

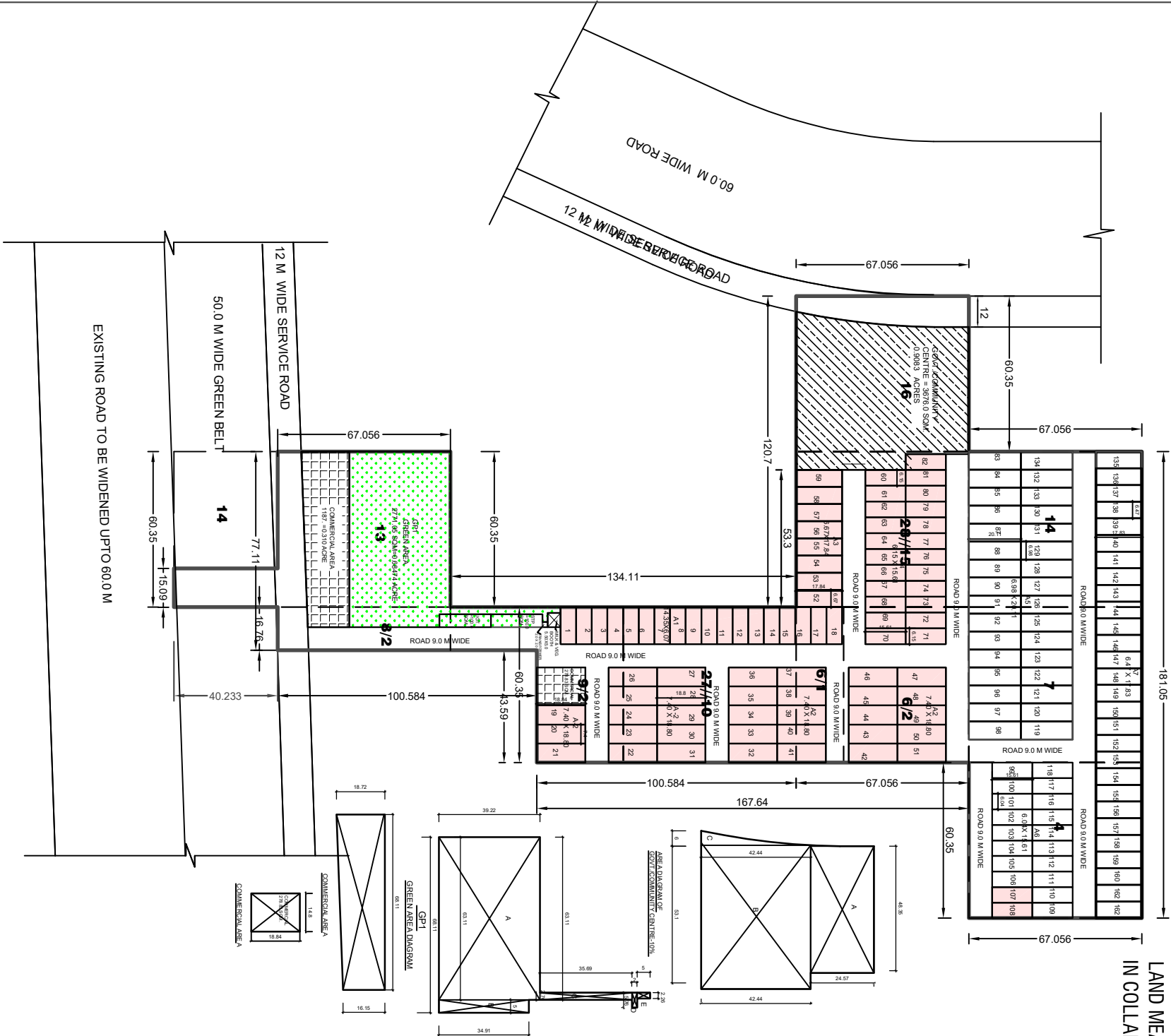
PROPOSED LAY-OUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN RENEVE ESTATE SOHNA, SECTOR- 35, SOHNA, DISTT. GURUGRAM (HR) LAND MEASURING 9.0625 ACRES. BELONGING TO LION INFRA DEVELOPERS LLP IN COLLABORATION WITH VIBHOR HOME DEVELOPERS PVT. LTD

PLOT AREA CALCULATIONS				
S. NO.	Type of Plot	WIDTH (IN M)	LENGTH (IN M)	TOTAL NO. OF PLOTS
1	A1	6.07	14.35	18
2	A2	7.4	18.84	33
3	A3	6.67	17.84	8
4	A4	6.15	15.61	23
5	A5	6.98	20.11	32
6	A6	6.04	15.61	20
7	A7	6.47	17.83	28
TOTAL			115.560	162

50% Area to be Freed				
S. NO.	Type of Plot	Nos. of Plot	AREA (sqm)	TOTAL NO. OF PLOTS
1	A1	18	87.105	18
2	A2	33	139.416	33
3	A3	8	118.993	8
4	A4	23	96.002	23
5	A6	2	94.284	2
TOTAL			551.715	84

PROJECT AREA DETAIL		
Description	Area in Acres	Area in Sqm.
Total Plot Area	9.0625	36674.578
Area under Sector Road & Green Belid	0.6588	
Blance Area	8.3937	A
50% Benefit of area falling under sector road & Green Belt	0.3344	B
Net Plan Area	8.7281	35321.311

Required Green Area (7.50%)	0.6796875	2750.593
Proposed Green Area (7.556%)	0.68474	2771.050
10% Area to be transferred free of cost to the Government for Community Site	0.90625	3667.458
Proposed Area to be transferred free of cost to the Government for Community Site (10.02%)	0.90836	3676.000
Permissible Area Under Plots (61%)	55.28125	223714.927
Proposed Area Under Plots (51.632%)	4.67923	18936.126
Permissible Commercial Area (4%)	0.36250	1466.983
Proposed Commercial Area (3.997%)	0.36222	1465.83
Area for STP (0.272%)	0.0247	100.00
Area for UGT (0.272%)	0.0247	100
Area for Milk & Vegetable booth (0.075%)	0.0068	27.50
Area for Transformer (0.01%)	0.0010	4.00
Total area for other services (0.629%)	0.0572	231.5
Proposed Plots	162	
Permissible Density	240-400 PPA	
Total Population (@ 13.5 Persons per Plot	2187	
Proposed Density	250.57	
50% Area to be Freed of Area under Plotted Development required	2.33961	9468.063
Proposed 50% Area to be Freed of Area under Plotted Development	2.3517	9517.155
Total saleable area (51.632+3.997=55.629 %)	5.04144	20401.956



LAY-OUT PLAN

GREEN AREA			
CATEGORY	WIDTH	DEPTH	AREA IN SQM
GREEN GP1 (A)	63.11	39.22	2475.17
B	5	34.91	174.55
C	2.76	35.69	98.50
D	5.76	2	11.52
E	2.26	5	11.30
TOTAL			2771.05
MILK & VEG BOOTH	5.5	5	27.50
TRANSNF.	2	2	4.00
UGT	5	20	100.00
STP	5	20	100.00

ARCHITECT'S SIGNATURE



(AR. VIVEK SINGH RAO)			
PROJECT NO.	RA-5018	DWG. NO.	A-1
SCALE	1:500	DATE	
DRAWN BY	REB	CHECKED BY	V.S. RAO

ARCHITECTS
RAO AND ASSOCIATE

ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS
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