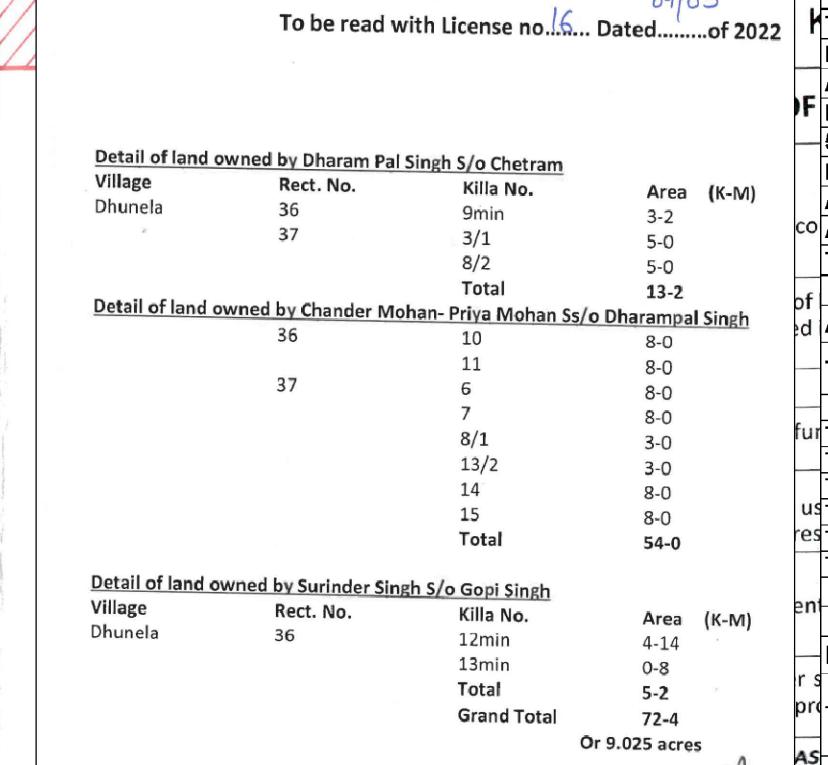


ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA, GATE NO. 16 OF 2022, DATED 09.02.2022, IN SECTOR 35, SOHNA AREA STATEMENT



ALL DIMENSIONS ARE IN METERS.NO PROJECTION /CANTILEVER ALLOWED IN THE REAR SETBACK.

DATE: 02-03-2023 IN SECTOR 35			
AREA STATEMENT			
TOTAL AREA	=	9.0250 Acres	%
PHYSICAL PLOT AREA	=	8.9800 Acres	
AREA FALLING UNDER GREEN BELT	=	0.2060 Acres	
NET BALANCE AREA (A)	=	8.7740 Acres	
50% OF AREA FALLING UNDER GREEN BELT (B)	=	0.1030 Acres	
NET PLANNED AREA (A+B)	=	8.8770 Acres	
AREA UNDER COMMERCIAL	=	0.3540 Acres	3.99
AREA UNDER PLOTS	=	4.6807 Acres	52.50
TOTAL SALEABLE AREA	=	5.0151 Acres	56.50

AREA UNDER PLOTS						
TYPE	SIZE		AREA	TOTAL PLOTS	TOTAL AREA	
TYPE 1	8.650	x 16.100	139.265	85	=	11837.53 Sq.Mt
TYPE 2	9.210	x 16.100	148.281	14	=	2075.93 Sq.Mt
TYPE 3	7.200	x 14.000	100.800	12	=	1209.60 Sq.Mt
TYPE 4	7.200	x 18.910	136.152	20	=	2723.04 Sq.Mt
TYPE 5	9.035	x 14.000	112.490	8	=	899.92 Sq.Mt
TYPE 6	7.150	x 16.100	115.115	1	=	115.12 Sq.Mt
TOTAL				140	=	18861.13 Sq.Mt
				OR =	4.6607 Acres	

DENSITY CALCULATION				
TOTAL DENSITY	=	140	x	18.00 @ Person's per Plot
	=	2520	÷	8.8770/Acres
	=	283.9	PPA	Against 240 - 400 PPA permissible

AREA UNDER GREEN				
REQUIRED GREEN	=	0.6769	Acres	7.50% Total of area scheme
GREEN AREA PROVIDED				
ORGANISED GREEN	=	GREEN-1	=	0.634 Acres
INCIDENTAL GREEN	=	GREEN-2	=	0.093 Acres

uding	TOTAL GREEN PROVIDED	=	0.727 Acres	8.06 %	stru
:-	AREA FOR PROVISION OF COMMUNITY FACILITIES				
imum	REQUIRED AREA	=	0.9025 Acres	10 % of License Area	
missibility	PROVIDED AREA	=	0.9029 Acres	10 % of License Area	
for Area	a. (rate and gate post shall be constituted as per annex				

