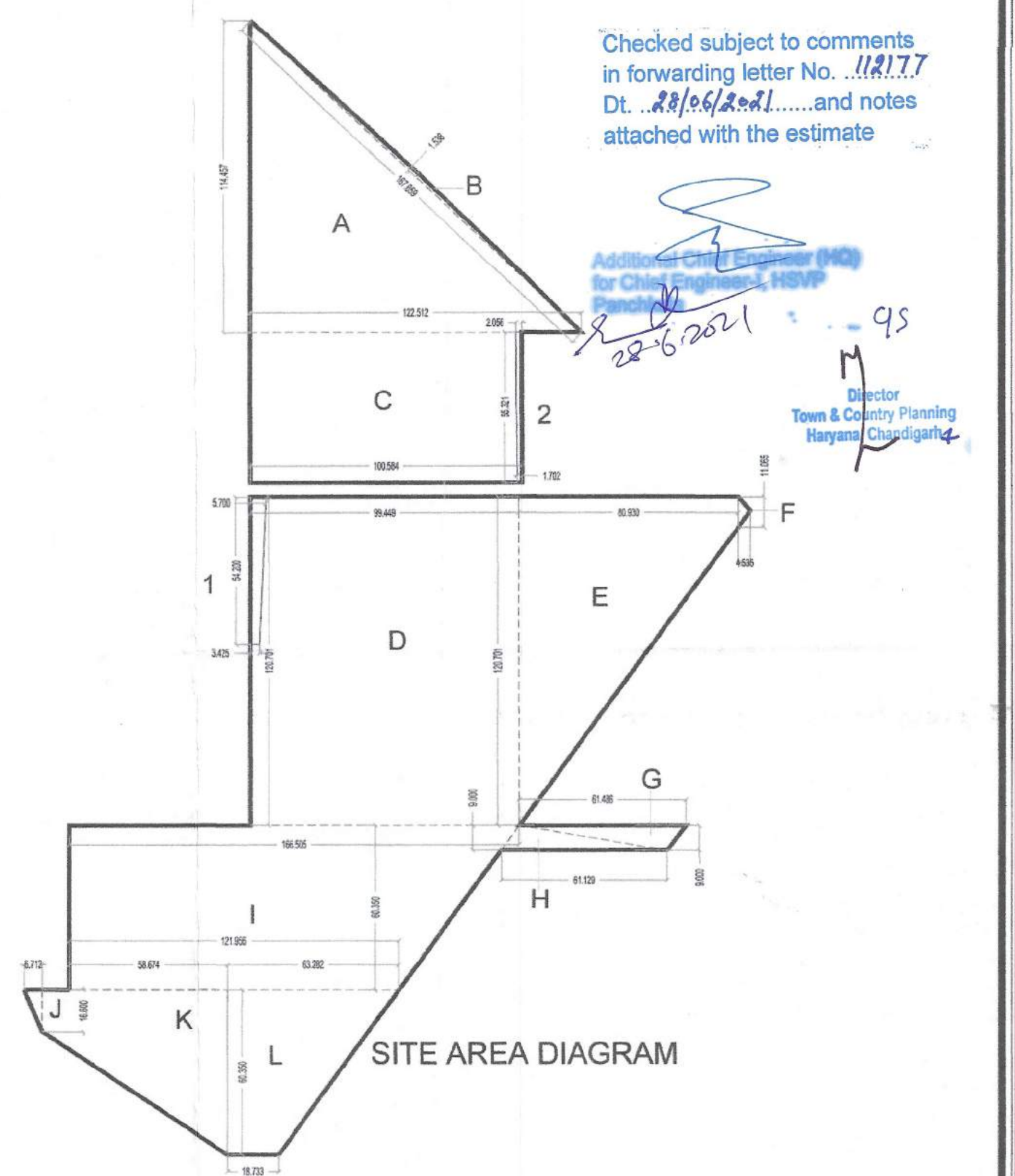


Checked subject to comments in forwarding letter No. 18/1.7 Dt. 28/06/2021 and notes attached with the estimate

Additional Engineer (HQ) for Chandigarh, HSNP
28-6-2021
Director Town & Country Planning Haryana/Chandigarh



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 YOJANA-2016 OVER AN AREA MEASURING 10.813 ACRES IN THE REVENUE ESTATE OF VILLAGE JANAWLA, SECTOR-1, PATAUDI, DISTT. GURUGRAM.

