

DEMARICATION LAYOUT PLAN

DTP
ATP
AD
JE

75.0 MT. WIDE ROAD

12.0 MT. WIDE SERVICE ROAD

DEMARICATION PLAN UNDER DEEN DYAL JAN AWAS YOJNA IN RESPECT OF AFFORDABLE PLOTTED COLONY OF SECTOR 95A, VILLAGE WAZIRPUR GURUGRAM MANESAR URBAN COMPLEX (AREA 5.0458 ACRES) BEING DEVELOPED BY : DHARAM SINGH, RAVINDER SINGH, JITENDER SINGH S/O SH. JAI NARAYAN AND KALYAN SINGH S/O SH. SURESH KUMAR IN COLLABORATION WITH JMS BUILDWELL REALTY PVT. LTD.

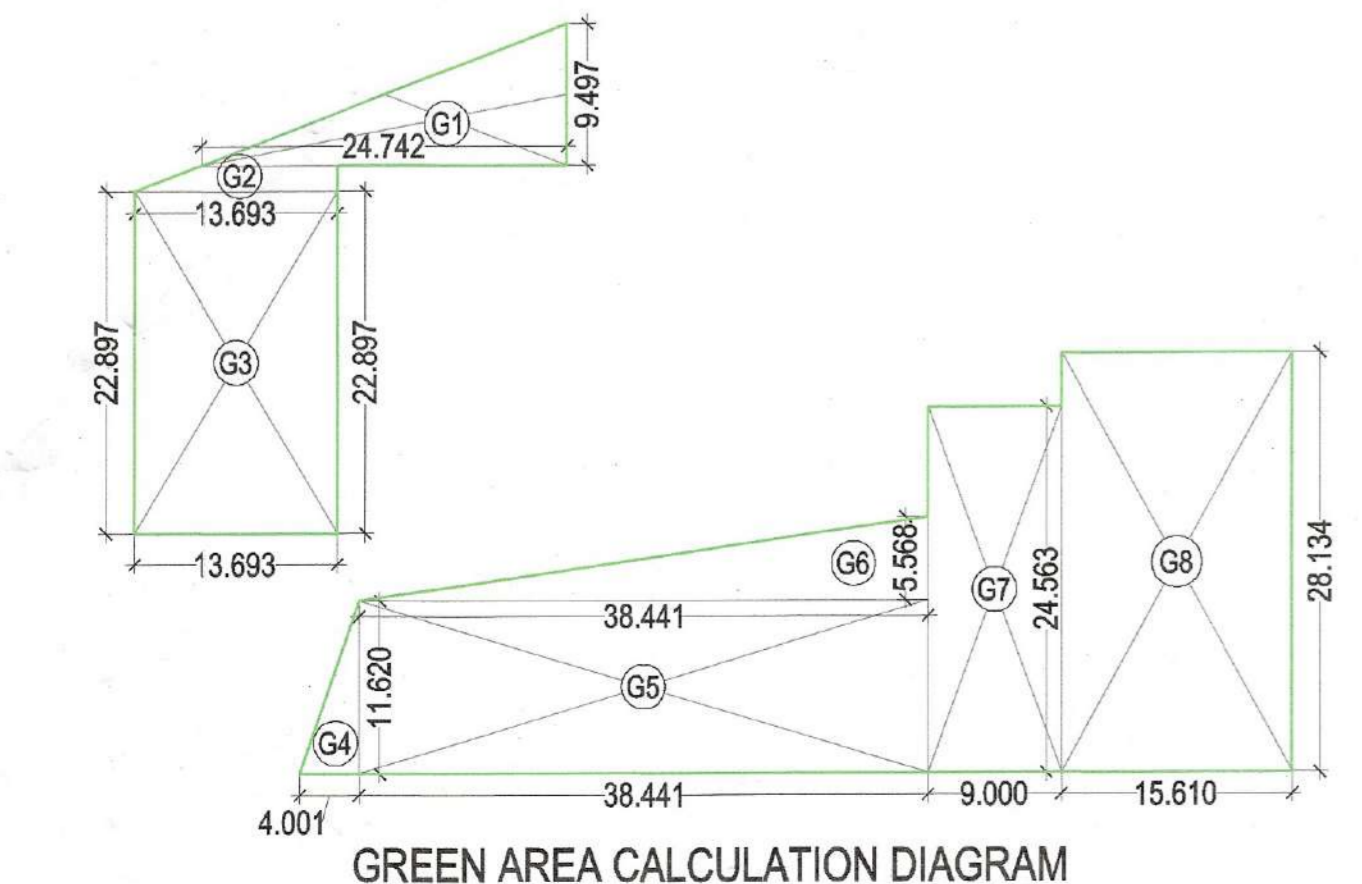
AREA STATEMENT						
DESCRIPTION	REQUIRED AREA			PROPOSED AREA		
	ACRES	SQMT.	%	ACRES	SQMT.	%
1 TOTAL AREA OF THE LAND	5.0458	20419.628				
2 OPEN SPACE AREA (GREEN)	0.38	1531.472	7.50%	0.42	1687.839	8.27%
3 AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	0.50	2041.963	10.00%	0.50	2042.887	10.00%
4 COMMERCIAL AREA	0.20	816.785	4.00%	0.20	816.759	4.00%
5 SALEABLE AREA				2.83	11464.977	56.15%
6 TOTAL SALEABLE AREA (4) + (5)				3.03	12281.736	60.15%
7 TOTAL NO. OF PLOTS					109	
8 MINIMUM PERMISSIBLE DENSITY @ 240 PPA	1211			1962	389 PPA	
9 MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	2018					

