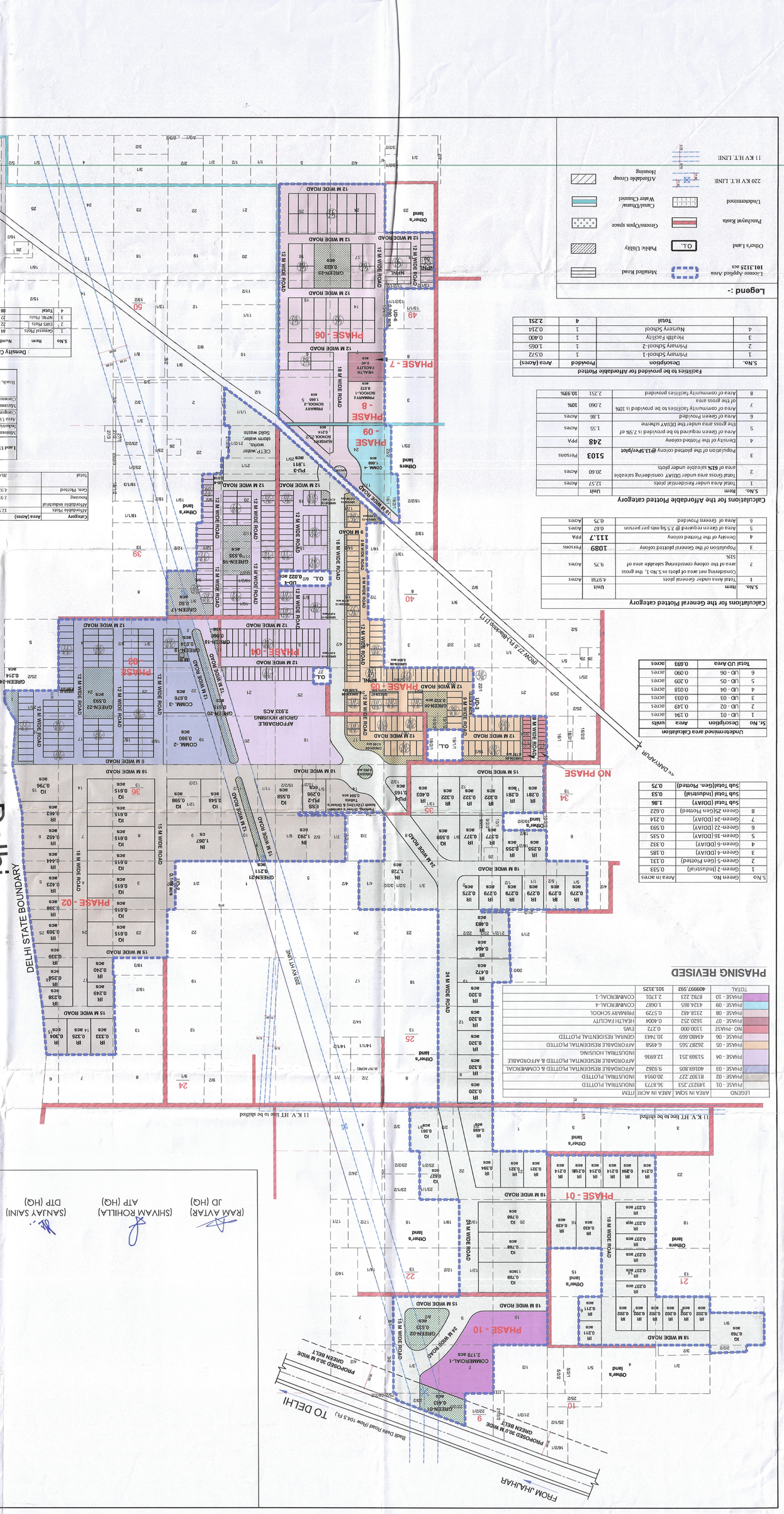

Calculations for the General Plotted Category

S.No.	Item	Unit
1	Total Area Under General plots	4.9738 Acres
2	Considering net area of plots in S.No 1, the gross area of the colony considering saleable area of 51%	9.75 Acres
3	Population of the General plotted colony	1089 Persons
4	Density of the Plotted colony	111.7 PPA
5	Area of Green required @ 2.5 sq mts per person	0.67 Acres
6	Area of Greens Provided	0.75 Acres

