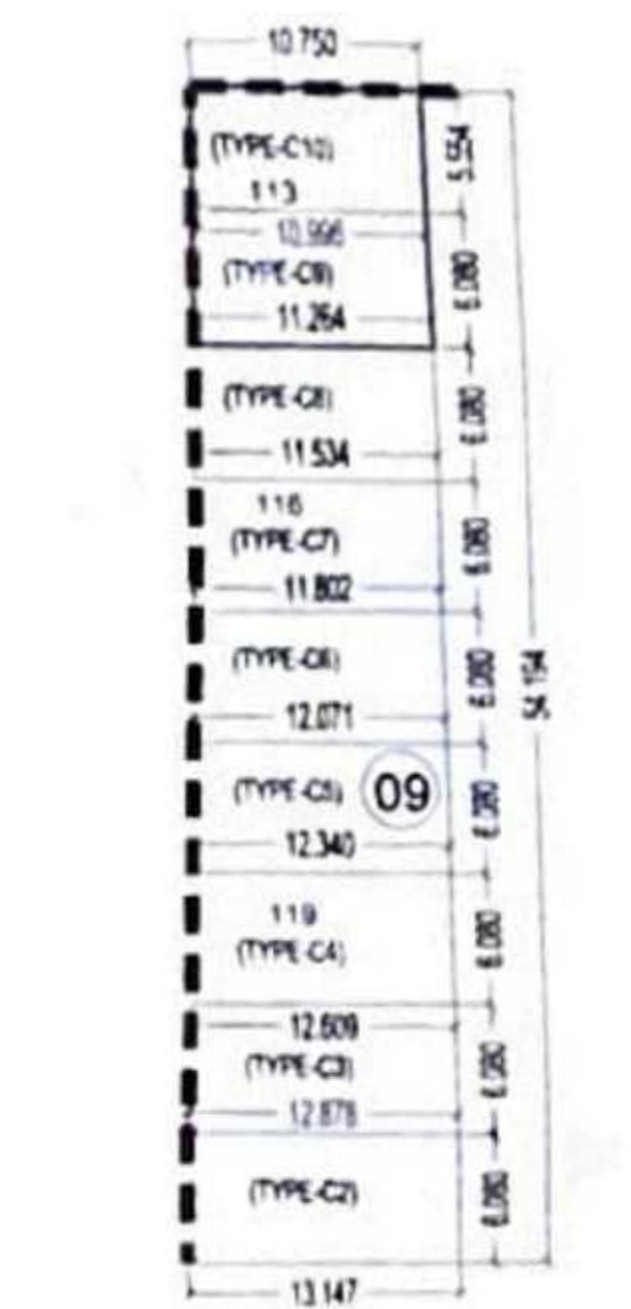
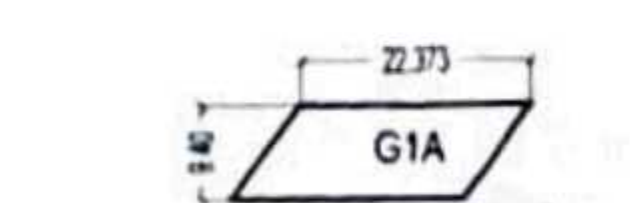




