

TOTAL AREA OF LAND =5.006 ACRES (20258.6311SQ.MT)					
PERMISSIBLE			PROPOSED		
AREA ACRES	AREA ACRES	PERCENTAGE %	AREA ACRES	AREA ACRES	PERCENTAGE %
Required Open space Area (7.5%)	0.375	1519.390	7.5	0.405	1642.703
10 % area to be transferred free of cost to the govt.	0.501	2025.653	10.0	0.502	2029.732
Permissible commercial area	0.200	810.341	4.0	0.122	493.585
Area Under Plots	3.054	12357.704	61.0	2.739	11086.076
Total permissible area	3.254	13168.045	65.0	2.861	11579.601
Permissible Density	240.400 ppa			280.46	
Achieved Density	280.46	PPA			

PLOT AREA DETAIL				
TYPE	WIDTH	LENGTH	AREA	NO. OF PLOTS
A	8.424	17.500	147.420	9
A1	8.423	17.500	147.403	10
B	8.248	17.500	144.340	19
B1	6.297+8.248/2x17.5	127.269	18.000	1
C	8.500	17.500	148.750	29
D	8.150	18.335	149.430	60-71
E	7.000	13.230	92.610	72-77
E1	6.262+2.772x13.23	79.592	78	1
TOTAL PLOT AREA				78
				11086.076
				2.739

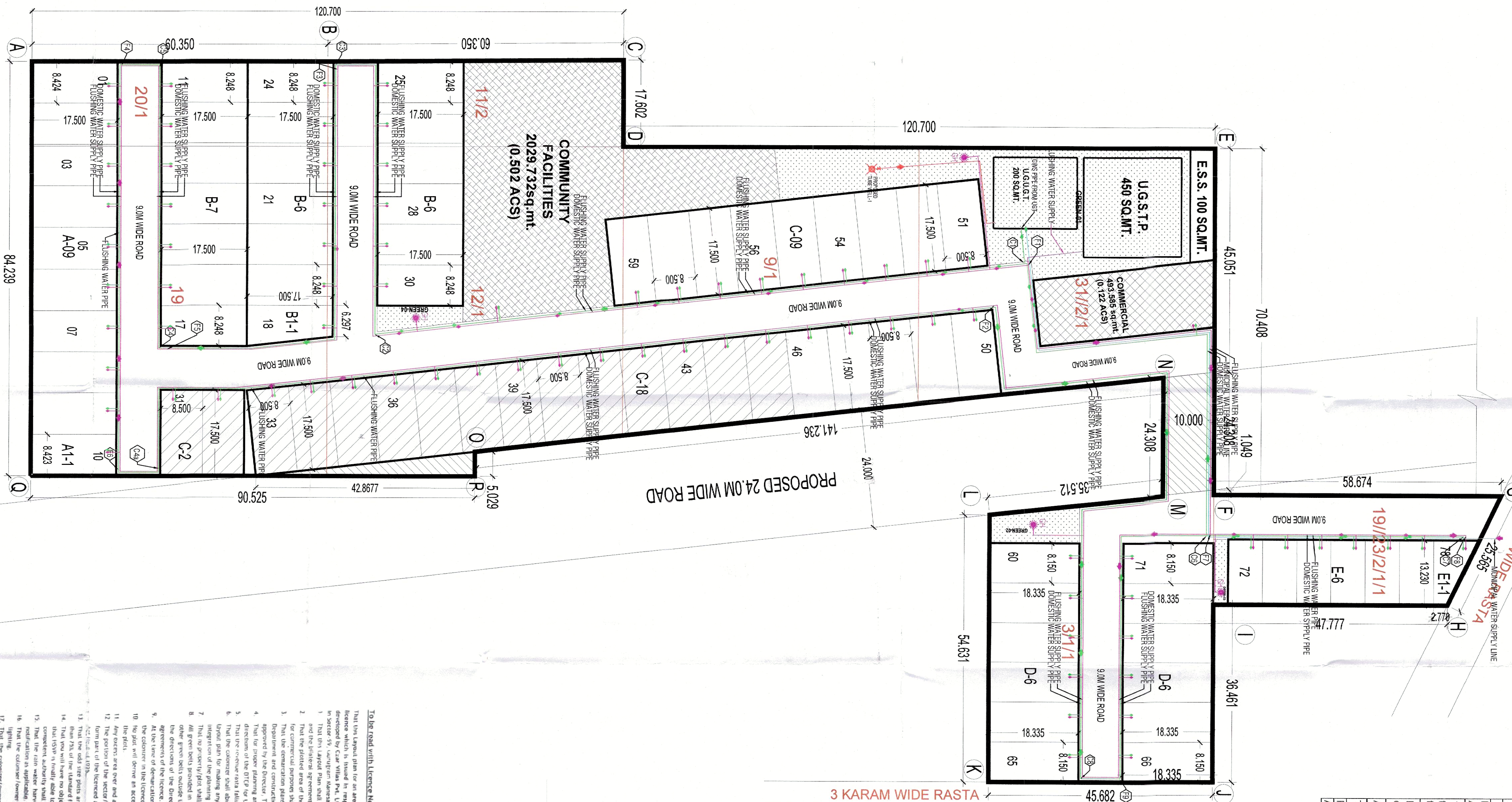
20% MORTGAGED PLOT AREA DETAIL				
TYPE	WIDTH	LENGTH	AREA	NO. OF PLOTS
C	8.500	17.500	148.750	31-45
TOTAL PLOT AREA				15
				2231.250
				0.551

