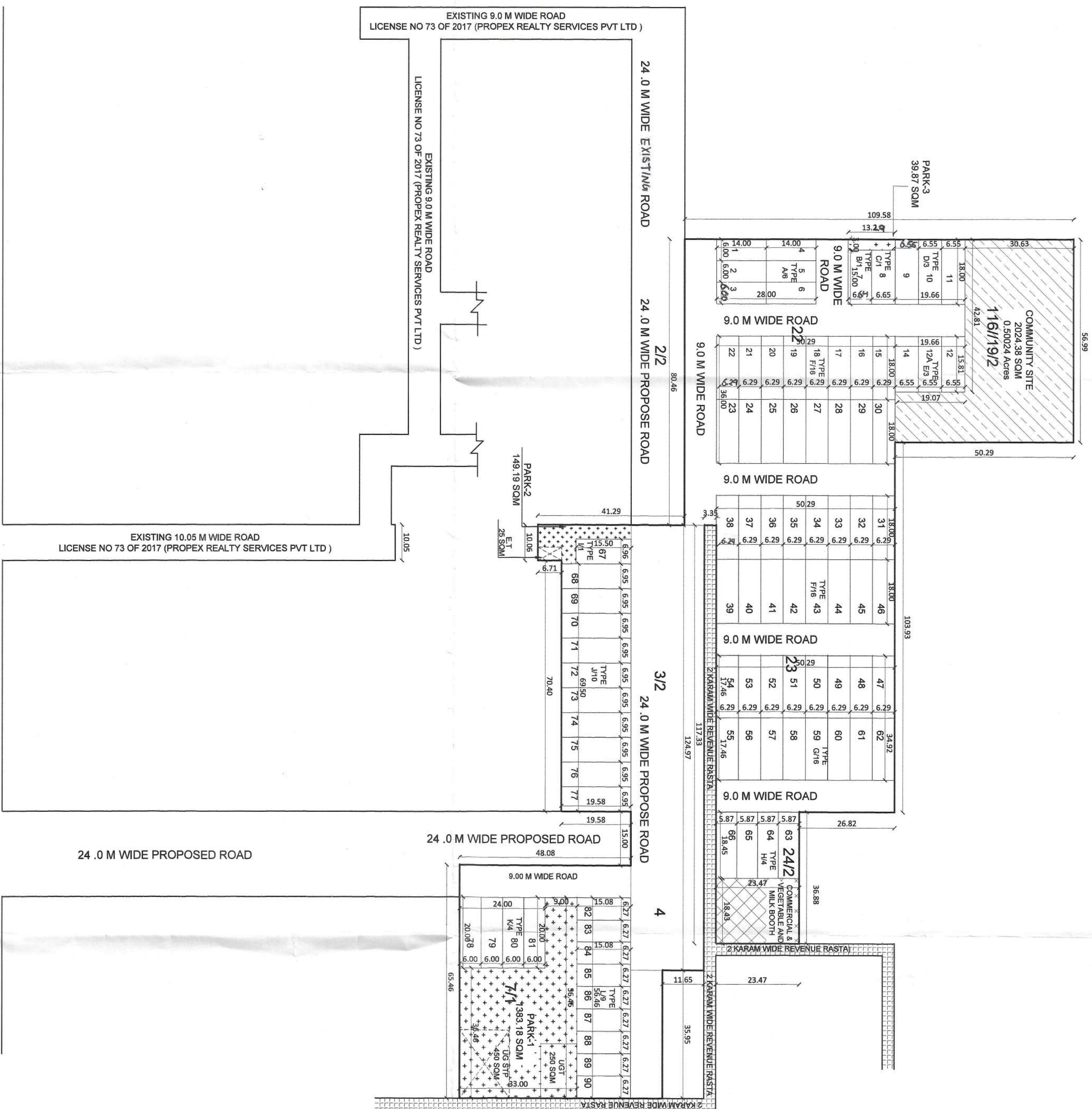
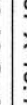
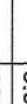
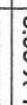


