LC-4695-B

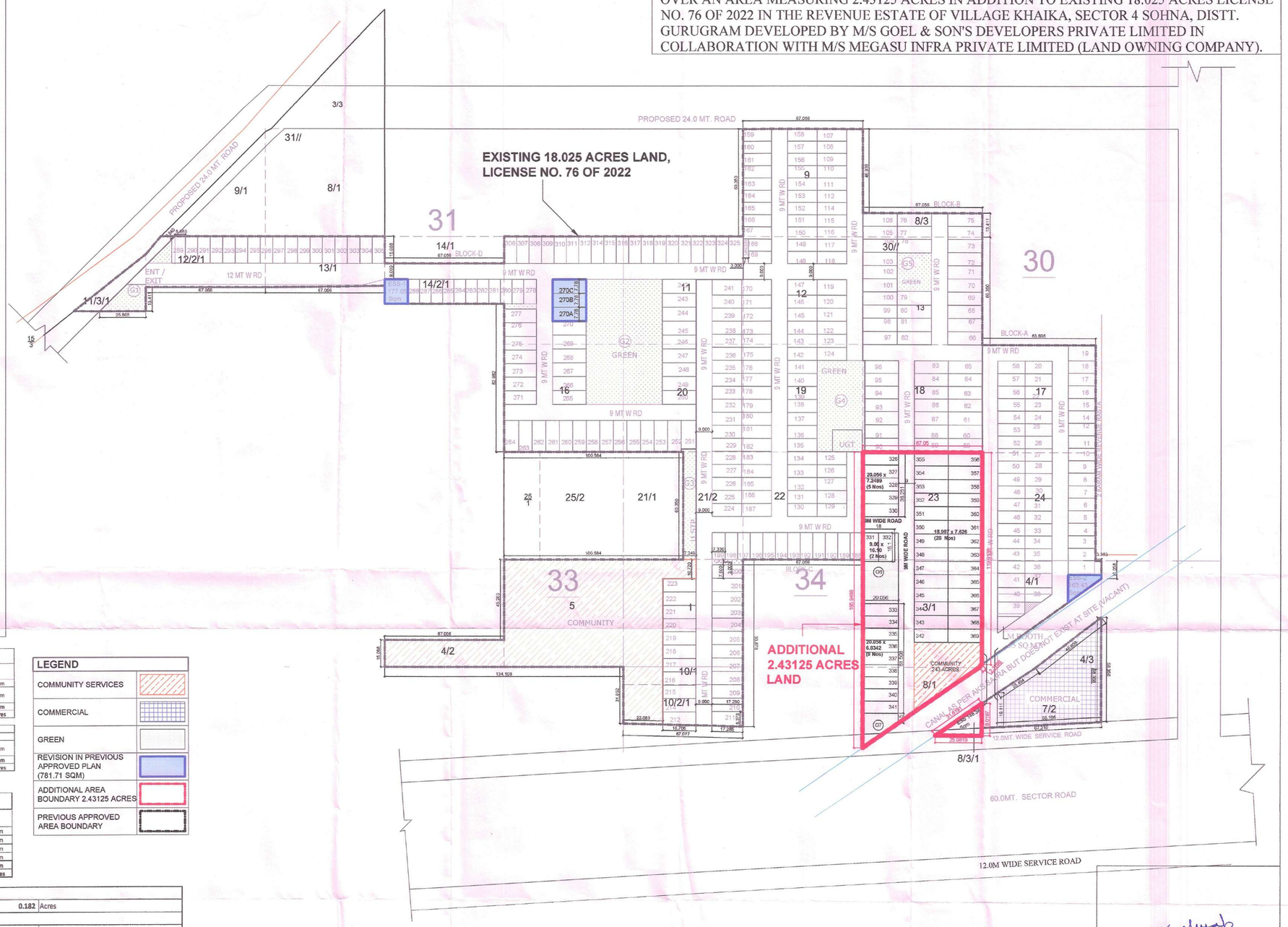
To be read with Licence No. 76 of 2026 Dated 22/04/2026 .

