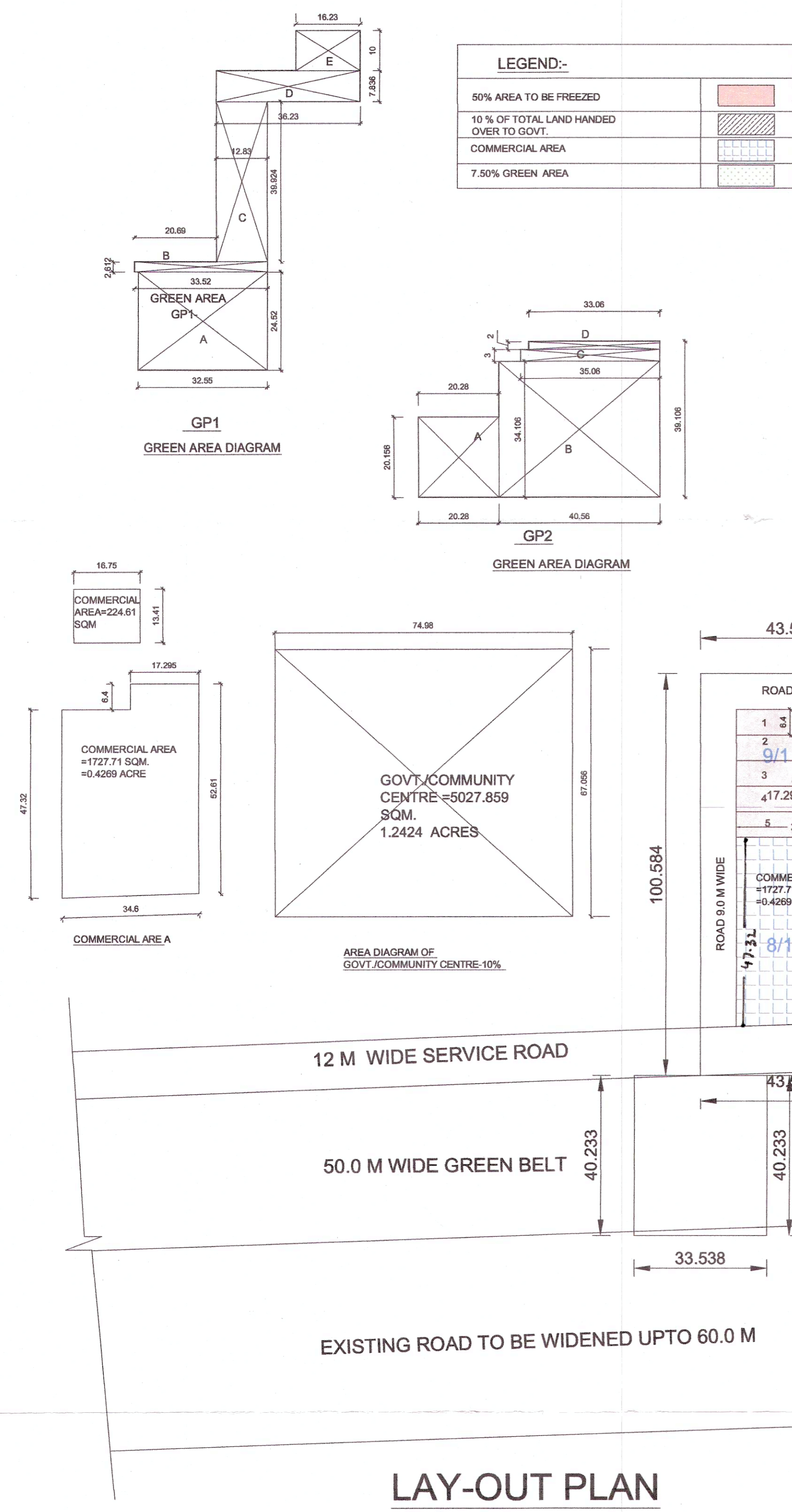


PROPOSED LAY-OUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN RENEVE ESTATE SOHNA, SECTOR- 35, SOHNA, DISTT. GURUGRAM (HR) LAND MEASURING 12.41875 ACRES. BELONGING TO VALLABHAM BUILDCON PVT. LTD. & VIBHOR HOME DEVELOPERS PVT. LTD. IN COLLABORATION WITH LION INFRA DEVELOPERS LLP



