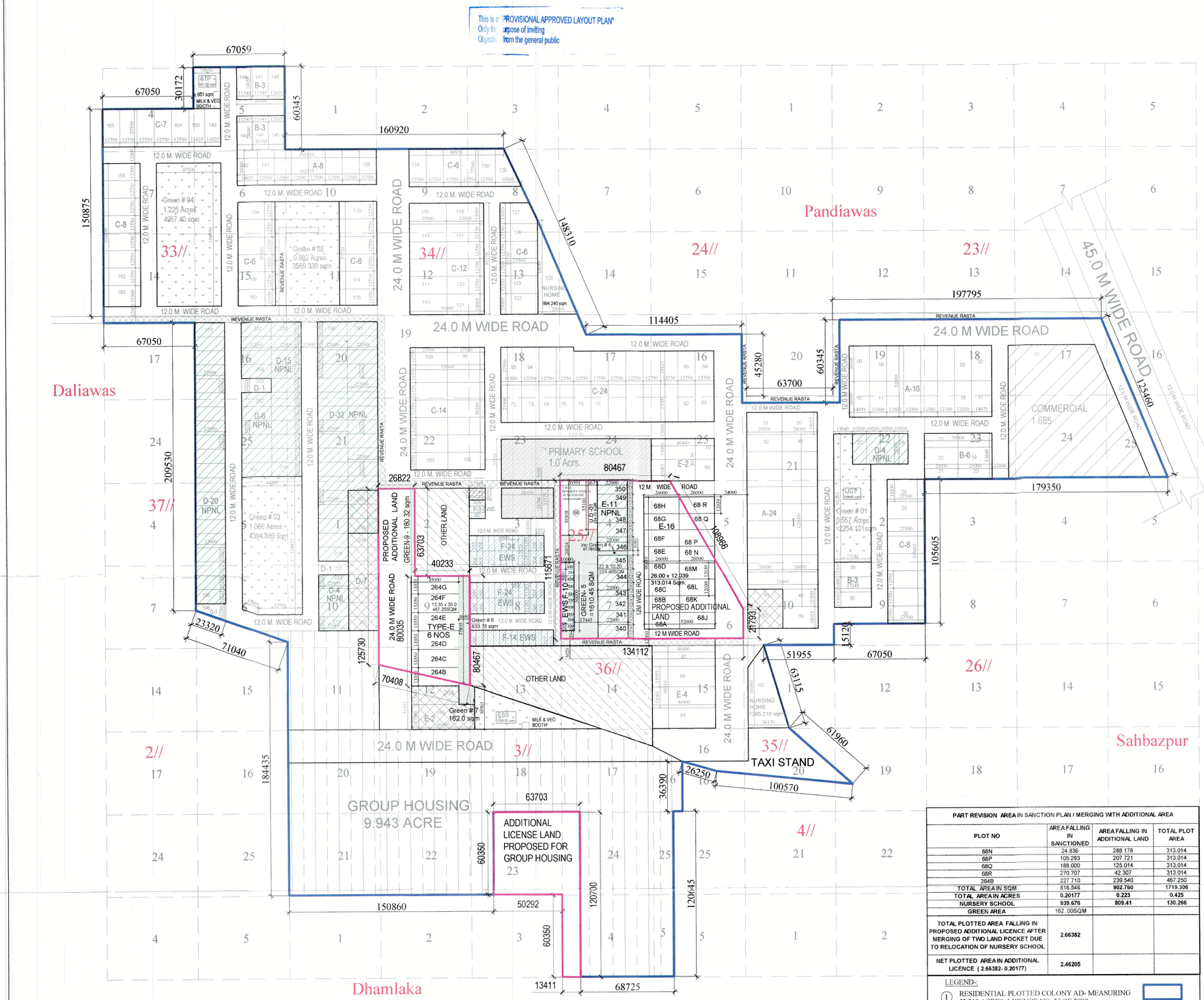

AREA STATEMENT FOR ADDITIONAL LICENCE OF RESIDENTIAL PLOTTED COLONY AT SECTOR 26, VILLAGE DHALIAWAS & DHAMLAKA, TEHSIL & DISTRICT REWARI BEING SET UP BY M/S B. M. GUPTA DEVELOPERS PVT. LTD. (LICENCE NO. 35 OF 2009 DATED 11.07.2009)