S.NO.	PLOT TYPE	SIZE OF PLOT		PLOT AREA (SQMT.)	NO. OF PLOTS	TOTAL AREA (SQMT.)
		WIDTH (MTRES)	LENGTH (MTRES)			
1	1	8.800	15.610	137.368	1	137.368
2	2-11, 54-73, 75-90, 98-109	6.500	15.610	101.465	58	5884.970
3	12-20	6.840	15.600	106.704	9	960.336
4	21	6.775	15.600	105.690	1	105.690
5	22			141.118	1	141.118
6	23-28	6.462	18.100	116.962	6	701.772
7	29-34	6.958	15.610	108.614	6	651.684
8	35-52	6.643	15.610	103.697	18	1866.546
9	53, 74	6.020	15.610	93.972	2	187.944
10	91	9.514	15.610	148.514	1	148.514
11	92-96	7.413	15.610	115.717	5	578.585
12	97	6.435	15.610	100.450	1	100.450
TOTAL					109	11464.977
				Acres		2.833
				Percentage Achieved		56.15%

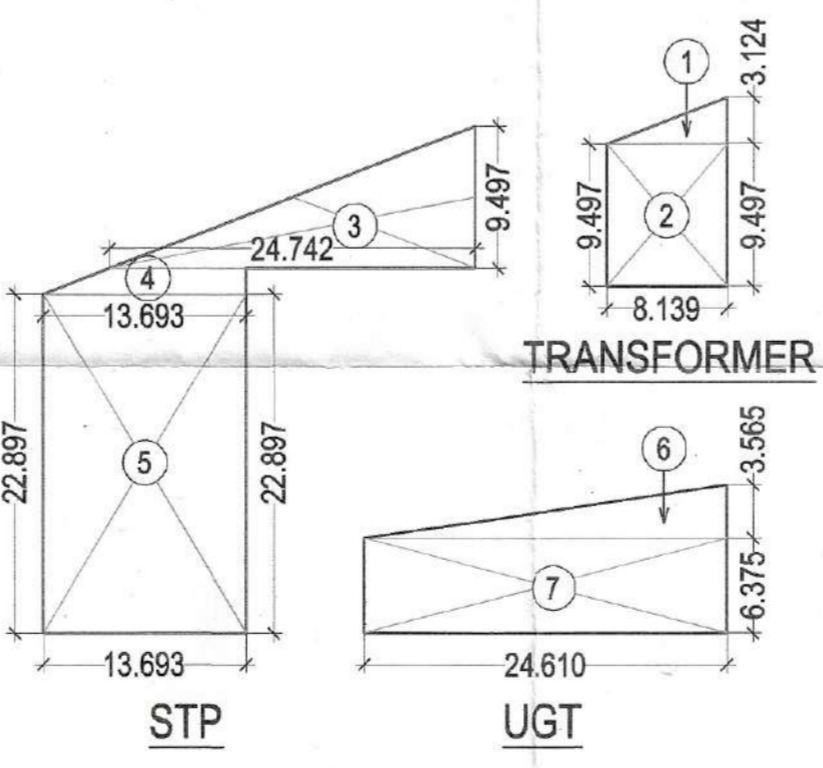
75.0 MT. WIDE ROAD

12.0 MT. WIDE SERVICE ROAD

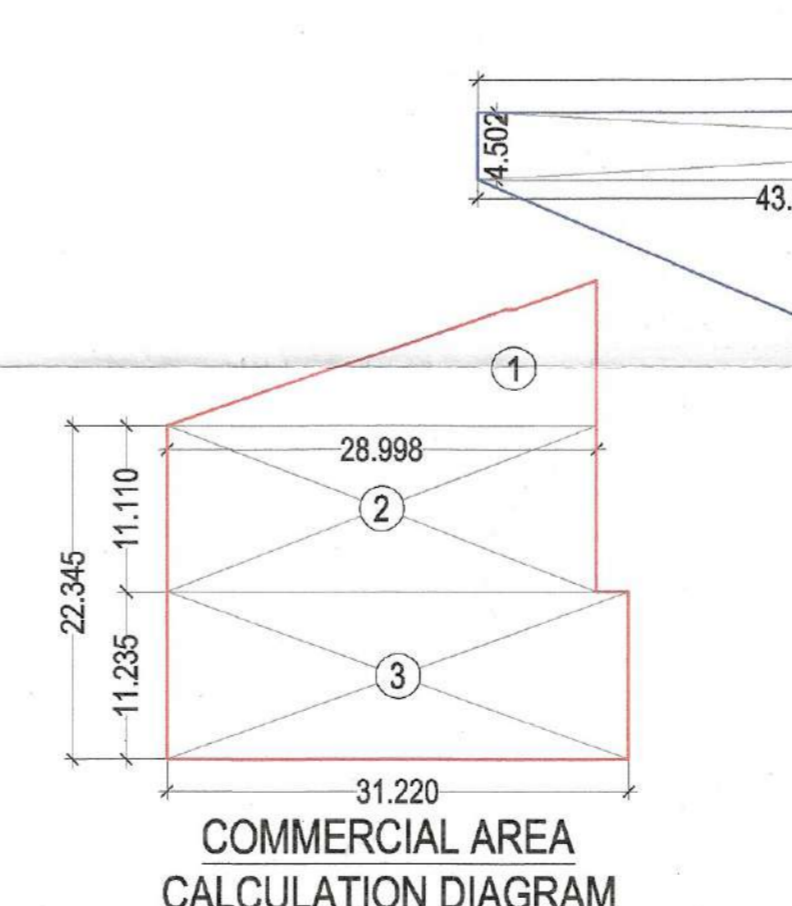
PLOT AREA CALCULATION DIAGRAM
SCALE 1 : 1000
PLOT AREA = 20419.628 SQM./5.0458 ACRES



GREEN AREA CALCULATION					
S.NO.	WIDTH	LENGTH		AREA (SQ MT.)	
G-1	24.742	9.497	x 0.5	= 117.487	
G-2	AS PER PLINE				= 19.634
G-3	13.693	22.897		= 313.529	
G-4	4.001	11.620	x 0.5	= 23.246	
G-5	38.441	11.620		= 446.684	
G-6	38.441	5.568	x 0.5	= 107.020	
G-7	9.000	24.563		= 221.067	
G-8	15.610	28.134		= 439.172	
TOTAL AREA				= 1687.839	