AREA UNDER 24.0 METER WIDE ROAD			
S. NO.	WIDTH	LENGTH	AREA
1	1.000	10.000	24.308
2	0.500	5.029	42.8677
TOTAL AREA			350.871

GREEN AREA DETAILS			
GREEN AREA 01 = 1395.768 Sq.mt.			
GREEN AREA 02 = 123.904 Sq.mt.			
GREEN AREA 03 = 47.492 Sq.mt.			
GREEN AREA 04 = 75.539 Sq.mt.			
TOTAL AREA = 1642.703 Sq.mt.			

S. No.	SYMBOL	DESCRIPTION
1.		DRINKING WATER SUPPLY PIPE (DWSP)
2.		FLUSHING WATER SUPPLY PIPE
3.		TUBE WELL PIPE
4.		BORE WELL
5.		GARDEN HYDRANT

WATER SUPPLY SITE PLAN



LEGEND-	
	COMMERCIAL
	LAND TO BE TRANSFERRED TO GOVT.
	SERVICES
	OPEN/GREEN
	20% MORTGAGED PLOTS SHOWN AS
	AREA UNDER 24.0m ROAD

TITLE:	
PROPOSED LAYOUT PLAN FOR D.D.JAY. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.006 ACRES (40K-1M) FALLING IN THE REVENUE ESTATE OF VILLAGE BEHRAMPUR, SECTOR 59, G.M.U.C. (HR) BEING DEVELOPED BY - SH. SADHU RAM, SH. RATI RAM, OTHERS IN COLLABORATION WITH CZAR VILAS PVT. LTD. (FORMERLY KNOWN AS M/S NEEL MAHADEV BUILDTECH PVT.LTD.)	
OWNER SIGNATURE:	ARCHITECT SIGNATURE:
R. WILAS PRUTHI	DR. VIKAS MAHADEV
DATE: sep. 2022	SCALE: 1:4000(A1)

Checked for service estimate

Executive Engineer-I
W/S Division, GMDA,
Gurgaon

Chief Engineer,
Dist. - J. GMDA,
Gurgaon

Czar Vilas Pvt Ltd
Authorised Signatory

Ar. Vikas Mahadev
CZV/13/55529

MEER BUILDTECH
Delhi
CONSULTANT

DRAWING TITLE:
LAYOUT PLAN

DATE: sep. 2022

SCALE: 1:4000(A1)

SHEET NO.
01