

DEMARICATION CUM LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.05 ACRES IN THE REVENUE ESTATE OF VILL. DHUNELA, SECTOR-35, TEHSIL SOHNA, DISTT. GURUGRAM (HARYANA), BEING DEVELOPED BY M/S DHOOLA ENTERPRISE PRIVATE LIMITED.

AREA CALCULATIONS					
Sr. No.	PARTICULARS	PROPOSED (ACRES)	(%)	PERMISSIBLE AREA IN ACRES	PERMISSIBLE AREA IN %
1	TOTAL AREA OF THE SCHEME	5.050	100.00	5.0	-
2	AREA UNDER 60 METERS	0.076	-	-	-
3	BALANCE AREA	4.974	-	-	-
4	50% BENEFIT OF AREA UNDER 60 METERS AND 12 M WIDE SERVICE ROAD	0.038	-	-	-
5	NET PLANNED AREA	5.012	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	2.613	52.13	3.057	61.0
7	AREA UNDER COMMERCIAL PLOT	0.194	3.87	0.200	4.0
8	TOTAL SALEABLE AREA (6+7)	2.807	56.00	3.258	65.0
9	GREEN AREA/OPEN SPACE	0.386	7.65	0.379	7.5
10	COMMUNITY FACILITIES	0.505	10.00	0.505	10.0

DETAIL OF RESIDENTIAL PLOTS							
Sr. No.	CATEGORY	SIZE (IN METERS)			AREA IN SQMT	NO. OF PLOTS	TOTAL (IN SQMT)
1	A	7.25	X	16.46	119.335	15	1790.025
2	B	7.05	X	16.46	116.043	15	1740.645
3	C	7.20	X	17.48	125.856	40	5034.240
4	D	6.66	X	16.25	108.225	2	216.450
5	E	7.42	X	16.10	119.462	15	1791.930
TOTAL						87	10573.290
							2.613 ACRES

	POCKETS	BASE	HEIGHT	SHAPE	AREA	TOTAL AREA
COMMERCIAL	A	35.86	19.4300	RECTANGLE	696.76	
	B	4.9789	35.8564	TRIANGLE	89.26	786.023
COMMUNITY SITE	C	69.86	24.4	RECTANGLE	1704.584	
	D	9.71	69.86	TRIANGLE	339.1703	2043.7543
GREEN AREA	E	17.86	13.32	RECTANGLE	237.8952	
	F	28.14	24.41	RECTANGLE	686.8974	
	G	6.9781	3	RECTANGLE	20.9343	
	H	22.6	11.64	RECTANGLE	263.064	
	I	1.22	4.88	TRIANGLE	2.9768	
	J	16.5	20.72	TRIANGLE	170.94	
	K	7.82	9.37	TRIANGLE	36.6367	
	L	1.79	2.15	TRIANGLE	1.92425	
	M	1.79	12.9	TRIANGLE	11.5455	
	N	15.05	7.82	RECTANGLE	117.691	
	O	1.85	13.32	TRIANGLE	12.321	1562.82615

