REVISED

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Town and Country Planner
Regd. No.1985-08/ITPI

Only Part of Revise Layout Plan Dated... 31/10/19.....

Site Area Analysis

	Area in Sqm	Area in Acre
Total Site Area	**2,949,048.90**	**728.70**
Deductions		
Canal	34763.73	8.59
Existing Building	8781.99	2.17
Total Actual Deduction	**43545.72**	**10.76**
Actual Planning Area	**2905503.18**	**717.94**

Statement of Master Plan Provision in Sun City Hi Tech Township

Description	Area (Acre)
Green	
Master Plan Green Along Drain	21.48
Road	
60 Mt Wide Master Plan Road (Half Width)	8.89
Total	**30.37**

LEGEND FOR PSP

AWG	Anganwadi
NS	Nursery School
PS	Primary School
HS	High School
IC	Inter College
DC	Degree College
HC	Health Center
CWC	Child and Woman Welfare Center
Hosp.	100 Bedded Hospital
SPO	Sub-Post Office
TE	Telephone Exchange
POS	Police Station
POC	Police Chowki
FS	Fire Station
CRRC	Computerised Rail Reservation Counter
ATM	Extension Counter with ATM
CC	Community Center/ Marriage Hall
LPG	LPG Storage/ Gas Storage
ES	
INF	

SALABLE AREA CALCULATIONS

S.NO.	LAND USE	AREA (IN SQM)	AREA (IN ACRES)
1	**RESIDENTIAL**		
	PLOTTED	431655.15	106.66
	GROUP HOUSING	830964.72	205.33
	SUB TOTAL	**1262619.87**	**311.99**
2	**COMMERCIAL**	280185.94	69.23
3	**PUBLIC / SEMI-PUBLIC**	358520.65	88.59
4	**INDUSTRIAL**	0.00	0.00
	SUB TOTAL	**1901326.46**	**469.81**
	DEDUCTIONS	AREA (IN SQM)	AREA (IN ACRES)
	SUB POST OFFICE	500.00	0.12
	TELEPHONE EXCHANGE	12000.00	2.97
	POLICE STATION	8000.00	1.98
	POLICE CHOWKI	18000.00	4.45
	FIRE STATION	0.00	0.00
	ELECTRIC SUBSTATION	5047.00	1.25
	GARBAGE COLLECTION	4200.00	1.04
	INFORMAL SECTOR	1957.50	0.48
	STP	15886.02	3.93
	SUB TOTAL	**65680.52**	**16.21**
	NET SALABLE AREA	**1835736.94**	**453.60**
	AREA TO BE PLEDGED (@ 25% of Net Salable Area)	**458933.98** SQM	**113.40** ACRES

Public / Semi-Public Facilities

Sl. No.	Social Facilities	Threshold Population	Min. Area required per Unit	Required No.	Required Area in Sqm.	Nos./Area Provided (in sqm)
1	**Educational**					
	Anganwadi	5,000	250	32	8,000	64
	Nursery School	2,500	500	64	32,000	73
	Primary School	5,000	1,000	32	32,000	51
	Jr. High School/ High School	7,500	2,000	21	42,000	29
	Inter College	10,000	4,000	16	64,000	17
	Degree College/ PG College	100,000	5,000	1	5,000	2
2	**Medical Facility**					
	Health Center	15,000	800	10	8,000	8
	Child & Maternity Hospital	45,000	2,000	3	6,000	3
	100 Beded Hospital	100,000	20,000	1	20,000	1
3	**Communication Facility**					
	Sub Post Office	10,000	100	16	1,600	8
	Telephone Exchange	100,000	4,000	1	4,000	3
	Police Station with residential facility	50,000	4,000	3	12,000	2
	Police Chowki with residential facility	15,000	1,500	10	15,000	12
	Fire Station	400,000	12,400	-	-	0
	Computerised Railway Reservation Counter	5,000	50	32	1,600	0
4	**Electric Substations**					
	11 KVA	15,000	800	10	8,000	2
	33 KVA	15,000	4,047	10	40,470	1
	132/33 KVA				-	
	220 KVA	500000	40,470		-	0
5	**Community Facilities**					
	Marriage Hall/ Community Center	25,000	1,500	6	9,000	8
	LPG/ Gas Godowns	50,000	1,000	3	3,000	1
6	**Other Facilities**					
	Garbage Collection Center	500	15	323	4,845	280
	Booth/ Kiosks (informal)	500	7.5	323	2,423	261
	ATM cum Extension Counter	15,000	81	10	810	Will be provided in Commercial Areas
7	**Sports Facilities**					
	Zonal Sports Center	100,000	80,000	1	80,000	To be Provided in Green & Open Areas
	Neighbourhood Sports Center	15,000	15,000.0	10	150,000	
	Residential Sports Center	5,000	5,000	32	160,000	
8	**Recharging Ponds**					
	Recharging Ponds	@ 8% of 717.94Acres			35.90Acres (145275.16 sqm)	To be Provided in Green & Open Areas

