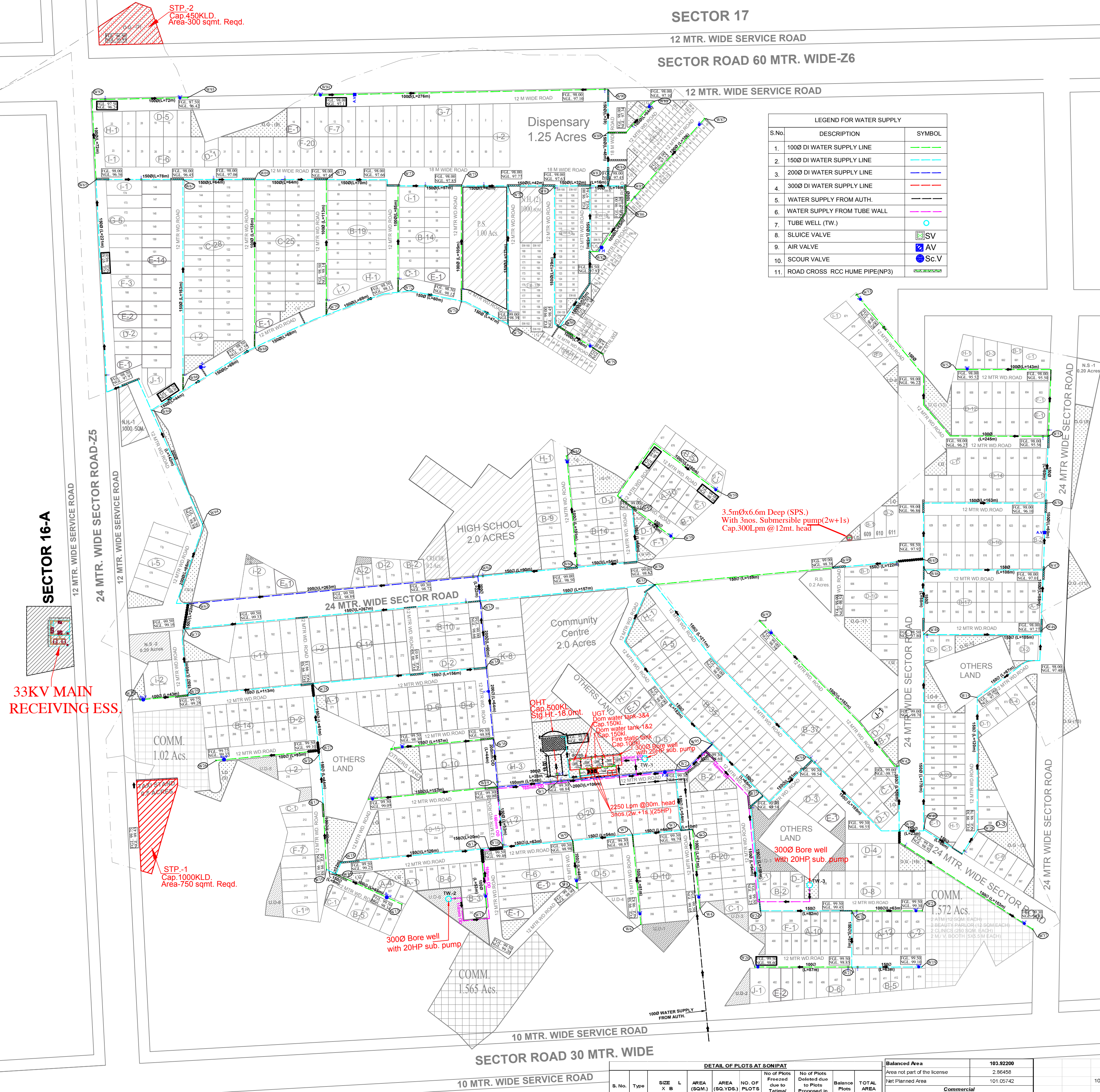


PROPOSED REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY AREA MEASURING 105.286 ACRES IN SEC -16 & 17 BEARING LICENSE NO. 65 TO 98, SONIPAT BEING DEVELOPED BY RANGOLI BUILDTech PVT. LTD.



S.No.	DESCRIPTION	SYMBOL
1.	1000 DI WATER SUPPLY LINE	---
2.	1500 DI WATER SUPPLY LINE	---
3.	2000 DI WATER SUPPLY LINE	---
4.	3000 DI WATER SUPPLY LINE	---
5.	WATER SUPPLY FROM AUTH.	---
6.	WATER SUPPLY FROM TUBE WALL	---
7.	TUBE WELL (TW.)	○
8.	SLUICE VALVE	SV
9.	AIR VALVE	AV
10.	SCOUR VALVE	Sc V
11.	ROAD CROSS RCC HUME PIPE(NP3)	---

Details of Land Use	
Items	Area (Acres)
Total Area of the Scheme (A)	105.28600
Area under UD	1.38400
Balanced Area	103.92200
Area not part of the license	2.86458
Net Planned Area	101.05742
Commercial	
Permissible Commercial Area (4% of 103.922 Acres)	4.157
Proposed Commercial Area 3.96 acres	4.000
Area for Plots	
Permissible Area Under Plots (51% of 103.922 Acres)	53.000
Proposed Area Under Plots 43.213	43.899

