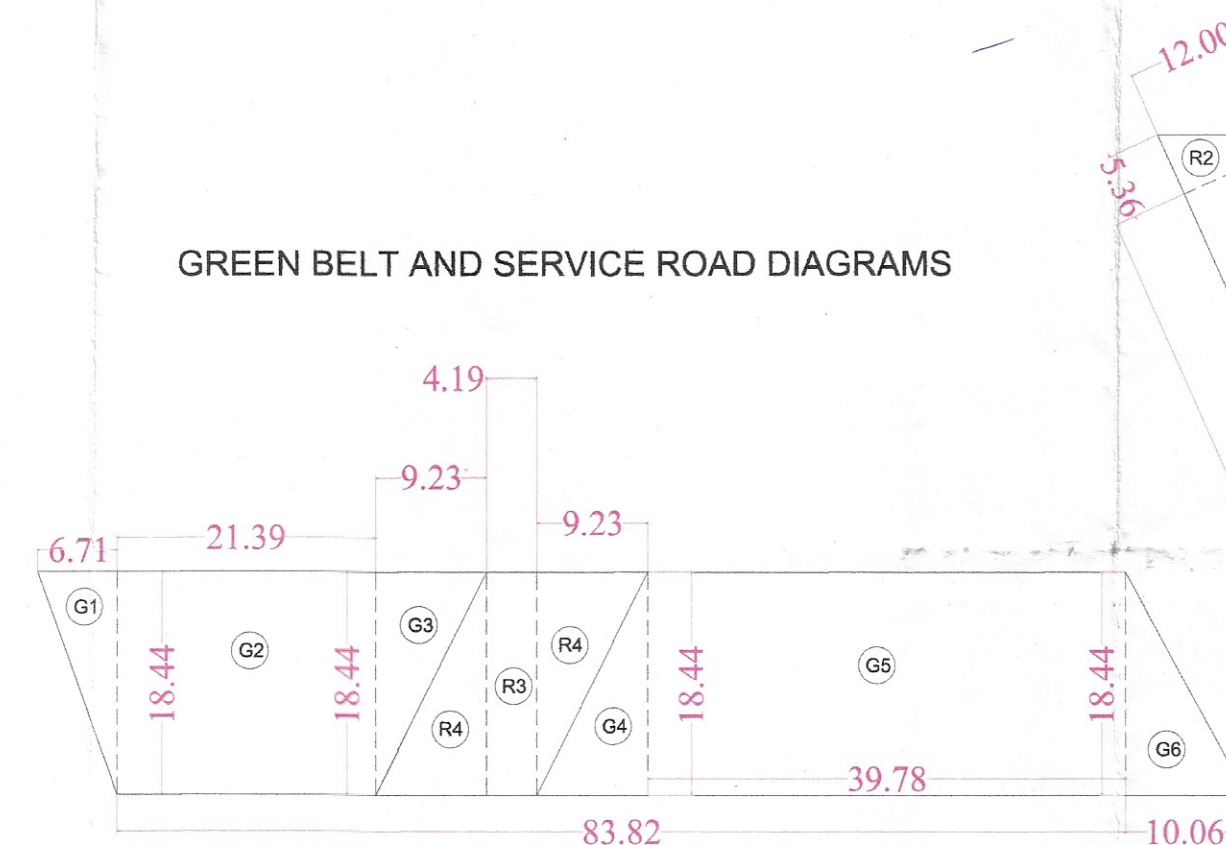


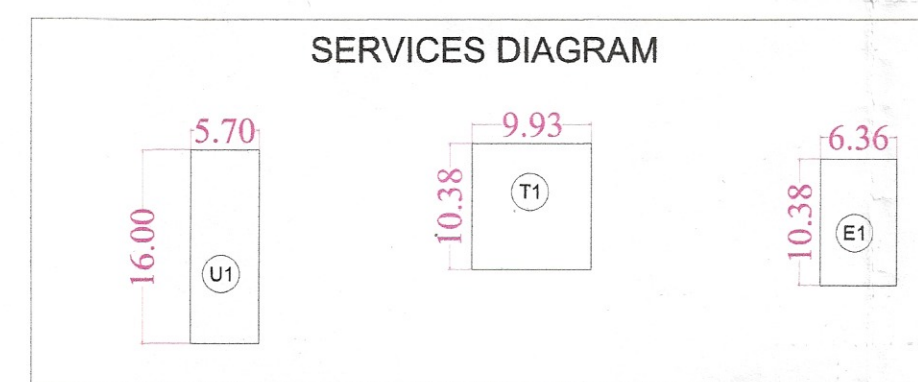
(GURPREET KHEPAR) JD (HQ)
(SHIVAM ROHILLA) ATP (HQ)
(JAIDEEP) DTP (HQ)
(VIJENDER SINGH) STP (HQ)
(BHUVNESH KUMAR) CTP (HR.)
(AMIT KHATRI, IAS) DTCP (HR.)