OWNER:-
SUNSAT EDUCATIONAL ACADEMY PVT.LTD.

VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE, INTERIORS, PLANNING

Unit No.303, Nixex Time Center, Sun City Sector-54, Golf Course Road, Gurgaon
O:- 0124-4284293 M:- 09899158456 Mail:- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:- ARCHITECT SIGNATURE:-

SUNSAT EDUCATION ACADEMY PVT. LTD.

ROAD TAGS

DRAWING TITLE:-
REVISED LAYOUT CUM DEMARCATION PLAN

DATE:- JAN.2021 NORTH SHEET NO. 01
SCALE:- 1:850 (A1)

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	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						
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

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

FREEZED PLOTS AREA DETAIL

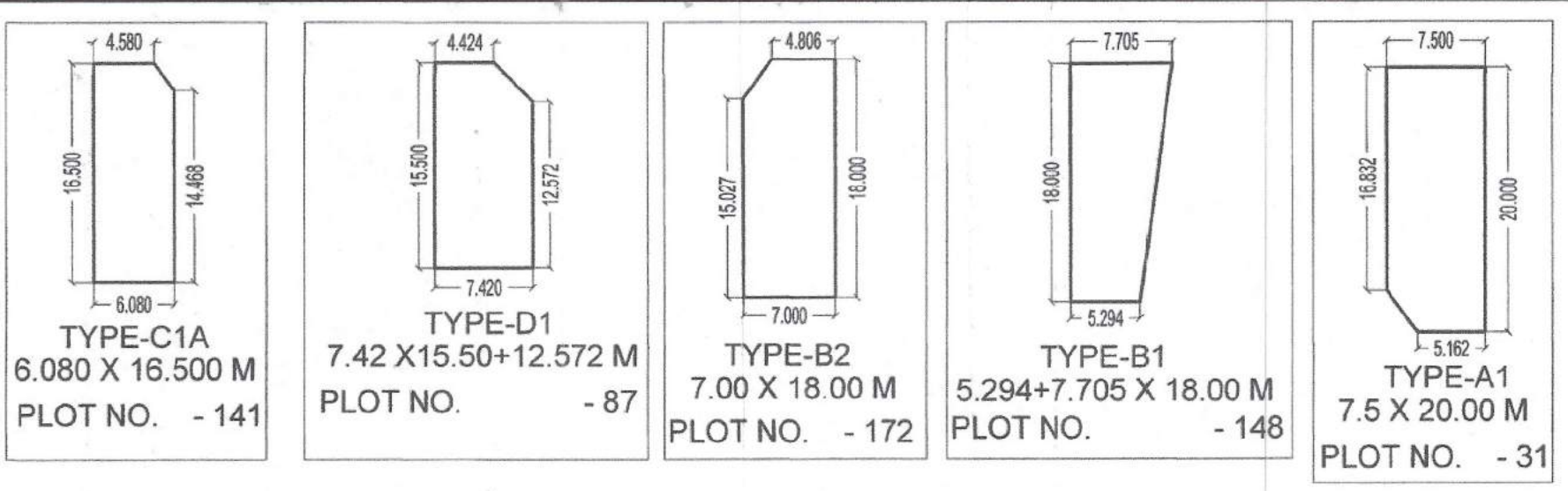
TYPE	WIDTH	LENGTH	AREA	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.500	20.000	150.000	17	2,550.000
A1	(AS PER PLINE)		146.290	1	146.290
B	6.970	18.000	125.460	51	6,398.460
B1	(AS PER PLINE)		114.570	1	114.570
C	6.150	16.500	101.475	3	304.425
C1	6.080	16.500	100.320	8	802.560
C1A	(AS PER PLINE)		98.796	1	98.796
C9	(11.264+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 FREEZED				97	11,679.620
In acre					2.88610

