIDTH	LENGTH		
1	TRIANGLE	17.078	23.480	200.496	200.50
2	RECTANGLE	23.480	53.168	1248.385	1248.38
3	TRIANGLE	23.480	20.358	239.003	239.00
4	RECTANGLE	(24.371 + 24.780)/2	261.524 + 259.588)/2	285.131	285.13
5	TRIANGLE	17.637	17.391	153.363	153.36
<b>TOTAL</b>					<b>2126.38</b>

**PROJECT:**  
 DEMARICATION LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS YOJNA ON THE LAND MEASURING 22.35625 ACRES AT VILLAGE-WAZIRPUR, SECTOR-95, TEHSIL HARSRU, DISTT-GURUGRAM.  
 FOR M/S : JMS INFRA REALTY PRIVATE LIMITED

**DRAWING TITLE:**  
 DEMARICATION LAYOUT PLAN DS-01

**Architects:**  
 DEEPAK MEHTA & ASSOCIATES  
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**SIG. OF ARCHITECT**  
  
**SIG. OF OWNER**