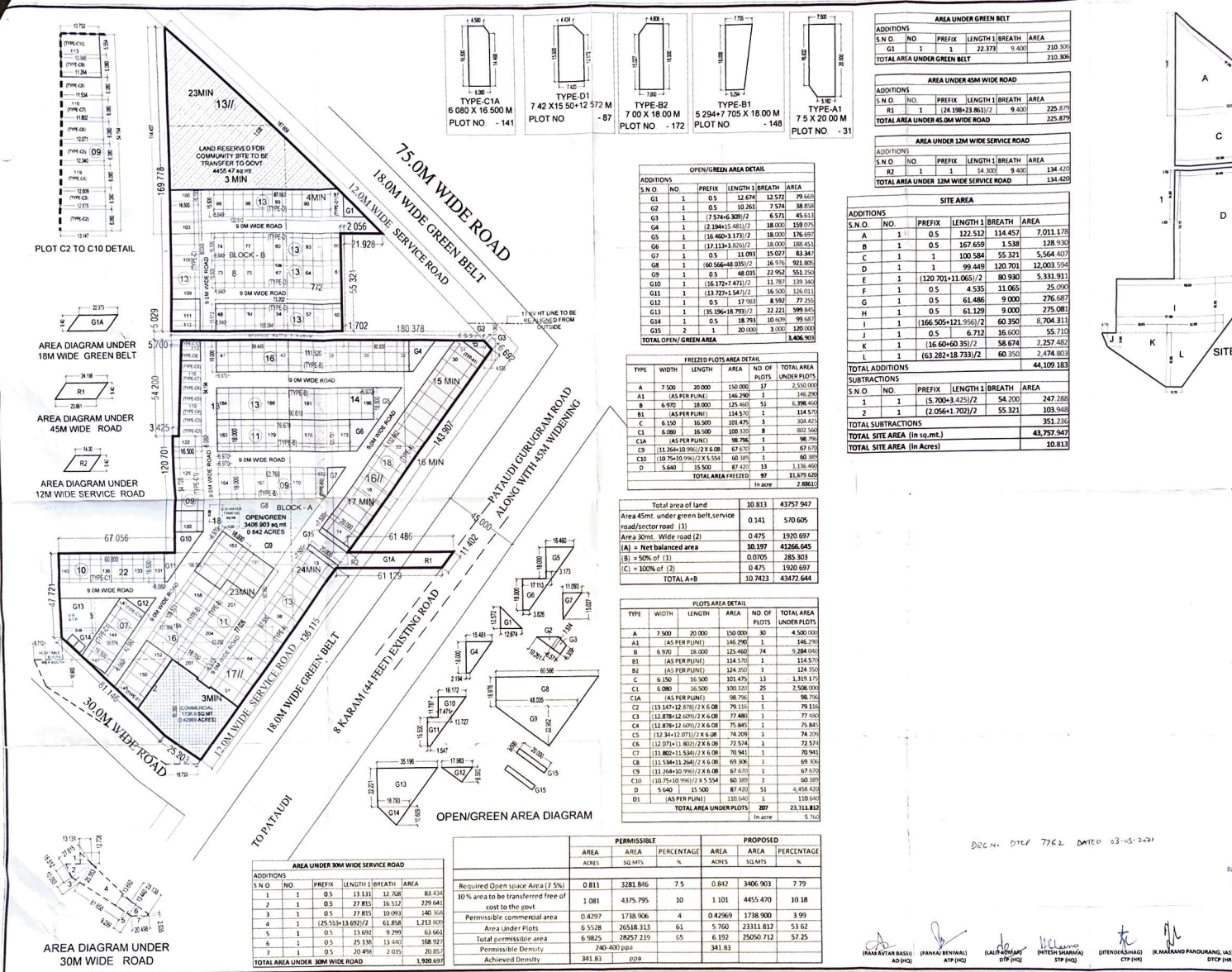

PLOT C2 TO C10 DETAIL

AREA DIAGRAM UNDER 18M WIDE GREEN BELT

AREA DIAGRAM UNDER 45M WIDE ROAD

AREA DIAGRAM UNDER 12M WIDE SERVICE ROAD

AREA DIAGRAM UNDER 30M WIDE ROAD

OPEN/GREEN AREA DIAGRAM

SITE AREA DIAGRAM

AREA UNDER 30M WIDE SERVICE ROAD					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
1	1	0.5	13.131	12.708	83.434
2	1	0.5	27.815	16.512	229.641
3	1	0.5	27.815	10.093	140.368
4	1	(25.553+13.692)/2		61.858	1,213.809
5	1	0.5	13.692	9.399	63.661
6	1	0.5	25.138	13.440	168.927
7	1	0.5	20.498	2.035	20.857
TOTAL AREA UNDER 30M WIDE ROAD					1,920.697

OPEN/GREEN AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
G1	1	0.5	12.674	12.572	79.669
G2	1	0.5	10.261	7.574	38.858
G3	1	(7.574+6.309)/2		6.571	45.613
G4	1	(2.194+15.481)/2		18.000	159.075
G5	1	(16.460+3.173)/2		18.000	176.697
G6	1	(17.113+3.826)/2		18.000	188.451
G7	1	0.5	11.093	15.027	83.347
G8	1	(60.566+48.035)/2		16.976	921.805
G9	1	0.5	48.035	22.952	551.250
G10	1	(16.172+7.471)/2		11.787	139.340
G11	1	(13.727+1.547)/2		16.500	126.011
G12	1	0.5	17.983	8.592	77.255
G13	1	(35.196+18.793)/2		22.221	599.995
G14	1	0.5	18.793	10.609	99.687
G15	2	1	20.000	3.000	120.000
TOTAL OPEN/ GREEN AREA					3,406.903

FREEZED PLOTS AREA DETAIL					
TYPE	WIDTH	LENGTH	AREA	NO OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.500	20.000	150.000	17	2,550.000
A1	(AS PER PLINE)		146.290	1	146.290
B	6.970	18.000	125.460	51	6,398.460
B1	(AS PER PLINE)		114.570	1	114.570