LAY-OUT PLAN

DEMARICATION PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA -2016 BELONGING TO VALLABHAM BUILDCON PVT. LTD & VIBHOR HOME DEVELOPERS PVT. LTD IN COLLABORATION WITH LION INFRA DEVELOPERS LLP (LOI No. LC-3804-JE (SJ)-2019/1727. Dated. 21.01.2019) IN RENEVE ESTATE SOHNA, SECTOR- 35 SOHNA, DISTT. GURUGRAM (HR)

AREA CALCULATION OF SITE AREA						
NOS.	REC	L	B	AREA IN SQM.	AREA IN ACRE	
1	A	1	120.700	67.056	8093.659	
2	B	1	301.750	67.056	20254.348	
3	C	1	381.050	67.056	25440.489	
4	D	1	60.350	67.056	4046.830	
5	E	1	43.590	100.584	4384.457	
6	F	1	40.233	67.056	2698.334	
TOTAL				50248.917	12.41875	

AREA CALCULATION UNDER 60.0 M WIDE ROAD						
NOS.	REC	L	B	AREA IN SQM.	AREA IN ACRE	
1	1	33.538	67.056	2254.541	0.00854	
2	2	0.5	33.538	16.769	0.00047	
TOTAL				2271.310	0.01330	

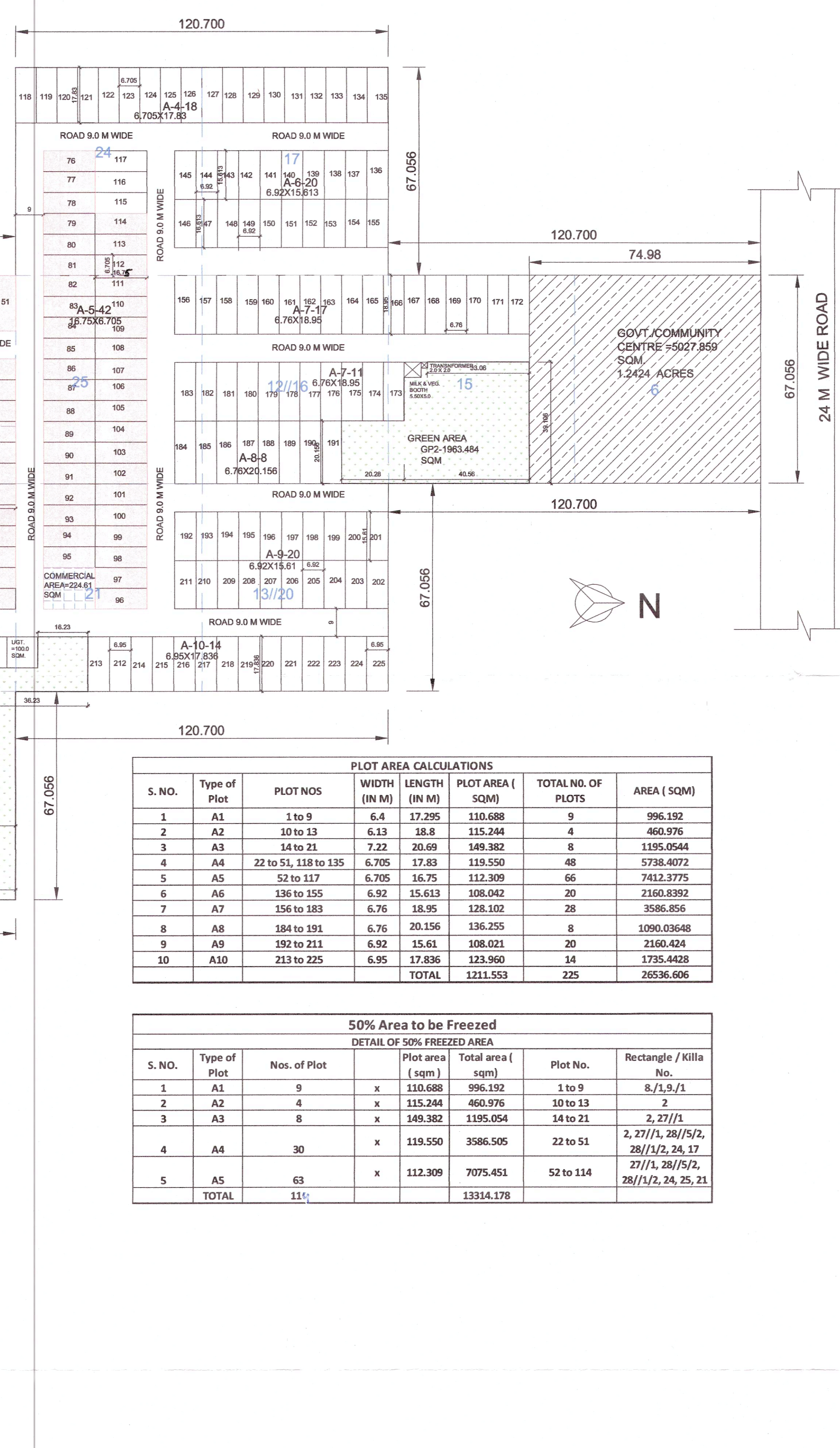
AREA CALCULATION UNDER 38.0 M WIDE ROAD PART OF 50 M GREEN BELT						
NOS.	REC	L	B	AREA IN SQM.	AREA IN ACRE	
1	3	0.5	33.538	16.769	0.00047	
2	4	1	33.538	33.538	0.00122	
3	5	0.5	43.590	18.795	0.00068	
TOTAL				69.102	0.00237	