S. NO.	PARTICULARS	PERMISSIBLE OR REQUIRED (IN ACRES)	%	ACHIEVED (License No. 35 of 2009) (IN ACRES)	%	PROPOSAL FOR ADDITIONAL LICENSE (IN ACRES)	%	PROPOSAL OR ACHIEVED (IN ACRES)	%
I	LICENCE AREA	MIN 15.0		52.21800		5.96250		58.18050	
II	AREA FALLING UNDER 45.0 MT. SECTOR ROAD ROAD			0.30000		-		0.30000	
III	BALANCE AREA (I-II)			51.91800		5.96250		57.88050	
IV	50% AREA OF 45.0 MT. SECTOR ROAD			0.15000		-		0.15000	
V	GROSS PLANNED AREA			52.06800		5.96250		58.03050	
VI	AREA UNDER GROUP HOUSING			9.94300		1.15000		11.09300	
VII	AREA UNDER UD -01					0.05800		0.05800	
VIII	NET PLANNED AREA			42.12500		4.75450		46.87950	
IX	AREA UNDER PLOTS	21.48375	51.00%	20.87849	49.56%	2.66382		23.54231	50.22%
X	MAX. AREA UNDER COMMERCIAL	2.08272	4.00%	1.68500	4.00%	-	-	1.68500	3.59%
XI	AREA UNDER NURSING HOME	1000 SQM each	2 nos.	0.55832	1.33%	-	-	0.55832	1.19%
XII	TOTAL SALEABLE AREA	23.56647	55.00%	23.12181	54.89%	2.66382		25.78563	55.00%
XIII	OPEN SPACE & PARKS	2.52140	2.5 SQM/ Person	3.75000	7.18%	0.65571	11.00%	4.40571	7.57%

DETAILS OF PLOTS ALREADY SANCTIONED VIDE DRG. NO. DGTCP -2615 DATED 15-07-2011

TYPE	PLOT NO.	PLOT SIZE WIDTH (METERS)	PLOT SIZE LENGTH (METERS)	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	92	14.975	26.000	389.350	1	389.350
	03-08	12.500	26.000	325.000	6	1950.000
	09-10	14.975	26.000	389.350	2	778.700
	11-16	12.500	26.000	325.000	6	1950.000
	17	14.975	26.000	389.350	1	389.350
	39	16.015	26.000	416.390	1	416.390
	40-49	12.500	26.000	325.000	10	3250.000
	50-51	16.015	26.000	416.390	2	832.780
	52-61	12.500	26.000	325.000	10	3250.000
	62	16.015	26.000	416.390	1	416.390
	135-141	12.500	26.000	325.000	7	2275.000
	142	14.655	26.000	381.030	1	381.030
B	18	10.345	25.000	258.625	1	258.625
	19	12.000	25.000	300.000	1	300.000
	20-21	10.345	25.000	258.625	2	517.250
	22	12.000	25.000	300.000	1	300.000
	23	10.345	25.000	258.625	1	258.625
	36-38	11.000	27.345	299.695	3	899.085
	143-144	11.545	24.690	285.048	2	570.092
	145	12.015	24.690	296.650	1	296.650
	146	12.015	23.655	284.215	1	284.215
	147-148	11.545	23.655	273.097	2	546.194
C	28	16.330	27.500	449.075	1	449.075
	29-35	12.750	27.500	350.625	7	2454.375
	72	15.300	27.500	420.750	1	420.750
	73-82	12.750	27.500	350.625	10	3506.250
	83	13.750	27.500	378.125	1	378.125
	84	13.750	24.325	334.469	1	334.469
	85-91	12.750	24.325	310.144	7	2171.006
	92-94	12.750	27.500	350.625	3	1051.875
	95	15.300	27.500	420.750	1	420.750
	96-109	12.750	27.500	350.625	14	4908.750
	110	15.095	27.500	415.113	1	415.113
	111-114	12.750	27.500	350.625	4	1402.500
	115-116	15.095	27.500	415.113	2	830.225
	117-120	12.750	27.500	350.625	4	1402.500
	121-122	15.095	27.500	415.113	2	830.225
	123-126	12.750	27.500	350.625	4	1402.500
	127	ODD SIZE		377.283	1	377.283
	129	ODD SIZE		346.828	1	346.828
	130-134	12.750	27.495	350.561	5	1752.806
	149-150	11.625	27.500	319.688	2	639.375
	151-162	12.750	27.500	350.625	12	4207.500
	163	15.390	27.500	423.225	1	423.225
	164-168	12.750	27.500	350.625	5	1753.125
	169	11.970	27.500	329.175	1	329.175
	170-174	12.750	27.500	350.625	5	1753.125
	175	11.970	27.500	329.175	1	329.175
D	196	ODD SIZE		195.387	1	195.387
	203	10.225	22.000	224.950	1	224.950
	223	10.225	22.000	224.950	1	224.950
	256-262	10.225	22.000	224.950	7	1574.650
D (NPNL)	24-27	10.200	22.000	224.400	4	897.600
	176-195	10.225	22.000	224.950	20	4499.000
	197-202	10.225	22.000	224.950	6	1349.700
	204-222	10.225	22.000	224.950	19	4274.050
	224-255	10.225	22.000	224.950	32	7198.400
E	64-66	15.085	46.400	699.944	3	2099.832
	67	15.055	46.400	698.552	1	698.552
	69-70	15.085	46.400	699.944	2	1399.888
	263	17.990	46.400	834.736	1	834.736
	264	ODD SIZE		849.974	1	849.974
F (EWS)	265-277	4.400	11.385	50.094	13	651.222
	278	4.820	11.385	54.876	1	54.876
	279	5.525	11.385	62.902	1	62.902
	280-289	4.400	11.385	50.094	10	500.940
	290-291	5.525	11.385	62.902	2	125.804
	292-301	4.400	11.385	50.094	10	500.940
	302-303	5.525	11.385	62.902	2	125.804
	304-313	4.400	11.385	50.094	10	500.940
	314-315	5.525	11.385	62.902	2	125.804
	316-325	4.400	11.385	50.094	10	500.940
	326	5.525	11.385	62.902	1	62.902
	327-329	4.400	11.950	52.580	3	157.740
TOTAL (AREA UNDER PLOTS)					324 ACRES	84492.315 20.87849
	63	NURSING HOME	1265.210		1	1265.210
	128	NURSING HOME	994.240		1	994.240
GRAND TOTAL						86751.765

