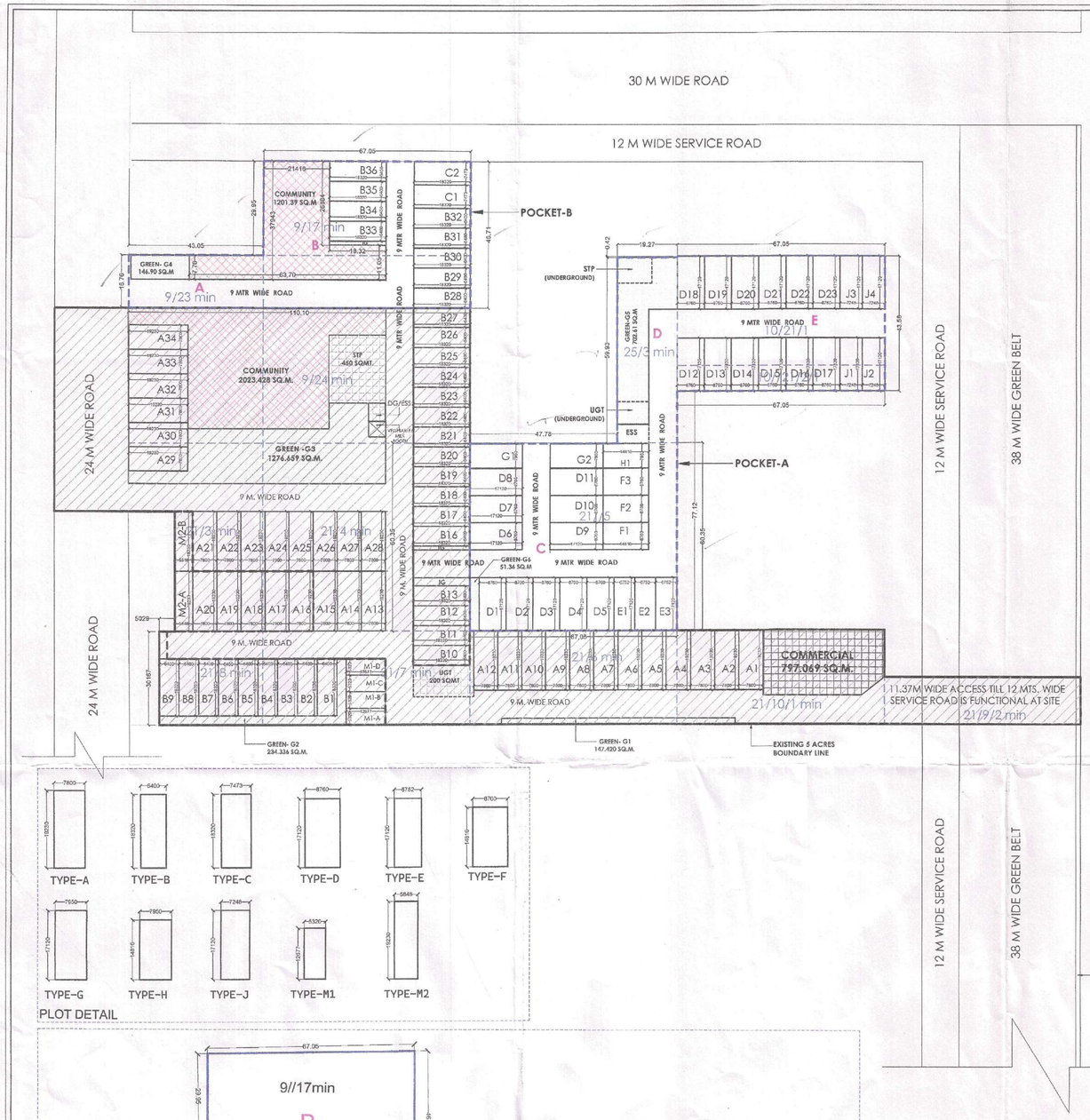
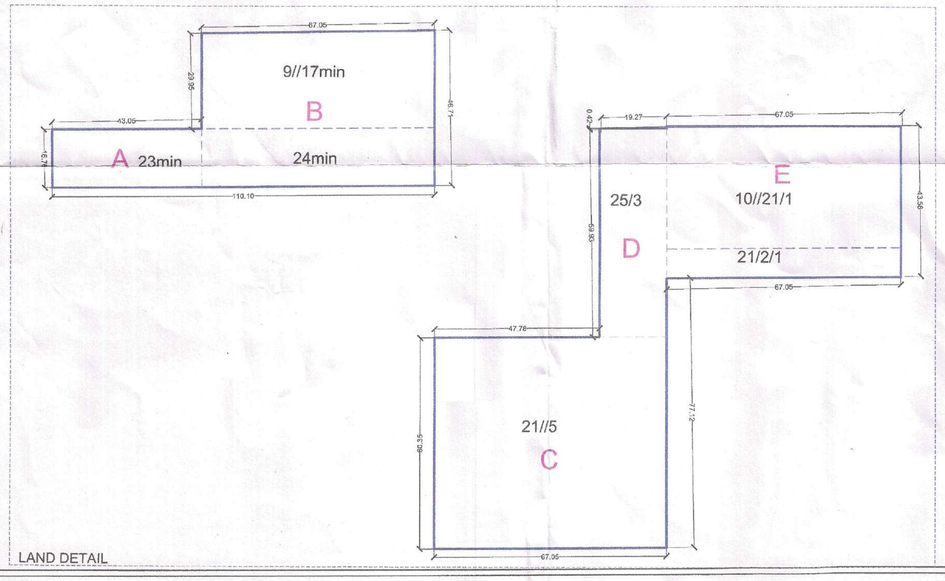


