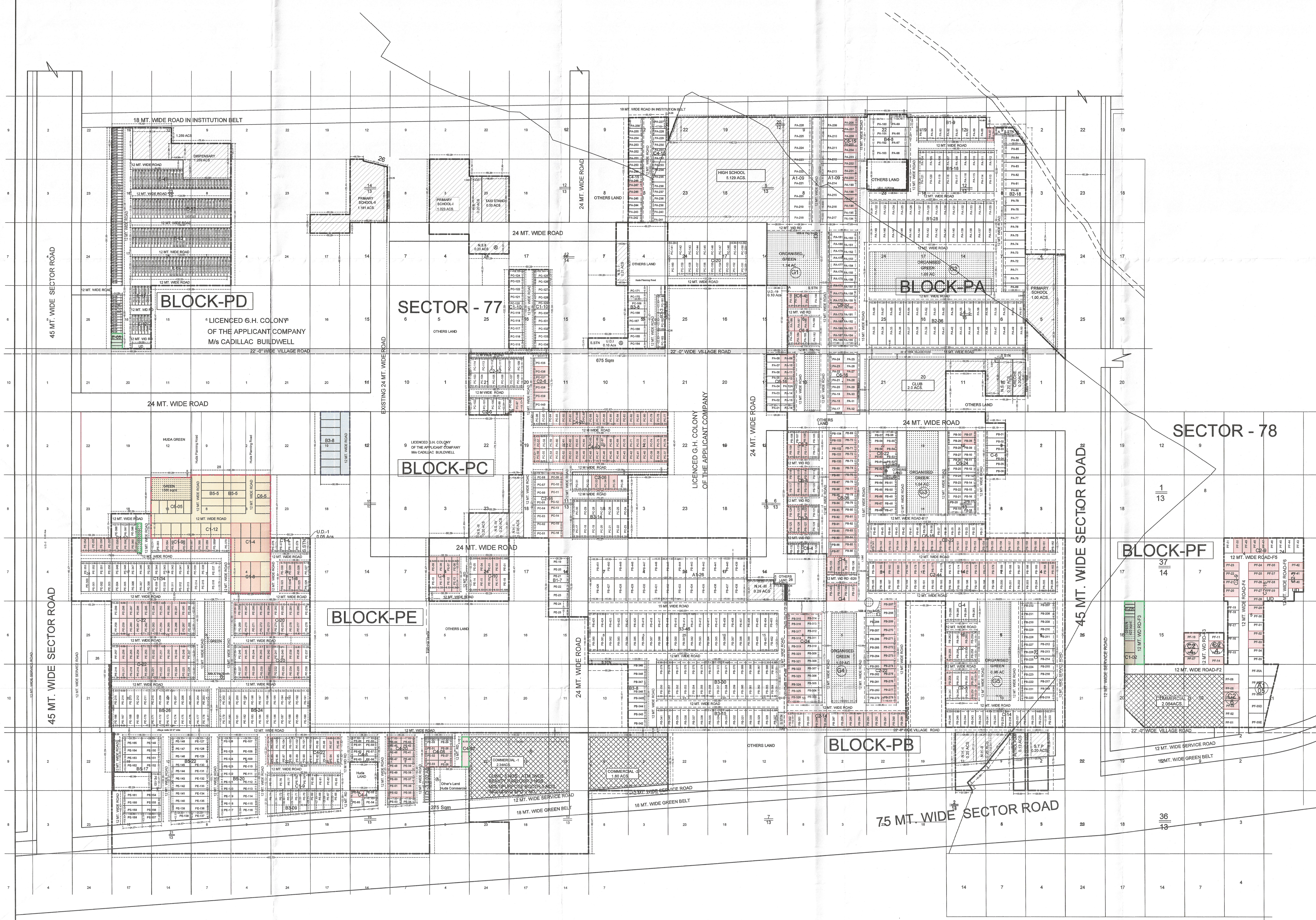

- Additional Applied Land 3.8375 Acres.
- Planning Change 0.75 Acre
- UD Converted into Planning 0.62 Acre
- NPNL Plots

AREA STATEMENT

AS PER APPROVED DEMARCATION

AREA ALREADY LICENSED		102.886	ACRES
AREA APPLIED FOR LICENCE	A	22.918	ACRES
AREA APPLIED FOR LICENCE	B	27.169	ACRES
NET SCHEME AREA		152.973	ACRES

DESCRIPTION	Area in Acres	Percentage	
Total area of the scheme :	152.973		
Area under sector road	10.165		
Balance Scheme Area (A)	142.808		
50% of the area falling under sector roads (B)	5.083		
Total (A+B)	147.891		
Area under undetermined use	0.94		
Net Planned Area	146.95	Sector-77 = 139.21 Acs. Sector-78 = 7.74 Acs.	
Area under plots	74.10	50.43	%
Area under commercial	5.86	3.99	%
TOTAL SALEABLE AREA	79.96	54.42	%

