



ROHTAK, SECTOR - 34 (Part), 35, 36

AREA DETAILS OF ORIGINAL LAYOUT MEASURING 383.2645 ACRES APPROVED WITH LICENSE NO. 2 OF 2015, DATED 19.06.2015

Total area = 383.2645 acres
Area of Masterplan Green belt + Road = 3.823 acres
50% of the area under Masterplan Green Belt+ Road=1.9115 acres
Total area of the scheme = 381.353 acres
Area under undetermined use = 17.595 acres
Net planned Area = 363.758 acres

Particulars	Acres	(%)	Total
Area under Plots	170.425	172.154 47.32%	186.615 Acres (61.30%)
Area under Commercial	1.729		
Area under Commercial	14.461	3.98%	

Total saleable = 186.615 acres = 51.30%
TOTAL POPULATION
2243 X 13.5 + 561X 9 = 35329.5 = 35330 persons (say)
POPULATION DENSITY
35330 / 363.758 = 97.12 PPA

DETAILS OF PLOTS				
PLOT TYPE	SIZE (M)	AREA (Sqm)	Nos	AREA (sqm)
I	18.0 x 45.0	810	230	186300
II	14.0 x 30.0	420	158	66360
III	12.0 x 28.0	336	109	36624
III'	12.0 x 24.17	290.04	27	7831.08
IV	10.5 x 28.0	273	397	108381
V	8.5 x 24.17	205.44	119	19205
V'	8.5 x 24.17	205.44	119	19447.36
VI	10.5 x 20.50	205	51	10455
VI'	9.0 x 18.5	166.5	792	131868 (NPL, PNL, 2114 sqm)
VI'	10.0 x 18.5	185	6	1110
VII	4.0 x 12.5	50	561	28050 (PNS, PNL)
TOTAL			2804	889686.44 = 170.425 ACRES

COMMUNITY SITES				
S. NO	COMMUNITY SITE	REQUIRED	PROVIDED	
1	HIGH SCHOOL	HS	2	2
2	PRIMARY SCHOOL	PS	5	5
3	NURSERY SCHOOL	NS	2	2
4	CRECHE	CR	2	2
5	RELIGIOUS BUILDING	RB	2	2
6	CLUB/COMMUNITY CENTRE	CL	2	2
7	DISPENSARY	DIS	1	1
8	SUB-POST OFFICE		2	2
9	HEALTH CENTER		1	1
10	POLICE POST	PO	1	1
11	ELECTRIC SUB STATION	ESS	1	1
12	TAXI STAND	TS	3	3
13	NURSING HOME	NH	7	7
14	CLINIC	CL	7	7
15	ATM		7	7
16	BEAUTY PARLOUR		7	7
17	MILK/VEG BOOTH	MVB	7	7
18	MULTIPURPOSE BOOTH		7	7

LEGEND:	
[Symbol]	COMMUNITY SITES
[Symbol]	COMMERCIAL
[Symbol]	GREEN AREA
[Symbol]	UNDETERMINED LAND

175.638 acres	LC No. 1134 of 1995, dated 22.09.2009
165.789 acres	LC No. 187 of 2008, dated 01.11.2008
19.969 acres	LC No. 17 of 2009, dated 31.05.2009
10.956 acres	LC No. 04 of 2014, dated 21.01.2014
7.3125 acres	LC No. 02 of 2015, dated 19.06.2015

AREA DETAILS OF LAYOUT MEASURING 365.87389 ACRES AFTER EXCLUDING THE AREA MEASURING 17.39061 ACRES (5.64687+5.01562+6.72812 ACRES) UNDER AFFORDABLE PLOTTED HOUSING COLONIES (UNDER DDJAY)

Total area = 365.87389 acres
Area of Masterplan Green belt + Road = 3.823 acres
50% of the area under Masterplan Green Belt+ Road=1.9115 acres
Total area of the scheme = 363.96239 acres
Area under undetermined use = 15.766 acres
Net planned Area = 348.196 acres

Particulars	Acres	(%)	Total
Area under Plots	158.0218	159.7508 45.88%	173.6108 Acres
Area under Commercial	1.729		
Area under Commercial	13.860	3.98%	

Total saleable = 173.6108 acres = 49.86%
TOTAL POPULATION
2282X 13.5 + 572X 9 = 35955.5 = 35956 persons
POPULATION DENSITY
35956 / 348.196 = 103.26 PPA

DETAILS OF PLOTS				
PLOT TYPE	SIZE (M)	AREA (Sqm)	Nos	AREA (sqm)
I	18.0 x 45.0	810	138	111780
II	14.0 x 30.0	420	158	66360
III	12.0 x 28.0	336	109	36624
III'	12.0 x 24.17	290.04	27	7831.08
IV	10.5 x 28.0	273	397	108381
V	10.5 x 22.0	231	485	12035
V'	8.5 x 24.17	205.44	119	19447.36
VI	10.0 x 20.50	205	51	10455
VI'	9.0 x 18.5	166.5	792	131868 (NPL, PNL, 2114 sqm)
VI'	10.0 x 18.5	185	6	1110
VII	4.0 x 12.5	50	572	28600 (PNS, PNL)
TOTAL			2854	839491.44 = 158.0218 ACRES

