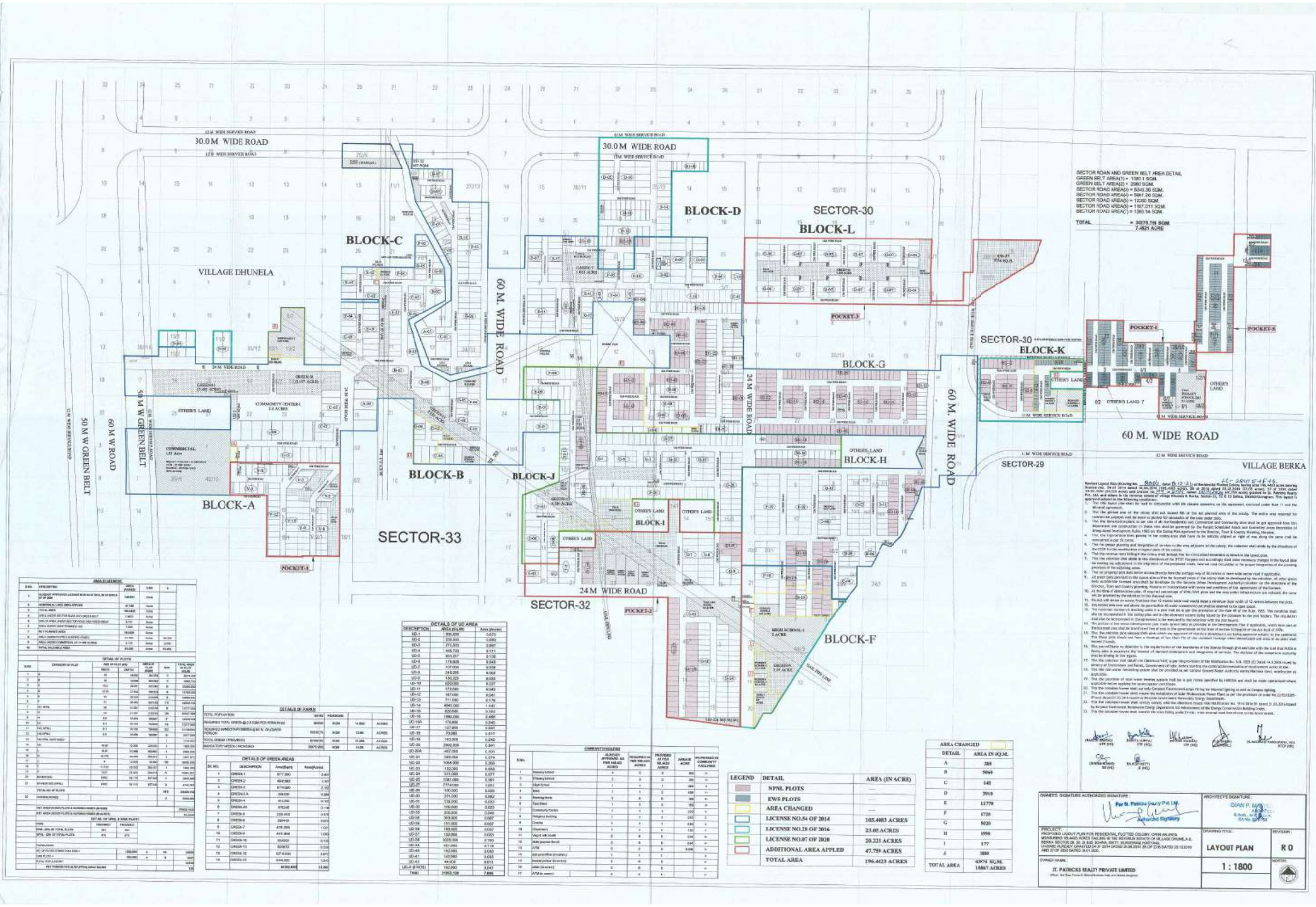

AREA STATEMENT

S.NO.	DESCRIPTION	AREA (SQ.MTR)	AREA (SQ.YDS)	%
1	NUMBER OF APPROVED LICENSED NON RESIDENTIAL PLOTTED COLONY FALLING IN SECTOR 30	196823	Acres	
2	NON RESIDENTIAL LAND AREA APPLIED	47759	Acres	
3	TOTAL AREA	196.4823	Acres	
4	AREA UNDER SECTOR ROAD AND GREEN BELT	14801	Acres	
5	50% OF AREA UNDER SECTOR ROAD AND GREEN BELT	3.701	Acres	
6	AREA UNDER NON COMMERCIAL USE	7.4829	Acres	
7	NET PLANNED AREA	183.499	Acres	
8	AREA UNDER PUBLIC & BUILDING (USES)	Acres	Acres	18.350
9	AREA UNDER COMMERCIAL 1.01 ACRE ACRES	4.1 HA	Acres	10.0%
10	TOTAL SALEABLE AREA	183.499	Acres	81.650