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

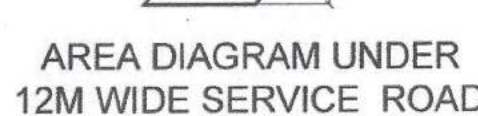
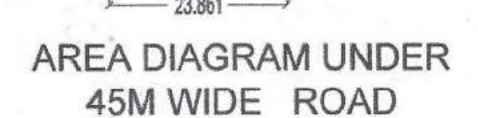
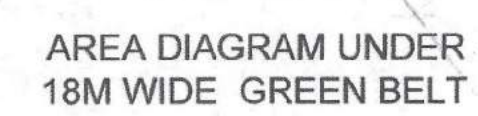
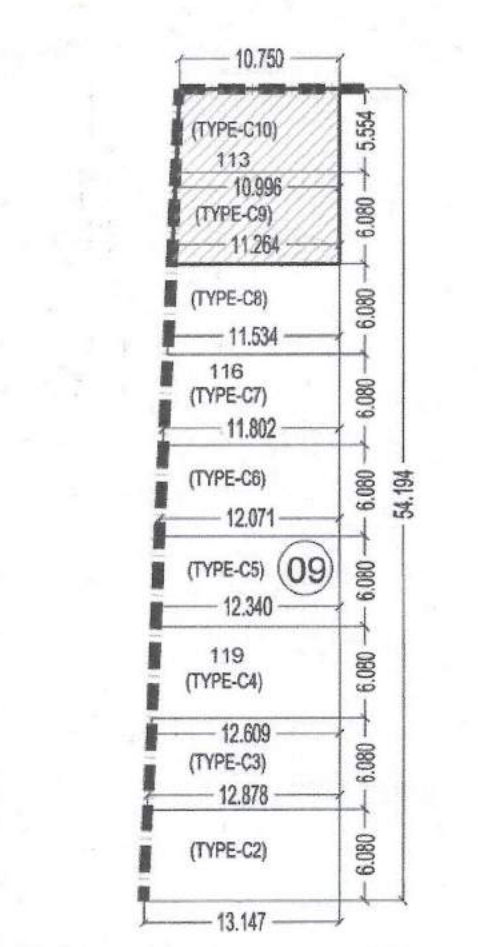
TYPE	WIDTH	LENGTH	AREA	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.500	20.000	150.000	30	4,500.000
A1	(AS PER PLINE)		146.290	1	146.290
B	6.970	18.000	125.460	74	9,284.040
B1	(AS PER PLINE)		114.570	1	114.570
B2	(AS PER PLINE)		124.350	1	124.350
C	6.150	16.500	101.475	13	1,319.175
C1	6.080	16.500	100.320	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



	PERMISSIBLE	PROPOSED
	AREA ACRES	AREA ACRES
Required Open space Area (7.5%)	0.811	0.842
10% area to be transferred free of cost to the govt.	1.081	1.101
Permissible commercial area	0.4297	0.42969
Area Under Plots	6.5528	6.5760
Total permissible area	6.9825	6.192
Permissible Density	240-400 ppa	341.83
Achieved Density	341.83 ppa	

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



DRGN. DTP 7762 DATED 03-05-2021

(RAM AVTAR BASSI) AD (HQ) (PANKAJ BENIWAL) ATP (HQ) (LAIT KUMAR) DTP (HQ) (HITESH SHARMA) STP (HQ) (JITENDERSHAG) CTP (HR) (K.MARRAND PANDURANG, IAS) DTP (HR)

Supersintending Engineer, HSNP Circle-II, Gurugram

Ar. VIKAS AHLAWAT CA/20/13/59529

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Director

SUNSAT EDUCATION ACADEMY PVT. LTD.