





AREA STATEMENT						
TOTAL AREA OF SCHEME	=	9.9583 ACRES				
AREA UNDER PROPOSED 12M. WIDE SERVICE ROAD	=	165.92 SQ.MTRS.				
NET PLANNED PLOT AREA	=	40299.746 SQ.MTRS.				
	OR	9.9583 ACRES				
AREA UNDER RESIDENTIAL PLOTS						
PLOT NO.	WIDTH	DEPTH 1	DEPTH 2	AREA	TOAL NOS.	TOTAL AREA
1 TO 17	7.6	17.099		129.952	17	2209.184 SQ.MTRS.
18 TO 19	6.611	17.099		113.041	2	226.082 SQ.MTRS.
20 TO 26	7.592	18.004		136.686	7	956.802 SQ.MTRS.
27 TO 54	7.592	17.783		135.009	28	3780.252 SQ.MTRS.
55 TO 58	7.104	16		113.664	4	454.656 SQ.MTRS.
59 TO 80	7.6	17.099		129.952	22	2858.944 SQ.MTRS.
81 TO 82	7.66	17.099		130.978	2	261.956 SQ.MTRS.
83 TO 94	7.6	17.099		129.952	12	1559.424 SQ.MTRS.
95 TO 114	7.724	16		123.584	20	2471.680 SQ.MTRS.
115 TO 118	7.104	16		113.664	4	454.656 SQ.MTRS.
119 TO 122	6.991	20		139.820	4	559.280 SQ.MTRS.
123 TO 134	6.991	19.374		135.444	12	1625.328 SQ.MTRS.
135 TO 142	6.991	19.372		135.430	8	1083.440 SQ.MTRS.
143 TO 149	6.496	20.005		129.952	7	909.664 SQ.MTRS.
150	6.493	20.005		129.892	1	129.892 SQ.MTRS.
151 TO 172	7.42	15.001		111.307	22	2448.754 SQ.MTRS.
<b>TOTAL</b>					<b>172</b>	<b>21989.994 SQ.MTRS.</b>
	OR					<b>5.434 ACRES</b>
DENSITY CALCULATION						
TOTAL PROPOSED PERSONS 172@18 PERSON/PLOT	=	3096 PERSONS				
TOTAL PROPOSED DENSITY= 3096 / (AGAINST 240-400 PPA PERMISSIBLE)	=	9.95830 = 310.896 PPA				
AREA UNDER GREEN						
REQUIRED GREEN 7.5% OF S.NO.	WIDTH	DEPTH	NOS	AREA	OR	
GREEN1	15.386	53.144	1	817.674		0.7469 ACRES
GREEN2	22.9	53.144	1	1216.998		
GREEN3	16.729	28.758	1	481.093		
GREEN4	38.748	13.983	1	541.813		
TOTAL PROPOSED GREEN=				<b>3057.578</b>	OR	<b>7.5871 %</b>
					OR	<b>0.7555 ACRES</b>
ONE ORGANIZED GREEN SPACE PROVIDED (GREEN2)					OR	<b>1216.998 SQ.MTRS.</b>
					OR	<b>0.3007 ACRES</b>
AREA FOR PROVISION OF COMMUNITY FACILITIES						
REQUIRED COMMUNITY 10% OF PROPOSED COMMUNITY AREA	=	40299.746 SQ.MTRS.				
	OR	0.99583 ACRES				
PROPOSED COMMUNITY AREA						
S.NO.	WIDTH	DEPTH 1	DEPTH 2	AREA		
CO1	28.758	16.73	20.957	541.901		
