DEMARCATION CUM LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 195.241 ACRES (LICENSE NO.10 OF 2009 DT. 21.05.2009 & LICENSE NO. 113 OF 2011 DT. 22.12.2011) IN SECTOR-65 & 62 , GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS AND OTHERS IN COLLABORATION WITH EMAAR MGF LAND LTD..

NPNL PLOTS

EWS PLOTS

ALREADY APPROVED DEMARCATION

APPLIED AREA FOR DEMARCATION

DESCRIPTION		Area (in Sqm.)	Area (in Acre)
TOTAL SITE AREA		**790022.727**	**195.240**
RESIDENTIAL PLOTS AREA DETAILS			
	Nos.		
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN BLOCK - I	88	33505.860	8.720
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN BLOCK - II	258	81487.119	20.136
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN BLOCK - III	195	70562.877	17.387
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN BLOCK - A	147	34172.290	8.444
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN BLOCK - C	70	26649.307	6.585
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN SECTOR-62	199	75475.262	19.603
SUB-TOTAL (A)	1060	**3065068.82**	**75.854**
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOT(S)(W) IN BLOCK - EWS I	166	9718.960	2.402
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOT(S)(W) IN BLOCK - EWS2	211	3261.0.960	2.622
TOTAL EWS (B)	377	14326.357	3.560
TOTAL (A+B)	1337	3212294.922	79.394
TOTAL PROPOSED LAND AREA FOR COMMERCIAL PLOT-1, (DEMARCATION APPROVED)	1	59297.567	**3.963**
TOTAL PROPOSED LAND AREA FOR COMMERCIAL PLOT-2	1	5492.766	**1.357**
TOTAL PROPOSED LAND AREA FOR COMMERCIAL PLOT-3	1	6171.825	**1.600**
TOTAL PROPOSED LAND AREA FOR COMMUNITY CENTRE (DEMARCATION APPROVED)	1	8092.320	**2.001**
TOTAL PROPOSED LAND AREA FOR NURSING HOME-1 (DEMARCATION APPROVED)	1	999.560	**0.247**
TOTAL PROPOSED LAND AREA FOR NURSING HOME-3	1	1003.560	**0.248**
TOTAL PROPOSED LAND AREA FOR NURSING HOME-4	1	1077.512	**0.266**
TOTAL PROPOSED LAND AREA FOR NURSING HOME-2 (DEMARCATION APPROVED)	1	999.560	**0.247**
TOTAL PROPOSED LAND AREA FOR NURSERY SCHOOL-1 (DEMARCATION APPROVED)	1	810.580	**0.200**
TOTAL PROPOSED LAND AREA FOR NURSERY SCHOOL-2, (DEMARCATION APPROVED)	1	813.412	**0.201**
TOTAL PROPOSED LAND AREA FOR NURSERY SCHOOL-3	1	1079.019	**0.267**
TOTAL PROPOSED LAND AREA FOR NURSERY SCHOOL-4	1	896.640	**0.222**
TOTAL PROPOSED LAND AREA FOR PRIMARY SCHOOL-1 (DEMARCATION APPROVED)	1	4054.919	**1.002**
TOTAL PROPOSED LAND AREA FOR PRIMARY SCHOOL-2, (DEMARCATION APPROVED)	1	4164.160	**1.029**
TOTAL PROPOSED LAND AREA FOR PRIMARY SCHOOL-3	1	4046.000	**1.000**
TOTAL PROPOSED LAND AREA FOR TAXI STAND-1 (DEMARCATION APPROVED)	1	2096.713	**0.518**
TOTAL PROPOSED LAND AREA FOR TAXI STAND-2, (DEMARCATION APPROVED)	1	2023.413	**0.500**
TOTAL PROPOSED LAND AREA FOR HIGH SCHOOL	1	20249.910	**5.004**
TOTAL PROPOSED LAND AREA FOR CRECHE	1	814.000	**0.201**
TOTAL PROPOSED LAND AREA FOR DISPENSARY	1	5670.584	**1.253**
TOTAL PROPOSED LAND AREA FOR RELIGIOUS BUILDING	1	808.000	**0.200**
TOTAL PROPOSED LAND AREA FOR GROUP HOUSING	1	38675.330	**9.557**
TOTAL LAND UNDER COMMERCIAL, COMMUNITY, NURSING HOME, SCHOOL & TAXI STAND		**126241.938**	**31.195**
TOTAL LAND UNDER ROADS, GREENS & UD		**362485.867**	**89.630**
TOTAL LAND UNDER GREENS		**49068.894**	**12.125**
TOTAL LAND UNDER UD		**43379.457**	**10.719**
TOTAL LAND UNDER ROADS		**270037.516**	**61.785**

S.NO.	DESCRIPTION	AREA (ACRES)	UNIT	%
1	TOTAL AREA OF THE SCHEME	195.240	ACRES	
2	Area under group Housing(A)	9.557	ACRES	
3	AREA UNDER PLOTTED	185.683	ACRES	
4	AREA UNDER UNDETERMINED USE	10.719	ACRES	
5	Net area for Plotted	174.964	ACRES	
6	AREA UNDER PLOTS (B)	79.394	ACRES	45.38%
7	AREA UNDER NURSING HOME(C)	1.008	ACRES	0.58%
8	AREA UNDER COMMERCIAL (D)	6.96	ACRES	4.0%
9	TOTAL SALEABLE AREA (B+C+D)	87.381	ACRES	49.94%