PLOT DETAIL



LAND DETAIL

ROAD AREA CALCULATION				
12 M SERVICE ROAD				
S.NO.	LENGTH (M)	BREADTH (M)	AREA (SQ.M.)	CALCULATION FORMULA
S1, 20/9/2 MIN	12.000	11.735	140.820	LXB
TOTAL			140.820	SQ.M.
38 M GREEN BELT AREA CALCULATION				
S.NO.	LENGTH (M)	BREADTH (M)	AREA (SQ.M.)	CALCULATION FORMULA
G1, 20/9/2 MIN	38.000	11.735	445.930	LXB
TOTAL			445.930	SQ.M.
1.5 M WIDE ROAD WIDENING AREA CALCULATION				
S.NO.	LENGTH (M)	BREADTH (M)	AREA (SQ.M.)	CALCULATION FORMULA
R1, 20/9/2 MIN	1.500	11.735	17.603	LXB
TOTAL			17.603	SQ.M.
24 M WIDE ROAD WIDENING AREA CALCULATION				
S.NO.	LENGTH (M)	BREADTH (M)	AREA (SQ.M.)	CALCULATION FORMULA
R1, 20/9/2 MIN	24.000	43.226	1037.424	LXB
P2, 21/3 MIN	24.000	21.790	522.960	LXB
TOTAL			1560.384	SQ.M.

ALREADY LICENSED AREA	20234.28	SQ.M.	5.0	ACRES
ADDITIONAL AREA BEING APPLIED FOR LICENSE	12013.884		2.9687	
NET LICENSABLE AREA	32248.164		7.9687	
AREA UNDER SECTOR ROAD & 50MT WIDE GREEN BELT WITH SERVICE ROAD	615.123	SQ.M.	0.152	ACRES
BALANCE AREA	31633.041	SQ.M.	7.8167	ACRES
50% OF THE AREA UNDER ROAD & GREEN BELT	307.562	SQ.M.	0.076	ACRES
NET PLOT AREA	31940.60	SQ.M.	7.8927	ACRES
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	PERCENTAGE	PERCENTAGE	SQ. M.	SQ. M.
TOTAL GREEN AREA	7.50%	7.94%	2418.612	2559.285
TOTAL O.C.F. AREA	10%	10.00%	3224.816	3224.818
TOTAL COMMERCIAL AREA	4%	2.49%	1277.624	797.069

PLOT EFFICIENCY CALCULATED ON PLOT AREA				
	AREA (SQ. M.)	PERCENTAGE (ON LICENSED PLOT)		(ON NET PLOT)
TOTAL PLOTTED RESIDENTIAL	14926.542	46.29%		46.73%
TOTAL COMMERCIAL	797.069	2.47%		2.50%
TOTAL PLOTTED RESI. & COMM.	15723.611	48.76%		49.23%
DENSITY CALCULATION				
PLOT AREA UNDER DEVELOPMENT	32248.164	SQ. M.	7.9687	ACRES
MAX. PERMISSIBLE DENSITY		400		PPA
MIN. PERMISSIBLE DENSITY		240		PPA
MIN. DENSITY REQUIRED PER ACRE	7.893	1894.25		PERSON
MIN. PLOT REQUIRED PER ACRE	7.893	105.24		PLOTS
PLOT PROVIDED		112		PLOTS
PERSONS PER PLOT (4.5X4)		18		
TOTAL POPULATION	112	2016		PERSON
DENSITY ACHIEVED PER ACRE (B/A)		255.43		PPA

OCF AREA CALCULATION

S.NO.	LENGTH (M)	BREADTH (M)	AREA (SQ.M.)	CALCULATION FORMULA
O1	19.280	5.731	110.207	LXB
O2	45.085	38.595	1753.254	LXB
O3	18.143	8.817	159.967	LXB
TOTAL (P)			2023.428	SQ.M.
O4	23.868	7.768	185.183	LXB
O5	21.416	37.943	812.587	LXB
O6	18.320	11.060	202.619	LXB
TOTAL (Q)			1201.390	SQ.M.
GRAND TOTAL (P + Q)			3224.818	SQ.M.