DETAIL OF PLOTS

SUBD.	CATEGORY OF PLOT	AREA OF PLOT (MIN) SQ.MTR	SQ.YDS	DENSITY OF PLOT (PERSONS PER ACRE)	NOS.	TOTAL AREA OF PLOTS
1	A	15	18.00	400.000	C	3972.000
2	B	18	21.60	400.000	C	3972.000
3	C	18.0	21.60	400.000	C	3972.000
4	D	12.00	27.840	400.000	A	11160.000
5	E	24	28.800	216.000	B	22896.000
6	F	31	37.200	216.000	B	22896.000
7	G (EWS)	18	21.600	216.000	B	11577.000
8	H	24	28.800	216.000	268	8062.000
9	I	9.5	14.000	400.000	8	1020.000
10	J	9.5	11.00	400.000	19	2127.000
11	K(NPNL)	9.5	14.00	400.000	252	31104.000
12	L(NPNL)	9.5	14.000	400.000	31	3127.000
13	TOTAL (NPNL PLOTS)				1	1155.000
14	1/B	18.00	12.000	200.000	1	1800.000
15	1/C	18.00	21.000	400.000	1	3600.000
16	1/J	18.720	22.000	400.000	1	1800.000
17	1/L	4	12.000	10.000	100	1800.000
18	2	11700	13.700	20.000	1	4140.000
19	3	1221	23.400	20.000	3	1099.000
20	4(EWS)	1080	29.130	20.000	11	2840.000
21	5(+NEW SITE)	4401	18.110	20.000	9	4140.000
	TOTAL NO OF PLOTS				915	20600.000
22	PARKING ROAD				0	1000.000

NET AREA UNDER PLOTS & PARKING (AREA IN ACRES)	37455.1442	
NET AREA UNDER PLOTS & PARKING (AREA IN ACRES)	11.2545	

DETAIL OF NPNL & EWS PLOTS

TYPE	PERMITTED	PROVIDED
NPNL - 20% OF TOTAL PLOTS	183	183
NPNL - 20% OF TOTAL PLOTS	915	915

PARKING					
NO. OF PLOTS (TAKEN TWO SIDE) =	1800.000	x	18	=	32400
ONE PLOT =	360.000	x	9	=	3240
TOTAL PUC & ESIDY					35640
NET PARKING FOR ACRE (PARKING AREA) BALANCE					135

DETAILS OF PARK

		PERSONS		
TOTAL POPULATION	39183			
REQUIRED TOTAL GREEN @ 2.5 SQ.MTR PER PERSON	98000	SQM	14.890	ACRES
REQUIRED AMENITIES GREEN @ 50 % OF (GREEN PERSON	49000	SQM	12.00	ACRES
TOTAL GREEN PROVIDED	87000.00	SQM	15.366	ACRES
MANDATORY GREEN PROVIDED	59870.000	SQM	14.08	ACRES

DETAILS OF GREEN AREAS

SR. NO.	DESCRIPTION	Area (Sqm)	Area (Acres)
1	GREEN-1	877.000	0.41
2	GREEN-2	4047.000	1.01
3	GREEN-3	8770.000	2.10
4	GREEN-4	2981.000	0.84
5	GREEN-5	4120.00	0.10
6	GREEN-6A	4752.00	0.18
7	GREEN-6	2300.000	0.57
8	GREEN-6	2500.00	0.62
9	GREEN-7	4151.000	1.02
10	GREEN-8	4151.000	1.00
11	GREEN-10	1500.00	0.13
12	GREEN-11	1200.00	0.29
13	GREEN-12	1210.000	1.61
14	GREEN-13	6400.000	1.54
		87000.000	14.08

