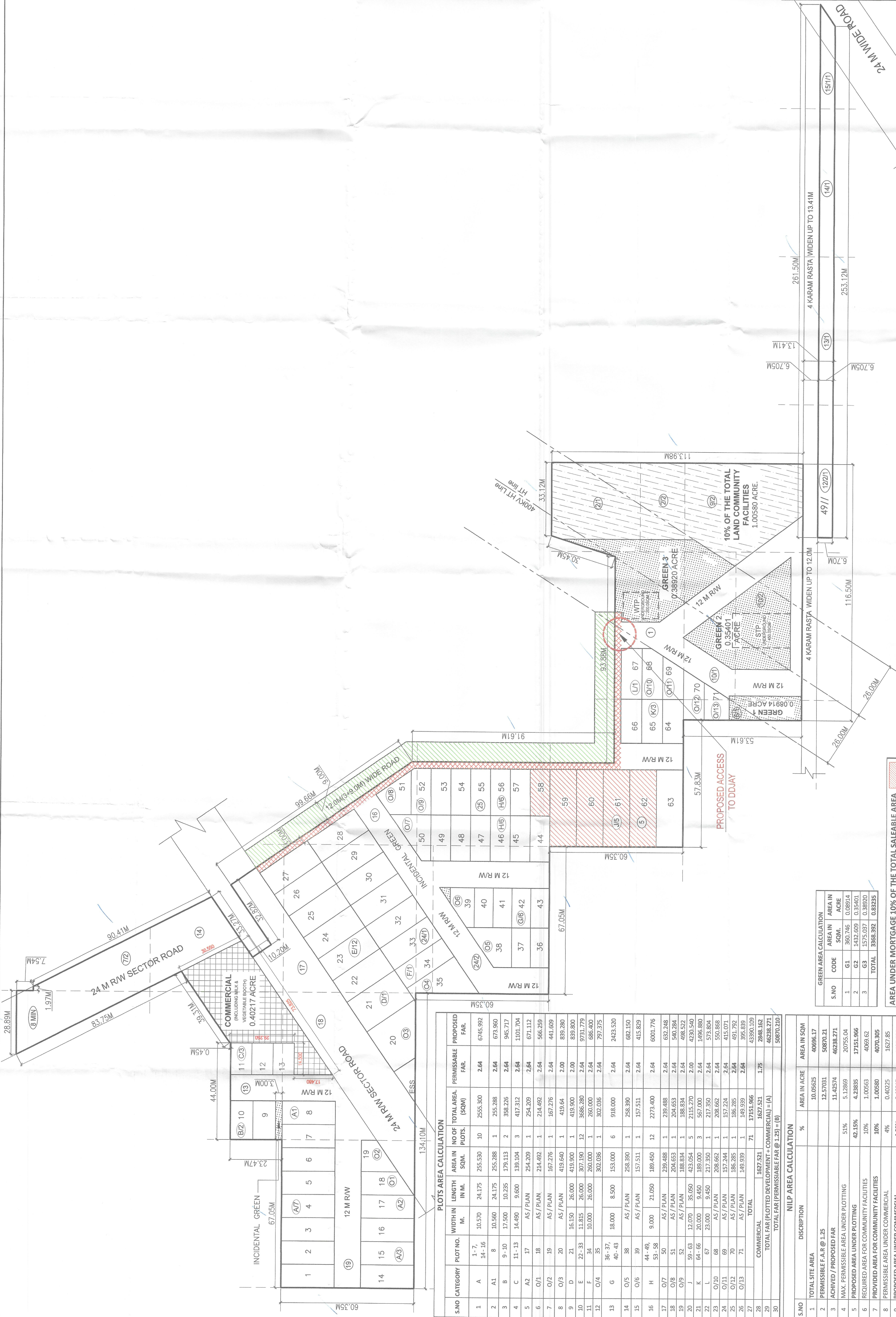
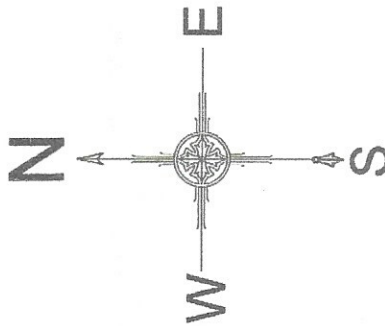