C	6.150	16.500	101.475	3	304.425
C1	6.080	16.500	100.320	8	802.560
C1A	(AS PER PLINE)		98.796	1	98.796
C9	(11.268+10.996)/2 X 6.08		67.670	1	67.670
C10	(10.75+10.996)/2 X 5.554		60.389	1	60.389
D	5.640	15.500	87.420	13	1,136.460
TOTAL AREA FREEZED				97	11,679.620
				In acre	2.8861

Total area of land	10.813	43757.947
Area 45mt. under green belt,service road/sector road (1)	0.141	570.605
Area 30mt. Wide road (2)	0.475	1920.697
(A) = Net balanced area	10.197	41266.645
(B) = 50% of (1)	0.0705	285.303
(C) = 100% of (2)	0.475	1920.697
TOTAL A+B	10.7423	43472.644

PLOTS AREA DETAIL					
TYPE	WIDTH	LENGTH	AREA	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.500	20.000	150.000	30	4.500.000
A1	(AS PER PLINE)		146.290	1	146.290
B	6.970	18.000	125.460	74	9,284.040
B1	(AS PER PLINE)		114.570	1	114.570
B2	(AS PER PLINE)		124.350	1	124.350
C	6.150	16.500	101.475	13	1,319.175
C1	6.080	16.500	100.320	25	2,508.000
C1A	(AS PER PLINE)		98.796	1	98.796
C2	(13.147+12.878)/2 X 6.08		79.116	1	79.116
C3	(12.878+12.609)/2 X 6.08		77.480	1	77.480
C4	(12.878+12.609)/2 X 6.08		75.845	1	75.845
C5	(12.34+12.071)/2 X 6.08		74.209	1	74.209
C6	(12.071+11.802)/2 X 6.08		72.574	1	72.574
C7	(11.802+11.534)/2 X 6.08		70.941	1	70.941
C8	(11.534+11.264)/2 X 6.08		69.306	1	69.306
C9	(11.268+10.996)/2 X 6.08		67.670	1	67.670
C10	(10.75+10.996)/2 X 5.554		60.389	1	60.389
D	5.640	15.500	87.420	51	4,458.420
D1	(AS PER PLINE)		110.640	1	110.640
TOTAL AREA UNDER PLOTS				207	23,111.812
				In acre	5.760