AS PER REVISED LAYOUT PLAN

ALREADY LICENSED		152.973	ACRES
AREA APPLIED FOR LICENCE	A	3.8375	ACRES
NET SCHEME AREA		156.8105	ACRES

DESCRIPTION	Area in Acres	Percentage	
Total area of the scheme :	156.8105		
Area under sector road	10.165		
Balance Scheme Area (A)	146.6455		
50% of the area falling under sector roads (B)	5.083		
Total (A+B)	151.7285		
Area under undetermined use	0.32		
Net Planned Area	151.4085	Sector-77 = 143.6685 Acs. Sector-78 = 7.74 Acs.	
Area under plots	77.00	50.85	%
Area under commercial	5.86	3.87	%
TOTAL SALEABLE AREA	82.86	54.72	%

DETAIL OF PLOTS (AS PER APPROVED DEMARCATION)

TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.) W	D	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
A1	506.63	15.00	28.24	423.60	49.00	49.00	20756.40
B1	343.98	10.94	26.29	287.61	62.00		17831.98
B2	368.37	11.00	28.00	308.00	54.00		16632.00
B3	301.81	10.30	24.50	252.35	133.00	366.00	33562.55
B4	362.22	12.10	25.03	302.86	8.00		2422.90
B5	278.37	9.50	24.50	232.75	109.00		25369.75
C	249.96	9.50	22.00	209.00	204.00		42636.00
C1	229.03	10.00	19.15	191.50	94.00	513.00	18001.00
C2	249.88	10.91	19.15	208.93	215.00		44919.20
C4	180.18	8.55	17.62	150.65	152.00		22898.95
C6	189.89	8.870	17.90	158.773	217.00	369.00	34453.74
E(EWS)	59.80	4.00	12.50	50.00	328.00	328.00	16400.00
				Total plots	1625.00		
NURSING HOME				1000.00	4.00		4000.00
							296884.48
TOTAL AREA UNDER PLOTS (ACS.)							74.10

DETAIL OF PLOTS (AS PER REVISED LAYOUT PLAN)

TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.) W	D	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
A1	506.63	15.00	28.24	423.60	49.00	49.00	20756.40
B1	343.98	10.94	26.29	287.61	62.00		17831.98
B2	368.37	11.00	28.00	308.00	54.00		16632.00
B3	301.81	10.30	24.50	252.35	141.00	384.00	35581.35
B4	362.22	12.10	25.03	302.86	8.00		2422.90
B5	278.37	9.50	24.50	232.75	119.00		27697.25
C	249.96	9.50	22.00	209.00	204.00		42636.00
C1	229.03	10.00	19.15	191.50	120.00	539.00	22980.00
C2	249.88	10.91	19.15	208.93	215.00		44919.20
C4	180.18	8.55	17.62	150.65	154.00		23200.25
C6	189.89	8.870	17.90	158.773	227.00	381.00	36041.47
E(EWS)	59.80	4.00	12.50	50.00	338.00	338.00	16900.00
				Total plots	1691.00		
NURSING HOME				1000.00	4.00		4000.00
							311598.81
TOTAL AREA UNDER PLOTS (ACS.)							77.00

DENSITY CALCULATIONS FOR SECTOR -77 — PERMISSIBLE DENSITY 144 PPA (APPROVED)

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON	
GENERAL PLOTS	1241.00	13.50	16753.50	
EWS	328.00	9.00	2952.00	
TOTAL POPULATION			19705.50	PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		144.00	PPA
DENSITY ACHIEVED			141.55	PPA

DENSITY CALCULATIONS FOR SECTOR -77 — PERMISSIBLE DENSITY 144 PPA (REVISED)

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON	
GENERAL PLOTS	1296.00	13.50	17482.50	
EWS	333.00	9.00	2997.00	
TOTAL POPULATION			20479.50	PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		144.00	PPA
DENSITY ACHIEVED			142.55	PPA

DENSITY CALCULATIONS FOR SECTOR -78 — PERMISSIBLE DENSITY 120 PPA (APPROVED)

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON	
GENERAL PLOTS	56.00	13.50	756.00	
EWS	0.00	0.00	0.00	
TOTAL POPULATION			756.00	PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		120.00	PPA
DENSITY ACHIEVED			97.67	PPA

DENSITY CALCULATIONS FOR SECTOR -78 — PERMISSIBLE DENSITY 120 PPA (REVISED)

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON	
GENERAL PLOTS	58.00	13.50	783.00	
EWS	5.00	9.00	45.00	
TOTAL POPULATION			828.00	PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		120.00	PPA
DENSITY ACHIEVED			106.98	PPA