DETAILS OF PLOTS FOR PROPOSED ADDITIONAL LICENCE

PLOT NO.	PLOT SIZE WIDTH (METERS)	PLOT SIZE LENGTH (METERS)	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
264A-264G	13.350	35.000	467.250	6	2803.500
68A - 68R	12.039	26.000	313.014	16	5008.224
340-350	10.200	22.000	224.400	11	2468.400
TOTAL (AREA UNDER PLOTS)				43 ACRES	10780.124 2.66382

COMMUNITY SITES

3	71	PRIMARY SCHOOL	1	4139.047	68	NURSARY SCHOOL (REVISED LOCATION)	1	809.410
		C	1					
		TOTAL	2	4139.047		TOTAL	1	809.410

DENSITY CALCULATION

1	TOTAL NO. OF PLOTS	324	Plots	TOTAL NO. OF PLOTS	43	Plots
2	TOTAL NO. OF REGULAR (178 NOS) & NPNL PLOTS(81 NOS)	259	Plots	TOTAL NO. OF REGULAR (22 NOS) & NPNL PLOTS(11 NOS)	33	Plots
3	POPULATION PER PLOT	13.5	Persons	POPULATION PER PLOT @13.5	13.5	Persons
4	POPULATION OF REGULAR & NPNL PLOTS	3496.5	Nos.	POPULATION OF REGULAR & NPNL PLOTS	445.5	Nos.
5	TOTAL NO. OF EWS PLOTS	65	Plots	TOTAL NO. OF EWS PLOTS	10	Plots
6	POPULATION PER PLOT	9	Persons	POPULATION PER PLOT	9	Persons
7	POPULATION OF EWS PLOTS	585	Nos.	POPULATION OF EWS PLOTS	90	Nos.
8	TOTAL POPULATION (4+7)	4081.5	Nos.	TOTAL POPULATION (4+7)	535.5	Nos.
9	NET PLANNED AREA	42.12500	Acres	NET PLANNED AREA	4.75450	Acres

DENSITY ACHIVED	TOTAL POPULATION (4081.5+ 536)	4617.0	98.487	%

GREEN AREA

S. NO.	DESCRIPTION	AREA (ACR)	AREA	UNITS
1	GREEN # 1	0.557	2254.10	SQ. MT.
2	GREEN # 2	0.882	3569.33	SQ. MT.
3	GREEN # 3	1.086	4394.89	SQ. MT.
4	GREEN # 4	1.225	4957.40	SQ. MT.
TOTAL		3.75 Acres	15175.73	SQ. MT.

