AREA STATEMENT			
S.NO.	DESCRIPTION	AREA (ACRES)	AREA (SQM)
1	ALREADY LICENCED AREA	129.65625	524699.395
2	AREA UNDER ROAD(DELHI-JAIPUR) WIDENING	2.5190	10194.015
3	AREA UNDER PROPOSED GREEN BELT OF DELHI-JAIPUR ROAD (CONSIDERING 60 M WIDE ON EITHER SIDE)	3.3797	13677.139
4	TOTAL AREA UNDER ROAD (DELHI -JAIPUR) WIDENING & GREEN BELT OF DELHI-JAIPUR ROAD (2 &3)	5.8987	23871.154
5	AREA UNDER GREEN BELT OF RRTS(CONSIDERING 20 M ON EITHER SIDE)	1.3080	5293.280
6	BALANCE (1-4-5)	122.44955	495534.961
7	50 % BEN(EFIT OF AREA UNDER ROAD(DELHI-JAIPUR) WIDENING, GREEN BELT OF DELHI-JAIPUR ROAD & GREEN BELT OF RRTS(50 % OF	2.94935	11935.577
8	NET AREA(6+7)	125.39890	507470.538
9	AREA UNDER UNDETERMINED USE	1.36319	5516.625
10	NET PLANNED AREA (8-9)	124.03571	501953.913

	LANDUSE	PERMISSIBLE AREA AS PER POLICY			PROPOSED AREA AS PER LAYOUT		
		AREA (ACRES)	AREA (SQM)	PERCENTAGE	AREA (ACRES)	AREA (SQM)	PERCENTAGE
1	AREA UNDER INDUSTRIAL PLOTS (MIN. 35% OF THE NET PLANNED AREA)	43.412	175683.870	35.0%	44.065	178325.236	35.53%
2	AREA UNDER DDJAY RESIDENTIAL PLOTS (MAX. 25% OF THE NET PLANNED AREA)	31.009	125481.478	25.0%	28.057	113702.547	22.65%
3	AREA UNDER COMMERCIAL PLOTS (MAX. 5% OF THE NET PLANNED AREA)	6.202	25097.733	5.00%	1.903	7701.339	1.53%
4	BALANCE AREA UNDER ROAD/OPEN/GREEN AND PUBLIC UTILITIES (MIN. 35% OF THE NET PLANNED AREA)	43.412	175683.832	35.0%	40.971	202224.791	40.29%
	TOTAL AREA				124.03571	501953.913	

DETAIL OF DDJAY RESIDENTIAL PLOTS					
TPYE		PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
A	9.000	16.650	149.850	395	59190.750
B	9.000	13.900	125.100	274	34277.400
B1	9.000	14.500	130.500	22	2871.000
C	8.000	13.500	108.000	85	9180.000
C1	9.000	11.500	103.500	69	7141.500
C2	7.000	11.500	80.500	1	80.500
D	6.978	16.650	116.184	6	697.102
M1			114.985	1	114.985
M2			149.310	1	149.310
	TOTAL AREA (SQM)			854	113702.547
	TOTAL AREA (ACRES)				28.097

DETAIL OF IA (250-500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IA	IA1	441.125	1	441.125
2	IA	IA2	440.834	1	440.834
3	IA	IA3	439.740	1	439.740
4	IA	IA4	438.646	1	438.646
5	IA	IA5	437.552	1	437.552
6	IA	IA6	436.458	1	436.458
7	IA	IA7	435.365	1	435.365
8	IA	IA8	434.271	1	434.271
9	IA	IA9	433.177	1	433.177
10	IA	IA10	432.083	1	432.083
11	IA	IA11	431.000	1	431.000
12	IA	IA12	429.896	1	429.896
13	IA	IA13	428.802	1	428.802
14	IA	IA14	395.436	1	395.436
15	IA	IA15	498.222	1	498.222
16	IA	IA16	436.364	1	436.364
17	IA	IA17	459.455	1	459.455
18	IA	IA18	482.547	1	482.547
19	IA	IA19	465.188	1	465.188
			TOTAL AREA (SQM)	19	8396.161
			TOTAL AREA (ACRES)		2.075

DETAIL OF IB (501-750)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IB	IB1	583.333	12	6999.996
2	IB	IB2	515.984	1	515.984
3	IB	IB3	524.996	23	12074.908
4	IB	IB4	578.746	1	578.746
5	IB	IB5	577.217	1	577.217
6	IB	IB6	691.221	1	691.221
7	IB	IB7	673.822	1	673.822
8	IB	IB8	742.229	1	742.229
9	IB	IB9	712.844	2	1425.688
10	IB	IB10	600.389	1	600.389
11	IB	IB11	570.350	1	570.350
12	IB	IB12	705.183	1	705.183
13	IB	IB13	697.520	1	697.520
14	IB	IB14	678.813	1	678.813
15	IB	IB15	650.304	1	650.304
16	IB	IB16	621.796	1	621.796
17	IB	IB17	505.638	1	505.638
18	IB	IB18	523.675	1	523.675
19	IB	IB19	706.033	1	706.033
20	IB	IB20	693.600	5	3468.000
21	IB	IB21	559.863	1	559.863
22	IB	IB22	548.104	1	548.104
23	IB	IB23	646.853	4	2587.412
24	IB	IB24	705.047	1	705.047
			TOTAL AREA (SQM)	65	38407.938
			TOTAL AREA (ACRES)		9.491