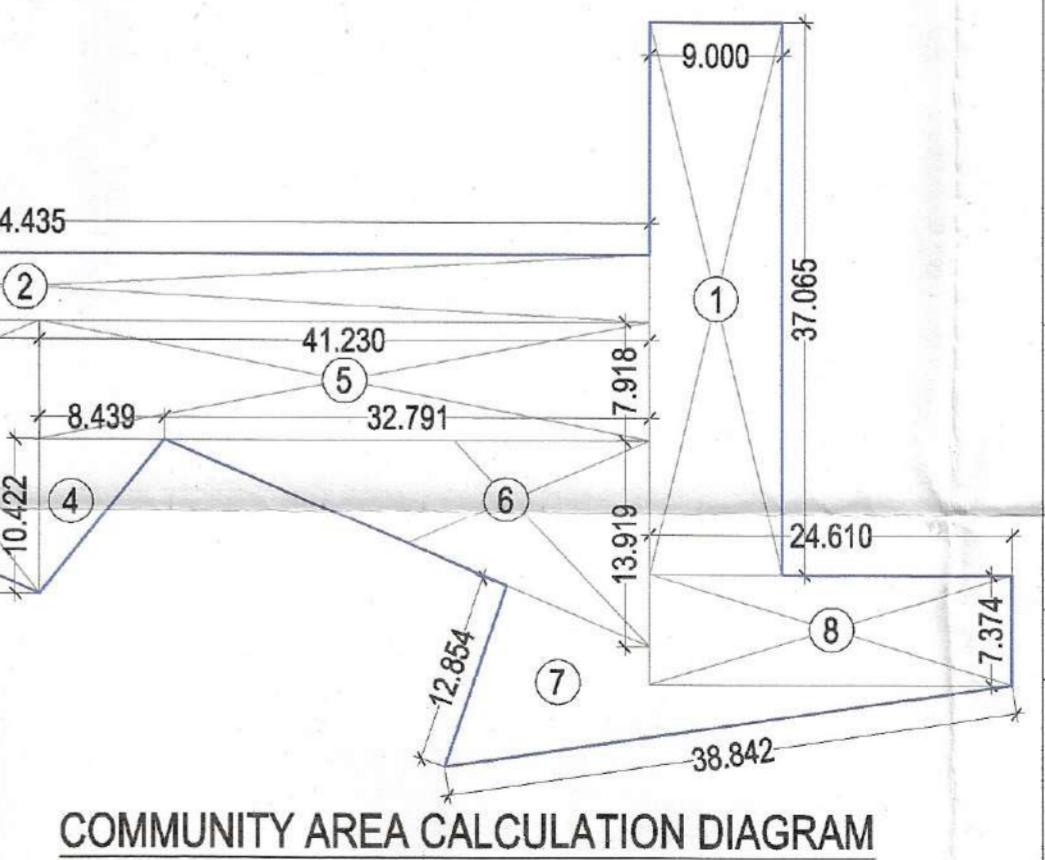


OTHER AREA CALCULATION					
S.NO.	WIDTH	LENGTH		AREA (SQ MT.)	
1	8.139	3.124	x 0.5	= 12.713	
2	8.139	9.497		= 77.296	
3	24.742	9.497	x 0.5	= 117.487	
4	AS PER PLINE				= 19.634
5	13.693	22.897		= 313.529	
6	24.610	3.565	x 0.5	= 43.867	
7	24.610	6.375		= 156.889	
TOTAL AREA				= 741.415	



COMMERCIAL AREA CALCULATION				
S.NO.	WIDTH	LENGTH	AREA (SQ MT.)	
1	AS PER PLINE			= 143.837
2	28.998	11.110	= 322.167	
3	31.220	11.235	= 350.756	
TOTAL COMMERCIAL AREA			= 816.759	

- UGT UNDER GROUND WATER TANK
- STP UNDER GROUND STP TANK
- COMMERCIAL
- GREEN/PARK
- COMMUNITY SERVICES
- TRANSFORMER
- AREA UNDER ROAD



COMMUNITY AREA CALCULATION					
S.NO.	WIDTH	LENGTH		AREA (SQ MT.)	
1	9.000	37.065		= 333.585	
2	84.435	4.502		= 380.126	
3	43.205	18.340	x 0.5	= 396.190	
4	8.439	10.422	x 0.5	= 43.976	
5	41.230	7.918		= 326.459	
6	32.791	13.919	x 0.5	= 228.209	
7	AS PER PLINE				= 152.868
8	24.610	7.374		= 181.474	
TOTAL AREA				= 2042.887	

PROJECT:
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DRAWING TITLE
DEMARICATION LAYOUT PLAN
DS-01

Architects:
DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
1st & 2nd FLOOR, PLOT NO. 16, ABHISHEK PLAZA, L.S.C., MAYAPUR VIHAR PH-II, DELHI - 110091, INDIA
TEL. (011) - 91-11-22770180, +91-9999219713, E-mail : deepakmehta1962@gmail.com
Website : www.indianarchitect.co.in

SIG. OF ARCHITECT
SIG. OF OWNER