Calculations for the Affordable Plotted Category

S.No.	Item	Unit
1	Total Area under Residential plots	12.57 Acres
2	Total Gross area under DDJAY considering saleable area of 61% saleable under plots	20.60 Acres
3	Population of the plotted colony @3.5Per/plot	5103 Persons
4	Density of the Plotted colony	248 PPA
5	Area of Green required to be provided i.7.5% of the gross area under the DDJAY scheme	1.55 Acres
6	Area of Green Provided	1.86 Acres
7	Area of community facilities to be provided is 10% of the gross area	2.060 10%
8	Area of community facilities provided	2.251 10.93%

Facilities to be provided for Affordable Plotted

S.No.	Description	Provided	Area (Acres)
1	Primary School-1	1	0.572
2	Primary School-2	1	1.065
3	Health Facility	1	0.400
4	Nursery School	1	0.214
	Total	4	2.251

Legend :-

License Applied Area 101.3125 acs
Metalled Road
Other's Land
O.L.
Public Utility
Panchayat Kasta
Greens/Open space
Undetermined
Canal/Drain/ Water Channel
220 KV H.T. LINE
Affordable Group Housing
11 KV H.T. LINE

Undetermined area Calculation

Sr. No	Description	Area	units
1	UD - 01	0.194	acres
2	UD - 02	0.149	acres
3	UD - 03	0.033	acres
4	UD - 04	0.018	acres
5	UD - 05	0.209	acres
6	UD - 06	0.090	acres
Total UD Area		0.693	acres

S.No	Green No	Area in acres
1	Green-2 (Industrial)	0.533
2	Green-5 (Gen Plotted)	0.131
3	Green-4 (DDJAY)	0.185
4	Green-6 (DDJAY)	0.332
5	Green-16 (DDJAY)	0.535
6	Green-22 (DDJAY)	0.593
7	Green-24 (DDJAY)	0.214
8	Green 25(Gen Plotted)	0.622
Sub Total (DDJAY)		1.86
Sub Total (Industrial)		0.53
Sub Total(Gen. Plotted)		0.75

PHASING REVISED

LEGEND	AREA IN SQM.	AREA IN ACRE	ITEM
PHASE - 01	14927.253	36.8773	INDUSTRIAL PLOTTED
PHASE - 02	8130.727	20.0914	INDUSTRIAL PLOTTED
PHASE - 03	4016 9.805	9.9262	AFFORDABLE RESIDENTIAL PLOTTED & COMMERCIAL
PHASE - 04	51369.251	12.6936	AFFORDABLE RESIDENTIAL PLOTTED & AFFORDABLE INDUSTRIAL HOUSING
PHASE - 05	25287.565	6.4958	AFFORDABLE RESIDENTIAL PLOTTED
PHASE - 06	43480.669	10.7443	GENERAL RESIDENTIAL PLOTTED
PHASE - 07	1620.252	0.4004	HEALTH FACILITY
PHASE - 08	1318.482	0.5729	PRIMARY SCHOOL
PHASE - 09	4324.865	1.0687	COMMERCIAL-4
PHASE - 10	8782.223	2.1701	COMMERCIAL-1
TOTAL	409997.592	101.3125	

AREA CALCULATION

Sr. No.	Description	Area (Acres)
1	License Applied Area	101.3125
2	Area under MDR 30 meter Green belt	0.700
3	50% height of Area under road widening	0.350
4	Area under Undetermined use	0.693
	Net Planned Area (1-3-4)	100.2695

