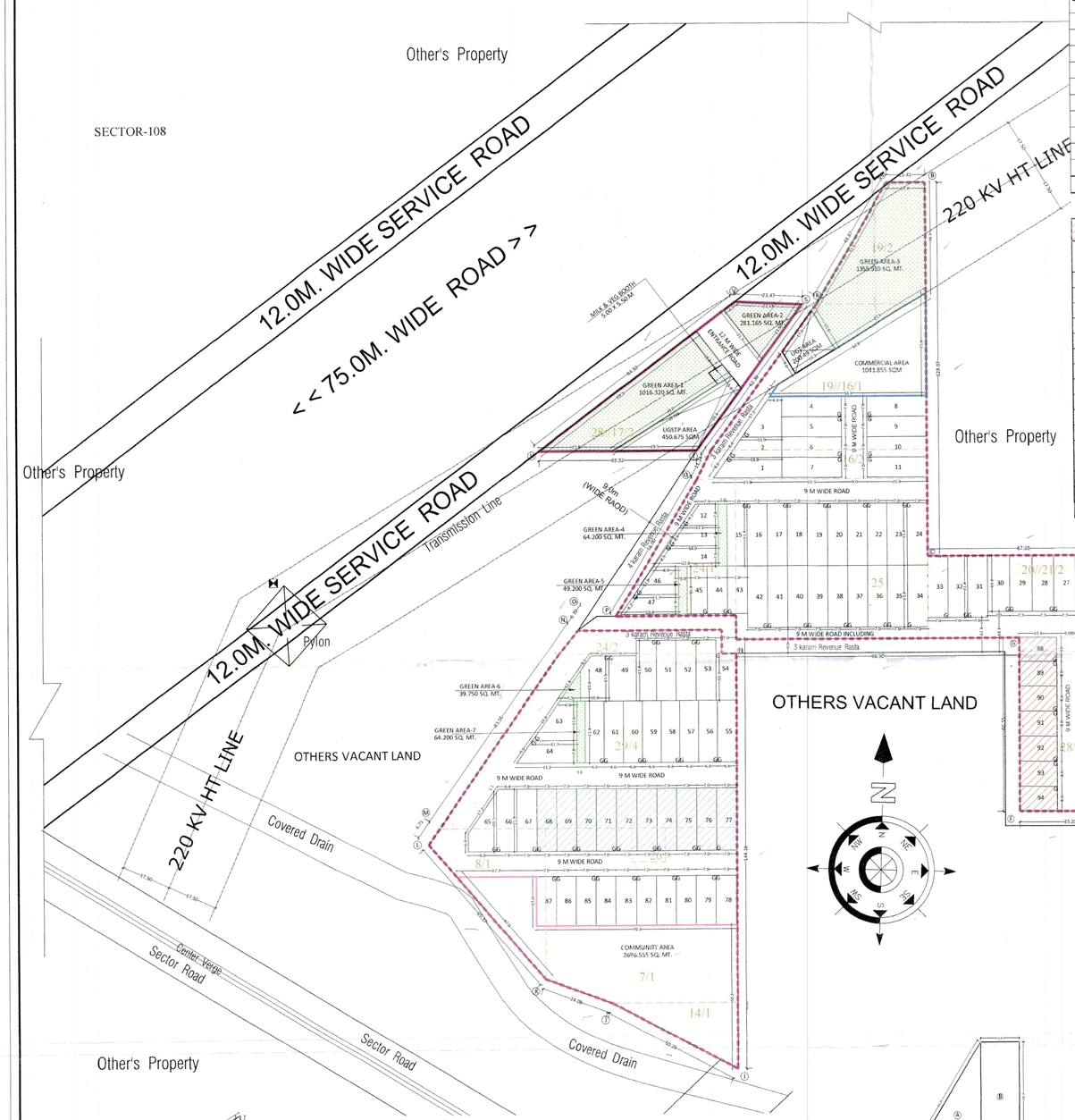
MORTGAGE DETAILS :-



MORTGAGE THE 10% SALABLE AREA AGAINST THE BG IN COMPLIANCE OF EDC

S.NO	PLOT NO	SHAPE	PLOT DIMENSIONS L	PLOT DIMENSIONS D	PLOT AREA	NO OF PLOTS	TOTAL PLOT AREA IN SQM
1	68	REC	7	21.4	149.8	1	149.8
2	69	REC	7	21.4	149.8	1	149.8
3	70	REC	7	21.4	149.8	1	149.8
4	71	REC	7	21.4	149.8	1	149.8
5	72	REC	7	21.4	149.8	1	149.8
6	73	REC	7	21.4	149.8	1	149.8
7	74	REC	7	21.4	149.8	1	149.8
8	75	REC	7	21.4	149.8	1	149.8
9	76	REC	7	21.4	149.8	1	149.8
10	77	REC	7	21.4	149.8	1	149.8
						10	1498
							(0.37 Acre)

MORTGAGE THE 10% SALABLE AREA AGAINST THE IDW

S.NO	PLOT NO	SHAPE	PLOT DIMENSIONS IN (M) L	PLOT DIMENSIONS IN (M) D	PLOT AREA	NO OF PLOTS	TOTAL PLOT AREA IN SQM
1	88	REC	8.6	13.1	112.66	1	112.66
2	89	REC	8.6	13.1	112.66	1	112.66
3	90	REC	8.6	13.1	112.66	1	112.66
4	91	REC	8.6	13.1	112.66	1	112.66
5	92	REC	8.6	13.1	112.66	1	112.66
6	93	REC	8.6	13.1	112.66	1	112.66
7	94	REC	8.6	13.1	112.66	1	112.66
8	95	REC	8.6	13.1	112.66	1	112.66
9	96	REC	8.6	13.1	112.66	1	112.66
10	97	REC	8.6	13.1	112.66	1	112.66
11	98	REC	8.6	13.1	112.66	1	112.66
12	99	REC	8.6	13.1	112.66	1	112.66
13	100	REC	8.6	13.1	112.66	1	112.66
14	101	REC	8.6	13.1	112.66	1	112.66
						14	1577.240
							(0.39 Acre)