TOTAL POPULATION ACHIEVED (SECTOR 77 AND 78) — TOTAL POPULATION: 20461.50 PERSON (approved); 21307.50 PERSON (revised)

DETAIL OF NPNL PLOTS AND EWS PLOTS (APPROVED)

CATEGORY	REQUIRED No. of plots	%	PROVIDED No. of plots	%
NPNL	406.25	25.00	407.00	25.05
EWS	325.00	20.00	328.00	20.18

DETAIL OF NPNL PLOTS AND EWS PLOTS (REVISED)

CATEGORY	REQUIRED No. of plots	%	PROVIDED No. of plots	%
NPNL	422.75	25.00	423.00	25.01
EWS	338.20	20.00	338.00	19.99

Green (APPROVED)

Sr. No.	Type	NO.	UNIT AREA	TOTAL IN ACS	%
1	Organised green				
A	Area under cluster green			6.15	4.19
2	Incidental green				
A	Incidental			1.57	1.07
	TOTAL AREA IN Acs.			7.72	5.25

Green (REVISED)

Sr. No.	Type	NO.	UNIT AREA	TOTAL IN ACS	%
1	Organised green				
A	Area under cluster green			6.15	4.06
2	Incidental green				
A	Incidental			1.57	1.04
	TOTAL AREA IN Acs.			7.72	5.10

DETAILS OF COMMUNITY SITES (APPROVED)

Sr. No.	Community Sites	Unit area (In Acs.)	Required	Provided
1	Nursery School	0.20	4.00	5.00
2	Primary School	1.00	3.00	3.00
3	High School	5.129	1.00	1.00
4	Creche	0.20	1.00	1.00
5	Religious Building	0.20	1.00	1.00
6	Dispensary	1.259	1.00	1.00
7	Club	2.00	1.00	1.00
8	Sub Post Office 40 Sqm.	-	1.00	1.00
9	Electric Sub Station	0.75	-	1.00
10	Nursing Home	0.25	3.00	4.00
11	Clinic 250 sqm each	0.06	3.00	3.00
12	ATM of 12 sqm.	-	3.00	3.00
13	Beauty Parlour of 12 sqm.	-	3.00	3.00
14	Multipurpose Booth 5 X 5.5 sqm.	-	3.00	3.00
15	Milk & Vegetable Booth	-	3.00	3.00
16	Taxi Stand	0.50	1.00	1.00

DETAILS OF COMMUNITY SITES (REVISED)

Sr. No.	Community Sites	Unit area (In Acs.)	Required	Provided
1	Nursery School	0.20	4.00	5.00
2	Primary School	1.00	3.00	3.00
3	High School	5.129	1.00	1.00
4	Creche	0.20	1.00	1.00
5	Religious Building	0.20	1.00	1.00
6	Dispensary	1.259	1.00	1.00
7	Club	2.00	1.00	1.00
8	Sub Post Office 40 Sqm.	-	1.00	1.00
9	Electric Sub Station	-	-	-
10	Nursing Home	0.25	3.00	4.00
11	Clinic 250 sqm each	0.06	3.00	3.00
12	ATM of 12 sqm.	-	3.00	3.00
13	Beauty Parlour of 12 sqm.	-	3.00	3.00
14	Multipurpose Booth 5 X 5.5 sqm.	-	3.00	3.00
15	Milk & Vegetable Booth	-	3.00	3.00
16	Taxi Stand	0.50	1.00	1.00

Detail of Additional Plots	No of plot	Population / Plot	Total Population
GENERAL PLOTS	55.00	13.50	742.50
EWS	11.00	9.00	99.00
Total Additional Population			841.50

Additional Green Required @ 2.50 Sqmt Per Person	2103.75	Sqmt
Proposed Additional Green	2125.00	Sqmt

This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of inviting Objection from the general public

DRG. No.:- DTCP 10133 DATED:- 14-03-24

(GURPREET KHEPAR) AD (HQ) | (RAJAT CHAUHAN) ATP (HQ) | (SAVITA JINDAL) DTP (HQ) | (SUNITA SETHI) STP (HQ) | (P. P. SINGH) CTP (HR.) | (AMIT KHATRI, IAS) DTCP (HR.)

CLIENT :
BPTP PARKLAND PRIDE LIMITED
M-11, MIDDLE CIRCLE,CONNAUGHT CIRCUS
NEW DELHI - 110001

M/s Countrywide Pr... Ltd. Authorized Signatory

Authorized Signatory | Architect / Town Planner

N

REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 156.8105 ACS. AT SECTOR 77 & 78 BEING DEVELOPED BY BPTP PARKLAND PRIDE LTD & OTHERS.