

**RAJIV GANDHI ARCHITECT**  
LIC. NO. CA/91/1852  
BPA CONSULTANTS (P) LTD.

**REVISÉD LAYOUT CUM DEMARCATION PLAN**

PROJECT NAME & ADDRESS  
LAYOUT CUM DEMARCATION PLAN WITH LICENSE REF. NO. 72 OF 2021 DATED 17.09.2021  
FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME - 2016 IN REVENUE ESTATE GURUGRAM, BELONGING TO  
M/S. NIRMAA BUILDWELL PVT. LTD.  
M/S. CABANA CONSTRUCTION PVT. LTD.  
M/S. RADHIKA HEIGHTS LTD.  
IN COLLABORATION WITH M/S. BESTECH INDIA PVT. LTD.

DRAWING TITLE  
IN COLLABORATION WITH M/S. BESTECH INDIA PVT. LTD.  
M/S. CABANA CONSTRUCTION PVT. LTD.  
M/S. RADHIKA HEIGHTS LTD.  
IN COLLABORATION WITH M/S. BESTECH INDIA PVT. LTD.

OWNERS NAME

DATE: \_\_\_\_\_

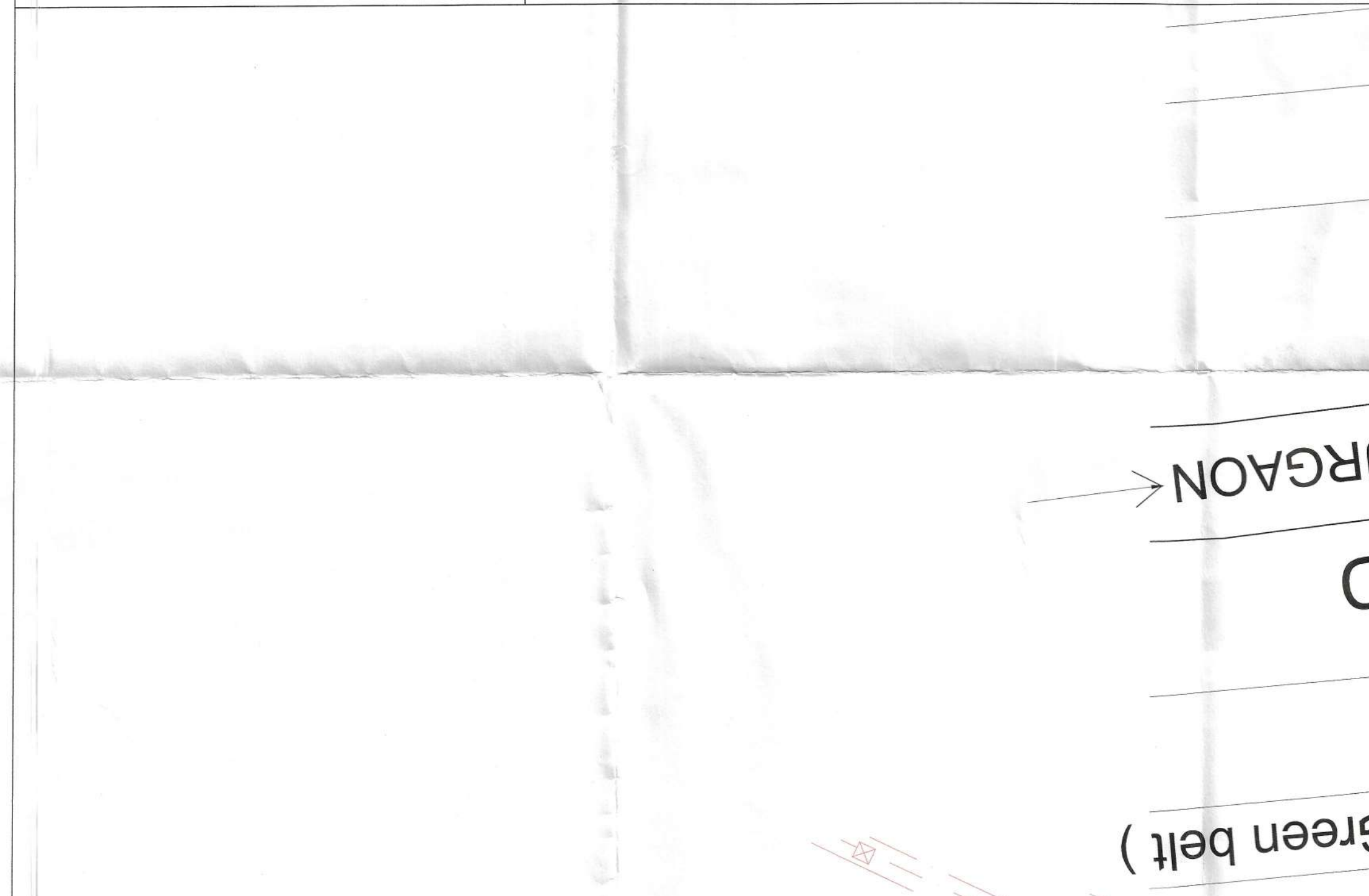
SHEET- 01 OF 01

SCALE 1:150

NORTH

ARCHITECT SIGNATURE

AUTHORIZED SIGNATORY