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	1016.320	0.251
Green-2	281.165	0.069
Green-3	1355.510	0.335
Green-4	64.200	0.016
Green-5	49.200	0.012
Green-6	39.750	0.010
Green-7	64.200	0.016
TOTAL	2870.35	0.709

LEGEND:-
- SITE BOUNDARY FOR COLONY
- COMMUNITY SITE
- COMMERCIAL
- GREEN/PARK AREA
- MORTGAGE THE 10% SALABLE AREA AGAINST THE BG IN COMPLIANCE OF EDC
- MORTGAGE THE 10 % SALABLE AREA AGAINST THE IDW

FOR M/S AGRANTE REALTY & OTHERS

AREA STATEMENT

			ACRE	SQM
1	TOTAL SITE AREA		6.6625	26962.20
2	PERMISSIBLE MAX AREA FOR RESIDENTIAL + COMMERCIAL	65%	4.33	17525.43
3	PERMISSIBLE MAX AREA COMMERCIAL	4%	0.2665	1078.490
4	PERMISSIBLE AREA FOR RESIDENTIAL	61%	4.064	16446.94
5	AREA REQUIRED FOR THE TRANFER OF 10 % AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES	10%	0.67	2696.220
6	REQUIRED AREA UNDER GREEN = 7.5 % OF THE PLOT	7.5%	0.50	2022.165
7	PROPOSED AREA FOR COMMERCIAL	3.90%	0.26	1041.855
8	PROPOSED AREA FOR RESIDENTIAL PLOT	51.18%	3.41	13798.380
9	TOTAL AREA PROPOSED FOR RESIDENTIAL + COMMERCIAL	55.08%	3.67	14840.235
10	ACHIVED DENSITY (PPA)		273	
11	AREA PROPOSED FOR COMMUNITY FACILITIES (10 %)	10.00%	0.67	2696.555
12	AREA PROPOSED UNDER GREEN	10.65%	0.71	2870.350
13	PROPOSED NUMBER OF RESIDENTIAL PLOT		101	NOS

