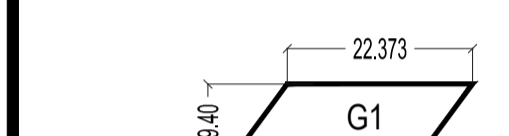
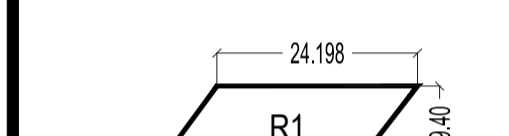


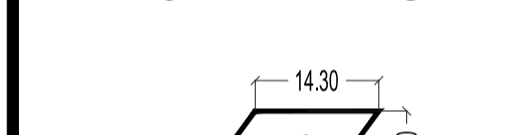
PLOT C2 TO C10 DETAIL



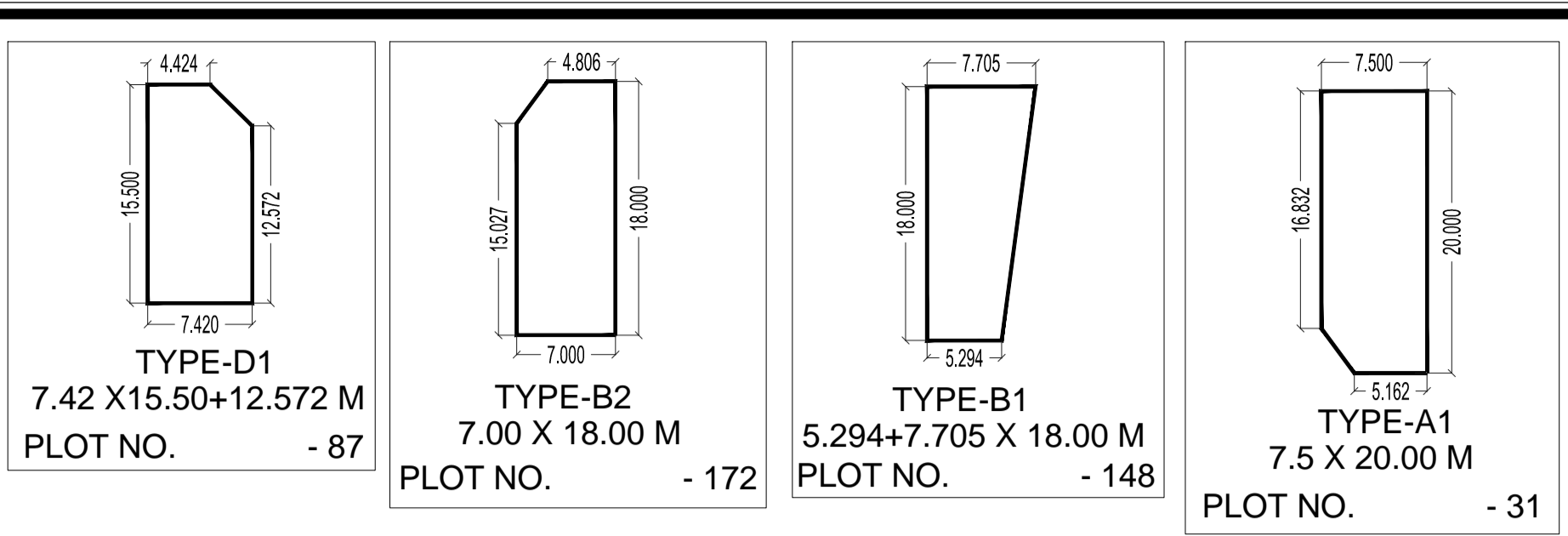
AREA DIAGRAM UNDER 18M WIDE GREEN BELT



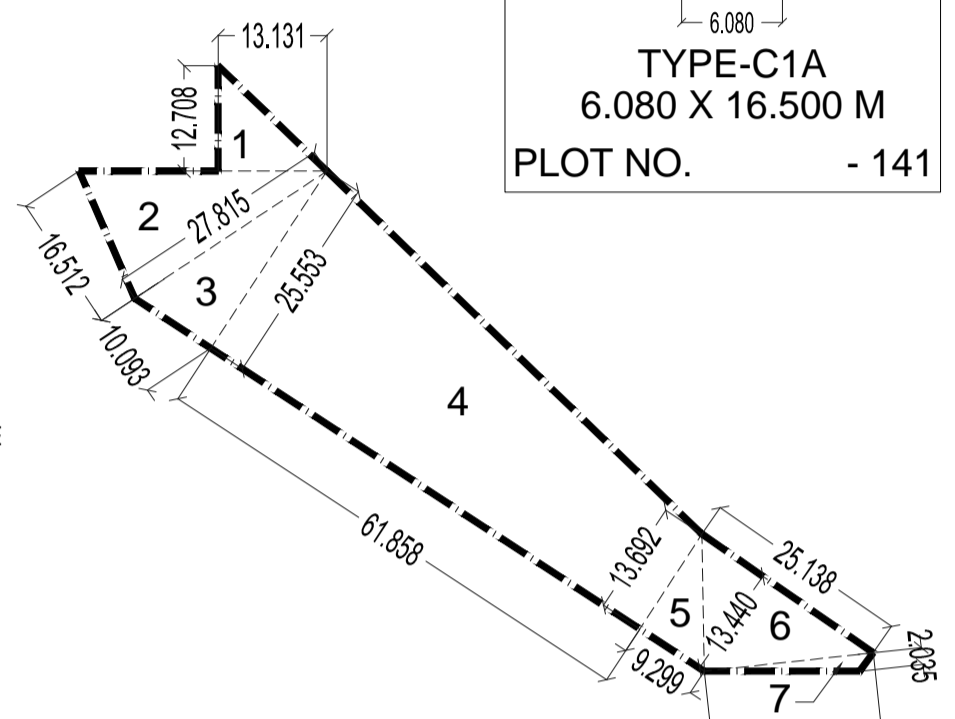
AREA DIAGRAM UNDER 45M WIDE ROAD



AREA DIAGRAM UNDER 12M WIDE SERVICE ROAD



TYPE-D1 PLOT NO. - 87
TYPE-B2 PLOT NO. - 172
TYPE-B1 PLOT NO. - 148
TYPE-A1 PLOT NO. - 31
TYPE-C1A PLOT NO. - 141



AREA DIAGRAM UNDER 30M WIDE ROAD

AREA UNDER GREEN BELT						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
	G1	1	1	22.373	9.400	210.306
TOTAL AREA UNDER GREEN BELT						210.306

AREA UNDER 45M WIDE ROAD						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
	R1	1	(24.198+23.861)/2		9.400	225.879
TOTAL AREA UNDER 45.0M WIDE ROAD						225.879

AREA UNDER 12M WIDE SERVICE ROAD						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
	R2	1	1	14.300	9.400	134.420
TOTAL AREA UNDER 12M WIDE SERVICE ROAD						134.420

FREETED PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	NO. OF PLOTS	TOTAL AREA UNDER PLOTS	
A	7.500	20.000	150.000	17	2,550.000	
A1	(AS PER PLINE)		146.290	1	146.290	
B	6.970	18.000	125.460	51	6,398.460	
B1	(AS PER PLINE)		114.570	1	114.570	
C	6.150	16.500	101.475	3	304.425	
C1	6.080	16.500	100.320	8	802.560	
C1A	(AS PER PLINE)		98.796	1	98.796	
C9	(11.264+10.996)/2 X 6.08		67.670	1	67.670	
C10	(10.75+10.996)/2 X 5.554		60.389	1	60.389	
D	5.640	15.500	87.420	13	1,136.460	
TOTAL AREA FREETED					97	
					11,679.620	
					In acre	2.88611

DETAIL OF 15% PLOTS TO BE MORTGAGED AREA							
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS	
B	6.970	18.000	125.460	32-47 & 184-196	29	3,638.340	
C	6.150	16.500	101.475	110-112	3	304.425	
TOTAL AREA MORTGAGED					32	3,942.765	
						In acre	0.9743

