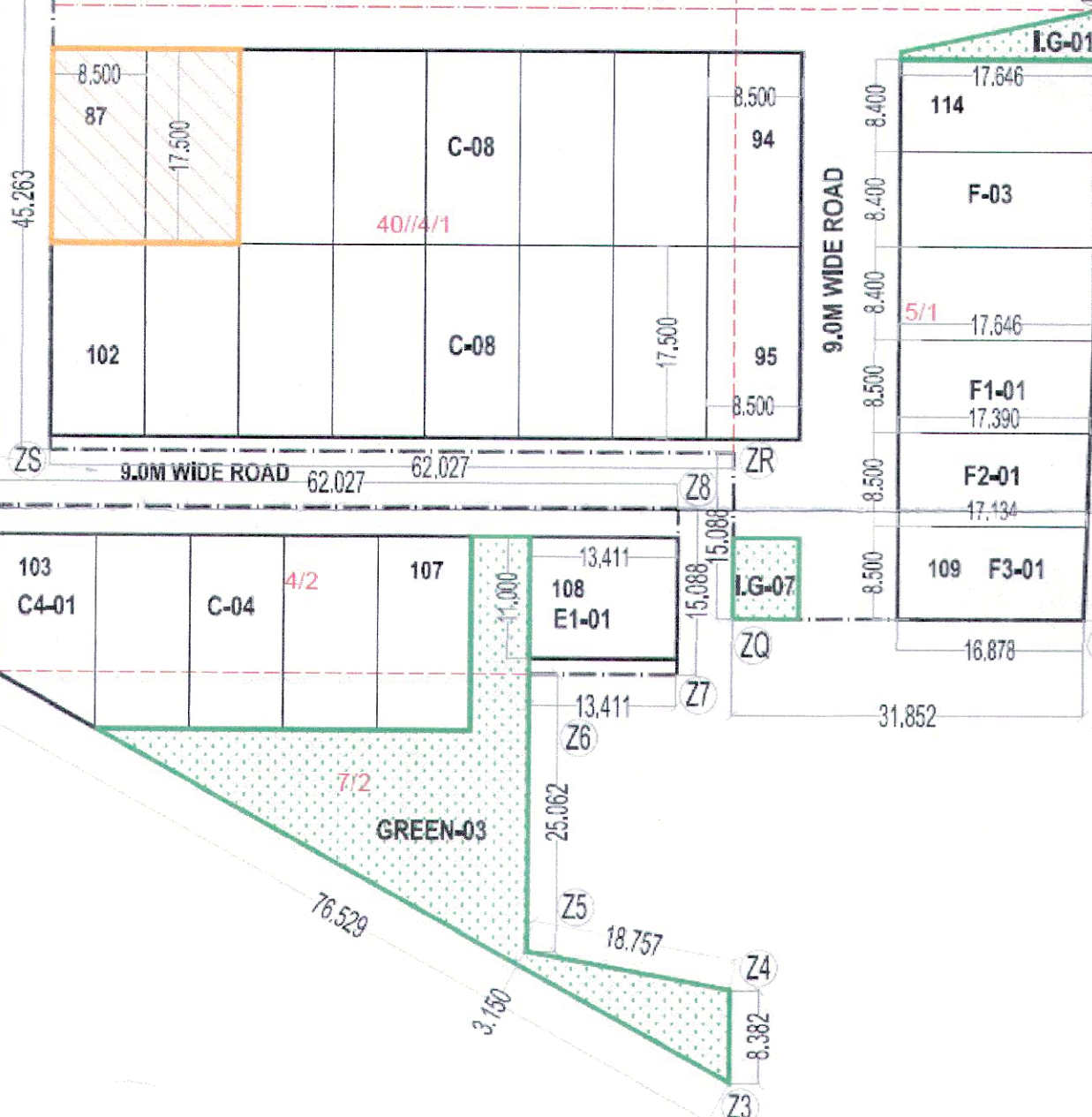