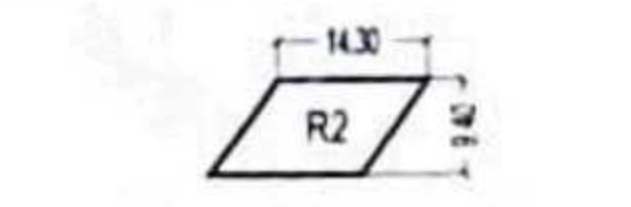
PLOT C2 TO C10 DETAIL



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



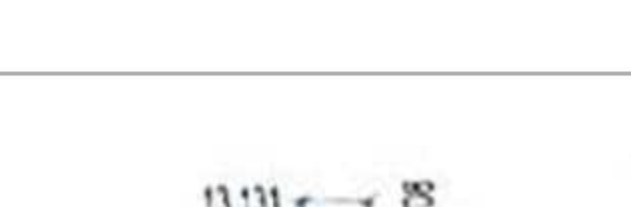
AREA DIAGRAM UNDER 30M WIDE ROAD



AREA DIAGRAM UNDER 30M WIDE ROAD



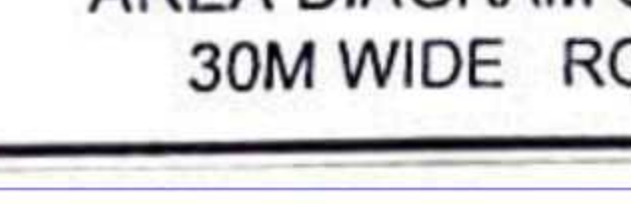
AREA DIAGRAM UNDER 30M WIDE ROAD



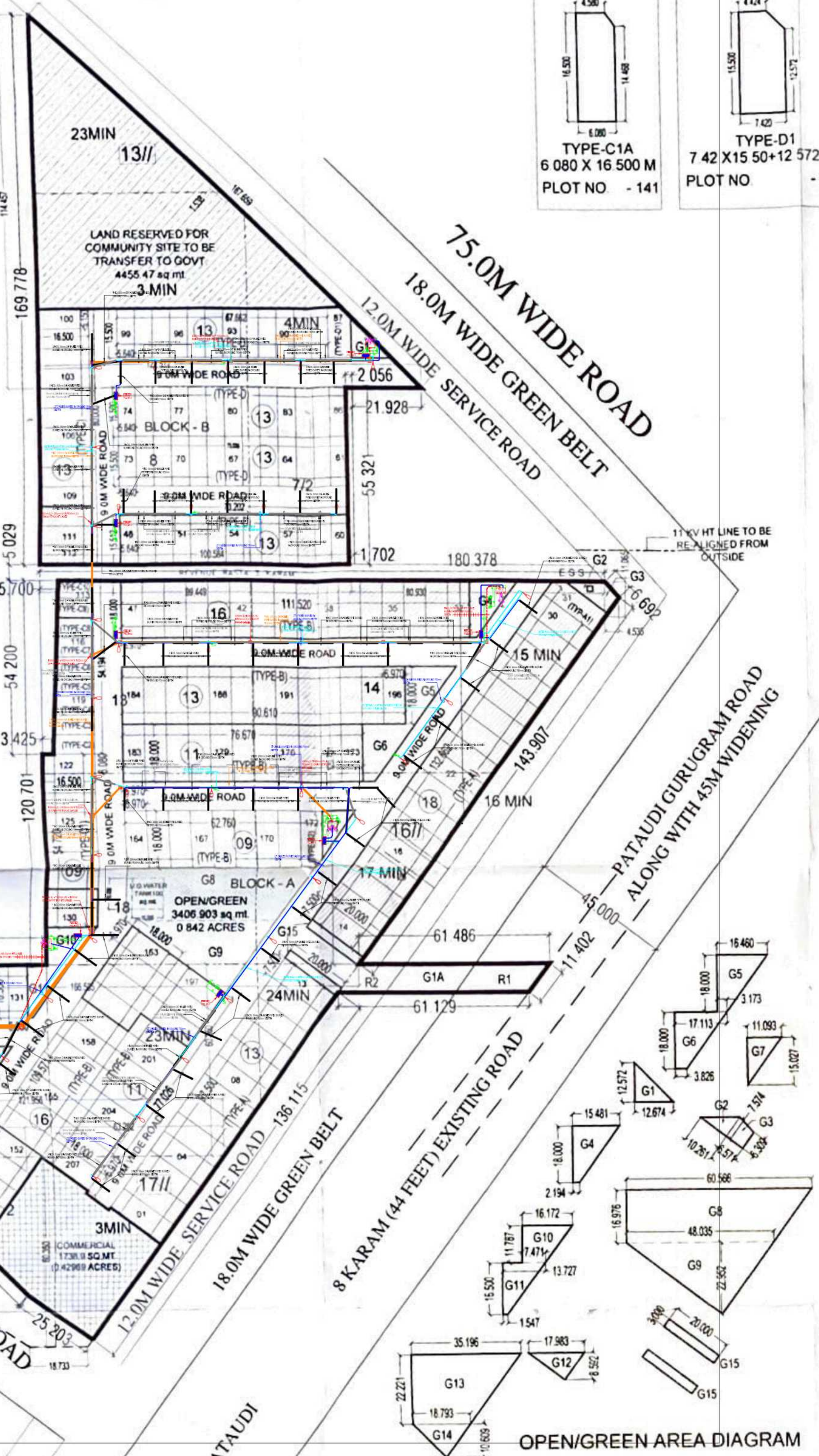
AREA DIAGRAM UNDER 30M WIDE ROAD



AREA DIAGRAM UNDER 30M WIDE ROAD



AREA DIAGRAM UNDER 30M WIDE ROAD



AREA UNDER 30M WIDE SERVICE ROAD						
ADDITIONS						
S N O	NO	PREFIX	LENGTH	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	9.299	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	

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ. MTS.	PERCENTAGE %	AREA ACRES	AREA SQ. MTS.	PERCENTAGE %
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				
Achieved Density	341.83	ppa		341.83		

OPEN/GREEN AREA DETAIL						
ADDITIONS						
S.N.O	NO	PREFIX	LENGTH	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	599.845		
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	

FREEDZ 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	(11.264+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 FREEDZ			97		11,679.620
In acre					2.88613

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	(11.264+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		23,311.812
In acre					5.760

