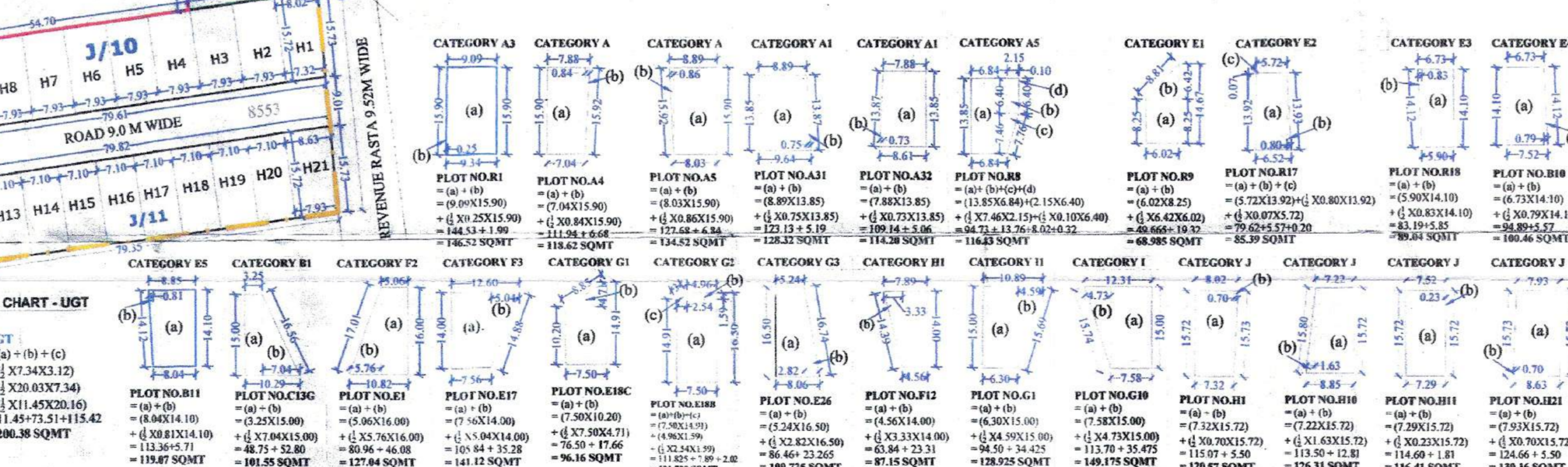
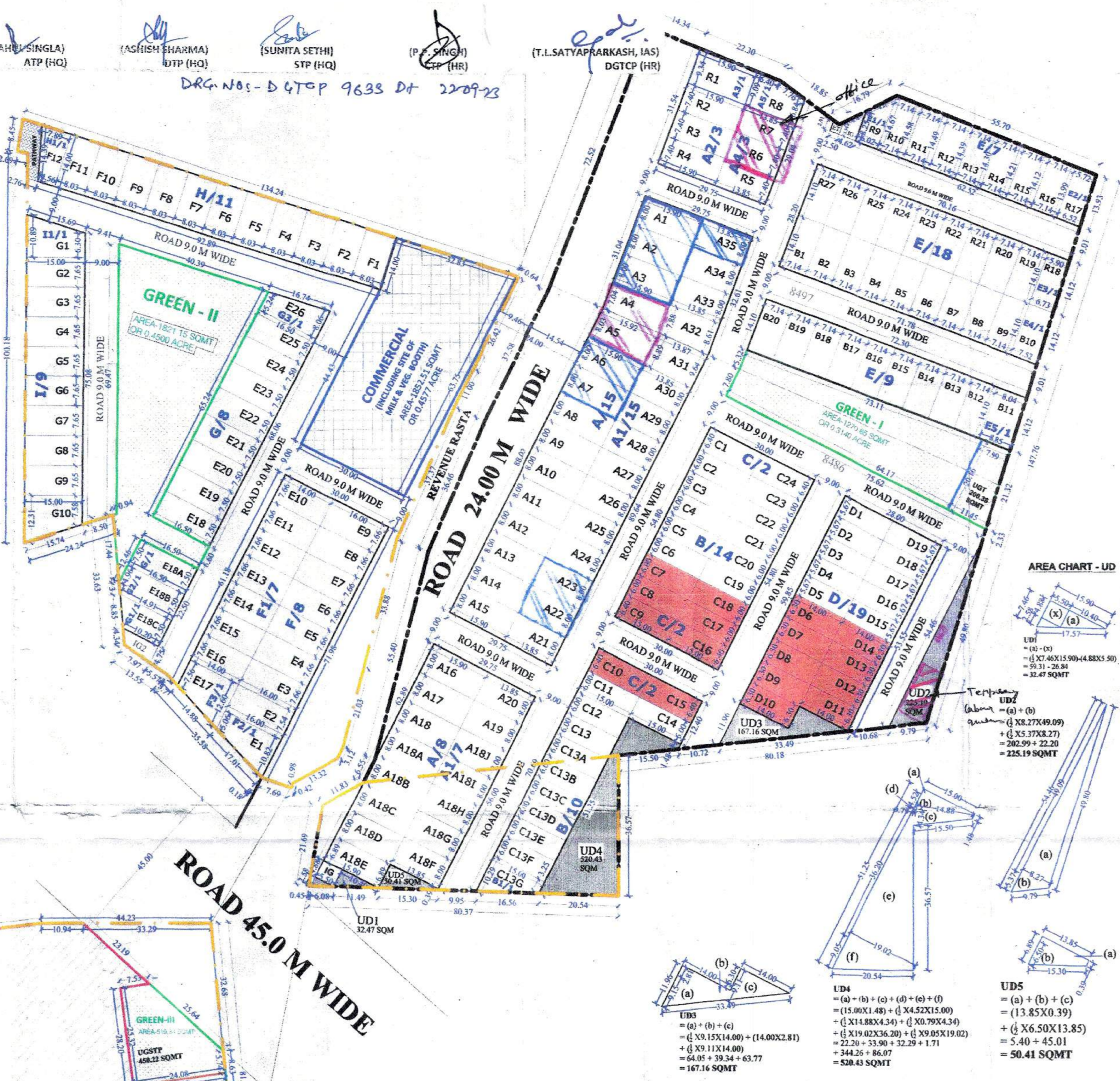
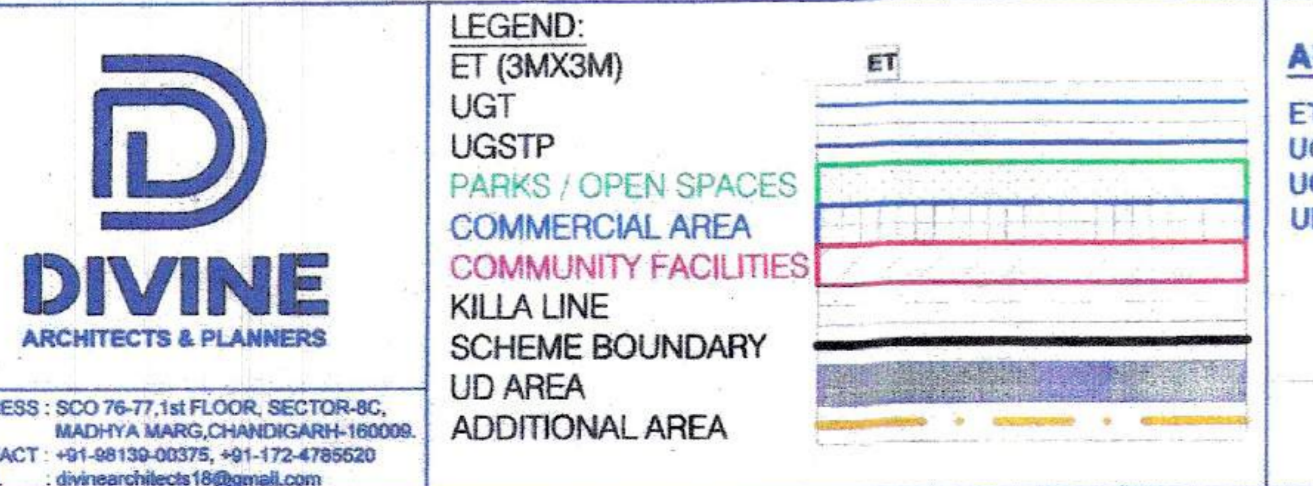
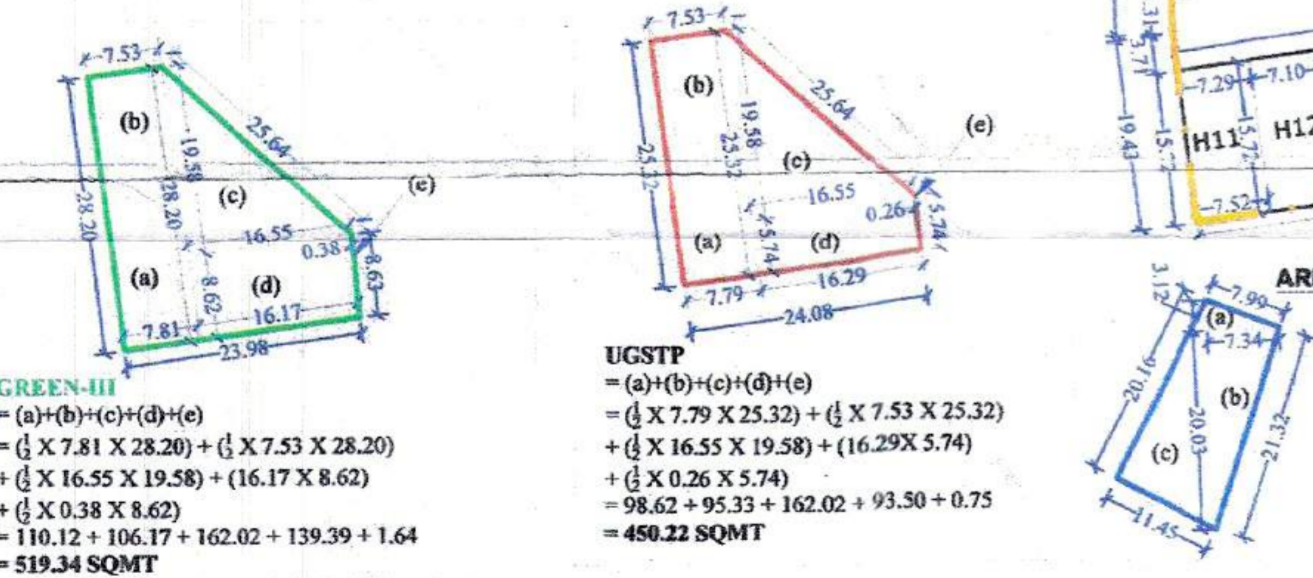
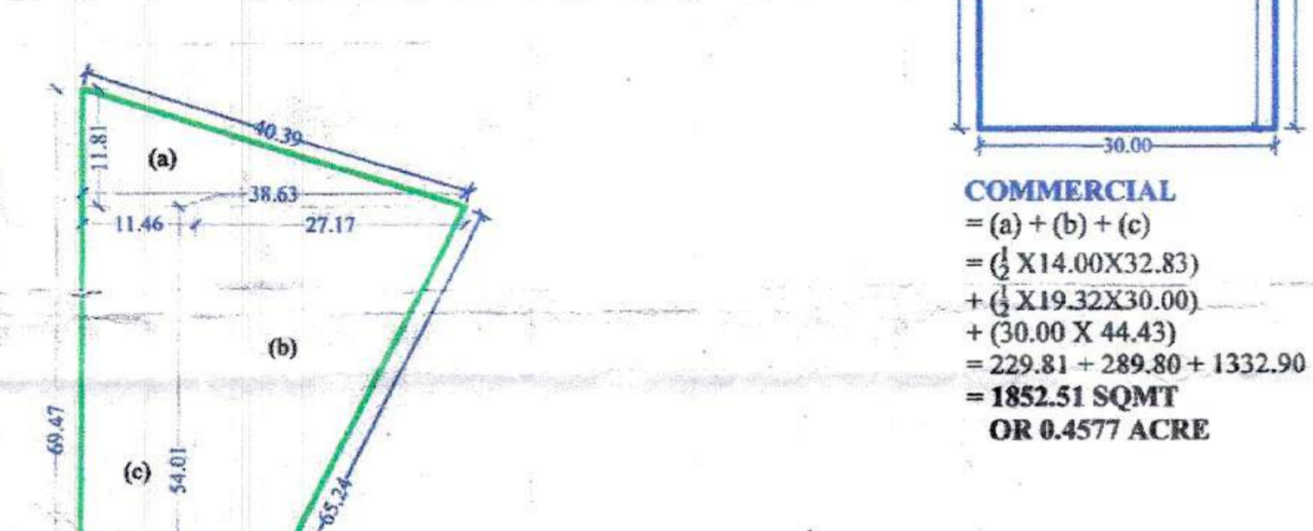
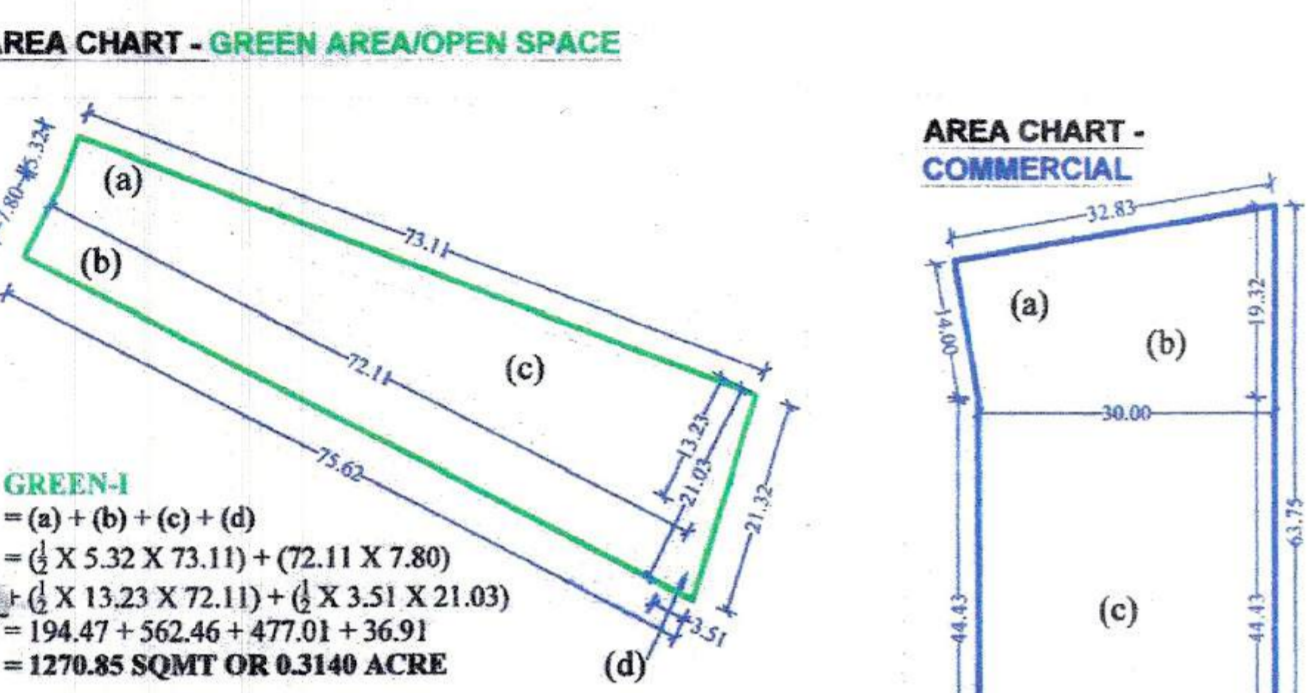
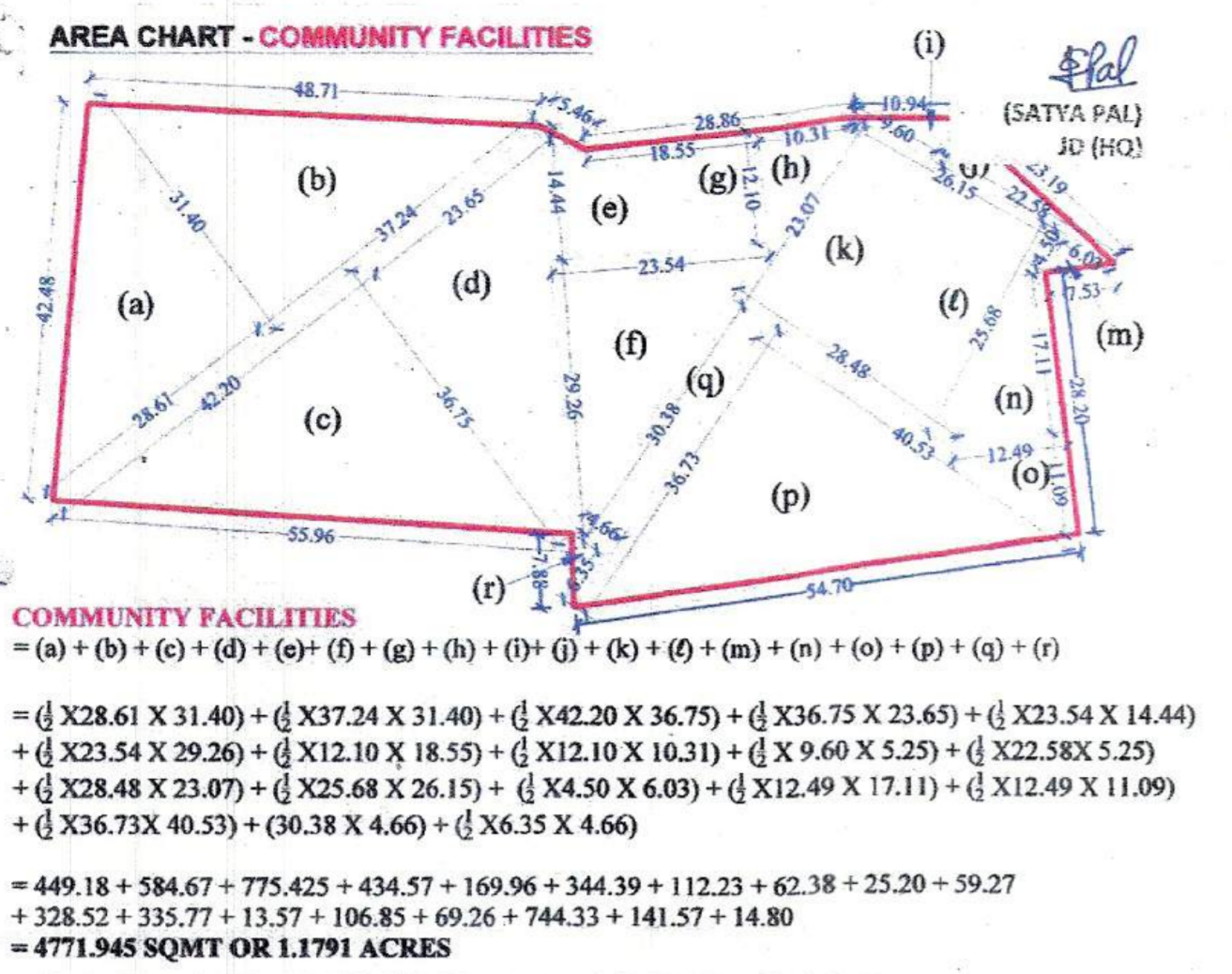


DETAILED DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA OVER AN ADDITIONAL AREA MEASURING 6.21875 ACRES (LICENCE NO.41 OF 2022 DATED 07.04.2022 BELONGS TO SARVANSJHI CONSTRUCTION PVT. LTD. AND RAJDAARBAR BUILDERS PVT. LTD.) AND EXISTING LICENCE NO.96 OF 2019 DATED 20.08.2019 AREA MEASURING 5.67291 ACRES BELONGS TO RAJDAARBAR BUILDERS PVT. LTD.(FORMERLY KNOWN AS BLUE BELL INFRASTRUCTURE PVT. LTD.) TOTALLING 11.79166 ACRES IN THE REVENUE ESTATE OF VILL. KARNAL, SECTOR- 35 & 36, DISTRICT KARNAL (HARYANA)