Permissible Density Calculations		
Area Under Plotted Colony (A)	Permissible Density Calculations	Population (C = A X B)
101.05742	120	12126

DETAILS OF COMMUNITY SITES						
DESCRIPTION	Nos	Area Required per Unit	Area Provided per Unit	TOTAL AREA	UNITS	
High School	1	1	2.00	2.00	2.00	ACRES
Primary School	1	1	1.00	1.00	1.00	ACRES
Nursery School	2	2	0.20	0.20	0.40	ACRES
Religious Building	1	1	0.20	0.20	0.20	ACRES
Dispensary	1	1	1.25	1.25	1.25	ACRES
Community Centre	1	1	2.37	2.37	2.37	ACRES
Taxi Stand	1	1	0.50	0.50	0.50	ACRES
Creche	1	1	0.20	0.20	0.20	ACRES
Nursing Homes	2	2	1000.00	1000.00	2000.00	SQM
CLINIC	2	2	250.00	250.00	500.00	SQM
ATM	2	2	12.00	12.00	24.00	SQM
BEAUTY PARLOUR	2	2	12.00	12.00	24.00	SQM
MLK & VEGETABLE STORE	2	2	5M X 5.5M	AS REQ		
MULTIUTILITY STORE	2	2	5M X 5.5M	AS REQ		

ORGANIZED GREEN		INCIDENTAL GREEN	
ITEM	Area (in Acres)	ITEM	Area (in Acres)
O.G-1	1.08	LD-1	0.18
O.G-2	0.5	LD-2	0.1
O.G-3	0.4	LD-3	0.15
O.G-4	0.25	LD-4	0.12
O.G-5	0.2	LD-5	0.12
O.G-6	0.435	LD-6	0.12
O.G-7	0.125	LD-7	0.11
O.G-8	0.25	LD-8	0.1
O.G-9	0.25	LD-9	0.1
O.G-10	0.122		
O.G-11	0.2		
O.G-12	0.3		
O.G-13	0.125		
TOTAL	4.237	TOTAL	1.1

DRAWING TITLE :
SITE PLAN
EXTERNAL WATER SUPPLY SYSTEM

ARCHITECT'S SIGN. For Rangoli Buildtech (P) Ltd.

Authorized Signatory

MEP CONSULTANTS:-
SRIAN ENGINEERING CONSULTANTS
(Building Engineering Services)
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SCALE: 1:2000
DATE: 06-05-2017
DWG. NO. SNPT/MEP-PHE-03
DEALT BY: SANTOSH
CHECKED BY: SRINIVASAN

CONCEIVED & DESIGNED BY:-
The Firm
SCO 99, First Floor, SECTOR-44 C, CHANDIGARH
TEL: 0172-2667151, LOWER GROUND FLOOR, 70,
NAVJEEVAN VIHAR NEW DELHI-110017,
TEL-91-11-26693481, 26692102
E-MAIL: -dssarchitects@gmail.com

DETAIL OF PLOTS AT SONIPAT									
S.No.	Type	SIZE X B	AREA (SQ.M)	NO. OF PLOTS	No. of Plots Frozen due to Mutation	No. of Plots Deleted due to Mutation	Balanced Plots	TOTAL AREA	
1	A	18.01	5.28	107.31	200.03	66	14	8703.27	
2	B	15.28	10.75	206.11	250.00	243	41	30267.17	
3	C	26.18	9.59	251.07	300.16	70	6	15617.17	
4	D	21.00	13.95	262.95	350.24	162	20	50094.46	
5	E	25.53	12.26	315.78	375.12	29	0	8471.62	
6	F	27.15	12.33	334.76	400.22	65	1	16737.98	
7	G	29.78	11.81	351.35	420.06	12	0	4216.17	
8	H	34.89	10.79	376.45	450.08	12	3	3388.17	
9	I	32.18	13.00	418.34	500.15	40	1	15002.24	
10	J	30.45	17.58	535.49	640.20	3	1	1070.97	
11	K	34.69	16.79	585.93	700.38	8	0	4686.42	
17	EWB	0.00	0.00	50.00	50.00	152	0	182	9100.00
18	Nursing Home	0.00	0.00	1000	0	2	2	2000.00	
Total Area IN Sqm								177610.63	
Total Area IN ACRES								43.899	
Balanced Area									
Area not part of the license								2.86458	
Net Planned Area								101.05742	
Commercial									
Permissible Commercial Area (4% of 103.922 Acres)								4.157	
Proposed Commercial Area 3.96 acres								4.000	
INCIDENTAL GREEN									
Description		Required		Proposed					
EWS		20%	182	182.00	20%				
NPWL		25%	228	228.00	25%				
ORGANISED GREEN		4%	4.04 ACRES	3.54	3.50%				
INCIDENTAL GREEN		1%	1.01	1.02	1%				
COMMERCIAL AREA				4.00 ACRES					
TOTAL SALEABLE AREA = PLOTTED AREA + COMMERCIAL AREA								= 50.35 + 4.157 = 54.507 ACRES	