PLEDGED AREA CALCULATIONS

S.No.	TYPE OF PLOT	PLEDGED AREA (SQM)	PLEDGED AREA (ACRES)	OWNERSHIP AREA (SQM)	OWNERSHIP AREA (ACRES)
1	**COMMERCIAL**	109999.42	27.17	81456.19	20.13
		31057.88	7.67	19720.30	4.87
		13299.29	3.29	4521.20	1.12
		18301.36	4.52	10164.27	2.51
		16110.18	3.98	15210.44	3.76
	SUB TOTAL	**188738.11**	**46.64**	**131072.40**	**32.39**
2	**INSTITUTIONAL**	111003.73	27.43	67155.52	16.59
		21310.69	5.27	17354.19	4.29
		6541.37	1.64	204.10	0.05
	SUB TOTAL	**138855.79**	**34.34**	**84691.80**	**20.93**
3	**GROUP HOUSING**	54249.58	13.40	14014.15	3.46
	SUB TOTAL	**54249.58**	**13.40**	**14014.15**	**3.46**
4	**PLOTTED**	9407.91	2.32	7126.02	1.76
		10192.10	2.52	10192.10	2.52
		10975.88	2.71	10975.88	2.71
		10976.12	2.71	5953.81	1.47
		10975.88	2.71	8465.55	2.09
		14190.74	3.51	7625.00	1.88
		4000.11	0.99	4000.11	0.99
		2597.95	0.64	257.00	0.06
		4316.93	1.07	489.00	0.12
	SUB TOTAL	**77642.63**	**19.19**	**55508.47**	**13.61**
	TOTAL PLEDGED AREA	**459586.11** SQM	**113.56** ACRES	**284862.83** SQM	**70.39** ACRES

Landuse Analysis

Description	Area (Sqm)	Area (Acres)	%
Plotted	431655.15	106.66	
Group Housing Including EWS/LIG	830964.72	205.33	
EWS/LIG	34833.25	8.61	
Sub Total	**1297453.12**	**320.60**	44.66
Public / Semi Public	358520.65	88.59	12.34
Commercial/Office	280185.94	69.23	9.64
Receational	14286.35	3.53	0.49
Green / Open Space Including Master Plan Green	400045.46	98.85	13.77
Road	555011.66	137.14	
Total Road	555011.66	**137.14**	19.10
Total		**717.94**	**100.0**

Population Calculation DA

Plot Size	Area in Sqm.	Units	No. of Plots	Population
8x16	128	2	274	2740
9x18	162	2	1126	11260
10x20	200	2	173	1730
12x20	240	3	307	4605
12x24	288	3	81	1215
14x28	392	4	134	2680
20x40	800	6	18	540
Sub Total			**2113**	**24770**
Group Housing Area (Hec)	83.10	330 Units/ha	27421	**137105**
Total			**29534**	**161875**
Total Planning Area (Hec)				**290.55**
Density (PPH)				**557**

Calculation For EWS / LIG

For Plotted area	
Total Units	2113
Total no. of EWS units required	211
Permissible units / hectare	650
Plot area required for EWS units (Acres)	0.80
Total no. of LIG units required	211
Permissible units / hectare	500
Plot area required for LIG units (Acres)	1.04
Total plot area required for EWS & LIG (Acre)	1.84
Total plot area provided (Acres)	0.00
For Group Housing	
Total Units	27421.00
Total no. of EWS units required	2742.00
Total no. of LIG units required	2742.00
Total Population for EWS / LIG	29530.00

Note:- EWS/LIG units required for total units in the Group Housing shall be provided within Group Housing plots (except plots -14A to 14J,14.1A,14.2A,14.3A & 15A to 15G)

Calculation for EWS/LIG(GH Plot -14A to 14J,14.1A,14.2A,14.3A & 15A to 15K)

Total Area(Ha)	**27.06**
Total Units@330 units/Ha	8931
Total no. of EWS units required	893
Permissible units / hectare	650
Plot area required for EWS units (Acres)	3.40
Total no. of LIG units required	893
Permissible units / hectare	500
Plot area required for LIG units (Acres)	4.41
Total plot area required for EWS & LIG (Acre)	7.81
Total plot area provided (Acres)	8.61

Note:- EWS/LIG units required for total units for Group Housing plots-14A to 14J,14.1A,14.2A,14.3A & 15A to 15K is provided as EWS/LIG

Pledged Area

Future Development

Project Name:	Developer Company:	Notes:	SCALE	DATE	KEY PLAN	OWNER'S SIGN	ARCHITECT'S/ TOWN PLANNER'S SIGN	DRAWING TITLE
SUN GREENTECH CITY	**Sun City Hi-Tech Infrastructure Pvt. Ltd.** **N-49, First Floor, Cannaught Place, New Delhi**	1. Compensatory F.A.R. shall be given as per applicable norms. 2. The location and distribution of layout green areas shown in Group Housing & Commercial is tentative & might change at the time of preparation of detailed plan for the properties. 3. The locations and sizes of EWS/LIG areas shown in Group Housings are tentative & might change at the time of preparation of detailed plan for the properties as per norms.	1:4000		DA-1	Authorised Signatory	REKHA TRIVEDI DEYWANI Town and Country Planner Regd. No.1985-08/ITPI	LAYOUT PLAN PHASE-1 DEVELOPMENT AGREEMENT -1