COMMERCIAL AREA CALCULATION

S.NO.	LENGTH (M)	BREADTH (M)	AREA (SQ.M.)	CALCULATION FORMULA
C1	38.209	15.079	591.234	LXB
C2	31.890	5.790	184.643	LXB
C3	7.320	5.790	21.191	(LXB)/2
TOTAL			797.068	SQ.M.

CLASSIFICATION OF PLOTS

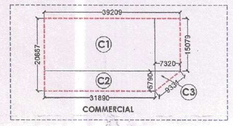
TYPE	SIZE OF PLOTS WIDTH (M)	SIZE OF PLOTS LENGTH (M)	AREA OF PLOTS(SQMT.)	(PHASE-1+2) NO. OF PLOTS IN EXISTING LICENSED LAND (5 ACRES)	(PHASE-II) NO. OF PLOTS IN ADDITIONAL LAND (2.9687 ACRES)	TOTAL NO. OF PLOTS (PHASE-1+2+3) (7.9687 ACRES)	TOTAL AREA OF PLOTS(SQ.MT.)
A	7.800	19.230	149.994	34	–	34	5099.796
B	6.400	18.320	117.248	25	9	34	3986.432
C	7.473	18.320	136.905	–	2	2	273.811
D	8.760	17.120	149.971	–	23	23	3449.338
E	6.752	17.120	115.594	–	3	3	346.783
F	8.760	14.816	129.788	–	3	3	389.364
G	7.950	17.120	136.104	–	2	2	272.208
H	7.950	14.816	117.787	–	1	1	117.787
J	7.248	17.120	124.086	–	4	4	496.343
M1	5.320	12.677	67.442	4	–	4	269.767
M2	5.848	19.230	112.457	2	–	2	224.914
TOTAL				65	47	112	14926.542

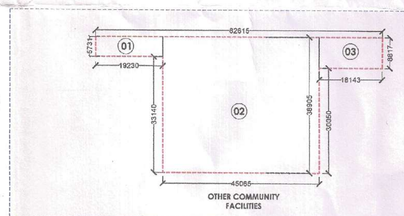
LAND AREA DETAIL

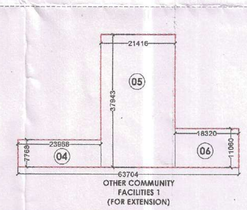
PLOT AREA						
A	43.05	X	16.76	=	721.52	SQM
B	67.05	X	46.71	=	3131.91	SQM
C	67.05	X	60.35	=	4046.47	SQM
D	19.27	X	59.93	=	1154.85	SQM
E	67.05	X	43.58	=	2922.04	SQM
					13975.78	SQM
					2.96	ACRES

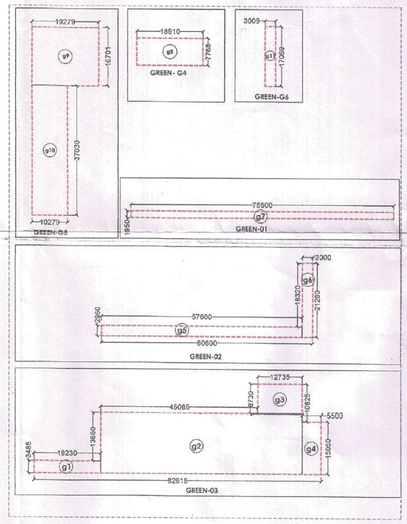
GREEN AREA CALCULATION

S.NO.	LENGTH (M)	BREADTH (M)	AREA (SQ.M.)	CALCULATION FORMULA
g1	19.230	3.485	67.017	LXB
g2	57.885	17.660	1022.249	LXB
g3	12.735	8.215	104.618	LXB
g4	5.500	15.050	82.775	LXB
g5	57.600	2.900	170.496	LXB
g6	3.000	21.280	63.840	LXB
g7	75.600	1.850	147.420	LXB
TOTAL (A)			1658.415	SQ.M.
g8	7.768	18.911	146.900	LXB
g9	16.701	19.279	321.979	LXB
g10	17.040	10.379	180.631	LXB
g11	3.009	17.069	51.360	LXB
TOTAL (B)			900.870	SQ.M.
GRAND TOTAL (A + B)			2559.285	SQ.M.









	MTS.	MTS.	SQ.MTS.
VEGETABLE/MILK BOOTH	5	5.5	27.5
TOTAL			27.5

PROJECT NAME & ADDRESS :

DEMARCATION PLAN FOR ADDITIONAL AREA MEASURING 2.9687 ACRES ADJOINING LICENSED AREA OF 5.0 ACRES VIDE LIC NO. LICENSE NO. 18 OF 2021 DATED 16.04.2021, TOTAL AREA OF 7.9687 ACRES IN VILLAGE DHUNELA, SECTOR 36, SOHNA, GURUGRAM.
BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD.

OWNER'S NAME
SIGNATURE GLOBAL HOMES PVT. LTD.

DWG TITLE
DEMARCATION PLAN

DWG NO.
SGP1-EXT-DEM-A1

OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE

NORTH: N

DATE :
SHEET : 01
SCALE : NTS