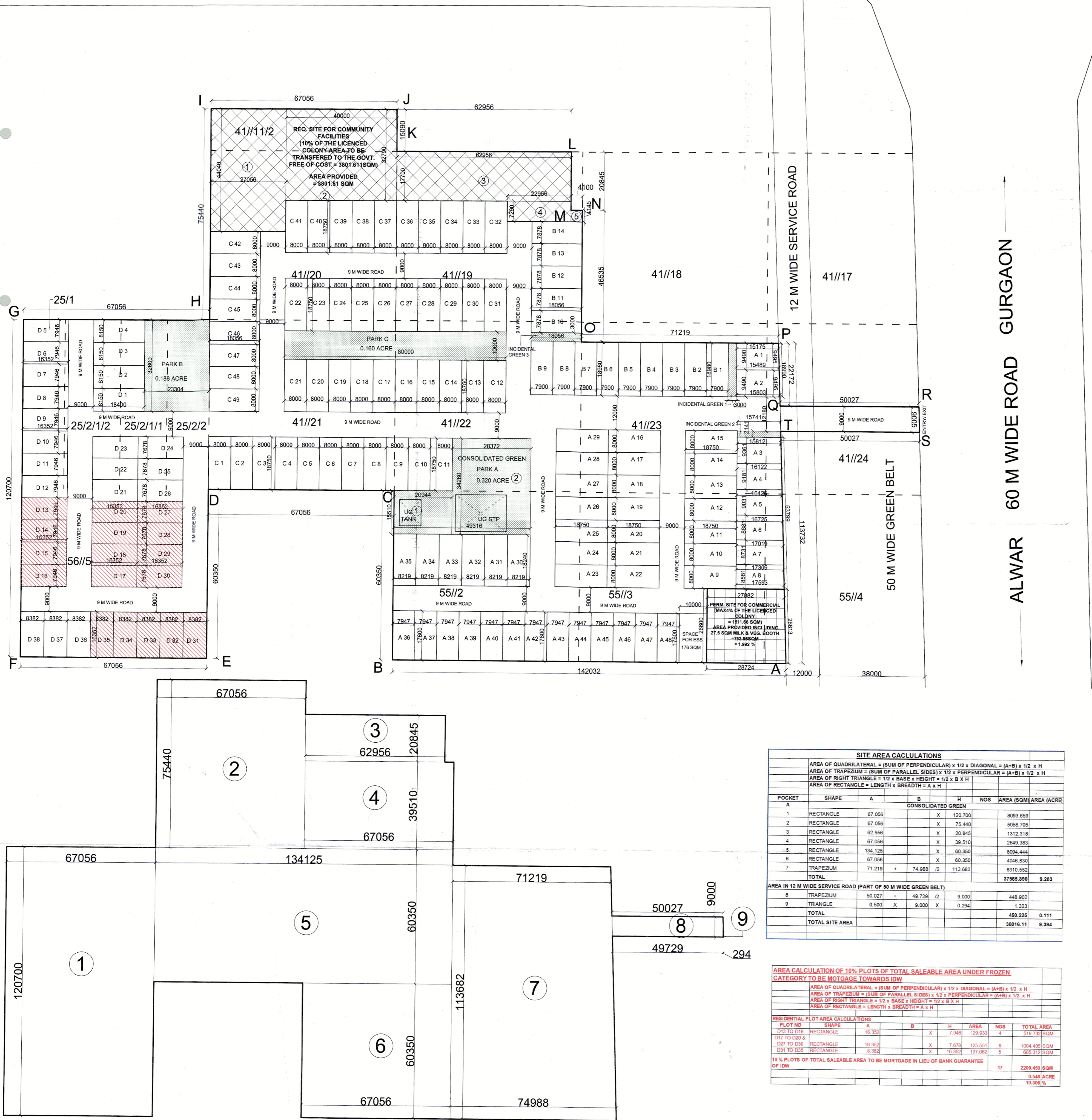


VILLAGE LINK ROAD 38'-6" WIDE



AREA STATEMENT	
PLOT AREA	38016.11 SQM 9.394 ACRES
AREA UNDER 12 MTR WIDE SERVICE ROAD (PART OF 50 MTR WIDE GREEN BELT)	0.111 ACRES
BALANCE SITE AREA (A)	9.283 ACRES
50% AREA UNDER 12 MTR WIDE SERVICE ROAD (PART OF 50 MTR WIDE GREEN BELT) (B)	0.0555 ACRES
NET PLANNED AREA OF THE SCHEME (A+B)	9.3385 ACRES
PERMISSIBLE MAX. AREA FOR RESIDENTIAL + COMMERCIAL 65%	24564.481 SQM 6.070 ACRES
PERMISSIBLE MAX. AREA FOR COMMERCIAL 4%	1511.660 SQM 0.3735 ACRES
PROPOSED AREA FOR COMMERCIAL	752.880 SQM 0.186 ACRES 1.992 %
AREA PROPOSED FOR RESIDENTIAL PLOTS	21439.293 SQM 5.298 ACRES
TOTAL AREA UNDER RESIDENTIAL + COMMERCIAL	22194.331 SQM 58.728 %
REQ. 50 % SALEABLE RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY - 2016	10719.647 SQM
PROPOSED SALEABLE RESIDENTIAL AREA WHICH IS TO BE FROZEN BY THE DEPARTMENT UNDER DDJAY - 2016	10811.074 SQM 50.426 %
AREA REQ. FOR THE TRANSFER OF 10 % AREA OF THE LICENCED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES	3801.611 SQM
AREA PROPOSED FOR COMMUNITY FACILITIES	3801.810 SQM 0.939 ACRES 10.001 %
AREA REQ. UNDER GREEN = 7.5% OF TOTAL PLOT AREA	2851.208 SQM
AREA PROPOSED UNDER GREEN	2856.577 SQM 0.706 ACRES 7.51 %
MINIMUM AREA REQ. UNDER CONSOLIDATE GREEN = 0.30 ACRES	1214.055 SQM
AREA PROPOSED UNDER CONSOLIDATE GREEN UNDER GREEN	1496.870 SQM
PROPOSED NO. OF RESIDENTIAL PLOTS	149 PLOTS
MILK & VEGETABLE BOOTH	27.500 SQM

