Roads

ROADS

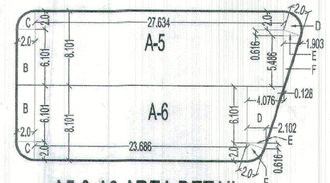
SITE LAYOUT

AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA		2.825	11432.358
PERMISSIBLE G.C.	35.00%	0.988	4001.325
PERMISSIBLE F.A.R.	1.50		17148.537
PROPOSED G.C.	34.991%		4000.345
PROPOSED F.A.R.	1.499		17144.335
TOTAL NO. OF PLOTS			33
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE			4.2857

BLOCK NAME	PLOT NO.	WIDTH	LENGTH	AREA / PLOT	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R.
BLOCK-A	1	AREA DETAIL-A1		123.437	1	123.437	529.015
	2	(20.038+18.459)/2X6.0		115.491	1	115.491	494.961
	3	(18.459+16.880)/2X6.0		106.017	1	106.017	454.359
	4	AREA DETAIL-A4		96.082	1	96.082	411.780
	5	AREA DETAIL-A5		249.130	1	249.130	1067.701
	6	AREA DETAIL-A6		229.228	1	229.228	982.404
	7	AREA DETAIL-A7		176.661	1	176.661	757.119
	8	(23.852+21.533)/2X7.167		162.637	1	162.637	697.016
	9	AREA DETAIL-A9		144.766	1	144.766	620.426
BLOCK-B	1 TO 6	6.301	18.00	113.418	6	680.508	2916.463
	7 TO 10	6.100	17.00	103.700	4	414.800	1777.714
BLOCK-C	1 TO 4	6.100	17.00	103.700	4	414.800	1777.714
	5 TO 10	6.301	18.00	113.418	6	680.508	2916.463
	11 & 15	AREA DETAIL-C11 & C15		101.140	2	202.280	866.914
	12 & 14	6.000	17.00	102.000	2	204.000	874.286
TOTAL					33	4000.345	17144.335
FACTOR						34.991	1.500
BALANCE						0.980	4.202

LEGEND

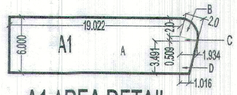
1. 6.00 M WIDE ROAD/ PARKING
2. PARKING AREA
3. STREET PAVEMENT AREA
4. PARKING / OPEN/ GREEN
5. F.L. = 223.70, G.L. = 223.45



A5 & A6 AREA DETAIL

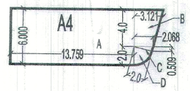
AREA DETAIL-A5					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	27.634	8.101	223.863
B	1	1	2.000	6.101	12.202
C	1	0.785	2.000	2.000	3.140
D	1	0.942	2.000	2.000	3.768
E	1	0.5	1.903	0.616	0.586
F	1	(.128+1.903)/2		5.486	5.571
TOTAL AREA - A5					249.130

AREA DETAIL-A6					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	23.686	8.101	191.880
B	1	1	2.000	6.101	12.202
C	1	0.785	2.000	2.000	3.140
D	1	(4.076+2.102)/2		6.101	18.846
E	1	0.5	2.102	0.616	0.647
F	1	0.628	2.000	2.000	2.512
TOTAL AREA - A6					229.228



A1 AREA DETAIL

AREA DETAIL -A1					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	19.022	6.000	114.132
B	1	0.9158	2.000	2.000	3.663
C	1	0.5	1.934	0.509	0.492
D	1	(1.934+1.016)/2		3.491	5.149
TOTAL AREA -A1					123.437

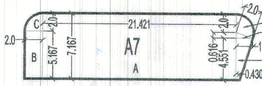


A4 AREA DETAIL

AREA DETAIL-A4					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	13.759	6.000	82.554
B	1	(3.121+2.068)/2		4.000	10.378
C	1	0.5	2.068	0.509	0.526
D	1	0.6559	2.000	2.000	2.624
TOTAL AREA - A4					96.082

L.No- 149/2022/24.02.2022

(RAM AVTAR BASSI) AD (HQ) | (RAKESH BANSAL) ATP (HQ) | (AMIT MADHOLIA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (P.P. SINGH) CTP (HR) | (K.MAKRAND PANDURANG, IAS) DTCP (HR)