PPA CALCULATION

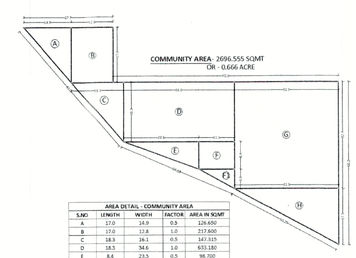
A	TOTAL NO OF PLOTS		101	NOS
B	NO OF UNITS PER PLOT		4	NOS
C	POPULATION ALLOWED PER UNIT		4.5	PERSONS
D	TOTAL POPULATION		1818	PERSONS
E	PERCENTAGE PER ACRE (PPA)=1818/6.6625		273	PERSONS

PROPOSED MORTGAGE AREA

A	MORTGAGE THE 10 % SALABLE AREA AGAINST THE BG IN COMPLIANCE OF EDC	PLOT NO .68 TO 77
B	MORTGAGE THE 10 % SALABLE AREA AGAINST THE IDW	PLOT NO .88 TO 101

PLOT AREA DETAIL

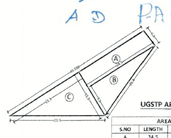
S.NO	PLOT NO	SHAPE	PLOT DIMENSIONS IN (M) L	PLOT DIMENSIONS IN (M) D	PLOT AREA	NO OF PLOTS	TOTAL PLOT AREA
1	1	POLYGON	AS/DETAIL		149.100	1	149.100
2	2	POLYGON	AS/DETAIL		114.450	1	114.450
3	3	POLYGON	AS/DETAIL		126.000	1	126.000
4	4 TO 11	REC	7.0	20.9	146.300	8	1170.400
5	12	POLYGON	AS/DETAIL		77.700	1	77.700
6	13	POLYGON	AS/DETAIL		108.850	1	108.850
7	14	POLYGON	AS/DETAIL		143.150	1	143.150
8	15TO 24	REC	7.0	21.4	149.800	10	1498.000
9	25 TO 30	REC	7.7	19.4	149.380	6	896.280
10	31 TO 42	REC	7.0	21.4	149.800	12	1797.600
12	43 TO 45	REC	7.0	16.4	114.800	3	344.400
13	46	POLYGON	AS/DETAIL		119.310	1	119.310
14	47	POLYGON	AS/DETAIL		120.935	1	120.935
15	48	POLYGON	AS/DETAIL		148.930	1	148.930
16	49	REC	9.4	15.9	149.460	1	149.460
17	50 TO 53	REC	7.0	21.4	149.800	4	599.200
18	54	REC	7.0	16.5	115.500	1	115.500
19	55 TO 62	REC	6.6	21.4	141.240	8	1129.920
20	63	POLYGON	AS/DETAIL		147.560	1	147.560
21	64	POLYGON	AS/DETAIL		143.910	1	143.910
22	65	POLYGON	AS/DETAIL		133.155	1	133.155
23	66	POLYGON	AS/DETAIL		149.530	1	149.530
24	67 TO 77	REC	7.0	21.4	149.800	11	1647.800
25	78TO 87	REC	7.0	17.0	119.000	10	1190.000
26	88 TO 101	REC	8.6	13.1	112.660	14	1577.240
						101	13798.380



COMMUNITY AREA- 2696.555 SQMT
OR - 0.666 ACRE

AREA DETAIL - COMMUNITY AREA

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	17.0	14.9	0.3	126.450
B	17.0	12.8	1.0	217.600
C	18.3	16.1	0.5	147.315
D	18.3	34.6	1.0	633.180
E	8.4	23.5	0.5	98.700
F	8.4	11.1	1.0	93.240
F1	5.9	11.1	0.5	32.745
G	32.7	32.5	1.0	1062.750
H	17.5	32.5	0.5	284.375
TOTAL				2696.555
IN ACRE				0.666