DETAIL OF IC (751-1000)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IC	IC1	804.660	5	4023.300
2	IC	IC2	945.632	1	945.632
3	IC	IC3	750.937	1	750.937
4	IC	IC4	756.898	1	756.898
5	IC	IC5	822.579	1	822.579
6	IC	IC6	856.276	1	856.276
7	IC	IC7	935.000	24	22440.000
8	IC	IC8	817.086	1	817.086
9	IC	IC9	907.505	4	3630.020
10	IC	IC10	940.482	6	5642.892
11	IC	IC11	898.765	1	898.765
12	IC	IC12	848.504	1	848.504
13	IC	IC13	916.395	12	10995.740
14	IC	IC14	823.686	16	13169.376
			TOTAL AREA (SQM)	75	66599.005
			TOTAL AREA (ACRES)		16.457

DETAIL OF ID (1001-1250)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	ID	ID1	1053.445	1	1053.445
2	ID	ID2	1184.373	1	1184.373
3	ID	ID3	1111.689	1	1111.689
4	ID	ID4	1175.000	1	1175.000
5	ID	ID5	1121.959	1	1121.959
6	ID	ID6	1093.492	1	1093.492
7	ID	ID7	1012.600	1	1012.600
8	ID	ID8	1217.522	1	1217.522
9	ID	ID9	1060.196	1	1060.196
10	ID	ID10	1208.142	1	1208.142
11	ID	ID11	1089.284	1	1089.284
12	ID	ID12	1069.111	1	1069.111
13	ID	ID13	1067.087	1	1067.087
14	ID	ID14	1029.944	1	1029.944
15	ID	ID15	1006.403	4	4025.612
16	ID	ID16	1186.958	1	1186.958
17	ID	ID17	1208.141	1	1208.141
			TOTAL AREA (SQM)	20	21914.759
			TOTAL AREA (ACRES)		5.415

DETAIL OF IE (1251-1500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IE	IE1	1302.134	1	1302.134
2	IE	IE2	1338.160	1	1338.160
3	IE	IE3	1288.562	1	1288.562
4	IE	IE4	1334.829	1	1334.829
6	IE	IE5	1416.316	1	1416.316
7	IE	IE6	1348.951	3	4046.853
				8	10726.854
			TOTAL AREA (ACRES)		2.651

DETAIL OF IF (1501-1750)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IF	IF1	1579.681	1	1579.681
2	IF	IF2	1566.655	1	1566.655
3	IF	IF3	1553.629	1	1553.629
4	IF	IF4	1540.604	1	1540.604
5	IF	IF5	1633.403	1	1633.403
6	IF	IF6	1608.861	1	1608.861
7	IF	IF7	1639.085	1	1639.085
				7	11121.918
			TOTAL AREA (ACRES)		2.748

DETAIL OF IG (1751-2000)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IG	IG1	1965.356	1	1965.356
2	IG	IG2	1815.000	1	1815.000
3	IG	IG3	1978.709	1	1978.709
				3	5759.065
			TOTAL AREA (ACRES)		1.423

DETAIL OF IH (2001-2500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IH	IH1	2286.446	1	2286.446
2	IH	IH2	2169.310	1	2169.310
				2	4455.756
			TOTAL AREA (ACRES)		1.101

DETAIL OF II (2501-3100)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	II	II1	2848.015	1	2848.015
2	II	II2	2534.166	1	2534.166
3	II	II3	2782.825	1	2782.825
4	II	II4	2778.778	1	2778.778
				4	10943.784
			TOTAL AREA (ACRES)		2.704

DETAILS OF UNDETERMINED AREA			
PLOT NO	AREA	NO OF PLOTS	TOTAL AREA
	In Acres		In Acres
UD-1	0.08950	1	0.08950
UD-2	0.01126	1	0.01126
UD-3	0.00798	1	0.00798
UD-4	0.06551	1	0.06551
UD-5	0.25426	1	0.25426
UD-6	0.04641	1	0.04641
UD-7	0.05806	1	0.05806
UD-8	0.05869	1	0.05869
UD-9	0.05952	1	0.05952
UD-10	0.22186	1	0.22186
UD-11	0.01020	1	0.01020
UD-12	0.04759	1	0.04759
UD-13	0.01347	1	0.01347
UD-14	0.01237	1	0.01237
UD-15	0.01450	1	0.01450
UD-16	0.00595	1	0.00595
UD-17	0.00951	1	0.00951
UD-18	0.01646	1	0.01646
UD-19	0.02777	1	0.02777
UD-20	0.02657	1	0.02657
UD-21	0.00491	1	0.00491
UD-22	0.07701	1	0.07701
UD-23	0.04614	1	0.04614
UD-24	0.01411	1	0.01411
UD-25	0.01485	1	0.01485
UD-26	0.14323	1	0.14323
UD-27	0.00455	1	0.00455
UD-28	0.00094	1	0.00094
TOTAL			1.36319

