



DDJAY				
DETAIL OF RESIDENTIAL PLOT AREAS ( 15% AREAS )				
S.NO.	CATEGORY	SIZES (in meters)	Area (in Sqm)	No. of plots
1	A4	17.645 x 8.500	149.983	3
2	A5	16.815 x 8.500	142.928	18
3	B1	14.750 x 7.200	106.200	6
TOTAL				27
				Acres

DDJAY				
DETAIL OF RESIDENTIAL PLOT AREAS ( 50% AREAS )				
S.NO.	CATEGORY	SIZES (in meters)	Area (in Sqm)	No. of plots
1	A2	17.645 x 8.500	149.983	14
2	A3	17.550 x 7.405	129.958	1
3	A4	17.645 x 8.500	149.983	11
4	A5	16.815 x 8.500	142.928	40
5	B1	14.750 x 7.200	106.200	17
6	B2	14.750 x 8.183	120.699	5
TOTAL				88
				Acres

DDJAY				
DETAIL OF RESIDENTIAL PLOT AREAS				
S.NO.	CATEGORY	SIZES (in meters)	Area (in Sqm)	No. of plots
1	A1	17.645 x 7.755	136.837	1
2	A2	17.645 x 8.500	149.983	18
3	A3	17.550 x 7.405	129.958	1
4	A4	17.645 x 8.500	149.983	11
5	A5	16.815 x 8.500	142.928	80
6	A6	15.835 x 8.058	127.598	12
7	A7	15.500 x 9.670	149.885	20
8	B1	14.750 x 7.200	106.200	26
9	B2	14.750 x 8.183	120.699	5
TOTAL				174
				Acres

DDJAY			
MASTERPLAN AREAS			
	Ratio (K)/Nos.	Area (in Acres)	Area (in Sqm)
Total Plot Area :		12.125	49,067
Organized open space to be provided	7.5%	0.909	3,680
10% of area to be transferred free of cost to the government for Community site	10%	1.212	4,907
Area under widening of existing NH-248		0.029	117
50% of Benefit for Road widening (A)		0.014	59
Area under 38mtr wide green belt		0.454	1,837
50% of Benefit for green belt (B)		0.227	919
Area under 12 mtr wide service road		0.143	579
50% of Benefit (C)		0.071	289
Total (A+B+C)		0.626	2,534
Balance Site Area		11.499	46,535
50% Benefit		0.313	1,267
Net Planned Area		11.812	47,802
Residential	61%	7.205	29,159
Commercial	4%	0.472	1,912
<b>DESIGN PROPOSED</b>			
RESIDENTIAL	50.00%	5.917	23,944
COMMERCIAL AREA	3.95%	0.471	1,912
COMMUNITY	10.00%	1.213	4,907
Organized open space (Green)	7.54%	0.915	3,701
Area for STP			450
Area for UGT			200
Area for Milk booth	0.05%		27.500
Area for Transformer	0.01%		4.000
Proposed plots		174	
Area to be Freed of Area under Plotted Development	50.14%	2.97	12,005.549
15% of area for mortgage under plotted development area	15.29%	0.90	3,659.833
<b>DENSITY CALCULATION</b>			
TOTAL DENSITY	Units	Pop./Unit	Total
NET PLANNED AREA	11.812		47,802
	Acres		Sqmt.
POPULATION PER ACRE	265.15	PPA	

AREA CALCULATION FOR OTHER PROPOSED AREAS					
Category	Length 1	Length 2	(Length 1+ Length 2)/2	Height	Area (sqm.)
COMMUNITY BLOCK					
A	15.97	1.71	8.84	X 169.05	= 1494.402
B	35.01	91.05		=	3187.66
C	14.28	12.15		=	173.502
D	9	5.5		=	49.5
E	0.29	5.5		=	1.595
Total Site Area in SQM					4906.659
COMMERCIAL BLOCK	Length	Breadth			
M	33.55	34.04		=	1142.042
N	52.73	14.6		=	769.858
Total Site Area in SQM					1911.9
GREEN AREA					
G1 pocket area					
F	46.79	14.75		=	690.1525
G	24.02	50.38		=	1210.1276
H	36.79	25.95		=	954.7005
I	20.88	2		=	41.7600
J	2	3		=	6
Total					2902.7406
K (G2 pocket)	22.96	14.77		=	339.1192
L (G3 pocket)	31.15	14.75		=	459.4625
Total Site Area in SQM					3701.3223

AREA CALCULATION OF SITE AREA					
S.No	R.No	Length	Breadth	Area (SqM)	
i	2	268.21	108.7	= 29154.427	
Q.No					
ii	1	33.52	15.39	26.455	
iii	3	145.85	147.38	146.615	
iv	7	484.97	484.17	484.570	
Parallelogram					
v	4	48.35	12	= 580.200	
vi	5	48.35	38	= 1837.900	
vii	6	60.35	1.96	= 118.286	
viii	Total Site Area in SQM			i to vii	49066.106
ix	Area in Acs.			iv	5814.840
x	24 M Wide Road in SQM				1.437
xii	12 M wide Service Road Area in SQM (Part of 50 M Green Belt)			v	580.200
xiii	Area in Acs.				0.143
xiv	38 M Wide Green Belt Area in SQM			vi	1837.900
xv	Area in Acs.				0.454
xvi	Sohna Gurugram 60 M Road Widening Area in SQM			vii	118.286
xvii	Area in Acs.				0.029
xviii	Net Planned area in acres = ix - 50% of (xii + xv + xvii)				11.812
<b>AREA FOR LICENCE</b>					
AREA UNDER 24 M WIDE ROAD				1.437	
AREA UNDER 12 M WIDE SERVICE ROAD				0.143	
AREA UNDER 38 M WIDE GREEN BELT				0.454	
AREA UNDER 60 M WIDE ROAD				0.029	
TOTAL				2.063	
NET TOTAL PLANNED AREA				10.062	

OWNER SIGN: Metro Techno Build Pvt. Ltd. (Signature)

ARCHITECT SIGN: Confluence (Signature)

**OWNER**  
METRO TECHNO BUILD PVT. LTD.

**SUBMISSION DRAWING**

KEY PLAN

PROJECT  
PROPOSED MASTER PLAN OF LAND MEASURING 49,067 SQM. (12.125 ACRES) AT SECTOR - 2 SOHNA (GURUGRAM, HARYANA) BEING DEVELOPED BY METRO TECHNO BUILD PVT.LTD.

DATE	PROJECT INCH.	CHECKED BY
13-04-22	BALRAJ SINGH	BALRAJ SINGH
SCALE	DEALT BY	APPROVED BY
1: NTS	ISHAN UPADHYAY	VISHAL SHARMA

DRAWING TITLE  
**DEMARICATION & LAYOUT PLAN**

ARCHITECTS  
Confluence

DRAWING NO. S-02 REVISION R0

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