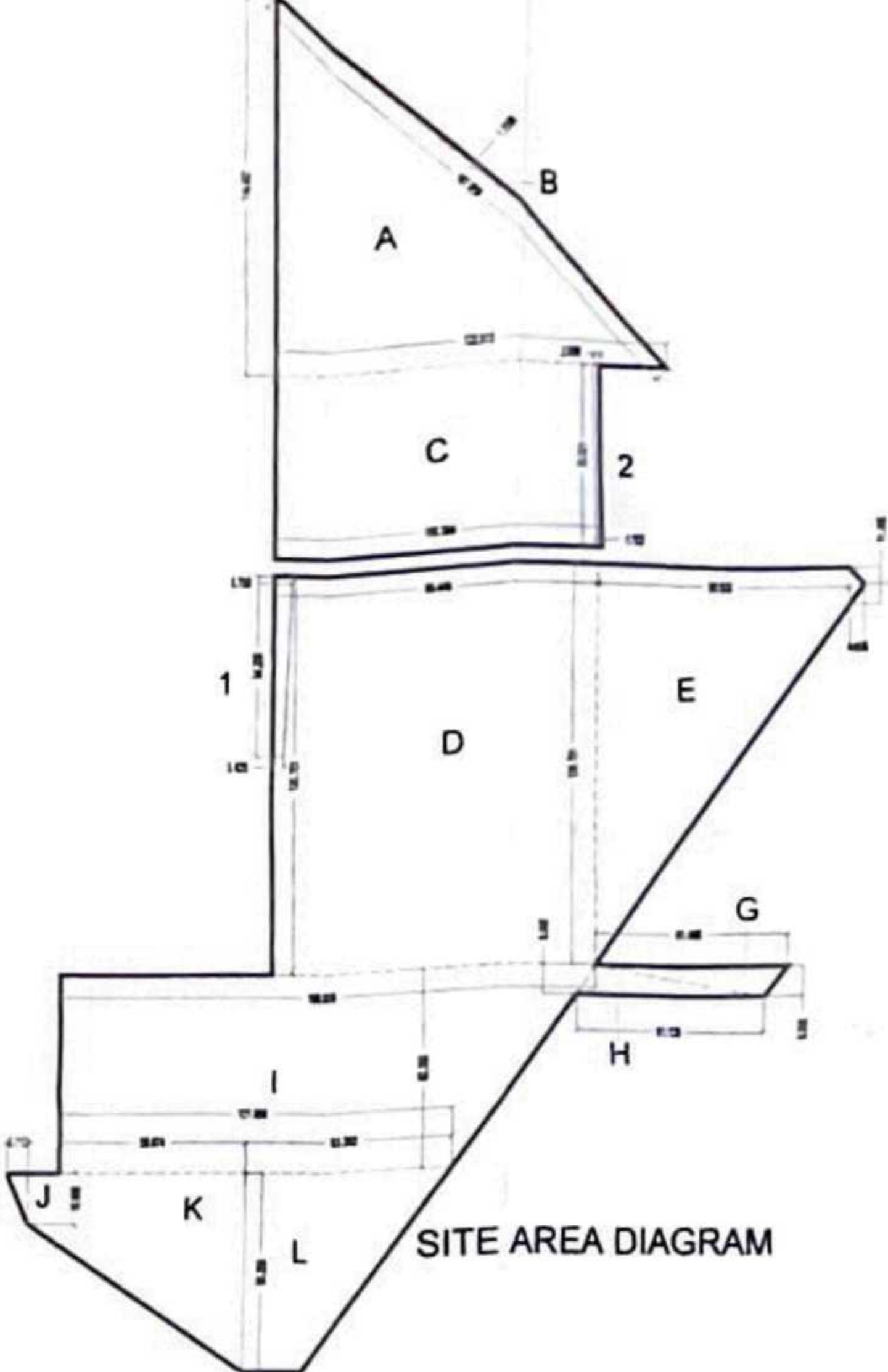
AREA UNDER GREEN BELT					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
G1	1	1	22.373	9.400	210.306
TOTAL AREA UNDER GREEN BELT					210.306

AREA UNDER 45M WIDE ROAD

ADDITIONS						
S.N.O.	NO.	PREFIX	LENGTH	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	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:-

[Pattern]	COMMERCIAL
[Pattern]	LAND TO BE TRANSFER TO GOVT.
[Pattern]	SERVICES
[Pattern]	OPEN/GREEN
[Pattern]	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 JANLAUL, SECTOR-1, PATAUDI, DISTT. GURUGRAM.

OWNER:
SUNSAT EDUCATIONAL ACADEMY PVT.LTD.

VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE, INTERIORS, PLANNING

Unit No. 303, Nehru Time Center, Sector-54, Gurgaon Road, Gurgaon
G-124 474293 M. - 9899158486 Mail - vikas.ahlawat@gmail.com

OWNERS SIGNATURE: ARCHITECT SIGNATURE:

SUNSAT EDUCATION ACADEMY PVT. LTD. [Signature]

DRAWING TITLE: REVISED LAYOUT CUM DEMARCATION PLAN

DATE: JAN. 2021 NORTH SHEET NO. 01

DRGN. DTCP 7762 DATED 03-05-2021

(RAM AVTAR BASSI) AD (HQ) (PANKAJ BENIWAL) ATP (HQ) (LALIT KUMAR) DTP (HQ) (HITESH SHARMA) STP (HQ) (JITENDRA SHAG) CTP (HQ) (K. MARRAND PANDURANG, IAS) DTCP (HQ)