AREA DETAILS AS PER DEMARCATION				
S.No.	CATEGORY	SQM.	ACRES	%AGE
1	AREA UNDER RESIDENTIAL PLOTS	9780.77	2.4663	49.35
2	AREA UNDER OPEN GREEN SPACES (PARK +2x3)	15172.24	0.3865	17.77
3	AREA UNDER COMMUNITY FACILITIES	2024.58	0.5052	10.00
	AREA UNDER ET	25.02	0.0062	0.12
4	AREA UNDER INTERNAL ROADS	6197.32	1.5319	30.64
	AREA UNDER COMMERCIAL WITH VEGETABLE & MILK BOOTH	432.55	0.1049	2.14
	TOTAL AREA OF SCHEME	20234.30	5.000	100%



CATEGORY-A	CATEGORY-B	CATEGORY-C	CATEGORY-D	CATEGORY-E	CATEGORY-F
Plot No. = 1 to 6 6.00 X 14.00 94.00 Sq.Mt	Plot No. = 7 6.64 X 15.00 99.60 Sq.Mt	Plot No. = 8 6.65 X 15.00 99.75 Sq.Mt	Plot No. = 9 to 11 6.64 X 18.00 117.90 Sq.Mt	Plot No. = 12,12A,14 6.63 X 15.00 103.55 Sq.Mt	Plot No. = 15 to 46 6.22 X 18.00 113.22 Sq.Mt

CATEGORY-G		CATEGORY-H		CATEGORY-I		CATEGORY-J		CATEGORY-K		CATEGORY-L	
PHI No. = 47 To 62	PHI No. = 63 To 68	PHI No. = 67	PHI No. = 66 To 77	PHI No. = 78 To 81	PHI No. = 82 To 90						
6.29 SQ. MM	5.57 SQ. MM	6.36 SQ. MM	6.36 SQ. MM	6.00 SQ. MM	6.27 SQ. MM						
109.52 SQ. MM	108.30 SQ. MM	107.86 SQ. MM	136.03 SQ. MM	120.00 SQ. MM	94.55 SQ. MM						
											

COMMERCIAL & MILK BOOTH		AREA=18.43x23.47=422.55 Sq.M
PARK -2		AREA=6.33x6.71+10.96x4.08+15.50x4.08=149.185 q.M

COMMON 11 - 314	COMMON 11 - 314	COMMON 11 - 314	COMMON 11 - 314	COMMON 11 - 314
AREA=14.18x50.29+42.81x30.63=204.38 Sq.Mt	AREA=36.48x53.00+20.0x8.0=1983.16 Sq.Mt			
				
PARK -3	UG STP	UGT	E.T	
AREA=3.00x13.29+36.87 Sq.Mt	AREA=30x15=450.0 Sq.Mt	AREA=20x12.50=250.0 Sq.Mt	AREA=3.73x6.71=25.02 Sq.Mt	

DETAILS OF PLOTS (5.00 ACRES, SECTOR 8 PALWAL) UNDER DEMARICATION									
S.NO.	SIZE				AREA		NOS.	AREA TOTAL	
	WIDTH (MIN)	WIDTH (MAX)	LENGTH	CATEGORY	SQM	SQYDS		SQM	
1	6.000		14.000	A	84.00	100.46	6	504.00	
2	6.640		15.000	B	99.60	119.12	1	99.60	
3	6.650		15.000	C	99.75	119.30	1	99.75	
4	6.550		18.000	D	117.90	141.01	3	353.70	
5	6.550		15.810	E	103.56	123.85	3	310.67	
6	6.290		18.000	F	113.22	135.41	32	3623.04	
7	6.290		17.460	G	109.82	131.35	16	1757.17	
8	5.870		18.450	H	108.30	129.53	4	433.21	
9	6.960		15.500	I	107.88	129.02	1	107.88	
10	6.950		19.580	J	136.08	162.75	10	1360.81	
11	6.000		20.000	K	120.00	143.52	4	480.00	
12	6.270		15.080	L	94.55	113.08	9	850.96	
GRAND TOTAL							90	9780.791	