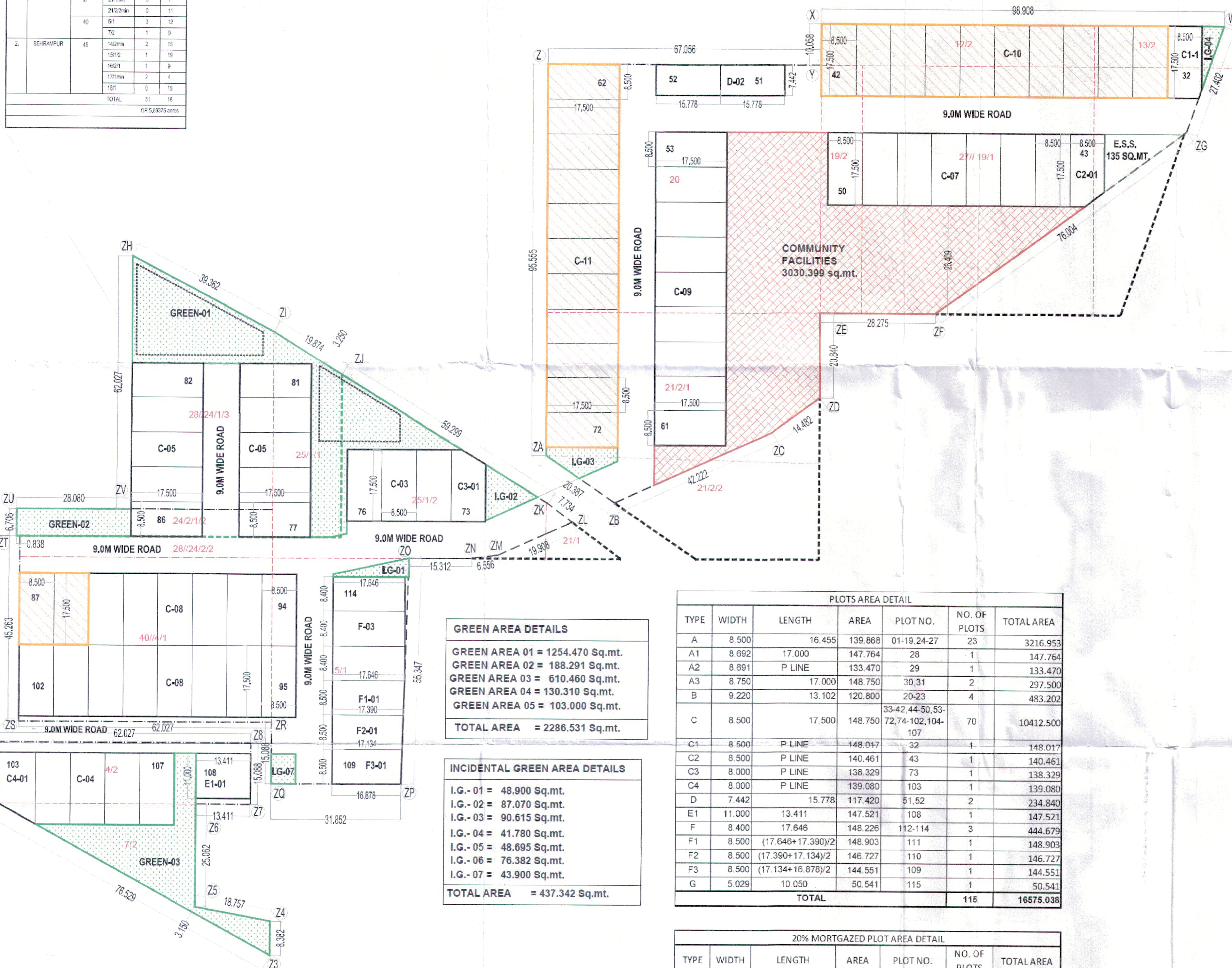


