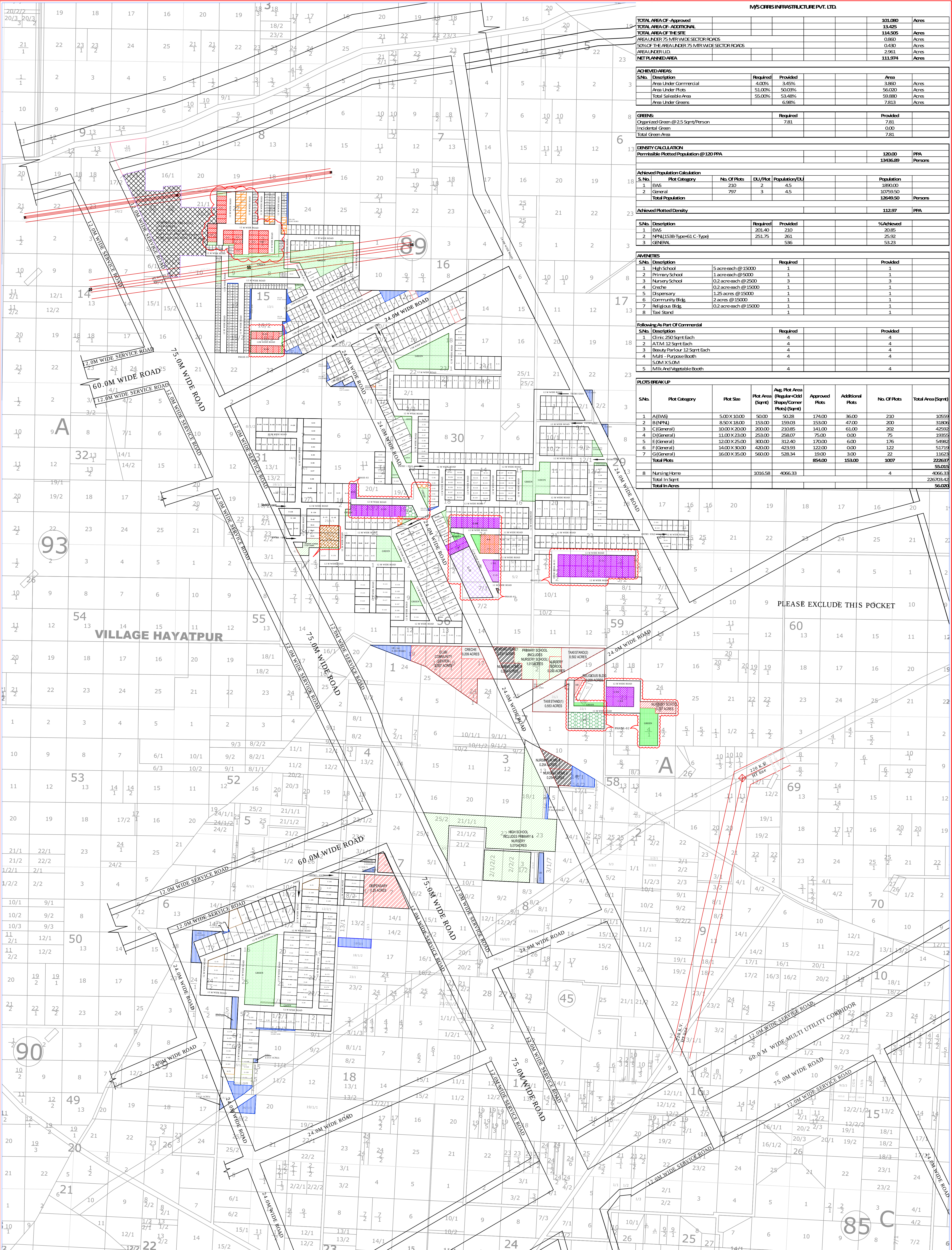




M/S ORRIS INFRASTRUCTURE PVT. LTD.									
TOTAL AREA OF APPROVED								101.080	Acres
TOTAL AREA OF ADDITIONAL								13.425	Acres
TOTAL AREA OF THE SITE								114.505	Acres
AREA UNDER 75 MTR WIDE SECTOR ROADS								0.860	Acres
50% OF THE AREA UNDER 75 MTR WIDE SECTOR ROADS								0.430	Acres
AREA UNDER 12.0M WIDE SERVICE ROADS								2.361	Acres
NET PLANNED AREA								111.974	Acres
ACHIEVED AREAS:									
S.No.	Description	Required	Provided					Area	
	Area Under Commercial	4.00%	3.45%					3.860	Acres
	Area Under Plots	51.00%	50.03%					56.020	Acres
	Total Saleable Area	55.00%	53.48%					59.880	Acres
	Area Under Greens		6.98%					7.813	Acres
GREENS:									
	Organized Green @ 2.5 Sqmt/Person		7.81					7.81	
	Incidental Green							0.00	
	Total Green Area							7.81	
DENSITY CALCULATION									
Permissible Plotted Population @ 120 PPA								120.00	PPA
								13436.89	Persons
Achieved Population Calculation									
S.No.	Plot Category	No. Of Plots	DU/Plot	Population/DU				Population	
1	RMS	210	2	4.5				1890.00	
2	General	797	3	4.5				10759.50	
	Total Population							12649.50	Persons
Achieved Plotted Density								112.97	PPA
S.No.	Description	Required	Provided					%Achieved	
1	RMS	201.40	210					20.85	
2	NPRA (153B-Type+61 C-Type)	251.75	261					25.92	
3	GENERAL		536					53.23	
AMENITIES									
S.No.	Description	Required	Provided						
1	High School	5 acre each @ 15000	1					1	
2	Primary School	1 acre each @ 5000	1					1	
3	Nursery School	0.2 acre each @ 2500	3					3	
4	Creche	0.2 acre each @ 15000	1					1	
5	Dispensary	1.25 acres @ 15000	1					1	
6	Community Bldg.	2 acres @ 15000	1					1	
7	Religious Bldg.	0.2 acre each @ 15000	1					1	
8	Taxi Stand		1					1	