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	ALREADY LICENSED GRANTED UNDER LICENCE NO.96 OF 2019 DATED 20.08.2019	5.67291	-	-	-
2	ADDITIONAL AREA FOR WHICH LICENCE NO. 41 OF 2022 DATED 07.04.2022	6.21875	-	-	-
3	TOTAL AREA OF THE SCHEME	11.79166	-	-	-
4	AREA UNDER 45 M WIDE ROAD	0.1352	-	-	-
5	BALANCE AREA	11.65646	-	-	-
6	50% BENEFIT OF AREA UNDER 45 M WIDE ROAD	0.0676	-	-	-
7	BALANCE AREA	11.58886	-	-	-
8	AREA UNDER UD	0.2490	-	-	-
9	NET PLANNED AREA	11.33986	-	-	-
10	AREA UNDER RESIDENTIAL PLOTS	5.7122	49.76%	7.0222	61.09%
11	AREA UNDER COMMERCIAL	0.4577	3.96%	0.4591	4.00%
12	TOTAL BALANCE AREA (10 + 11)	6.1699	53.76%	7.4813	65.09%
13	OPEN SPACE/PARKS	0.8923	7.57%	0.8843	7.50%
14	COMMUNITY FACILITIES	1.1791	10.00%	1.1791	10.00%

DETAIL OF RESIDENTIAL PLOTS					
S.NO.	PLOT NO.	CATEGORY	SIZE (METERS)	AREA (IN SQMT)	TOTAL (IN SQMT)
1	R1	A3	AS PER PLAN	146.52	146.52
2	R2 TO R4	A2	7.40 X	137.66	352.98
3	R5 TO R7	A4	7.40 X	133.85	307.47
4	R8	A5	AS PER PLAN	116.93	116.93
5	R9	E1	AS PER PLAN	68.985	68.99
6	R10	E	7.14 X	124.67	104.42
7	R11	E	7.14 X	124.67	108.78
8	R12	E	7.14 X	124.67	108.10
9	R13	E	7.14 X	124.67	102.42
10	R14	E	7.14 X	124.67	101.78
11	R15	E	7.14 X	124.67	101.34
12	R16	E	7.14 X	124.67	100.35
13	R17	E2	AS PER PLAN	85.39	85.39
14	R18	E3	AS PER PLAN	89.04	89.04
15	R19 TO R27	E	7.14 X	14.10	2718.09