A7 AREA DETAIL

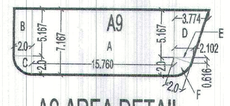
Superintending Engineer, HSVP Circle, Gurugram

Only For Service Plan Estimate

Executive Engineer HSVP, Division No.-, Gurugram

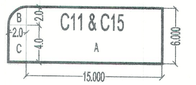
DRG. NO:- DTCP 8169 Dated:-24-02-2022

AREA DETAIL - A7					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	21.421	7.167	153.524
B	1	1	2.000	5.167	10.334
C	1	0.785	2.000	2.000	3.140
D	1	0.942	2.000	2.000	3.768
E	1	0.5	1.903	0.616	0.586
F	1	(1.903+.430)/2		4.551	5.309
TOTAL AREA - A7					176.661



A9 AREA DETAIL

AREA DETAIL -A9					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	15.760	7.167	112.952
B	1	1	2.000	5.167	10.334
C	1	0.785	2.000	2.000	3.140
D	1	(3.774+2.102)/2		5.167	15.181
E	1	0.5	2.102	0.616	0.647
F	1	0.628	2.000	2.000	2.512
TOTAL AREA - A9					144.766



C11 & C15 AREA DETAIL

AREA DETAIL C11 & C15					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	15.000	6.000	90.000
B	1	0.785	2.000	2.000	3.140
C	1	1	2.000	4.000	8.000
TOTAL AREA C11 & C15					101.140

UTILITY BLOCK (FREE FROM G.C. AND F.A.R.)					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	6.000	8.000	48.000
TOTAL UTILITY BLOCK AREA					48.000

MORTAGAGED PLOT AREA DETAILS				
BLOCK NAME	PLOT NO.	AREA / PLOT	NO. OF PLOTS	PROPOSED G.C.
BLOCK-A	7	176.661	1	176.661
	8	162.637	1	162.637
	9	144.766	1	144.766
TOTAL			3	484.064

S.NO.	VILLAGE	RECT NO.	KILA NO.	AREA KANAL	AREA MARLA
1.	BEGAMPUR KHATOLA	38	12	8	0
			13/2/1	2	16
			18/2	3	6
			19	7	11
			20/1	0	19
			TOTAL	22	12

GRANT TOTAL = 22K 12M OR 2.825 ACRES

= 11432.358 SQ.MT.

38//18/2 min - 0.109 hect. 0-17-4
38//19 min - 0.011 - hect 0-1-7
0.120 hect. 0-19-2

Checked subject to comments in forwarding letter No. 46349 Dt. 24/03/2022 ..... and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-I, HSVP Panchkula 29.3.2022

Director Town & Country Planning Haryana, Chandigarh

MORTGAGED SCO PLOTS

SCO PLOTS

NOTES:-

BOUNDARY WALL & GATE AS PER STANDARD DESIGN

PROJECT:-

LAYOUT PLAN FOR PLOTTED COMMERCIAL COLONY BEARING RECTANGLE NO.38, KHASRA NO.12,13/2/1,18/2,19,20/1 MEASURING 2.825 ACRES IN REVENUE ESTATE OF VILLAGE BEGAMPUR KHATOLA SECTOR-73 TEHSIL-KADIPUR,DISTRICT GURUGRAM HARYANA BEING DEVELOPED BY- EVFYME TECHNOLOGIES PVT.LTD

ARCHITECT :-

VIKAS AHLAWAT ARCHITECTS

ARCHITECTURE , INTERIORS , PLANNING

Unit No.:303,Ninex Time Center, Suncity,Sector -54,Golf Course Road,Gurgaon
O :- 0124-4284293 M:- 09899158486 Mail :- ar.vikas.ahlawat@gmail.com

Architect SIGNATURE:- Ar. VIKAS AHLAWAT CA/2013/59929

owner SIGNATURE:- For EVFYME Technologies Pvt. Ltd. Director/Authorised Signatory

DRAWING TITLE :

LAYOUT PLAN

DATE:- 10-OCT-2021

SCALE:- 1:300 (A1)

SHEET NO. SP01