Detail areas of the various Saleable plots in the Layout

Sr. No.	Landuse	Category	acres	No. of Plots	Area (acres)	%age Saleable Area
					Total Area in each category	
	Net Planned				100.2695	
1	IN		1.728	1	1.728	
			1.293	1	1.293	
			1.067	1	1.067	
			0.249	1	0.249	
			2.364	3	0.788	
			0.288	1	0.288	
			0.541	1	0.541	
			0.559	1	0.559	
			0.627	1	0.627	
			4.305	7	0.615	
			0.598	1	0.598	
			0.548	1	0.548	
			0.541	1	0.541	
			0.796	1	0.796	
			0.211	2	0.422	
			1.422	6	0.237	
			1.717	6	0.202	
			0.438	2	0.219	
			1.284	6	0.214	
			0.642	2	0.321	
			0.394	1	0.394	
			0.652	1	0.652	
			0.498	1	0.498	
			0.464	1	0.464	
			0.422	1	0.422	
			1.600	5	0.320	
			0.498	1	0.498	
			0.483	1	0.483	
			1.395	5	0.279	
			0.510	2	0.255	
			0.275	1	0.275	
			0.754	2	0.377	
			0.510	2	0.255	
			0.462	1	0.462	
			0.403	1	0.403	
			0.240	1	0.240	
			0.333	1	0.333	
			0.325	1	0.325	
			0.304	1	0.304	
			0.258	1	0.258	
			0.309	1	0.309	
			0.239	1	0.239	
			0.398	1	0.398	
			0.423	1	0.423	
			0.444	1	0.444	
			0.462	1	0.462	
			2.013	1	2.013	
			0.980	1	0.980	
			0.576	1	0.576	
			1.068	1	1.068	
			0.036	1	0.036	
			4.760		4.760	
			4.773			
	Landuse	Category	Sq Mts	Number	Area (Acres)	%
2	Commercial	Commercial - 01	2013.00	1	2.013	
		Commercial - 02	980.00	1	0.980	
		Commercial - 03	576.00	1	0.576	
		Commercial - 04	1068.00	1	1.068	
		Driver's canteen booth	36.00	1	0.036	
			4.773			
	Landuse	Category	Acres	Number	Area (Acres)	%
3	Res (Affordable Plotted)	AHP(T-2)	138.38	22	0.923	12.534
		AF(T-2)(1-5)	125.00	138	4.297	
		AG(T-6)(1-10)	105.00	38	1.028	
		AH(T-2)(1-5)	138.00	10	0.921	
		AF(T-2)(1-5)	96.07	9	0.209	
			9.78	237	12.57	
	Landuse	Category	Acres	Number	Area (Acres)	%
4	Res (Affordable Industrial)	AHI1	2.933	1	2.933	2.925
	Landuse	Category	Acres	Number	Area (Acres)	%
5	Res (General Plotted)	G1 (13-28)	400.00	20	2.06	4.960
		G2 (13-25.19)	301.80	22	1.641	
		G3 (13-28)	466.28	2	0.232	
		G4 (7.82x16.66) NPML	130.28	10	0.322	
		G5 (8.2x 16.68) NPML	145.62	12	0.432	
		G6 (5x10) EWS	50.00	22	0.272	
		TOTAL		88	4.958	
		TOTAL		85	35.23	
						60.311

Density Calculations achieved for Plotted colony

S.No	Item	Number	Persons per plot	% of plots	Population	Remarks
1	General Plots	44	13.5	50.0	594	
2	EWS Plots	22	9	25.0	198	20% of total plots
3	NPML Plots	22	13.5	25.0	297	25 % of total plots
4	Total	88			1089	

Calculations for the Affordable Plotted Category

Land Use	Permissible percentages as per approved policy dated 1.10.2015	Proposed percentages in the layout
Minimum area under Industrial Plots	35.00%	13.1
Area Under Residential Category	25.00%	20.42
Maximum area under Commercial	5.00%	4.76
Roads, Open and Greens	35.00%	39.98 39.68%

Density Calculations

Category	Area (Acres)	%
Affordable Plots	12.57	
Affordable industrial Housing	7.933	7.71
Gen. Plotted	4.974	24.79
Total	20.48	100.00

Project:-

Planing Layout Plan for licensed applied area of 101.3125 Acres in revenue estate of village Daryapur Tehsil: Badli, District Jhajjar (Haryana)

ARCHITECT :
Space Designers International
B-Sc&Sc-67, NIDA-20101
Ph 91-9711631277,9,10,20
e-mail : spaceindi@gmail.com

OWNER
MODEL ECONOMIC TOWNSHIP LTD.
3RD FLOOR, TFLII HTCO ROAD, SECTOR 18,
GURGAON, HARYANA, INDIA
PH NO. 0124-4622589

Model Economic Township Limited

ARCHITECT SIGN.
SAHIL SHARMA
(Architect / Town Planner)
COA NO: CA/2012/55168
ATTP Membership No: 2020-128

OWNER SIGN.
For Model Economic Township Ltd.
Authorized Signatory

TITLE:
Layout Plan for 101.3125 acres Industrial township (L.V. 222 of 23 dt 5/1/23)

DRAWING NO.
MET/LI/C/DAR-IP-01

DRWN	GP,LS
CHKD	NLSM
DATE	28-05-2025

SCALE - 1:600

NORTH

Proj. No:- DTP title DATE:- 10.09.2025

AMIT KHATRI,IAS
DTCP(HR.)

(BHUVNESH KUMAR)
CTP (HR.)

(HITESH SHARMA)
STP (HQ)

(SANJAY SAINI)
DTP (HQ)

(SHIVAM ROHILLA)
ATP (HQ)

(RAM AVTAR)
JD (HQ)

This is a "PROVISIONAL APPROVED Planning plan
Only for purpose of inviting
objections from the general public