DETAILS OF UD AREA

DESCRIPTION	AREA (Sq.Mt)	Area (Acres)
UD-1	2000.000	0.670
UD-2	2000.000	0.680
UD-3	2700.000	0.667
UD-4	4400.700	0.111
UD-5	3600.217	0.136
UD-6	1700.000	0.043
UD-7	1000.000	0.000
UD-8	2400.000	0.060
UD-9	1300.000	0.032
UD-10	3000.000	0.227
UD-11	1700.000	0.043
UD-12	1800.000	0.041
UD-13	7100.000	0.176
UD-14	4040.000	1.147
UD-15	8200.000	0.160
UD-16	1900.000	0.466
UD-16A	1700.000	0.040
UD-17	1200.000	0.031
UD-18	7000.000	0.017
UD-19	1600.000	0.040
UD-20	2900.000	0.041
UD-20A	4000.000	0.101
UD-21	1200.000	0.079
UD-22	1000.000	0.203
UD-23	1300.000	0.033
UD-24	3100.000	0.077
UD-25	1000.000	0.300
UD-27	2174.000	0.031
UD-29	100.000	0.000
UD-30	300.000	0.060
UD-31	1700.000	0.003
UD-32	100.000	0.025
UD-33	300.000	0.000
UD-34	900.000	0.007
UD-35	100.000	0.027
UD-36	1600.000	0.037
UD-37	1300.000	0.033
UD-38	3000.000	0.199
UD-39	400.000	0.111
UD-40	1800.000	0.033
UD-41	1400.000	0.033
UD-42	4400.000	0.071
UD-A (4 NOS)	1800.000	0.047
Total	31900.000	7.886

COMMUNITY FACILITIES

S.No.		ALREADY APPROVED AS PER LAND AGREE ACRES	REQUIRED AS PER 150 JULY ACRES	PROVIDED AS PER 150 JULY ACRES	AREA IN ACRE	PROPOSED IN COMMUNITY FACILITIES
1	Nursery School	0	0	0	150	no
2	Primary School	0	0	0	150	no
3	High School	1	1	1	300	no
4	MRC	1	1	1	600	no
5	Nursing Home	1	1	1	150	no
6	Tele Booth	1	1	1	150	no
7	Community Centre	1	1	1	200	no
8	Religious building	1	1	1	200	no
9	Creche	1	1	1	150	no
10	Crematory	1	1	1	150	no
11	Veg & milk booth	0	0	0	300	no
12	Multi purpose Booth	0	0	0	300	no
13	ATM	0	0	0	0.00	no
14	Sub post office (proposed)	1	1	1		no
15	Weekly market (Bi-weekly)	0	0	0		no
16	Police (Sq.mtrs.)	0	0	0		no
17	ATM (Sq.mtrs.)	0	0	0		no

LEGEND	DETAIL	AREA (IN ACRE)
	NPNL PLOTS	—
	EWS PLOTS	—
	AREA CHANGED	—
	LICENSE NO.54 OF 2014	105.4083 ACRES
	LICENSE NO.28 OF 2016	23.05 ACRES
	LICENSE NO.87 OF 2020	20.225 ACRES
	ADDITIONAL AREA APPLED	47.759 ACRES
	TOTAL AREA	196.4823 ACRES

AREA CHANGED	
DETAIL	AREA IN SQ.M.
A	385
B	5060
C	143
D	3918
E	11770
F	5720
G	5020
H	1950
I	177
J	3880
TOTAL AREA	43004 SQ.M. 10867 ACRES

OWNER'S SIGNATURE AUTHORIZED SIGNATURE:
For St. Patricks Realty Pvt. Ltd.
Authorized Signatory

ARCHITECT'S SIGNATURE:
GIAN P. MAHAJAN
B.Arch., M.C.P., M.I.A.
CA No. 2277/10

PROJECT:
PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTTED COLONY, OPEN AIR AREA MEASURING 196.4823 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE DHUNELA & BERKA SECTOR 28, 30, 33 & 32, SOHNA, DISTT. GURUGRAM, HARYANA. LICENSE/ AGREEMENT GRANTED ON 07.2014 DATED 23.06.2014 & 28.07.2016 DATED 23.12.2016 AND 07.2020 DATED 28.01.2020.

DRAWING TITLE:
LAYOUT PLAN

REVISION:
R 0

SCALE:
1 : 1800

NORTH:

OWNER'S NAME:
ST. PATRICKS REALTY PRIVATE LIMITED