DRG. NO:- DTP 11182 DATED:- 17-6-25

GREEN BELT AND SERVICE ROAD DIAGRAMS



SERVICES DIAGRAM



AREA CALCULATIONS

AREA CALCULATIONS						
CODE		COEFF.	DIM (m)	DIM (m)	NO.s	AREA (SQ.M)
ADDITIONS						
GREEN BELT	G1	0.5	18.44	X 6.71	1	61.8662
	G2	1	18.44	X 21.39	1	394.4316
	G3	0.5	18.44	X 9.23	1	85.1006
	G4	0.5	18.44	X 9.23	1	85.1006
	G5	1	18.44	X 39.78	1	733.5432
	G6	0.5	18.44	X 10.06	1	92.7532
TOTAL GREEN BELT AREA						1452.7954
12M SERVICE ROAD	R1	1	171.4	X 12	1	2056.8
	R2	0.5	5.36	X 12	2	64.32
	R3	1	18.44	X 4.19	1	77.2636
	R4	0.5	18.44	X 9.23	2	170.2012
TOTAL 12M ROAD AREA						2368.5848
U.G.S.T.P	T1	1	10.38	X 6.36	1	66.0168
	TOTAL AREA IN S.T.P					66.0168
E.S.S.	E1	1	10.38	X 6.36	1	66.0168
	TOTAL AREA IN E.S.S					66.0168
U.G.T.	U1	1	16	X 5.7	1	91.2
	TOTAL AREA IN U.G.T					91.2

TITLE

LAYOUT CUM DEMARCATION PLAN OF
COMMERCIAL PLOTTED COLONY AT
BAHADURGARH SECTOR-36, VILLAGE- KHERKA
MUSALMAN, TEHSIL- BAHADURGARH, DISTT. -
JHAJJAR HARYANA

M/S BROWN LAND REALTY PVT. LTD.

NORTH LINE

SCALE

DATE

1 : 2000

22.07.2024

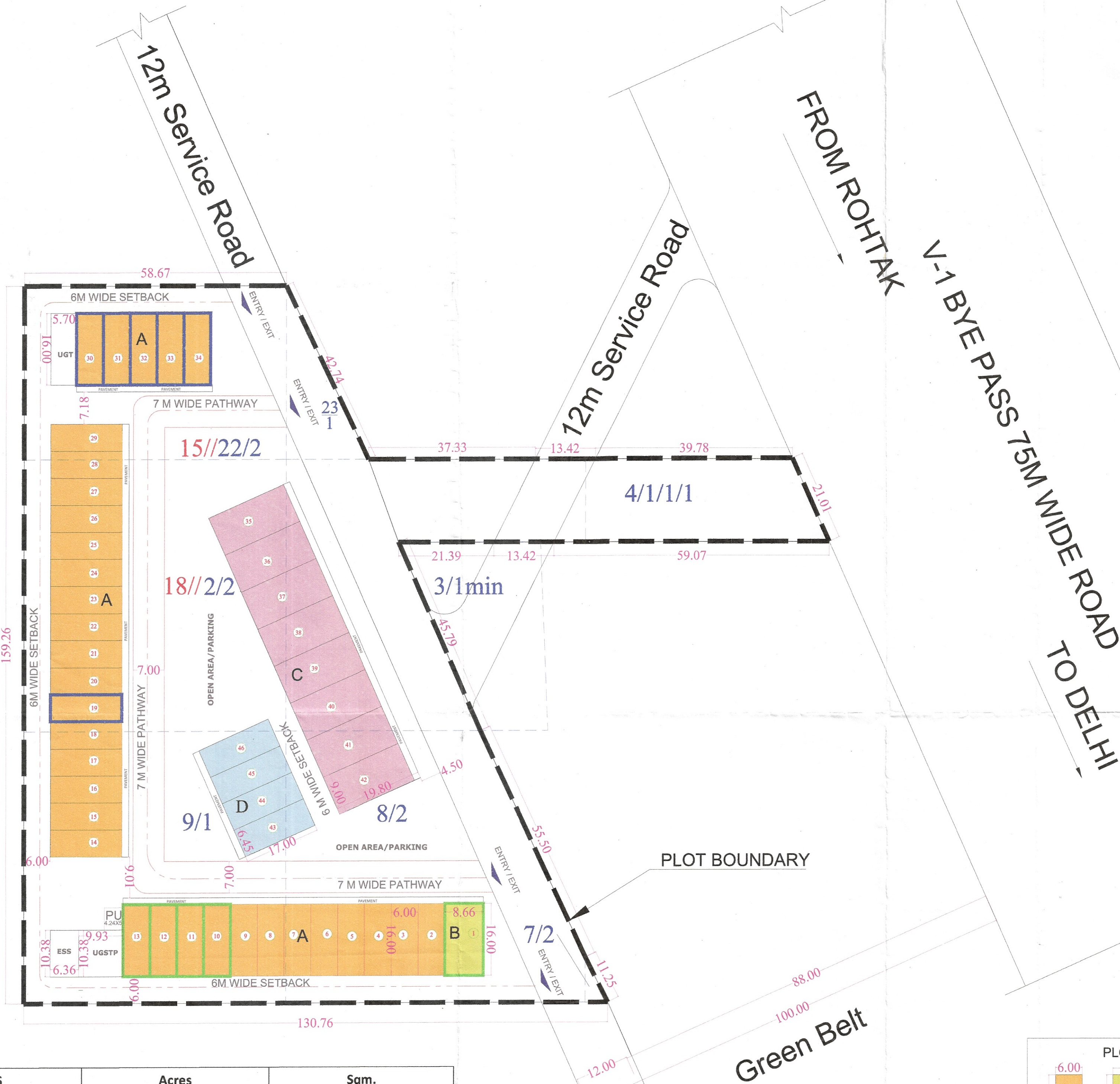
BROWN LAND REALTY PVT.LTD.