UGSTP AREA - 450.675 SQMT
OR - 0.111 ACRE

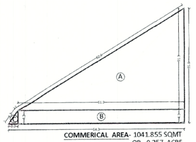
AREA DETAIL - UGSTP AREA

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	24.5	5.6	1.0	137.200
B	24.5	9.9	0.5	121.275
C	24.8	15.5	0.5	192.200
TOTAL				450.675
IN ACRE				0.111

AREA DETAIL-UGT AREA

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	6.6	16.3	0.5	53.79
B	9.0	16.8	1.0	146.70
TOTAL				200.49
IN ACRE				0.050

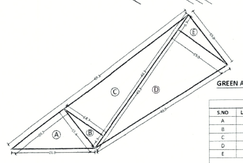
UGT AREA - 200.49 SQMT
OR - 0.049 ACRE



COMMERICAL AREA- 1041.855 SQMT
OR - 0.257 ACRE

AREA DETAIL -COMMERICAL AREA

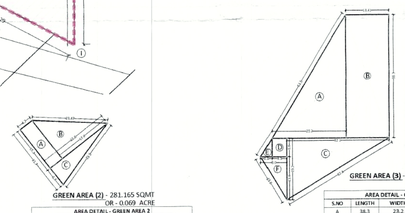
S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	31.3	51.9	0.5	812.235
B	4.3	51.9	1.0	223.170
C	4.3	3.0	0.5	6.450
TOTAL				1041.855
IN ACRE				0.257



GREEN AREA (1) - 1016.320 SQMT
OR - 0.251 ACRE

AREA DETAIL - GREEN AREA -1

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	20.7	15.4	0.5	159.390
B	4.7	14.7	0.5	34.545
C	46.5	14.7	0.5	338.925
D	19.0	45.2	0.5	429.400
E	19.0	5.7	0.5	54.150
TOTAL				1016.320
IN ACRE				0.251



GREEN AREA (2) - 281.165 SQMT
OR - 0.069 ACRE

AREA DETAIL - GREEN AREA 2

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	15.3	8.7	1.0	75.920
B	15.3	17.9	0.5	136.935
C	6.4	22.6	0.5	72.320
TOTAL				281.165
IN ACRE				0.069

GREEN AREA (3) - 1355.510 SQMT
OR - 0.335 ACRE

AREA DETAIL - GREEN AREA -3

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	16.1	23.2	0.5	464.280
B	16.1	13.4	1.0	913.220
C	19.2	32.1	0.5	308.160
D	3.8	4.3	1.0	26.100
E	5.8	3.5	0.5	10.150
F	13.4	8.0	0.5	53.600
TOTAL				1355.510
IN ACRE				0.335

GREEN AREA (4) - 64.20 SQMT
OR - 0.016 ACRE

AREA DETAIL - GREEN AREA 4

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	21.4	3.0	1.0	64.200
TOTAL				64.20
IN ACRE				0.016

GREEN AREA (5) - 49.200 SQMT
OR - 0.012 ACRE

AREA DETAIL - GREEN AREA 5

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	16.4	3.0	1.0	49.200
TOTAL				49.200
IN ACRE				0.012

GREEN AREA 6- 39.750 SQMT
OR - 0.010 ACRE

AREA DETAIL – Green Area 6

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	10.6	7.5	0.5	39.750
TOTAL				39.750
IN ACRE				0.010

GREEN AREA (7) - 64.200 SQMT
OR - 0.016 ACRE

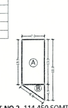
AREA DETAIL - GREEN AREA 7

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	21.4	3.0	1.0	64.200
TOTAL				64.200
IN ACRE				0.016

PLOT.NO.1 149.100 SQMT
OR - 0.037 ACRE

AREA DETAIL- PLOT NO.1

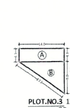
S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	14.4	7.0	0.5	50.400
B	5.0	7.0	0.5	17.500
TOTAL				67.900
IN ACRE				0.017