	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS	%	ACRES	SQ.MTS	%
Required Open space Area (7.5%)	0.811	3281.846	7.5	0.842	3406.903	7.79
10% area to be transferred free of cost to the govt	1.081	4375.795	10	1.101	4455.470	10.18
Permissible commercial area	0.4297	1738.906	4	0.42969	1738.900	3.99
Area Under Plots	6.5528	26518.313	61	5.760	23311.812	53.62
Total permissible area	6.9825	28257.219	65	6.192	25050.712	57.25
Permissible Density	240-400 ppa			341.83		
Achieved Density	341.83	ppa				

AREA UNDER GREEN BELT					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
G1	1	1	22.373	9.400	210.306
TOTAL AREA UNDER GREEN BELT					210.306

AREA UNDER 45M WIDE ROAD					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
R1	1	(24.198+23.861)/2		9.400	225.879
TOTAL AREA UNDER 45.0M WIDE ROAD					225.879

AREA UNDER 12M WIDE SERVICE ROAD					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
R2	1	1	14.300	9.400	134.420
TOTAL AREA UNDER 12M WIDE SERVICE ROAD					134.420

SITE AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	0.5	122.512	114.457	7,011.178
B	1	0.5	167.659	1.538	128.930
C	1	1	100.584	55.321	5,564.407
D	1	1	99.449	120.701	12,003.594
E	1	(120.701+11.065)/2		80.930	5,331.911
F	1	0.5	4.535	11.065	25.090
G	1	0.5	61.486	9.000	276.687
H	1	0.5	61.129	9.000	275.081
I	1	(166.505+121.956)/2		60.350	8,704.311
J	1	0.5	6.712	16.600	55.710
K	1	(16.60+60.35)/2		58.674	2,257.482
L	1	(63.282+18.733)/2		60.350	2,474.803
TOTAL ADDITIONS					44,109.183
SUBTRACTIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
1	1	(5.700+3.425)/2		54.200	247.288
2	1	(2.056+1.702)/2		55.321	103.948
TOTAL SUBTRACTIONS					351.236
TOTAL SITE AREA (In sq.mt.)					43,757.947
TOTAL SITE AREA (In Acres)					10.813

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- 50% PLOTS FREEZE SHOWN AS

REVISED LAYOUT CUM DEMARCATION PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 10.813 ACRES IN THE REVENUE ESTATE OF VILLAGE JANAULA, SECTOR-1, PATAUDI, DISTT. GURUGRAM-.

OWNER:-

SUNSAT EDUCATIONAL ACADEMY PVT.LTD.

VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE . INTERIORS . PLANNING
Unit No.303,Ninaya Time Center, Sushanty Section -54,Golf Course Road,Gurgaon
O : 0124-4294253 M : 9999158488 Mail : ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:- SUNSAT EDUCATION ACADEMY PVT. LTD.

ARCHITECT SIGNATURE:- Ar. VIKAS AHLAWAT CA/91/10555

DRG.NO. DTCP 7762 DATED 03-05-2021

(RAM AVTAR BASSI) AO (HQ) | (PANKAJ BENIWAL) ATP (HQ) | (LALIT KUMAR) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (JITENDER BAHAG) CTP (HR) | (K.MARKAND PANDURANG, IAS) DTCP (HR)

DRAWING TITLE:-

REVISED LAYOUT CUM DEMARCATION PLAN

DATE:- JAN.2021 | NORTH | SHEET NO. 01

SCALE:- 1:650 (A1)