DP
ATP
JD
JE



LEGEND	
	COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	8M WIDE ROAD
	3M WIDE ROAD
	MORTGAGE 10% PLOTS



PROJECT :
REVISED LAYOUT PLAN OF LAND MEASURING 10.0923 ACRE (LICENSE NO. 171 OF 2023 DATED:- 10/08/2023) FOR DEVELOPMENT OF COMMUNITY FACILITIES, COMMERCIAL AREA, GREEN AREA, 8M WIDE ROAD, 3M WIDE ROAD, MORTGAGE 10% PLOTS, NEW INTEGRATED LICENSING POLICY TO BE DEVELOPED BY
1) M/S SPTI TOWNSHIP LLP
2) CHLORES REAL ESTATE LIMITED
3) UNAKRAMAN INFRASTRUCTURE PVT. LTD.

ARCHITECTS:
DAULAT & PUNEET ARCHITECTS LLP,
408, Fourth Floor, Sun City Trade Tower,
Sector 17, Gurgaon, Haryana - 122002
PUNJAB ARCHITECTS LLP,
Punjab Engineering College, Sector 14-4B, Gurgaon, Haryana - 122002

ARCHITECT: [Signature]
DATE: 10/08/2023
SCALE: 1:750

TITLE: REVISED LAYOUT PLAN

OWNER AUTH. SIGN. [Signature]
ARCHITECT'S SIGN. [Signature]

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM.	AREA IN ACRE
1	G1	360.746	0.08214
2	G2	1432.609	0.35401
3	G3	1575.037	0.38220
TOTAL		3968.392	0.83235

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA				
S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M
1	H	58	8.000	21.050
2	J	59-63	33.000	35.050
TOTAL			425.054	
TOTAL			188.450	
TOTAL			1881.664	
TOTAL			10.02%	

PLOTS AREA CALCULATION				
S.NO	CATEGORY	PLOT NO.	WIDTH IN M.	LENGTH IN M.
1	A	1-7	10.570	24.175
2	A1	8	10.560	24.175
3	B	9-10	17.500	10.235
4	C	11-13	14.490	9.600
5	A2	17	AS / PLAN	254.209
6	O/1	18	AS / PLAN	214.492
7	O/2	19	AS / PLAN	167.276
8	O/3	20	AS / PLAN	419.640
9	D	21	16.150	25.000
10	E	22-23	11.815	25.000
11	F	24	10.000	25.000
12	O/4	35	302.036	1
13	G	36-37	18.000	8.500
14	O/5	38	AS / PLAN	258.390
15	O/6	39	AS / PLAN	157.511
16	H	44-49	9.000	21.050
17	O/7	50	AS / PLAN	239.488
18	O/8	51	AS / PLAN	204.653
19	O/9	52	AS / PLAN	188.834
20	J	59-63	35.050	423.054
21	K	64-66	20.000	9.450
22	L	67	23.000	9.450
23	O/10	68	AS / PLAN	208.662
24	O/11	69	AS / PLAN	157.244
25	O/12	70	AS / PLAN	186.285
26	O/13	71	AS / PLAN	149.939
27	TOTAL		71	17151.566
28	COMMERCIAL		1627.521	
29	TOTAL FAR (PLOTTED DEVELOPMENT + COMMERCIAL) = (A)		46238.271	
30	TOTAL FAR (PERMISSIBLE FAR @ 1.25) = (B)		50870.210	

NLP AREA CALCULATION			
S.NO	DESCRIPTION	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA	10.0525	40686.17
2	PERMISSIBLE F.A.R @ 1.25	12.57031	50870.21
3	ACHIEVED / PROPOSED FAR	11.42574	46238.271
4	MAX. PERMISSIBLE AREA UNDER PLOTTING	51%	20755.04
5	PROPOSED AREA UNDER PLOTTING	42.15%	17151.966
6	REQUIRED AREA FOR COMMUNITY FACILITIES	10%	4069.62
7	PROVIDED AREA FOR COMMUNITY FACILITIES	10%	1.00580
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	1627.85
9	PROPOSED AREA UNDER COMMERCIAL	4.00%	1627.521
10	AREA TO BE UNDER EWS/NLP PLOTTING	10%	1.00563
11	PROPOSED AREA UNDER EWS/NLP PLOTTING	NIL	NIL
12	REQUIRED MIN. AREA UNDER GREEN	0.59213	2396.25
13	PROVIDED GREEN AREA	0.83235	3968.392
14	TOTAL NUMBERS OF PLOTS	71	988.5
15	PROPOSED POPULATION UNDER PLOTTING	71X13.5	PERSONS