(R)	(in metres)	a) Gate and gate post shall be constructed as per approved position indicated on the zoning plan.
200%	16.5	b) An additional wicket gate of standard design not exceeding 2.4m in height shall be provided for pedestrian access allowed in the front and side boundary wall provided for access towards the sector road.
LEGEND		

SYMBOL	DESCRIPTION	AREA	PLOT
ELEC.	ELECTRICAL SERVICES	225 SQM	
UGT	UNDERGROUND TANK	200 SQM	
STP	SEWAGE TREATMENT PLANT	450 SQM	

PLOTS UNDER FREEZE							
TYPE		SIZE	AREA	TOTAL PLOTS			TOTAL AREA
TYPE 1	8.650	x	16.100	139.265	35	=	4874.28 Sq.Mt
TYPE 2	9.210	x	16.100	148.281	6	=	886.69 Sq.Mt
TYPE 4	7.200	x	16.910	136.152	20	=	2723.04 Sq.Mt
TYPE 5	8.035	x	14.000	112.490	8	=	899.92 Sq.Mt
TYPE 6	7.150	x	16.100	115.115	8	=	115.12 Sq.Mt
TOTAL				70	=	9502.04	Sq.Mt
60.37% of Total saleable area i.e. 18861.13 Sqmt. (4.6607 Acre)						=	2.3480 Acres

Department, if applicable.

(iii) That the coloniser/owner shall ensure the installation of Solar panels in accordance with the provisions of order No. 22/52/2005-SPower dated 21.03.2005 issued by the Government Renewable Energy Department, if applicable.

Approval of building plan on 50% freed plots shall be allowed.

LENGTH (M)	BREADTH(M)	AREA(SQ.M)
20.825	21.1	439.408
1.015	21.1	10.708

office order dated 05.08.2012

FROZEN PLOTS

Fire safety protection measures shall be regulated by Haryana

from time to time.

Read this drawing in conjunction with the demarcation plan verified by
Endst no. 4387 dated 25.04.2024

LEGEND

DRG NO DTCP 0351

SOUND TANK AREA CALCULATIONS		
LENGTH (M)	BREADTH(M)	AREA(SQ.M)
21.95	9.025	198.099
0.431	9.025	1.945

COMMERCIAL

		200		
OM (PARKASH)	(BABITA GUPTA)	(HITESH SHARMA)	(RUP SINGH)	COMMUNITY
ATP (HQ)	DTP (HQ)	STP (HQ)	CTP (HR)	(C. K. MAHARAND)

AL SERVICES AREA CALCULATIONS			
	LENGTH (M)	BREADTH(M)	AREA(SQ.M)
	8.935	14.55	130.004



GREEN

10.964	6.34	69.512		
3.37	4.424	14.909		
4.833	1.55	7.491		
4.102	1.55	3.179		
				SERVICES

LAND AREA				
G1	S.NO.	LENGTH (M)	BREADTH(M)	AREA(SQ.M)
	A	41.91	120.696	5058.369
	B	240.325	120.71	30006.021
	C	55.039	16.77	923.004
	D	4.591	103.94	259.382
	E	0.804	16.77	6.742
TOTAL				36343.518

COMMUNITY AREA CALCULATIONS					
G1	S.NO.	LENGTH (M)	BREADTH(M)	NO.	AREA(SQ. M)
	A	27.31	33.116	1	904.398
	B	14.61	21.246	1	310.404
	C	56.187	37.596	1	2112.406
	D	16.1	10.075	1	162.208
	E	16.1	10.221	1	164.558
TOTAL					3653.974
				OR	0.9029
					ACRES

COMMERCIAL AREA				
G1	S.NO.	LENGTH (M)	BREADTH(M)	AREA(SQ.M)
	A	22.381	60.21	1347.560
	B	2.888	60.21	86.943
	TOTAL			1434.503
			OR	0.3544 Acres