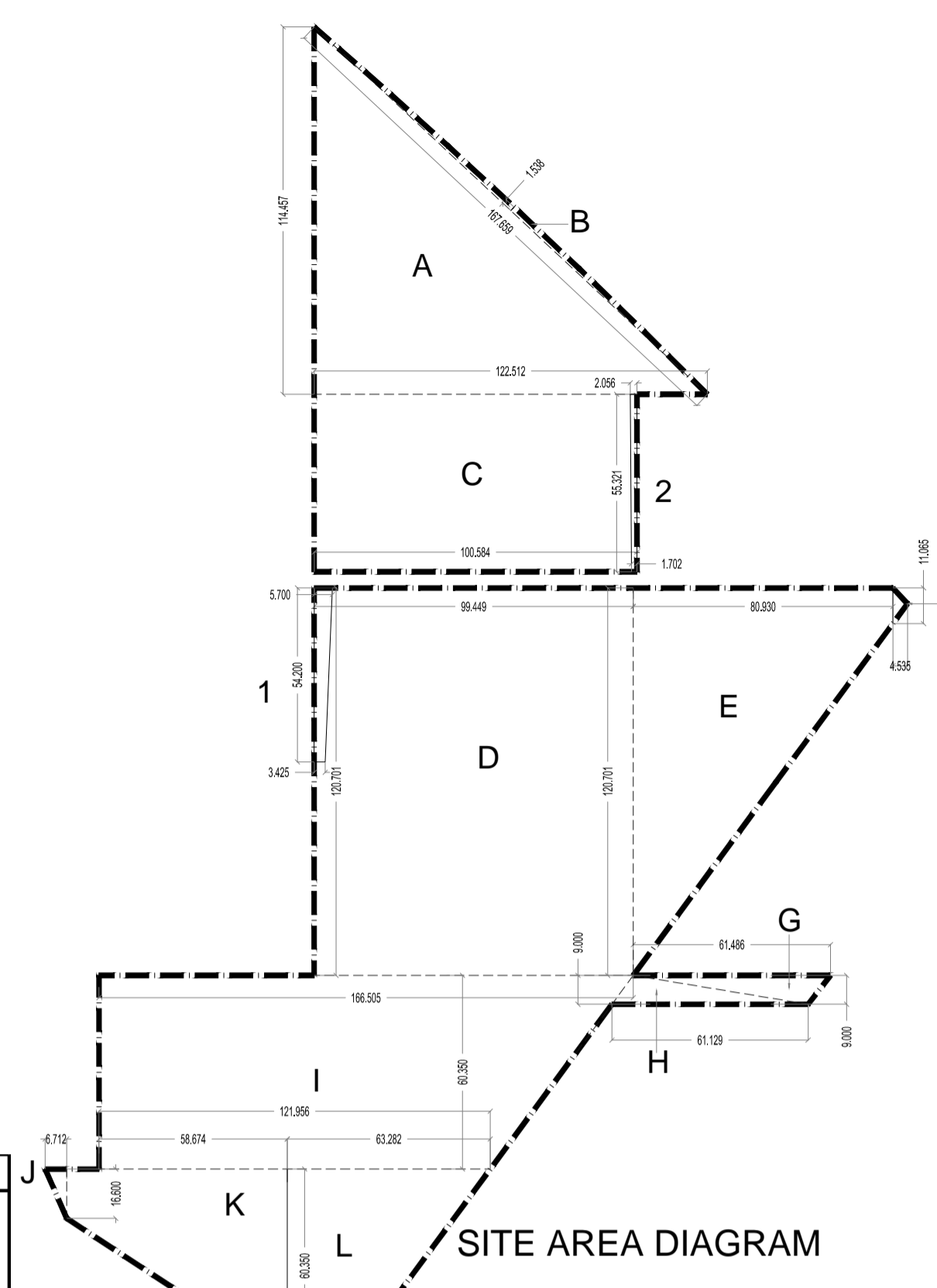
Total area of land	10.813	43757.947
Area 45m. under green belt, service road/sector road (1)	0.141	570.605
Area 30m. Wide road (2)	0.475	1920.697
(A) = Net balanced area	10.197	41266.645
(B) = 50% of (1)	0.0705	285.303
(C) = 100% of (2)	0.475	1920.697
TOTAL A+B	10.7423	43472.644

PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	NO. OF PLOTS	TOTAL AREA UNDER PLOTS	
A	7.500	20.000	150.000	30	4,500.000	
A1	(AS PER PLINE)		146.290	1	146.290	
B	6.970	18.000	125.460	74	9,284.040	
B1	(AS PER PLINE)		114.570	1	114.570	
B2	(AS PER PLINE)		124.350	1	124.350	
C	6.150	16.500	101.475	13	1,319.175	
C1	6.080	16.500	100.320	25	2,508.000	
C1A	(AS PER PLINE)		98.796	1	98.796	
C2	(13.147+12.878)/2 X 6.08		79.116	1	79.116	
C3	(12.878+12.609)/2 X 6.08		77.480	1	77.480	
C4	(12.878+12.609)/2 X 6.08		75.845	1	75.845	
C5	(12.34+12.071)/2 X 6.08		74.209	1	74.209	
C6	(12.071+11.802)/2 X 6.08		72.574	1	72.574	
C7	(11.802+11.534)/2 X 6.08		70.941	1	70.941	
C8	(11.534+11.264)/2 X 6.08		69.306	1	69.306	
C9	(11.264+10.996)/2 X 6.08		67.670	1	67.670	
C10	(10.75+10.996)/2 X 5.554		60.389	1	60.389	
D	5.640	15.500	87.420	51	4,458.420	
D1	(AS PER PLINE)		110.640	1	110.640	
TOTAL AREA UNDER PLOTS					207	
					23,311.812	
					In acre	5.760

AREA UNDER 30M WIDE SERVICE ROAD						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
	1	1	0.5	13.131	12.708	83.434
	2	1	0.5	27.815	16.512	229.641
	3	1	0.5	27.815	10.093	140.368
	4	1	(25.553+13.692)/2	61.858	1,213.809	
	5	1	0.5	13.692	9.299	63.661
	6	1	0.5	25.138	13.440	168.927
	7	1	0.5	20.498	2.035	20.857
TOTAL AREA UNDER 30M WIDE ROAD						1,920.697

SITE AREA						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
	A	1	0.5	122.512	114.457	7,011.178
	B	1	0.5	167.659	1.538	128.930
	C	1	1	100.584	55.321	5,564.407
	D	1	1	99.449	120.701	12,003.594
	E	1	(120.701+11.065)/2	80.930	5,331.911	
	F	1	0.5	4.535	11.065	25.090
	G	1	0.5	61.486	9.000	276.687
	H	1	0.5	61.129	9.000	275.081
	I	1	(166.505+121.956)/2	60.350	8,704.311	
	J	1	0.5	6.712	16.600	55.710
	K	1	(16.60+60.35)/2	58.674	2,257.482	
	L	1	(63.282+18.733)/2	60.350	2,474.803	
TOTAL ADDITIONS						44,109.183
SUBTRACTIONS						
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA	
	1	1	(5.700+3.425)/2	54.200	247.288	
	2	1	(2.056+1.702)/2	55.321	103.948	
TOTAL SUBTRACTIONS						351.236
TOTAL SITE AREA (in sq.mt.)						43,757.947
TOTAL SITE AREA (in Acres)						10.813

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	0.811	3281.846	7.5	0.8383	3392.429	7.75
10% area to be transferred free of cost to the govt.	1.081	4375.795	10	1.101	4455.470	10.18
Permissible commercial area	0.4325	1750.318	4	0.432	1748.800	4.00
Area Under Plots	6.5958	26692.348	61	5.760	23311.812	53.27
Total permissible area	7.0283	28442.666	65	6.192	25060.612	57.27
Permissible Density		240-400 ppa			341.83	
Achieved Density	341.83	ppa				



LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- 50% PLOTS FREEZE SHOWN AS

DEMARICATION CUM REVISED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 10.9 ACRES IN THE REVENUE ESTATE OF VILLAGE JANLAULA, SECTOR-1, PATAUDI, DISTT. GURUGRAM.

OWNER:-
SUNSAT EDUCATIONAL ACADEMY PVT.LTD.

VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE, INTERIORS, PLANNING

Unit No.303, Nixex Time Center, Sector City, 54 Golf Course Road Gurgaon
O - 0124-4284293 M - 0-9899158486 Mail - ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:- ARCHITECT SIGNATURE:-

DRAWING TITLE:
DEMARICATION CUM REVISED LAYOUT PLAN

DATE:- JAN.2021 NORTH SHEET NO. 01
SCALE:- 1:800 (A1)