That this **Revised & Combined Layout plan** for over an additional area measuring 2.43125 acres (in addition to already license granted area measuring 18.025 acres, license no. 76 of 2022 dated 24.6.2022 thereby total area measuring 20.45625 acres (Drawing no. DTCP 12090 dated 22.04.2026) comprised of licence which is issued in respect of **Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed by **Megasu Infra Pvt. Ltd. in collaboration with Goel & Son's Developers Pvt. Ltd in Sector-4, Sohna, Distirct-Gurugram** is hereby approved subject to the following conditions:-

1. That this **Revised & Combined Layout plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SONENA) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(BHUVNESH KUMAR) CTP (HR)	(AMIT KHATRI, IAS) DTCP (HR)
(GURPREET) JD (HQ)	(ANISH GROVER) ATP (HQ)		

AFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 OVER AN AREA MEASURING 2.43125 ACRES IN ADDITION TO EXISTING 18.025 ACRES LICENSE NO. 76 OF 2022 IN THE REVENUE ESTATE OF VILLAGE KHAIKA, SECTOR 4 SOHNA, DISTT. GURUGRAM DEVELOPED BY M/S GOEL & SON'S DEVELOPERS PRIVATE LIMITED IN COLLABORATION WITH M/S MEGASU INFRA PRIVATE LIMITED (LAND OWNING COMPANY).



PLOT AREA DETAILS

S.No.	Plot Nos	Size			Area (In Sqm)	Nos	Total Area	
1	1	18.60	x	8.00	148.800	1	148.800	Sqm
2	2 to 12, 14 to 18	15.24	x	7.00	106.680	16	1706.880	Sqm
3	19	15.24	x	8.70	132.588	1	132.588	Sqm
4	20 to 36, 42 to 58	15.23	x	7.00	106.610	34	3624.740	Sqm
5	37, 41	15.23	x	8.00	121.840	2	243.680	Sqm
6	39				122.460	1	122.460	Sqm
7	40	15.23	x	8.16	124.277	1	124.277	Sqm
8	59, 89, 90	7.89	x	15.00	149.910	3	449.730	Sqm
9	60 to 61, 87 to 88, 91 to 92	7.48	x	19.00	142.120	6	852.720	Sqm
10	62 to 65, 83 to 86, 93 to 96	7.12	x	19.00	135.280	12	1623.360	Sqm
11	66 to 75	19.40	x	7.38	143.172	10	1431.720	Sqm
12	76 to 77, 80 to 82, 97 to 106	7.38	x	19.33	142.655	15	2139.831	Sqm
13	78 to 79	7.68	x	19.33	148.454	2	296.909	Sqm
14	107 to 112, 114 to 118, 148 to 158	16.58	x	6.86	113.739	22	2502.254	Sqm
15	119, 147, 170, 241	8.75	x	16.58	145.075	4	580.300	Sqm
16	120 to 146, 171 to 187, 224 to 240	7.30	x	16.58	121.034	61	7383.074	Sqm
17	159 to 167	6.86	x	15.89	109.005	9	981.049	Sqm
18	168 to 169	6.86	x	12.89	88.425	2	176.851	Sqm
19	188 to 198, 290 to 312, 314 to 324	7.00	x	15.09	105.630	45	4753.350	Sqm
20	199	7.34	x	15.09	110.761	1	110.761	Sqm
21	200 to 210	7.50	x	17.28	129.600	11	1425.600	Sqm
22	214 to 223	7.50	x	18.70	140.250	10	1402.500	Sqm
23	242 to 250, 265 to 270, 270A, 270B, 270C	7.78	x	18.90	147.042	18	2646.756	Sqm
24	251	8.44	x	16.00	135.040	1	135.040	Sqm
25	252-263	7.60	x	17.60	133.760	12	1605.120	Sqm
26	264	8.19	x	17.60	144.144	1	144.144	Sqm
27	271 to 277	7.63	x	18.23	139.095	7	973.664	Sqm
28	278	7.28	x	13.62	99.154	1	99.154	Sqm
29	279 to 288	6.50	x	13.62	88.530	10	885.300	Sqm
30	325	8.11	x	15.09	122.380	1	122.380	Sqm
31	38				110.260	1	110.260	Sqm
32	211				141.046	1	141.046	Sqm
33	212				135.880	1	135.880	Sqm
34	289				113.699	1	113.699	Sqm
TOTAL						324	39325.875	Sqm
							9.7176508	Acres