Authorized Signatory

Authorized Signatory

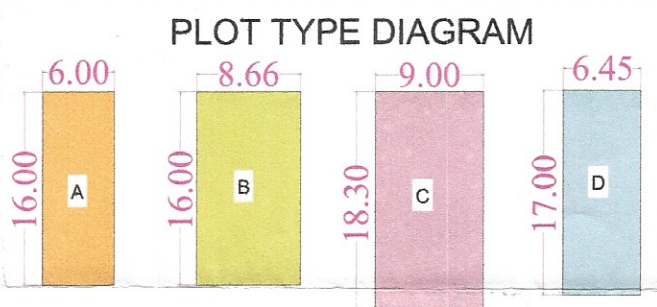
Architect's Signature

Adharshila
AR. RACHIT CHHIKARA
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Green Belt

PLOT TYPE DIAGRAM



MORTGAGE UNIT AGAINST IDW
TOTAL NO. OF PLOTS- 5

MORTGAGE UNIT AGAINST EDC
TOTAL NO. OF PLOTS- 6

DETAILS OF 10% PLOTS FALLING UNDER MORTGAGE AGAINST IDW:-

KHASRA NO.	PLOT NO.	PLOT SIZE IN METER	AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
18//8/2MIN (0-15), 9/1MIN (0-5-5) TOTAL- 1K-0M-5S	1	8.66 X 16.00	= 138.5600 SQ.MT.	= 138.5600 SQ.MT.
	10	6.00 X 16.00	= 96.0000 SQ.MT.	= 96.0000 SQ.MT.
	11	6.00 X 16.00	= 96.0000 SQ.MT.	= 96.0000 SQ.MT.
	12	6.00 X 16.00	= 96.0000 SQ.MT.	= 96.0000 SQ.MT.
	13	6.00 X 16.00	= 96.0000 SQ.MT.	= 96.0000 SQ.MT.
TOTAL PLOTS =		5		= 522.5600 SQ.MT.

DETAILS OF 10% PLOTS FALLING UNDER MORTGAGE AGAINST EDC:-

KHASRA NO.	PLOT NO.	PLOT SIZE IN METER	AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
15// 22/2MIN (0-19-0), 18// 2/2MIN (0-3-8) TOTAL- 1K-2M-8S	19	6.00 X 16.00	= 96.0000 SQ.MT.	= 96.0000 SQ.MT.
	30	6.00 X 16.00	= 96.0000 SQ.MT.	= 96.0000 SQ.MT.
	31	6.00 X 16.00	= 96.0000 SQ.MT.	= 96.0000 SQ.MT.
	32	6.00 X 16.00	= 96.0000 SQ.MT.	= 96.0000 SQ.MT.
	33	6.00 X 16.00	= 96.0000 SQ.MT.	= 96.0000 SQ.MT.
TOTAL PLOTS =		6		= 576.0000 SQ.MT.

UNITS	Acres	Sqm.		
Total area of the scheme	4.13125	16718.54906		
Area under 100.00 mtr wide green belt	0.3590	1452.7954		
Area under 12.00 mtr wide proposed service road part of 100 mtr wide green belt	0.5853	2368.5848		
Total	0.9443	3821.3802		
Balance Area (A)	3.18696	12897.1689		
10% benefit of 4.00 acres (B)	0.4000	1618.7400		
Net planned area (A+B)	3.58696	14515.9089		
(33K-1M) (4.13125 ACRES)	Permissible		Proposed	
	Area	Percentage	Area	Percentage
	Sqm.	%	Sqm.	%
	Net Planned Area	14515.9089	-	14515.90886
	Area Under Parking	9435.3408	65 (min)	9453.14886
Area Under Commercial plots	5080.5681	35 (max)	5062.7600	34.88
Total saleable area	5080.5681	35.00	5062.7600	34.88

AREA STATEMENT FOR COMMERCIAL PLOTS

S.NO.	PLOT TYPE	SIZE		AREA SQM	NO. OF PLOTS	AREA SQM
		LENGTH	BREADTH			
1	A	6.00	16.00	96.0000	33	3168.0000
2	B	8.66	16.00	138.5600	1	138.5600
3	C	9.00	18.30	164.7000	8	1317.6000
4	D	6.45	17.00	109.6500	4	438.6000
				TOTAL	46	5062.7600
				PERCENTAGE =		34.88%