COMMUNITY SITES				
S. NO	COMMUNITY SITE	REQUIRED	PROVIDED	
1	HIGH SCHOOL	HS	2	2
2	PRIMARY SCHOOL	PS	5	5
3	NURSERY SCHOOL	NS	2	2
4	CRECHE	CR	2	2
5	RELIGIOUS BUILDING	RB	2	2
6	CLUB/COMMUNITY CENTRE	CL	2	2
7	DISPENSARY	DIS	1	1
8	SUB-POST OFFICE		2	2
9	HEALTH CENTER		1	1
10	POLICE POST	PO	1	1
11	ELECTRIC SUB STATION	ESS	1	1
12	TAXI STAND	TS	3	3
13	NURSING HOME	NH	7	7
14	CLINIC	CL	7	7
15	ATM		7	7
16	BEAUTY PARLOUR		7	7
17	MILK/VEG BOOTH	MVB	7	7
18	MULTIPURPOSE BOOTH		7	7

LEGEND:	
[Symbol]	COMMUNITY SITES
[Symbol]	COMMERCIAL
[Symbol]	GREEN AREA
[Symbol]	UNDETERMINED LAND

175.638 acres	LC No. 1134 of 1995, dated 22.09.2009
165.789 acres	LC No. 187 of 2008, dated 01.11.2008
19.969 acres	LC No. 17 of 2009, dated 31.05.2009
10.956 acres	LC No. 04 of 2014, dated 21.01.2014
7.3125 acres	LC No. 02 of 2015, dated 19.06.2015

AREA DETAILS OF LAYOUT / S UNDER AFFORDABLE PLOTTED HOUSING COLONIES (UNDER DDJAY)

Proposed Layout of site area measuring 5.64687 acres under affordable plotted housing policy 2016 (Deen Dayal Jan-Awas Yojna) at sector-36, Rohtak

Total area = 5.64687 acres
Residential = 3.504 Acres (62.08%)
Commercial = 0.113 acres (2.00%)
Community Facilities = 0.585 acres (10.00%)
Green = 0.586 Acres (10.34%)
Saleable Area = 3.617 acres (64.05%)

DETAILS OF PLOTS				
PLOT TYPE	SIZE (M)	AREA (Sqm)	Nos	AREA (sqm)
I	8.31 x 18.0	149.58	62	9273.86
II	7.50 x 18.0	135.00	62	7650.00
III	7.87 x 18.0	141.66	18	2549.88
IV	6.50 x 18.0	117.00	39	5265.00
V	6.42 x 18.0	115.56	37	5225.52
TOTAL			198	25859.26

LEGEND:	
[Symbol]	Community Facilities
[Symbol]	Green

Proposed Layout of site area measuring 5.01562 acres under affordable plotted housing policy 2016 (Deen Dayal Jan-Awas Yojna) at sector-36, Rohtak

Total area = 5.01562 acres
Residential = 3.159 acres (62.98%)
Commercial = 0.107 acres (2.13%)
Community Facilities = 0.506 acres (10.08%)
Green = 0.443 acres (8.81%)

DETAILS OF PLOTS				
PLOT TYPE	SIZE (M)	AREA (Sqm)	Nos	AREA (sqm)
I	8.31 x 18.0	149.58	36	5384.48
II	8.03 x 18.0	144.54	23	3324.42
III	7.95 x 18.0	143.10	24	3454.44
IV	6.42 x 18.0	115.56	39	4486.44
TOTAL			122	16649.88

LEGEND:	
[Symbol]	Community Facilities
[Symbol]	Green

Proposed Layout of site area measuring 6.72812 acres under affordable plotted housing policy 2016 (Deen Dayal Jan-Awas Yojna) at sector-36, Rohtak

Total area = 6.72812 acres
Residential = 3.622 acres (53.84%)
Commercial = 0.181 acres (2.69%)
Community Facilities = 0.720 acres (10.70%)
Green = 0.825 acres (12.30%)

DETAILS OF PLOTS				
PLOT TYPE	SIZE (M)	AREA (Sqm)	Nos	AREA (sqm)
I	8.31 x 18.0	149.58	12	1794.96
II	8.10 x 18.0	145.80	29	4220.22
III	7.71 x 18.0	138.78	19	2636.82
IV	7.50 x 18.0	135.00	39	5265.00
TOTAL			99	13917.00

LEGEND:	
[Symbol]	Community Facilities
[Symbol]	Green

PROJECT TITLE:
SUNCITY TOWNSHIP
ROHTAK: SECTOR - 34(part), 35 & 36

SCALE: 1" = 220'

SHEET TITLE:
LAYOUT PLAN

Dealt by:

(Architect & Town Planner Sign.)

Owner's Sign:

For Sharad Farms & Holdings Pvt. Ltd.
Auth. Sign./Director

M/s SHARAD FARMS AND HOLDINGS PVT LTD
LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V,
COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI-110070

Note:
This drawing is the property of M/s SHARAD FARMS AND HOLDINGS PVT LTD
and shall not be copied for use in any way without their prior permission.