16	B10	B4	AS PER PLAN	100.45	100.45
17	B11	E5	AS PER PLAN	139.07	139.07
18	A1 TO A14, A15 TO A18, A19 TO A20	A	8.00 X	15.90	2544.00
19	A15B	A	6.89 X	15.90	109.55
20	A16	AS	AS PER PLAN	118.62	118.62
21	A17	AS	AS PER PLAN	134.52	134.52
22	A18 TO A20, A21 TO A24, A25 TO A28	A1	8.00 X	13.85	2246.00
23	A21	AS	AS PER PLAN	128.32	128.32
24	A22	AS	AS PER PLAN	114.20	114.20
25	C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12 TO C13, C14, C15 TO C18	C	6.40 X	15.00	576.00
26	C19	B	6.00 X	15.00	2160.00
27	C20	B1	AS PER PLAN	101.25	101.25
28	D1 TO D3, D4 TO D10	D	5.67 X	14.00	793.80
29	D11 TO D14	F	6.30 X	14.00	227.04
30	E2	F	7.94 X	16.00	126.64
31	E3 TO E6	F	7.66 X	16.00	897.92
32	E7 TO E10	F1	7.66 X	14.00	750.68
33	E11	F3	AS PER PLAN	141.12	141.12
34	E12	G1	AS PER PLAN	96.15	96.16
35	E13	G2	AS PER PLAN	121.785	121.785
36	E14, E15 TO E23	G	7.50 X	16.50	1113.75
37	E24	G3	AS PER PLAN	109.725	109.725
38	F1 TO F11	H	8.08 X	14.00	128.62
39	F12	H1	AS PER PLAN	87.15	87.15
40	G1	I	AS PER PLAN	126.925	126.925
41	G2 TO G9	I	8.07 X	15.00	586.40
42	H1	AS PER PLAN	149.175	149.175	
43	H2 TO H9	J	7.99 X	15.72	120.57
44	H10	AS PER PLAN	124.66	124.66	
45	H11	AS PER PLAN	116.41	116.41	
46	H12 TO H20	J	7.10 X	15.72	1004.49
47	H21	AS PER PLAN	130.16	130.16	
48	J	AS PER PLAN	188.46	188.46	
49	TOTAL			224	57122

DETAILS OF 10% RESIDENTIAL PLOTTED AREA REQUIRED TO BE MORTGAGED AS PER POLICY (0.57122 ACRE). THE LICENCE HAS MORTGAGED 