PLOTS DELETED

S.No.	Plot Nos	Size			Area (In Sqm)	Nos	Total Area	
1	1A				114.62	1	114.62	Sqm
2	288 A & 288 B	6.500	x	13.620	88.53	2	177.06	Sqm
TOTAL						3	291.68	Sqm
							0.072	Acres

PLOTS ADDED

S.No.	Plot Nos	Size			Area	Nos	Total Area	
1	270A, 270B, 270C	7.78	x	18.90	147.042	3	441.126	Sqm
TOTAL						3	441.126	Sqm
							0.109	Acres

PLOT AREA DETAILS (BLOCK B)

S.No.	Plot Nos	Size			Area (In Sqm)	Nos	Total Area	
1	326-330	7.250	x	20.056	145.404	5	727.02	Sqm
2	331-332	9.000	x	16.100	144.9	2	289.8	Sqm
3	333-341	6.8342	x	20.056	137.07	9	1233.6	Sqm
4	342-369	7.626	x	18.997	144.87	28	4056.39	Sqm
TOTAL						44	6306.812	Sqm
							1.558	Acres

LEGEND

COMMUNITY SERVICES	
COMMERCIAL	
GREEN	
REVISION IN PREVIOUS APPROVED PLAN (781.71 SQM)	
ADDITIONAL AREA BOUNDARY 2.43125 ACRES	
PREVIOUS APPROVED AREA BOUNDARY	

AREA UNDER GREEN PARK (BLOCK B)

Minimum Required @7.50%	0.182	Acres
PROPOSED GREEN		
G6	0.126	Acres
G7	0.050	Acres
Total Green Area	0.176	Acres
OR	7.24	%

AREA STATEMENT

	EXISTING			PROPOSED (BLOCK B)			TOTAL		
TOTAL AREA OF THE SCHEME	= 18.025	Acres	72943.931 Sqm	2.43125	Acres	9838.87 Sqm	20.456	Acres	82782.801 Sqm
AREA UNDER UD	= 0.000	Acres	0 Sqm	0.000	Acres	0 Sqm	0.000	Acres	0 Sqm
NET PLANNED AREA A - B - C + E - F	= 18.025	Acres	72943.931 Sqm	2.43125	Acres	9838.87 Sqm	**20.456**	**Acres**	**82782.801 Sqm**

Permissible Area Detail	Area Detail (In Acres)		EXISTING			PROPOSED (BLOCK B)			TOTAL		
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.721	=	0.546	Acres	3.03 %	0.000	Acres	0.00 %	0.546	Acres	2.67 %
AREA UNDER PLOTS @ 63% PERMISSIBLE	10.995	=	9.718	Acres	53.91 %	1.558	Acres	64.10 %	11.276	Acres	55.12 %
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	11.716	=	10.263	Acres	56.94 %	1.558	Acres	64.10 %	11.822	Acres	57.79 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	1.352	=	1.358	Acres	7.53 %	0.176	Acres	7.24 %	1.534	Acres	7.50 %
AREA UNDER COMMUNITY SITE @ min. 10% PERMISSIBLE	1.802	=	1.804	Acres	10.01 %	0.243	Acres	10.00 %	2.047	Acres	10.01 %

DENSITY CALCULATION

	EXISTING				PROPOSED (BLOCK B)				TOTAL			
TOTAL DENSITY	324	x	13.50	@ Person Per Plot	44	x	13.50	Person Per Plot	368	x	13.50	Person Per Plot
	4374.00	÷	18.025		594.00	÷	2.43125		4968.00	÷	20.456	
	243	PPA	AGAINST 240 - 440 PPA PERMISSIBLE		244.32	PPA	AGAINST 240 - 440 PPA PERMISSIBLE		242.86	PPA	AGAINST 240 - 440 PPA PERMISSIBLE	

AUTHORIZED'S SIGN.

Ar. Puneet Sharma
CA/2007/40868
ARCHITECT SIGN.

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