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	5,000 Acres	
NET PLANNED AREA	=	5,000 Acres	
PERMISSIBLE RESIDENTIAL AREA	=	3,0500 Acres	61 %
PERMISSIBLE COMMERCIAL AREA	=	0.2000 Acres	4 %
PERMISSIBLE SALABLE AREA (RESIDENTIAL + COMMERCIAL)	=	3,2500 Acres	65 %
PERMISSIBLE AREA FOR COMMUNITY	=	0.5000 Acres	10 %
PERMISSIBLE GREEN AREA	=	0.3750 Acres	7.5 %
PROPOSED AREA RESIDENTIAL PLOTS	=	2.4683 Acres	49.33%
PROPOSED SALABLE AREA (RESIDENTIAL + COMMERCIAL)	=	2.5732 Acres	51.46%
PROPOSED AREA FOR COMMUNITY SITE	=	0.5002 Acres	10.00%
PROPOSED GREEN AREA	=	0.3885 Acres	7.77%

AREA UNDER PLOTS							
Sr. No.	Plot No.	Size of Plot		Plot Area (in sq. mt.)	Total No. Of Plots	Total Area	
		Width	X				Length
1	1 TO 6	6.00	X	14.00	84.00	6	504,000 sq. mt.
2	7	6.64	X	15.00	99.60	1	99,600 sq. mt.
3	8	6.65	X	15.00	99.75	1	99,750 sq. mt.
4	9 to 11	6.55	X	18.00	117.90	3	353,700 sq. mt.
5	12, 12A, 14	6.55	X	15.81	103.56	3	310,667 sq. mt.
6	15 To 46	6.29	X	18.00	113.22	32	3663,040 sq. mt.
7	47 to 62	6.29	X	17.46	109.82	16	1757,174 sq. mt.
8	63 TO 66	5.87	X	18.45	108.30	4	433,208 sq. mt.
9	67	6.95	X	15.50	107.88	1	107,880 sq. mt.
10	68 TO 77	6.96	X	13.58	136.08	10	1360,810 sq. mt.
12	78 TO 81	6.00	X	20.00	120.00	4	480,000 sq. mt.
13	82 TO 90	6.27	X	15.08	94.55	9	850,964 sq. mt.
Total Plots						90	9980,791 sq. mt.

DENSITY CALCULATION					
	=	90	X	18	@ Persons Per Plot
TOTAL DENSITY	=	1620	÷	5,00000	Acres
	=	324	PPA	Against 240 - 400 PPA Permissible	
AREA UNDER COMMERCIAL					
1	18.43	X	23.47	=	432.55
			TOTAL COMMERCIAL AREA	0.1069	
AREA UNDER COMMUNITY SITE					
A	14.18	X	50.29	1	713.11
B	42.81	X	30.63	1	1311.27
			TOTAL COMMUNITY SITE AREA		2024.3825
			OR	0.50024	
AREA UNDER GREEN					
A	36.46	X	33.00	1	1203.180
B	20.00	X	9.00	1	180.000
C	4.08	X	10.96	1	44.717
D	6.33	X	6.71	1	42.474
E	4.00	X	15.50	1	62.000
F	3.00	X	13.29		39.870
			TOTAL GREEN AREA		1572.2411
			OR	0.389	
			Acres		7.77%

LEGEND:

- | | |
|---|-----------------|
|  | COMMUNITY PLOT |
|  | OPEN GREEN AREA |
|  | COMMERCIAL |
|  | PLOT LINE |

DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL
PLOTTED COLONY UNDER DDJAY 2016 OF AN MEASURING 5.00 ACRES
(LICENSE NO.34 OF 2023 DATED 24.03.2025) IN SECTOR -8, PALWAL
BEING DEVELOPED BY CBG REALTECH LLP.

DRAWING TITLE:-

DEMARCATIOn PLAN

OWNER'S SIGN.

Handwritten signature: *Handwritten signature*

ARCHITECT SIGN. 

Self
SUDHIR SINGH
ARCHITECT
Reg. CA/2015/71570
Mob. 9354847464

Scale :- 1:1000

NORTH

BAYA ARCHITECTS
ARCHITECTS,ENGINEERS & PLANNER
GAUTAM MARKET,NEAR GOVT GIRLS SCHOOL ,NH-19
PANCHWATI COLONY ,PALWAL ,121102
PH. NO :- 9354847464
E.MAIL- AR.SUDHIRSINGH@GMAIL.COM