0.5799 ACRE RESIDENTIAL PLOTTED AREA AGAINST AN ALREADY LICENSED GRANTED AREA (LICENCE NO. 96 OF 2019 DATED 20.08.2019). THE LICENCE HAS ALREADY SUBMITTED BG AGAINST REMAINING MORTGAGE AREA REQUIRED FOR THE ADDITIONAL LICENSED AREA.					
S.NO.	PLOT NO.	CATEGORY	SIZE (METERS)	AREA (IN SQMT)	TOTAL (IN SQMT)
1	C9, C10, C15, C16	C	6.40 X	15.00	576.00
2	C1, C2, C3, C4, C5, C6, C7, C8, C11, C12, C13, C14, C17, C18	C	6.40 X	15.00	576.00
3	D1 TO D14	D	6.30 X	14.00	793.80
4					1557.80
5					0.3799



LEGEND: ET (3MX3M), UGT, UG/STP, PARKS / OPEN SPACES, COMMERCIAL AREA, COMMUNITY FACILITIES, KILLA LINE, SCHEME BOUNDARY, UD AREA, ADDITIONAL AREA.

ABBREVIATIONS: ET = ELECTRIC TRANSFORMER, UGT = UNDERGROUND WATER TANK, UG/STP = UNDERGROUND SEWAGE TREATMENT PLANT, UD = UNDETERMINED AREA.

DENSITY CALCULATION (PPA): NUMBER OF PLOTS = 214, UNITS ALLOWED = 4, POPULATION ALLOWED PER UNIT = 4.5, DENSITY CALCULATION = 214 X 4 X 4.5 = 3852.0 / 11 47906 = 335.57, SAY 336 PPA.

GREEN AREA CALCULATION: GREEN-I + GREEN-II + GREEN-III = 1270.85 + 1821.15 + 519.34 = 3611.34 SQMT OR 0.8923 ACRE.

UD AREA CALCULATION: UD1 + UD2 + UD3 + UD4 + UD5 = 32.47 + 225.19 + 167.16 + 520.43 + 50.41 = 995.66 SQMT OR 0.2460 ACRE.

DIVINE ARCHITECTS & PLANNERS. ADDRESS: SCO 76-77, 1st FLOOR, SECTOR-8C, MADHYA MARG, CHANDIGARH-160006.

FOR RAJDAARBAR BUILDERS PVT. LTD. SIGNATURE OF OWNER / APPLICANT.

SIGNATURE OF ARCHITECT / TOWN PLANNER.