**LEGEND**

- COMMUNITY FACILITIES
- ORGANIZED OPEN SPACE
- COMMERCIAL AREA

**ORGANIZED OPEN SPACE CALCULATION**

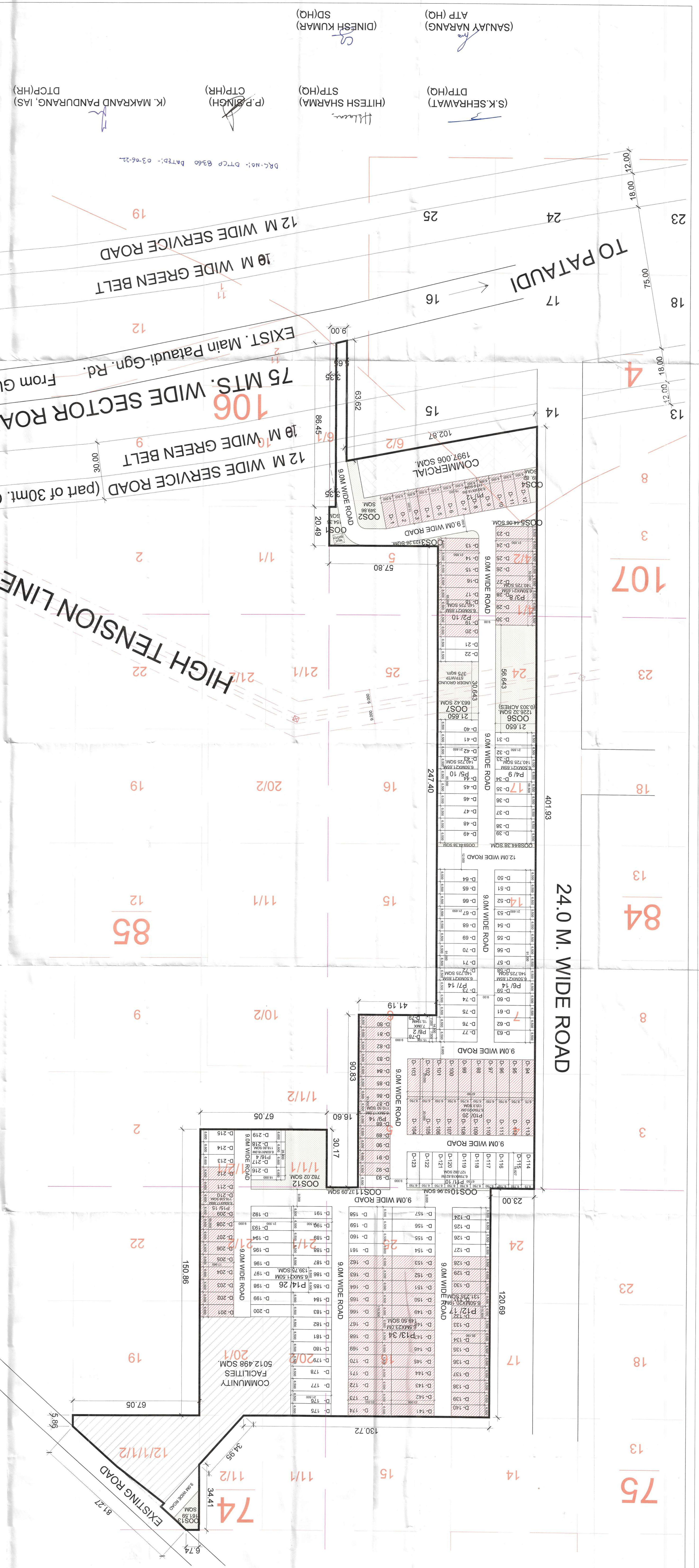
S.NO.	AREA IN SQMT. (IN SQMT.)	LENGTH (M) (a)	WIDTH (M) (b)	NO. OF PLOTS	AREA PER PLOT (IN SQMT.)	TOTAL AREA (IN SQMT.)
OOS1	154.35	4.39	11.01	1	19.60	154.35
OOS2	349.86	1.85	18.36	1	143.15	349.86
OOS3	123.26	17.73	0.74	1	13.12	123.26
OOS4	89.82	3.30	18.00	1	30.42	89.82
OOS5	44.06	21.65	4.07	1	44.06	44.06
OOS6	1226.32	21.65	56.64	1	1226.32	1226.32
OOS7	663.42	21.65	30.64	1	663.42	663.42
OOS8	44.38	21.65	2.05	1	44.38	44.38
OOS9	44.38	21.65	2.05	1	44.38	44.38
OOS10	52.98	1.19	44.50	1	52.98	52.98
OOS11	37.09	1.02	17.00	1	17.34	37.09
OOS12	782.02	22.09	31.36	1	692.74	782.02
OOS13	161.59	5.54	5.00	0.5	13.85	161.59
TOTAL	3773.51	4.52	5.00	0.5	11.30	3773.51