PLOT.NO.2 114.450 SQMT
OR - 0.028 ACRE

AREA DETAIL- PLOT NO.2

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	14.4	7.0	1.0	100.800
B	4.9	7.0	0.5	17.150
TOTAL				117.950
IN ACRE				0.029



PLOT.NO.3 126.000 SQMT
OR - 0.031 ACRE

AREA DETAIL- PLOT NO.3

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	9.1	14.1	1.0	128.310
B	14.1	14.1	0.5	99.300
TOTAL				227.610
IN ACRE				0.056

PLOT.NO.12 77.700 SQMT
OR - 0.019 ACRE

AREA DETAIL- PLOT NO.12

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	7.7	7.4	1.0	56.980
B	7.7	2.7	0.5	10.395
TOTAL				67.375
IN ACRE				0.016

PLOT.NO. 13 108.850 SQMT
OR - 0.027 ACRE

AREA DETAIL- PLOT NO. 13

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	15.1	7.0	1.0	105.700
B	4.9	7.0	0.5	17.150
TOTAL				122.850
IN ACRE				0.030

PLOT.NO. 14 143.150 SQMT
OR - 0.035 ACRE

AREA DETAIL- PLOT NO. 14

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	20.5	7.0	1.0	143.500
B	4.9	7.0	0.5	17.150
TOTAL				160.650
IN ACRE				0.040

PLOT.NO. 46 119.310 SQMT
OR - 0.029 ACRE

AREA DETAIL- PLOT NO. 46

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	16.5	6.7	1.0	110.550
B	4.9	6.7	0.5	16.380
TOTAL				126.930
IN ACRE				0.029

PLOT.NO. 47 120.935 SQMT
OR - 0.030 ACRE

AREA DETAIL- PLOT NO. 47

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	16.5	6.7	1.0	110.550
B	4.7	6.7	0.5	15.785
TOTAL				126.335
IN ACRE				0.030

PLOT.NO. 48 148.930 SQMT
OR - 0.037 ACRE

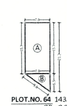
AREA DETAIL- PLOT NO. 48

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	20.5	7.0	1.0	143.500
B	5.1	5.0	0.5	12.875
TOTAL				156.375
IN ACRE				0.037

PLOT.NO. 63 147.560 SQMT
OR - 0.036 ACRE

AREA DETAIL- PLOT NO. 63

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	20.5	7.0	1.0	143.500
B	5.1	1.0	0.5	2.550
TOTAL				146.050
IN ACRE				0.036



PLOT.NO.64 143.910 SQMT
OR - 0.036 ACRE

AREA DETAIL- PLOT NO. 64

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	15.7	7.4	1.0	116.180
B	5.3	7.4	0.5	19.760
TOTAL				135.940
IN ACRE				0.036

PLOT.NO.65 133.155 SQMT
OR - 0.033 ACRE

AREA DETAIL- PLOT NO. 65

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	2.4	5.9	1.0	13.860
B	14.1	8.4	0.5	59.745
TOTAL				133.155
IN ACRE				0.033

PLOT.NO.66 149.530 SQMT
OR - 0.037 ACRE

AREA DETAIL- PLOT NO. 66

S.NO	LENGTH	WIDTH	FACTOR	AREA IN SQMT
A	15.5	7.0	1.0	108.500
B	5.9	4.5	1.0	26.550
C	5.9	3.6	0.5	10.620
TOTAL				145.670
IN ACRE				0.037

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PROJECT

DEMARCATION LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA -2016 OVER AN AREA MEASURING 6.6625 ACRES FALLING UNDER LICENSE NO 106 OF 2023 AT SECTOR -106, GURUGRAM BEING DEVELOPED SH. ARVINDER S/O SH. RAGHUBEER SINGH & OTHERS IN COLLABORATION WITH AGRANTE REALTY LTD.

OWNER

AGRANTE REALTY LTD.
For Agrante Realty Ltd.
Authorised Signatory
(AUTH. SIGN.)

ARCHITECT :-

WHITE STUDIO ARCHITECTS
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