AREA CALCULATION UNDER 12.0 M ROAD PART OF 50 M GREEN BELT						
NOS.	REC	L	B	AREA IN SQM.	AREA IN ACRE	
1	6	1	43.590	18.795	0.00068	
TOTAL				18.795	0.00068	

AREA FOR LICENCE						
DESCRIPTION	AREA IN SQM.	AREA IN ACRE				
AREA UNDER 60.0 M SERVICE ROAD	0.0133					
AREA UNDER 38.0 M WIDE PART OF 50 M GREEN BELT ROAD	0.00237					
AREA UNDER 12.0 M WIDE PART OF 50 M GREEN BELT	0.00068					
TOTAL	0.01635					
NET AREA FOR LICENCE	11.94858	ACRES				

SCHEDULE OF LAND - Sohna						
NAME OF VILLAGE	RECT. NO	KHASRA NO.	KANAL	MARLA		
SOHNA	12	6	8	0		
		15	8	0		
		16	8	0		
		17	8	0		
		24	8	0		
		25	8	0		
		20	8	0		
		27	1	8	0	
		2	8	0		
		7/2	2	13		
		8/1	5	16		
		9/1	2	18		
		28	5/2	2	4	
		13	21	8	0	
		28	5/1	5	16	
		96	96	67		
TOTAL LAND				99	7	
OR 12.41875 ACRES						

DEMARICATION PLAN



PLOT AREA CALCULATIONS						
S. NO.	Type of Plot	PLOT NOS	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (SQM)	TOTAL NO. OF PLOTS
1	A1	1 to 9	6.4	17.295	110.688	9
2	A2	10 to 13	6.13	18.8	115.244	4
3	A3	14 to 21	7.22	20.69	149.362	8
4	A4	22 to 51, 118 to 135	6.705	17.83	119.550	48
5	A5	52 to 117	6.705	16.75	112.309	66
6	A6	136 to 155	6.92	15.613	108.042	20
7	A7	156 to 183	6.76	18.95	128.102	28
8	A8	184 to 191	6.76	20.156	136.255	8
9	A9	192 to 211	6.92	15.61	108.021	20
10	A10	212 to 225	6.95	17.836	123.960	14
TOTAL					1211.553	225