**PLOTTED AREA CHART**

PLOT NO.	LENGTH	WIDTH	AREA	NO OF PLOTS	TOTAL AREA
P1	117.00	6.50	18.00	12	144.00
P2	140.75	6.50	21.65	10	140.75
P3	140.75	6.50	21.65	10	140.75
P4	140.75	6.50	21.65	10	140.75
P5	140.75	6.50	21.65	10	140.75
P6	140.75	6.50	21.65	10	140.75
P7	140.75	6.50	21.65	10	140.75
P8	140.75	6.50	21.65	10	140.75
P9	140.75	6.50	21.65	10	140.75
P10	140.75	6.50	21.65	10	140.75
P11	140.75	6.50	21.65	10	140.75
P12	140.75	6.50	21.65	10	140.75
P13	140.75	6.50	21.65	10	140.75
P14	140.75	6.50	21.65	10	140.75
P15	140.75	6.50	21.65	10	140.75
P16	140.75	6.50	21.65	10	140.75
P17	140.75	6.50	21.65	10	140.75
P18	140.75	6.50	21.65	10	140.75
P19	140.75	6.50	21.65	10	140.75
P20	140.75	6.50	21.65	10	140.75
P21	140.75	6.50	21.65	10	140.75
P22	140.75	6.50	21.65	10	140.75
P23	140.75	6.50	21.65	10	140.75
P24	140.75	6.50	21.65	10	140.75
P25	140.75	6.50	21.65	10	140.75
P26	140.75	6.50	21.65	10	140.75
P27	140.75	6.50	21.65	10	140.75
P28	140.75	6.50	21.65	10	140.75
P29	140.75	6.50	21.65	10	140.75
P30	140.75	6.50	21.65	10	140.75
P31	140.75	6.50	21.65	10	140.75
P32	140.75	6.50	21.65	10	140.75
P33	140.75	6.50	21.65	10	140.75
P34	140.75	6.50	21.65	10	140.75
P35	140.75	6.50	21.65	10	140.75
P36	140.75	6.50	21.65	10	140.75
P37	140.75	6.50	21.65	10	140.75
P38	140.75	6.50	21.65	10	140.75
P39	140.75	6.50	21.65	10	140.75
P40	140.75	6.50	21.65	10	140.75
P41	140.75	6.50	21.65	10	140.75
P42	140.75	6.50	21.65	10	140.75
P43	140.75	6.50	21.65	10	140.75
P44	140.75	6.50	21.65	10	140.75
P45	140.75	6.50	21.65	10	140.75
P46	140.75	6.50	21.65	10	140.75
P47	140.75	6.50	21.65	10	140.75
P48	140.75	6.50	21.65	10	140.75
P49	140.75	6.50	21.65	10	140.75
P50	140.75	6.50	21.65	10	140.75
P51	140.75	6.50	21.65	10	140.75
P52	140.75	6.50	21.65	10	140.75
P53	140.75	6.50	21.65	10	140.75
P54	140.75	6.50	21.65	10	140.75
P55	140.75	6.50	21.65	10	140.75
P56	140.75	6.50	21.65	10	140.75
P57	140.75	6.50	21.65	10	140.75
P58	140.75	6.50	21.65	10	140.75
P59	140.75	6.50	21.65	10	140.75
P60	140.75	6.50	21.65	10	140.75
P61	140.75	6.50	21.65	10	140.75
P62	140.75	6.50	21.65	10	140.75
P63	140.75	6.50	21.65	10	140.75
P64	140.75	6.50	21.65	10	140.75