CO2	28.237	37.686	41.838	1122.76		
CO3	13.096	34.075	43.927	510.757		
CO4	14.465	48.347	699.339			
CO5	35.251	43.927	774.235			
CO6	56.326	10.15	381.139 (2/3 LR)			
TOTAL PROPOSED COMMUNITY AREA =				<b>4030.131 SQ.MTRS.</b>	OR	<b>10.0 %</b>
					OR	<b>0.9959 ACRES</b>
AREA FOR COMMERCIAL						
PERMISSIBLE COMMERCIAL 4% OF PROPOSED COMMUNITY AREA	=	1611.990 SQ.MTRS.				
	OR	0.3983 ACRES				
S.NO. WIDTH DEPTH 1 DEPTH 2 AREA						
C 1	31.716	50.825	1611.966			
TOTAL PROPOSED COMMERCIAL AREA =				<b>1611.966 SQ.MTRS.</b>	OR	<b>4.0 %</b>
					OR	<b>0.3983 ACRES</b>
TOTAL PROPOSED RESIDENTIAL PLOTTING AREA=				<b>21989.994 SQ.MTRS.</b>	OR	<b>54.56 %</b>
					OR	<b>5.434 ACRES</b>
TOTAL PROPOSED COMMERCIAL AREA=				<b>1611.966 SQ.MTRS.</b>	OR	<b>4.0 %</b>
					OR	<b>0.3983 ACRES</b>
TOTAL PROPOSED SALABLE AREA				<b>23601.960 SQ.MTRS.</b>	OR	<b>58.56 %</b>
					OR	<b>5.8323 ACRES</b>
DETAIL OF 50% OF FREEZED AREA						
PLOT NO.	WIDTH	DEPTH	AREA	TOAL NOS.	TOTAL AREA	
1 TO 17	7.6	17.099	129.952	17	2209.184 SQ.MTRS.	
18 TO 19	6.611	17.099	113.041	2	226.082 SQ.MTRS.	
27 TO 40	7.592	17.783	135.009	14	1890.126 SQ.MTRS.	
55 TO 58	7.104	16	113.664	4	454.656 SQ.MTRS.	
59 TO 70	7.6	17.099	129.952	12	1559.424 SQ.MTRS.	
81 TO 82	7.66	17.099	130.978	2	261.956 SQ.MTRS.	
83 TO 94	7.6	17.099	129.952	12	1559.424 SQ.MTRS.	
95 TO 114	7.724	16	123.584	20	2471.680 SQ.MTRS.	
115 TO 118	7.104	16	113.664	4	454.656 SQ.MTRS.	
<b>TOTAL</b>				<b>87</b>	<b>11087.188 SQ.MTRS.</b>	
					OR	<b>2.7397 ACRES</b>
					OR	<b>50.42 %</b>
AREA FOR STP (UNDERGROUND)						
PERMISSIBLE AREA FOR STP	=	450.000 SQ.MTRS.				
S.NO.	WIDTH	DEPTH2	AREA			
S1	16.729	26.9	450.01			
TOTAL PROPOSED STP AREA =			<b>450.010 SQ.MTRS.</b>			
AREA FOR UGT						
PERMISSIBLE AREA FOR UGT	=	200.000 SQ.MTRS.				
s.no.	WIDTH	FORMULA	DEPTH	AREA		
1	15		13.334	200.010		
TOTAL PROPOSED UGT AREA =				<b>200.010 SQ.MTRS.</b>		
AREA FOR ESS						
TOTAL PROPOSED ESS AREA (7.7 X 26.099) =			<b>200.962 SQ.MTRS.</b>			