50% Area to be Freed						
S. NO.	Type of Plot	Nos. of Plot	Plot area (sqm)	Total area (sqm)	Plot No.	Rectangle / Killia No.
1	A1	9	110.688	996.192	1 to 9	8/1,9/1
2	A2	4	115.244	460.976	10 to 13	2
3	A3	8	149.362	1195.054	14 to 21	2, 21/1
4	A4	30	119.550	3586.505	22 to 51	2, 21/1, 20/1/1/2, 28/1/1/2, 24, 17
5	A5	63	112.309	7075.451	52 to 114	21/1, 28/1/1/2, 28/1/1/2, 24, 25, 21
TOTAL			565.153	13314.178		

PROJECT AREA DETAIL		
Description	Area in Acres	Area in Sqm.
Total Plot Area	12.41875	50256.818
Area under Sector Road & Green Belt	0.46286	3807.506
Blank Area	1.95589	
50% Benefit of area falling under sector road & Green Belt	0.23143	
Net Plan Area	12.18732	49320.256
Required Green Area (7.50%)	0.93141	3769.261
Proposed Green Area (7.57%)	0.94086	3807.506
10% Area to be transferred free of cost to the Government for Community Site	1.24188	5025.6818
Proposed Area to be transferred free of cost to the Government for Community Site (10%)	1.2424	5027.859
Permissible Area Under Plots (61%)	7.57544	30656.659
Proposed Area Under Plots (52.80%)	6.55735	26536.606
Permissible Commercial Area (4%)	0.49675	2010.273
Proposed Commercial Area (3.8846%)	0.48243	1952.32
Area for STP (0.2%)	0.0030	100.00
Area for UGT (0.2%)	0.0247	100
Area for Milk & Vegetable booth (0.055%)	0.0068	27.50
Area for Transformer (0.08%)	0.0010	4.00
Total area for other services (0.429%)	0.0355	231.5
Proposed Plots	225	
Permissible Density	240-400 PPA	
Total Population (@ 13.5 Persons per Plot)	3057.5	
Proposed Density	249.23	
50% Area to be Freed of Area under Plotted Development required	3.27867	13268.303
Proposed 50% Area to be Freed of Area under Plotted Development	3.2900	13314.178
Total saleable area (52.80+3.8846=56.6846%)	7.03978	28488.926

GREEN AREA				
CATEGORY	WIDTH	DEPTH	AREA IN SQM	AREA IN ACRE
GREEN GP1 (A)	32.550	X	24.520	798.126
B	33.520	X	2.612	87.554
C	12.830	X	39.924	512.225
D	36.230	X	7.856	283.898
E	16.230	X	10.000	162.300
				1844.103
GREEN GP2 (A)	20.280	X	20.156	408.764
B	40.560	X	34.106	1383.339
C	35.060	X	3.000	105.180
D	33.060	X	2.000	66.120
				1963.403
TOTAL			GP1+GP2	3807.506
MILK & VEG BOOTH	5.500	X	5.000	27.500
TRANSFORMER	2.000	X	2.000	4.000
STP	10.000	X	10.000	100.000
UGT	10.000	X	10.000	100.000

DRG. TITLE
LAY-OUT PLAN
DEMARICATION PLAN

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

Vivek Singh RAO
VIVEK SINGH RAO
B.Arch, M.A., F.I.A.A.
C.O.A. Reg. No. CA9922040
RAO AND ASSOCIATE
374, UDYOG VIHAR, PHASE-4, SEC-18, GURGAON-15
PH. - 2347706-07, 9811130867
(AR. VIVEK SINGH RAO)

PROJECT NO. RA-5018 DRG. NO. A-1 NORTH

SCALE 1:500 DATE

DRAWN BY -R.B. CKD.BY-- V.S. RAO

ARCHITECTS
RAO AND ASSOCIATE

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