S. NO.	DESCRIPTION	AREA	UNITS
1	GREEN # 5	1610.45	SQ. MT.
2	GREEN # 6	633.78	SQ. MT.
3	GREEN # 7	162.00	SQ. MT.
4	GREEN # 8	67.00	SQ. MT.
5	GREEN # 9	180.32	SQ. MT.
	TOTAL GREEN ACHIVED	2653.55 Acres	SQ. MT. 0.65571
	Required Green @ 2.5/PP	1338.75	

AREA OTHER THAN GREEN FOR SERVICES

S. NO.	DESCRIPTION	AREA	UNITS
1	UNDER GROUND TANK (UGT)	868.00	SQ. MT.
2	SEWAGE TREATMENT PLANT (STP)	601.00	SQ. MT.
	ESS	1359.00	SQ. MT.
3	MILK & VEGETABLE BOOTH (5.00 m x 5.50 m) X 2 NOS	55.00	SQ. MT.
	TOTAL	2683.00	SQ. MT.

PART REVISION AREA IN SANCTION PLAN / MERGING WITH ADDITIONAL AREA

PLOT NO	AREA FALLING IN SANCTIONED	AREA FALLING IN ADDITIONAL LAND	TOTAL PLOT AREA
68N	24.836	288.178	313.014
68P	105.293	207.721	313.014
68Q	188.000	125.014	313.014
68R	270.707	42.307	313.014
264B	227.710	239.540	467.250
TOTAL AREA IN SQM	816.546	902.760	1719.306
TOTAL AREA IN ACRES	0.20177	0.223	0.425
NURSERY SCHOOL	939.676	809.41	130.266
GREEN AREA	162.00SQM		
TOTAL PLOTTED AREA FALLING IN PROPOSED ADDITIONAL LICENCE AFTER MERGING OF TWO LAND POCKET DUE TO RELOCATION OF NURSERY SCHOOL	2.66382		
NET PLOTTED AREA IN ADDITIONAL LICENCE (2.66382- 0.20177)	2.46205		

LEGEND:-

1. RESIDENTIAL PLOTTED COLONY AD- MEASURING 52.218 ACRES, LICENCE NO. 35 OF 2009
2. RESIDENTIAL PLOTTED COLONY AD- MEASURING 5.9625 ACRES, APPLIED FOR ADDITIONAL LICENCE.
3. ZONNING PLAN OF PLOT NOS. 61,62, 253 TO 264 FREEZED TILL THE 24 M. ROAD BECOME FULLY OPRATIONAL (REFER DWG. NO. DGTCP 2614 DATED 15.07.2011) REQUESTED FOR BEING DE-FREEZED
4. NPNL PLOTS
5. E.W.S. PLOTS
6. OTHERS LAND

Deg-No- DGTCP 8627 Dated 27-09-2022.

(RAM AVTAR BASSI) AD (HQ) | (RAKESH BANSAL) ATP (HQ) | (PARVEEN KUMAR) DTP (HQ) | (HITESH SHARMA) STP (HQ) | CTP (HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP (HR)

CLIENT:-
M/S B.M. GUPTA DEVELOPER PVT. LTD.

OWNER SIGN

ARCHITECT SIGN
SANGEETA JAIN
Architect
CA/90/13234

DRAWING TITLE:-
COMBINED LAYOUT PLAN OF ELEGANT CITY FOR PROPOSED ADDITIONAL LICENCE.

PROJECT:-
REVISED LAYOUT OF RESIDENTIAL PLOTTED COLONY MEASURING 52.218 ACRES. (LICENCE NO. 35 OF 2009 DATED 11.07.2009) AND 5 9625 ACRES APPLIED FOR ADDITIONAL LICENCE IN SECTOR - 26, REWARI, HARYANA.

SCALE - 1:1500

DRG. NO. 002

DATE MAY-2022