LEGEND:

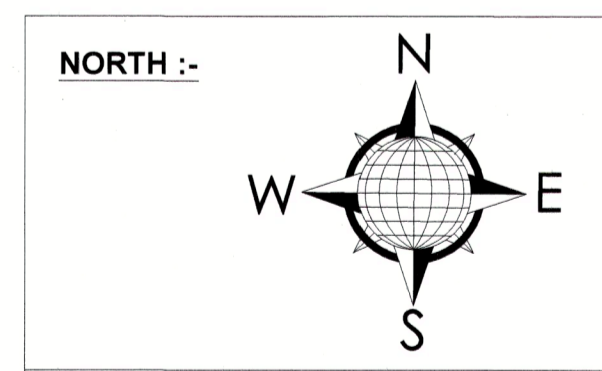
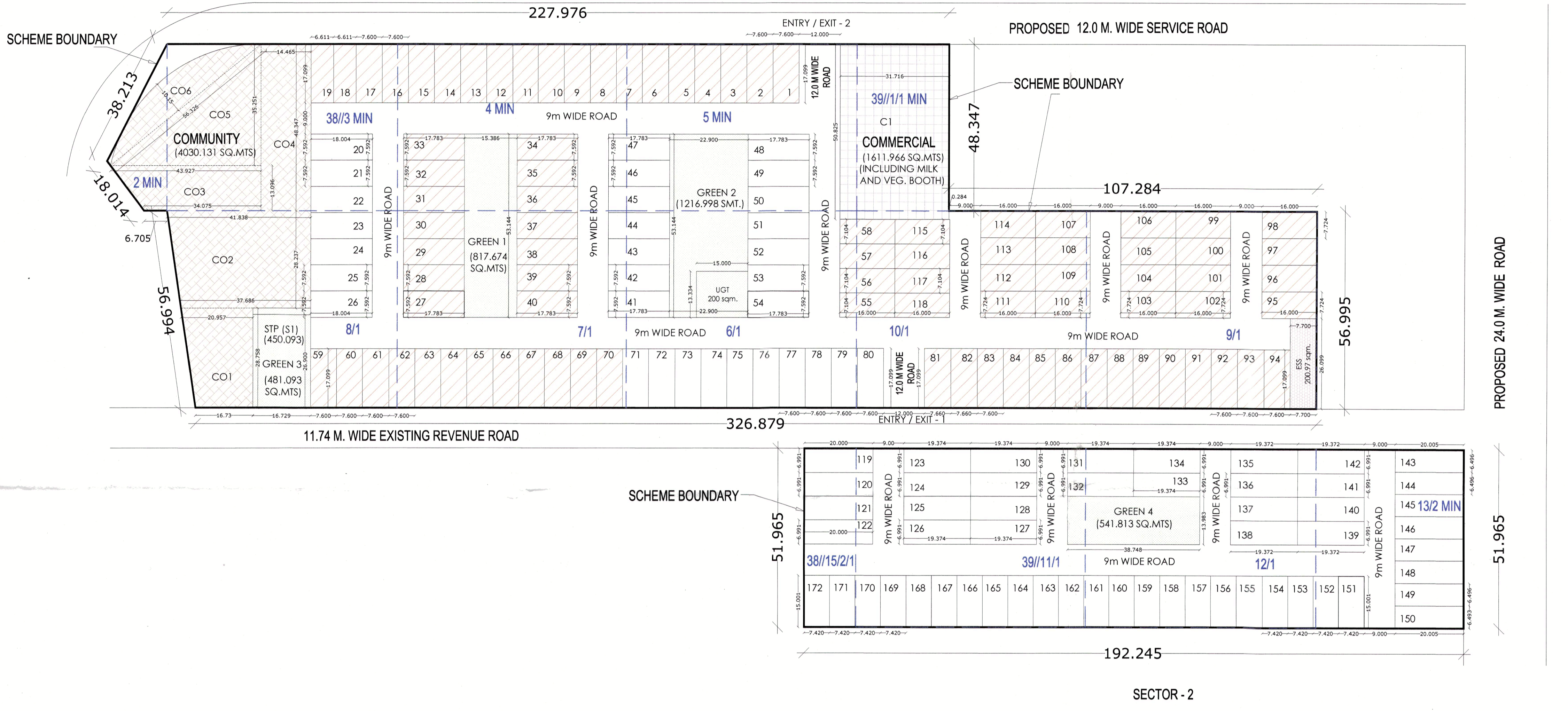
50% OF FREEZED AREA SHOWN THUS: 

COMMUNITY FACILITIES SHOWN THUS: 

COMMERCIAL SHOWN THUS: 

GREEN SHOWN THUS: 

ESS SHOWN THUS: 



SCALE :-

1:750

ARCHITECT :-


**team3**

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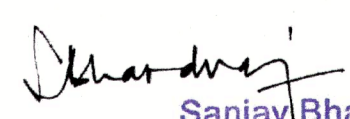
DEMARICATION PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS YOJNA ON LAND 9.9583 ACRES, AT VILLAGE SOHNA, SECTOR-2, SOHNA, DISTT. GURUGRAM. BEING DEVELOPED BY SH. SURJEET ARORA & SH. ANOOP ARORA IN COLLABORATION WITH M/S N.S. BUILDTECH PVT. LTD.

LICENCE NO. 103 OF 2022 DATED 28/07/2022

OWNER SIGN :-

  
NS Buildtech Pvt. Ltd.  
Authorised Signatory

ARCH. SIGN :-

  
Sanjay Bhardwaj  
Architect  
CA/97/22289