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RESIDENTIAL PLOTS AREA CALCULATIONS							
AREA OF QUADRILATERAL = (SUM OF PERPENDICULAR) x 1/2 x DIAGONAL = (A+B) x 1/2 x H							
AREA OF TRAPEZIUM = (SUM OF PARALLEL SIDES) x 1/2 x PERPENDICULAR = (A+B) x 1/2 x H							
AREA OF RIGHT TRIANGLE = 1/2 x BASE x HEIGHT = 1/2 x B x H							
AREA OF RECTANGLE = LENGTH x BREADTH = A x H							
RESIDENTIAL PLOT AREA CALCULATIONS							
PLOT NO.	SHAPE	A	B	H	AREA	NOS	TOTAL AREA
A1	TRAPEZIUM	15.175	15.489	2	9.490	145	145.501 SQM
A2	TRAPEZIUM	15.489	15.803	2	9.490	148	148.481 SQM
A3	TRAPEZIUM	15.812	16.127	2	9.501	149	149.467 SQM
A4	TRAPEZIUM	16.127	16.452	2	9.511	149	149.452 SQM
A5	TRAPEZIUM	16.426	16.775	2	9.531	149	149.433 SQM
A6	TRAPEZIUM	16.725	17.074	2	9.551	149	149.414 SQM
A7	TRAPEZIUM	17.019	17.399	2	9.571	149	149.395 SQM
A8	TRAPEZIUM	17.309	17.698	2	9.581	149	149.376 SQM
A9 TO A20	RECTANGLE	18.750	X	9.000	150.000	21	3150.000 SQM
A30 TO A35	RECTANGLE	8.219	X	18.200	149.815	6	899.489 SQM
A36 TO A48	RECTANGLE	7.947	X	17.800	139.867	13	1818.274 SQM
A TOTAL						48	7068.760 SQM
B1 TO B4	RECTANGLE	7.900	X	18.980	149.942	3	449.826 SQM
B10 TO B14	RECTANGLE	18.056	X	7.876	142.345	5	711.208 SQM
B TOTAL						14	2060.794 SQM
C1 TO C41	RECTANGLE	8.000	X	18.750	150.000	41	6150.000 SQM
CA2 TO CA9	RECTANGLE	18.056	X	8.000	144.448	8	1155.594 SQM
C TOTAL						49	7305.594 SQM
D1 TO D4	RECTANGLE	18.400	X	8.150	149.900	4	599.840 SQM
D6 TO D16	RECTANGLE	16.352	X	7.940	129.032	12	1559.184 SQM
D17 TO D30	RECTANGLE	16.352	X	7.678	125.551	14	1757.708 SQM
D31 TO D38	RECTANGLE	8.382	X	16.352	137.062	8	1096.500 SQM
D TOTAL						38	5014.240 SQM
TOTAL AREA UNDER RESIDENTIAL PLOTS						149	21439.293 SQM 5.298 ACRES 56.730 %

DENSITY CALCULATIONS	
TOTAL PLOT AREA	9.394 ACRE
PERMISSIBLE MIN. TO MAX. DENSITY	100 TO 400 PPA
NO. OF PERSONS PER PLOT	18 PERSONS
NO. PROPOSED PLOTS	149 PLOTS
TOTAL PERSONS = 149 X 18	2682 PERSONS
DENSITY ACHIEVED = 2882 / 9.394	285.5 PPA OR 286 PPA

LEGEND:

- Community Facility
- Commercial Plot Area
- Green Area
- 10% PLOTS OF TOTAL SALEABLE AREA UNDER FROZEN CATEGORY TO BE MORTGAGE TOWARDS IDW

TRANSFER OF 10% AREA OF THE LICENCED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES

COMMUNITY FACILITIES AREA CALCULATIONS

PLOT NO.	SHAPE	A	B	H	AREA	NOS	TOTAL AREA
1	RECTANGLE	27.056	X	44.040	1191.548	1	1191.548 SQM
2	RECTANGLE	40.000	X	32.790	1311.600	1	1311.600 SQM
3	RECTANGLE	62.956	X	17.790	1114.321	1	1114.321 SQM
4	RECTANGLE	22.866	X	7.290	167.349	1	167.349 SQM
5	RECTANGLE	4.100	X	4.145	16.995	1	16.995 SQM
TOTAL AREA UNDER COMMUNITY FACILITIES						5	3801.810 SQM 0.939 ACRES 10.001 %

DDJAY COMMERCIAL PLOT AREA CALCULATIONS

SHAPE	A	B	X	H	AREA	NOS	TOTAL AREA
TRAPEZIUM	27.882	28.724	2	26.600	752.880	1	752.880 SQM
TOTAL AREA UNDER COMMERCIAL PLOT						1	752.880 SQM 0.186 ACRES 1.992 %

GREEN AREA CALCULATIONS

PARK	SHAPE	A	B	H	NOS	AREA (SQM) AREA (ACRE)
CONSOLIDATED GREEN						
A	RECTANGLE	28.372	X	34.260	4	972.024
B	RECTANGLE	20.844	X	15.510	1	324.841
A TOTAL						1296.877
INCIDENTAL GREEN						
1	RECTANGLE	3.000	X	18.980	1	56.940
2	RECTANGLE	15.812	X	2.141	1	33.853
3	RECTANGLE	18.056	X	3.000	1	54.168
TOTAL INCIDENTAL GREEN						144.961
TOTAL AREA UNDER GREEN						2856.577
						0.706

SITE AREA CALCULATIONS

AREA OF QUADRILATERAL = (SUM OF PERPENDICULAR) x 1/2 x DIAGONAL = (A+B) x 1/2 x H

AREA OF TRAPEZIUM = (SUM OF PARALLEL SIDES) x 1/2 x PERPENDICULAR = (A+B) x 1/2 x H

AREA OF RIGHT TRIANGLE = 1/2 x BASE x HEIGHT = 1/2 x B x H

AREA OF RECTANGLE = LENGTH x BREADTH = A x H

POCKET	SHAPE	A	B	H	NOS	AREA (SQM) AREA (ACRE)
CONSOLIDATED GREEN						
1	RECTANGLE	67.056	X	120.700	1	8093.659
2	RECTANGLE	67.056	X	75.440	1	5058.705
3	RECTANGLE	62.956	X	20.845	1	1312.318
4	RECTANGLE	67.056	X	39.510	1	2649.383
5	RECTANGLE	134.125	X	60.350	1	8094.444
6	RECTANGLE	67.056	X	60.350	1	4046.830
7	TRAPEZIUM	71.219	74.988	2	113.862	8310.552
TOTAL						37565.890
AREA IN 12 M WIDE SERVICE ROAD (PART OF 50 M WIDE GREEN BELT)						
8	TRAPEZIUM	50.027	49.723	2	9.000	448.902
9	TRIANGLE	0.500	X	9.000	X	0.294
TOTAL						449.196
TOTAL SITE AREA						38016.11
						9.394

AREA CALCULATION OF 10% PLOTS OF TOTAL SALEABLE AREA UNDER FROZEN CATEGORY TO BE MORTGAGE TOWARDS IDW

AREA OF QUADRILATERAL = (SUM OF PERPENDICULAR) x 1/2 x DIAGONAL = (A+B) x 1/2 x H

AREA OF TRAPEZIUM = (SUM OF PARALLEL SIDES) x 1/2 x PERPENDICULAR = (A+B) x 1/2 x H

AREA OF RIGHT TRIANGLE = 1/2 x BASE x HEIGHT = 1/2 x B x H

AREA OF RECTANGLE = LENGTH x BREADTH = A x H

PLOT NO.	SHAPE	A	B	H	AREA	NOS	TOTAL AREA
D17 TO D20	RECTANGLE	16.352	X	7.940	129.933	4	519.732 SQM
D27 TO D30	RECTANGLE	16.352	X	7.678	125.551	8	1004.405 SQM
D31 TO D38	RECTANGLE	8.382	X	16.352	137.062	5	685.312 SQM
10 % PLOTS OF TOTAL SALEABLE AREA TO BE MORTGAGE IN LIEU OF BANK GUARANTEE OF IDW						17	2209.450 SQM 0.548 ACRES 10.306 %

SUBMISSION DRAWING DRG. NO.

DRAWING TITLE DEMARCATION PLAN SD-1

PROJECT TITLE DEMARCATION PLAN FOR PROPOSED PLOTTED COLONY ON AREA MEASURING 9.394 ACRES FOR SETTING UP A RESIDENTIAL PLOTTED COLONY DDJAY HAVING LICENCE NO. 197 OF 2022 DATED 29-11-2022 IN THE REVENUE ESTATE OF VILLAGE SOHNA, SECTOR - 2, SOHNA GURUGRAM BEING DEVELOPED BY M/S SANTUR BUILDERS PVT LTD

SCALE	NTS
DATE	NOV 2021
DEALT	NAKUL CHECKED MJ

ARCHITECT MANISH JAIN ASSOCIATES

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APPLICANT'S SIGN  
For Santur Builders Private Limited

Director