S.NO.	VILLAGE	RECT NO.	KILA NO.	AREA
1.	ULLAHAWAS	27	212/1	188.299
		28	25/1/2	31.522
		27	18	27.076
			18/1	96.638
			212/2	935.83
			TOTAL	2082.75

S.NO.	VILLAGE	RECT NO.	KILA NO.	AREA
1.	ULLAHAWAS	27	212/1	4
		28	24/2	0
			25/1/2	3
		27	122	1
			132	0
			18/1	1
			19/1	5
			19/2	1
			20	8
		41	4/1	4
			4/2	1
		27	21/1	0
			212/2	0
		40	5/1	3
			7/2	1
			14/2	2
			15/2	1
			16/2	1
			17/1	2
			18/1	0
			TOTAL	51

S.NO.	VILLAGE	RECT NO.	KILA NO.	AREA
1.	ULLAHAWAS	28	24/2/1/2	0
			24/2/1/1	1
			24/2/1/3	3
			14/1	3
			15/1	2
			15/2	0
			TOTAL	11

TOTAL AREA OF LAND = 7.36875 ACRES (29820.2265Q.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA	PERCENTAGE		AREA	PERCENTAGE	
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
Required Open space Area (7.5%)	0.5527	2236.517	7.5	0.5650	2286.531	7.67
10% area to be transferred free of cost to the govt.	0.7369	2982.0226	10.0	0.7488	3030.399	10.162
Permissible commercial area	0.2948	1192.809	4.0	0.2947	1192.500	3.999
Area Under Plots	4.4949	18190.338	61.0	4.096	16575.038	55.583
Total permissible area	4.7897	19383.1469	65.0	4.3905	17767.538	59.582
Permissible Density	240-400 ppa			280.92	PPA	
Achieved Density	280.92	PPA				



GREEN AREA DETAILS	
GREEN AREA 01 = 1254.470 Sq.mt.	
GREEN AREA 02 = 188.291 Sq.mt.	
GREEN AREA 03 = 610.460 Sq.mt.	
GREEN AREA 04 = 130.310 Sq.mt.	
GREEN AREA 05 = 103.000 Sq.mt.	
TOTAL AREA = 2286.531 Sq.mt.	

INCIDENTAL GREEN AREA DETAILS	
I.G.- 01 = 48.900 Sq.mt.	
I.G.- 02 = 87.070 Sq.mt.	
I.G.- 03 = 90.615 Sq.mt.	
I.G.- 04 = 41.780 Sq.mt.	
I.G.- 05 = 48.695 Sq.mt.	
I.G.- 06 = 76.382 Sq.mt.	
I.G.- 07 = 43.900 Sq.mt.	
TOTAL AREA = 437.342 Sq.mt.	

PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA
A	8.500	16.455	139.868	01-19, 24-27	23	3216.953
A1	8.692	17.000	147.764	28	1	147.764
A2	8.691	P LINE	133.470	29	1	133.470
A3	8.750	17.000	148.750	30,31	2	297.500
B	9.220	13.102	120.800	20-23	4	483.202
C	8.500	17.500	148.750	33-42, 44-50, 63-72, 74-102, 104-107	70	10412.500
C1	8.500	P LINE	148.047	32	1	148.017
C2	8.500	P LINE	140.461	43	1	140.461
C3	8.000	P LINE	138.329	73	1	138.329
C4	8.000	P LINE	139.080	103	1	139.080
D	7.442	15.778	117.420	51,52	2	234.840
E1	11.000	13.411	147.521	108	1	147.521
F	8.400	17.646	148.226	112-114	3	444.679
F1	8.500	(17.646+17.390)/2	148.903	111	1	148.903
F2	8.500	(17.390+17.134)/2	146.727	110	1	146.727
F3	8.500	(17.134+16.878)/2	144.551	109	1	144.551
G	5.029	10.050	50.541	115	1	50.541
TOTAL					115	16575.038

20% MORTGAZED PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA
C	8.500	17.500	148.750	33-42, 62-72, 87, 88	23	3421.250
TOTAL					23	3421.250

To be read with Licence No. 92 of 2023 dated 11/4/2023

- That this Layout plan for an area measuring 7.434375 acres (Drawing no. DG,TCP- 9188 dated 26-4-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by 4S Developers Pvt. Ltd. in Sector-59 & 63A, Gurugram Manesar Urban Complex is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
 - That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG,TCP for the modification of layout plans of the colony.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the colonizer shall abide by the directions of the DG,TCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 - At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
 - No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
 - That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY NARANG) ATP (HQ) (R.S. BATHI) DTP (HQ) (HITESH SHARMA) STP (M) HQ (P.B. SINGH) CTP (HR) (T.L. SATYAPRAKASH, IAS) DG,TCP (HR)

- LEGEND:-**
- COMMERCIAL
 - LAND TO BE TRANSFER TO GOVT.
 - SERVICES
 - OPEN/GREEN
 - 20% MORTGAZED PLOTS SHOWN AS

TITLE:-
PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 7.36875 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE BEHRAMPUR, ULLAHAWAS, SECTOR 59, G.M.U.C. (HR) BEING DEVELOPED BY 4S Developers Pvt. Ltd.

OWNERS SIGNATURE:- **ARCHITECT SIGNATURE:-**
 For 4S Developers Pvt. Ltd. **Kapil Singh**
 Authorised Signatory **Regn.No. with Council of Architecture CA/2403/31608**

DRAWING TITLE :
LAYOUT PLAN

DATE:- FEB.-2022 **NORTH** **SHEET NO.** 01
SCALE:- 1:550(A1)