DETAIL OF PLOTS

S.NO.	CATEGORY OF PLOT Type	Plot Range (area in Sq.yrs)	STANDARD SIZE OF PLOT (IN') WIDTH	DEPTH	Standard Plot Area (SQM)	Nos. of Plots	Total Plot Area
1	TYPE A	754-981	19.8	32	633.600	30	19659.89
2	TYPE A1	1096-1128	21	45	945.000	12	11399.23
3	TYPE A2	1191	16.75	55.3	926.275	4	3984.58
4	TYPE A3	1176-1177	18.4	53.5	984.400	2	1967.55
5	TYPE B	336-918	15.24	27.43	418.033	122	51088.26
6	TYPE B1	698	16.55	35.25	583.388	0	0.00
7	TYPE B2	469	14.62	26.82	392.108	0	0.00
8	TYPE C	377-455	12.2	27.43	334.646	116	39219.98
9	TYPE D	262-889	10.69	27.43	293.227	262	76698.45
10	TYPE E	151-259	8.45	14.95	126.328	97	13187.14
11	TYPE E1	224-299	10	20	200.000	96	19287.80
12	TYPE E2	228	10.59	18	190.620	44	8387.28
13	TYPE F	214-340	10.45	21.34	223.003	274	60871.79
14	TYPE G (EWS)	60-141	4.56	11	50.160	277	14536.11
15	TYPE A4	1694	18.4	53.5	1317.000	1	1416.91
	TOTAL NO. OF PLOTS					1337	**3212294.924**
	NET AREA UNDER PLOTS (IN ACRES)						**79.394**

TOTAL POPULATION PPA				
DETAIL OF NPNL & EWS PLOTS				
TYPE	REQUIRED	PROVIDED		
EWS	267	377		
NPNL	356	356		

POPULATION				
NO. OF PLOTS OTHER THAN EWS =	1060	x	10.5	10710
EWS PLOTS =	377	x	5	1885
TOTAL POPULATION				10803
DENSITY	10803 /	174.3638	x	96.937307 PPA

Density for Community facilities			
Total of Plotted & GH	10803	2388.21071	39490.23075
@250 PPA			

COMMUNITY FACILITIES				
	REQUIRED	PROVIDED	Standard Plot Area	TOTAL AREA Provided
NURSERY SCHOOL	4	4	0.2	0.80
PRIMARY SCHOOL	3	3	1	3.00
High School	1	1	5	5.004
Dispensary	1	1	1.25	1.253
Creche	1	1	0.2	0.201
Religious Building	1	1	0.2	0.20
Club Community Centre	1	1	2	2.00
S. Post Office	1	1	0.03	0.03
Nursing Home	4	4	0.247	1.01
Taxi Stand	2	2	0.5	1.02
ATM	Following Facilities shall be provided in Commercial	4	4	
Beauty Parlour		4	4	
Grocery		4	4	
Multi Purpose Booth		4	4	
				14.67

DETAILS OF PARKS		
DESCRIPTION	AREA (Sq.Mt.)	Area (Acres)
Park-1	4275.140	1.058
Park-2	4204.376	1.054
Park-3	4091.32	1.038
Park-4	4282.87	1.009
Park-5	4282.87	1.009
Park-6	3265.075	0.772
Total	30081.462	7.397
Consolidated Park Area of Total Size		4.39%

This is a "PROVISIONAL APPROVED LAYOUT PLAN" only for purpose of inviting objection from the general public

District Town Planner (HQ)
Directorate of Town and Country Planning
Haryana, Chandigarh

DRS. NO:- DTCP 7791 DATED:- 21.06.2021

(RAM AVTAR BASSI) ADI(HQ)

(DIVYA DOGRA) ATP (HQ)

(NARENDER KUMAR) DTP(HQ)

(HITESH SHARMA) STP(M&H)

(JITENDER SINAG) CTP(HR)

(K. MAKARAND PANDURANG, IAS) D.TCP(HR)

Ar. Puneet Sharma
CA/2007/40866

SECTOR - 62

SECTOR - 65

HOSPITAL SITE

GROUP HOUSING SITE
33.931 ACRE
LICENSE NO. 279 OF 2007

GROUP HOUSING
9.557 ACRE

GROUP HOUSING SITE
14.025 ACRE
LICENSE NO. 265 OF 2007

GAS PIPE LINE

HIGH. SCHOOL
4.58 ACRE

DISPENSARY
(1.25 ACRES)

P. Sch-3
1.054 Acre

P. Sch-4
1.029 Acre

P. Sch-5
1.000 Acre

BIG BLD.
0.20 Acre

CRECHE
0.20 Acre

24 M WIDE ROAD

12 MT. SERVICE ROAD

60 M WIDE SECTOR ROAD

OTHER'S LAND

OTHERS LAND