P65	140.75	6.50	21.65	10	140.75
P66	140.75	6.50	21.65	10	140.75
P67	140.75	6.50	21.65	10	140.75
P68	140.75	6.50	21.65	10	140.75
P69	140.75	6.50	21.65	10	140.75
P70	140.75	6.50	21.65	10	140.75
P71	140.75	6.50	21.65	10	140.75
P72	140.75	6.50	21.65	10	140.75
P73	140.75	6.50	21.65	10	140.75
P74	140.75	6.50	21.65	10	140.75
P75	140.75	6.50	21.65	10	140.75
P76	140.75	6.50	21.65	10	140.75
P77	140.75	6.50	21.65	10	140.75
P78	140.75	6.50	21.65	10	140.75
P79	140.75	6.50	21.65	10	140.75
P80	140.75	6.50	21.65	10	140.75
P81	140.75	6.50	21.65	10	140.75
P82	140.75	6.50	21.65	10	140.75
P83	140.75	6.50	21.65	10	140.75
P84	140.75	6.50	21.65	10	140.75
P85	140.75	6.50	21.65	10	140.75
P86	140.75	6.50	21.65	10	140.75
P87	140.75	6.50	21.65	10	140.75
P88	140.75	6.50	21.65	10	140.75
P89	140.75	6.50	21.65	10	140.75
P90	140.75	6.50	21.65	10	140.75
P91	140.75	6.50	21.65	10	140.75
P92	140.75	6.50	21.65	10	140.75
P93	140.75	6.50	21.65	10	140.75
P94	140.75	6.50	21.65	10	140.75
P95	140.75	6.50	21.65	10	140.75
P96	140.75	6.50	21.65	10	140.75
P97	140.75	6.50	21.65	10	140.75
P98	140.75	6.50	21.65	10	140.75
P99	140.75	6.50	21.65	10	140.75
P100	140.75	6.50	21.65	10	140.75

**DENSITY CALCULATION**

DISCUSSION	AREA IN ACRE	IN %	PERMITS	PERSONS	PPA
1 TOTAL SITE AREA	5010.859	100%	3942	319.52	PPA
2 Area Under Sector Road & Green Belt (0.017+0.025+0.046 acres)	0.088	0.0018%			
3 Balance Area	4970.771	99.818%			
4 Add 50% Area of 0.088 acres (Sector Road & Green Belt Area)	0.044	0.0009%			
5 NET PLANNED AREA (A+B)	12.3372	0.2463%			
6 MAX PERMISSIBLE AREA UNDER RESIL PLOTTING	7.5257	0.1499%			
7 REQUIRED AREA UNDER RESIL PLOTTING	59.057	1.1783%			
8 REQUIRED AREA FOR COMMON FACILITIES	10	0.1996%			
9 REQUIRED AREA FOR COMMON FACILITIES TO BE (10% of 12.3812 acres)	1.2381	0.0247%			
10 REQUIRED MIN. GREEN AREA (7.5% of 12.3812 acres)	0.9286	0.0185%			
11 PROVIDED GREEN AREA	0.832	0.0164%			
12 PERMISSIBLE AREA UNDER COMMERCIAL	1997.072	39.842%			
13 PERMISSIBLE AREA UNDER COMMERCIAL	1997.072	39.842%			
14 PERMISSIBLE AREA UNDER COMMERCIAL	1997.072	39.842%			



DRG. NO.: DTCP 8360 Part B: 03-06-21

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