DETAIL OF COMMUNITY FACILITIES FOR AFFORDABLE PLOTTED COLONY				
TPYE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMUNITY SITE-1	2.311	9351.919	1	9351.919
COMMUNITY SITE-2	2.543	10291.027	1	10291.027
			2	19642.946
				4.854

DETAIL OF COMMERCIAL PLOTS				
TPYE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMERCIAL	1.903	7701.339	1	7701.339
			1	7701.339
				1.903

DETAIL OF DDJAY RESIDENTIAL GREEN AREA			
S.NO.	TYPE	NO.s	TOTAL AREA
1	G	1	857.401
2	G1	1	1427.641
3	G2	1	3533.431
4	G3	1	1298.998
5	G4	1	1750.187
6	G5	1	415.885
7	G6	1	3545.945
8	G7	1	1514.415
	TOTAL AREA PROVIDED (SQM)		14343.903
	TOTAL AREA (ACRES)		3.544

DETAIL OF INDUSTRIAL PLOTS				
S.NO.	TYPE	NO. OF PLOTS	TOTAL AREA (in sq mt)	TOTAL AREA (in Acre)
1	IA (250-500SQM)	19	8396.161	2.075
2	IB (501-750SQM)	65	38407.938	9.491
3	IC (751-1000SQM)	75	66599.005	16.457
4	ID (1001-1250SQM)	20	21914.755	5.415
5	IE (1251-1500SQM)	8	10726.854	2.651
6	IF (1501-1750SQM)	7	11121.918	2.748
7	IG (1751-2000SQM)	3	5759.065	1.423
8	IH (2001-2500SQM)	2	4455.756	1.101
9	II (2501-3000SQM)	4	10943.784	2.704
	TOTAL AREA	203	178325.236	44.065

Land Use	Permissible area as per approved Policy dated 17.05.2023		Proposed Area in the Layout Plan (Cumulative area of 129.65625 acres)	
Minimum area under Industrial Plots	35%	65%	35.53%	59.71%
Area under Residential Component	25%		22.65%	
Maximum area under Commercial	5%		1.53%	
Balance area under Roads, Greens and Public Utilities	35%		40.29%	

Calculations for the DDJAY Affordable Plotted category				
S.No.	Item	Unit		Efficiency(%)
1	Total Area under DDJAY Residential plots	28.097	Acres	65.0%
2	Total Gross area under DDJAY	43.225	Acres	
5	Population of the plotted colony @13.5 Per/plot as three floors are now allowed	11529	Persons	
6	Density of the Plotted colony	267	PPA	
9	Area of community facilities to be provided is 10% of the gross area	4.323	Acres	10%
10	Area of community facilities provided	4.854	Acres	11.23%
11	Area of Green required to be provided is 7.5% of the gross area under the DDJAY scheme	3.24	Acres	7.5%
12	Area of Green Provided	3.544	Acres	8.2%

NOTE:-AREA NOT LESS THAN OF UGT 250 SQMT & UNDER GROUND STP 450 SQMT.

OWNER :

SUNGOLD HEIGHTS DEVELOPERS LLP IN COLLABRATION WITH SIGNATUREGLOBAL (INDIA) LIMITED

PROJECT :

PROPOSED REVISED LAYOUT PLAN FOR INDUSTRIAL PLOTTED COLONY MEASURING 129.65625 ACRES (OF ALREADY LICENSED LAND VIDE LIC NO. 104 OF 2024 DATED- 01.08.2024) IN VILLAGE SHIDRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM. BEING DEVELOPED BY SIGNATUREGLOBAL (INDIA) LTD.

DRAWING TITLE :

LAYOUT PLAN

Legend:-

- ALREADY LICENSED LAND (VIDE LIC NO. 104 OF 2024 DATED- 01.08.2024) = 129.65625Acres
- SPACE FOR SUB STATION
- GREEN AREA
- REVENUE RASTA
- UD AREA
- COMMERCIAL
- COMMUNITY FACILITIES
- 11 KV HT Line 3.75 m wide one side R.O.W.
- POCKET 1(11.56875 ACRES), WHICH DERIVES APPROACH FROM LAND ACQUIRED FOR RRTS SHALL BE KEPT FROZEN TILL SUBMISSION OF THE NOC ACCESS PERMISSION FROM NCRTC/COMPETENT AUTHORITY REGARDING ROW OF RRTS.
- Plots Falluing under R.O.W. of 11 KV HT Line Freeze till the shifted.
- CHANGING OLD LAYOUT-49.3875 Acres (Pocket 1 to 19)

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 I F 46599512
E : info@gpmindia.com I W : www.gpmindia.com

SCALE :- 1 :2000

OWNER'S SIGN

ARCHITECT'S SIGN