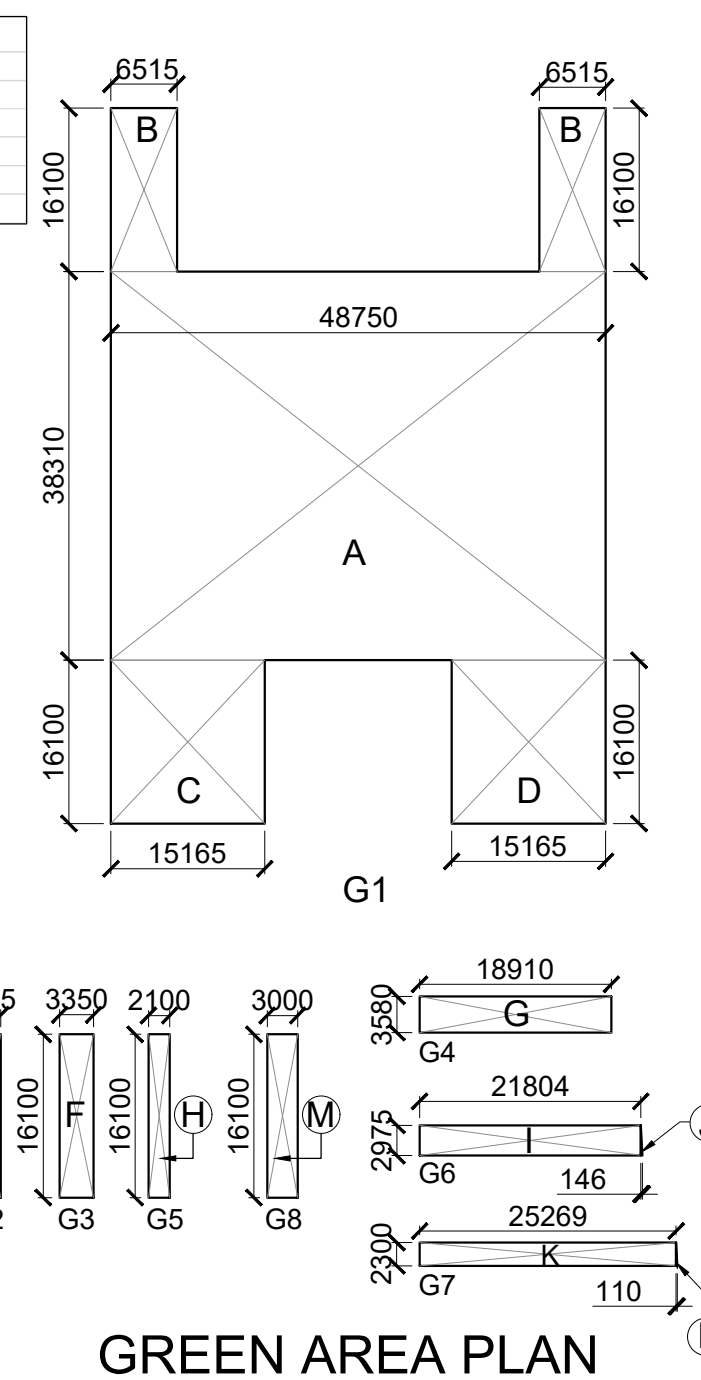
GREEN AREA CALCULATIONS					
G.I.	S.NO.	LENGTH (M)	BREADTH(M)	NO.	AREA(SQ.M)
	A	48.75	38.31	1	1867.613
	B	6.515	16.1	2	209.783
	C	15.165	16.1	1	244.157
	D	15.165	16.1	1	244.157
	TOTAL				2565.709
				OR	0.634 ACRES

04058

INCIDENTAL GREEN AREA CALCULATIONS						
	S.NO.	LENGTH (M)	BREADTH(M)	NO.	AREA(SQ.M)	
	G2	E	3.175	16.100	1	51.118
	G3	F	3.350	16.100	1	53.935
	G4	G	18.910	3.580	1	67.698
	G5	H	2.100	16.100	1	33.810
	G6	I	21.804	2.975	1	64.867
		J	0.146	2.975	1	0.217

G7	K	25.269	2.300	1	58.119	
	L	0.110	2.300	1	0.127	
G8	M	3.000	16.100	1	48.300	
	TOTAL				378.190	
				OR	0.093	ACRES

Technical drawing of a rectangular plate. The main plate is labeled 'C' and has a width of 55039 and a height of 50048. A smaller rectangular section on the right is labeled 'E' and has a width of 317 and a height of 16100. The drawing includes dimension lines and arrows indicating the measurements.



PROJECT NAME & ADDRESS : DEMARICATION PLAN (LICENSE NO 16 OF 2022, DATED 09/03/2022) OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 9.025 ACRES UNDER DDJAY-2016 FALLING IN THE REVENUE ESTATE OF VILLAGE DHUNELA, SECTOR -35, SOHNA GURUGRAM BEING DEVELOPED BY CHANDER MOHAN KHATANA & PRIYA MOHAN KHATANA Ss/O SH DHARAMPAL KHATANA ,SH DHARAMPAL KHATANA S/O SH CHET RAM , SURINDER SINGH S/O SH GOPI SINGH.
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SHEET TITLE	DEMARCATIION PLAN
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ARCHITECTS SIGN.	OWNERS SIGN.
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1		

		Auth. Signatory on behalf of Chander Mohan Khatana & Others
SCALE NTS	DATE	NORTH 

NTS		
L DRAWN BY	DRG. NO. SD-01	

NORTH

A circular compass rose with a black arrow pointing upwards towards the word "NORTH". The circle is divided into four quadrants by a vertical and a horizontal line. The word "NORTH" is at the top, "SOUTH" is at the bottom, "EAST" is on the right, and "WEST" is on the left.