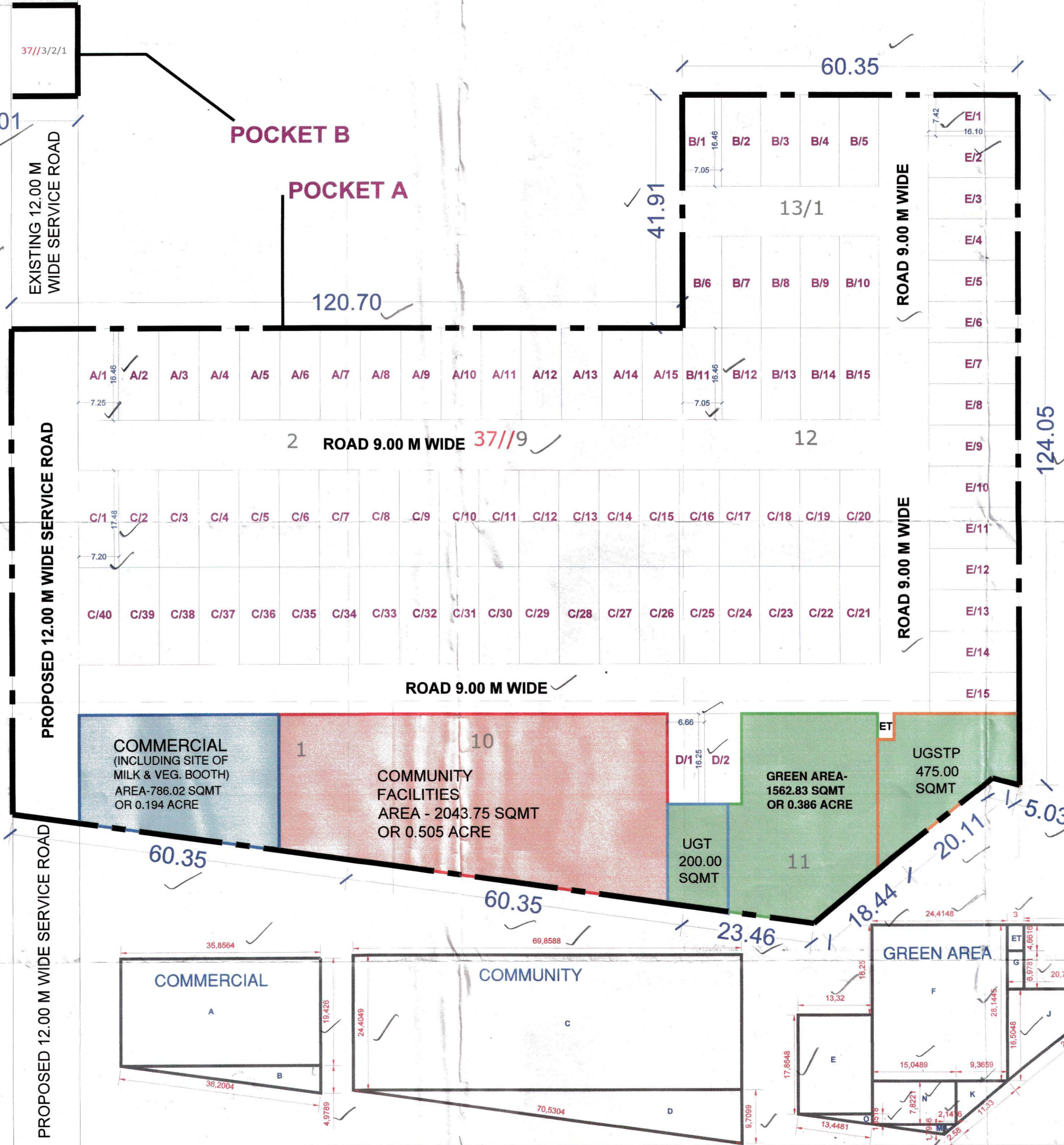
Area Falls under 60mtr and 12mtr Road			
S.No	Road	Khasra No	Area (in acres)
1	Under 60 mtr wide Sector Dividing road	24/23/2/1/2	0.076
2	Area Under 12mtr wide Service Road	37/3/2/1	0.048
		37/2	0.198
		37/1	0.062
		Total =	0.384

SECTOR 36

PROPOSED 12.00 M WIDE SERVICE ROAD

PROPOSED 60.00 M WIDE ROAD

SECTOR 35

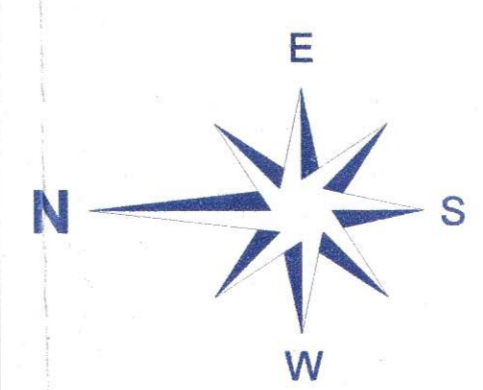


LEGEND:
 ET (3MX4.66M)
 UGT
 UG STP
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 SCHEME BOUNDARY

ABBREVIATIONS-
 ET = ELECTRIC TRANSFORMER
 UGT = UNDERGROUND WATER TANK
 UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

DENSITY CALCULATION(PPA)-
 NUMBER OF PLOTS = 87
 UNITS ALLOWED = 4
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 87 X 4 X 4.5
 = 1566.0 / 5.012
 = 312.45, SAY 312 PPA

GREEN AREA CALCULATION:-
 GREEN-I = 1562.83 SQMT
 OR 0.3861 ACRE (7.65%)



ADDRESS : SICO 76-77, 1st FLOOR, SECTOR-8C, HAUZ KHAS, GURUGRAM-160009.
 CONTACT : +91-98139-00375, +91-172-4785520
 EMAIL : divinearchitects18@gmail.com

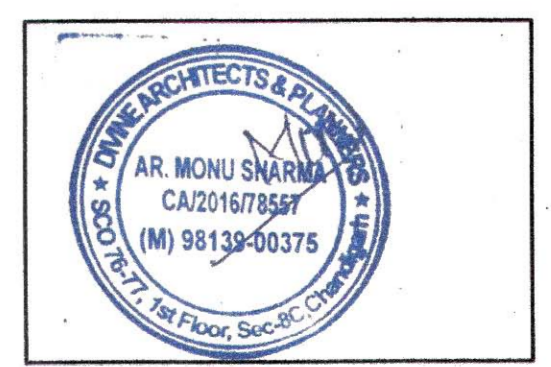
(SCALE-N.T.S.)

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

DHOOLA ENTERPRISE PRIVATE LIMITED

(Signature)
 AUTHORIZED SIGNATORY

SIGNATURE OF OWNER / APPLICANT



SIGNATURE OF ARCHITECT / TOWN PLANNER

(Signatures)
 JE SD ATP DTP