Following As Part Of Commercial									
S.No.	Description	Required	Provided						
1	Clinic 250 Sqmt Each	4	4					4	
2	ATM 12 Sqmt Each	4	4					4	
3	Beauty Parlour 12 Sqmt Each	4	4					4	
4	MULTI - Purpose Booth	4	4					4	
5	50M X 50M Milk And Vegetable Booth	4	4					4	
PLOTS BREAK UP									
S.No.	Plot Category	Plot Size	Plot Area (Sqmt)	Avg. Plot Area (Regular/Odd Shape/Corner Plots) (Sqmt)	Approved Plots	Additional Plots	No. Of Plots	Total Area (Sqmt)	
1	A (RMS)	5.00 X 10.00	50.00	50.28	174.00	36.00	210	10559	
2	B (NPN)	8.50 X 18.00	153.00	159.03	153.00	47.00	200	31803	
3	C (General)	10.00 X 20.00	200.00	210.85	141.00	61.00	202	42592	
4	D (General)	11.00 X 23.00	253.00	258.07	75.00	0.00	75	19355	
5	E (General)	12.00 X 25.00	300.00	312.40	170.00	6.00	176	54982	
6	F (General)	14.00 X 30.00	420.00	423.93	122.00	0.00	122	51719	
7	G (General)	16.00 X 35.00	560.00	528.34	19.00	3.00	22	11623	
	Total Plots				854.00	153.00	1007	222637	
								55.015	
8	Nursing Home		1016.58	4066.33			4	4066.33	
	Total In Sqmt							226703.42	
	Total In Acres							56009	

PROJECT :

PROPOSED LAYOUT PLAN FOR SETTING UP PLOTTED COLONY OVER AN AREA MEASURING 114.505 ACRES FALLING IN REVENUE ESTATE OF VILL. BADHA AND HAYATPUR TEH. & DIST. GURGAON, SECTOR 89,90 OF GURGAON MANESAR URBAN COMPLEX, 2031 BEING DEVELOPED BY ORRIS INFRASTRUCTURE PRIVATE LIMITED

LEGEND:

GREEN AREA

COMMERCIAL AREA

UD AREA

AMENITIES

EDUCATIONAL FACILITIES

HEALTH FACILITIES

ORRIS GROUP HOUSING

DEVELOPED BY:

M/S ORRIS INFRASTRUCTURE PVT. LTD.

OWNERS SIGNATURE:

ARCHITECTS SIGNATURE:

Kavita Agarwal

M.C.P.

Associate Member of Institute of Town Planners Regd. No. 2009-10

DRAWING TITLE

LAYOUT PLAN KOHANA TOWNSHIP - SECTOR 89&90, GURGAON

NORTH POINT:

N

DATE:

SCALE:

1:3000