ORGANISED OPEN SPACE CALCULATION		
	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
OOS1	1318.500	0.326
OOS2	221.709	0.055
OOS3	108.834	0.027
OOS4	401.193	0.099
OOS5	264.594	0.065
OOS6	2052.391	0.507
OOS7	260.051	0.064
OOS8	93.365	0.023
OOS9	170.618	0.042
OOS10	2855.514	0.706
OOS11	2343.446	0.579
OOS12	141.400	0.035
OOS13	161.000	0.040
OOS14	1854.775	0.458
OOS15	60.320	0.015
OOS16	80.318	0.020
OOS17	92.106	0.023
OOS18	45.900	0.011
OOS19	137.997	0.034
OOS20	141.139	0.035
OOS21	335.622	0.083
OOS22	381.010	0.094
OOS23	131.842	0.033
OOS24	41.891	0.010
OOS25	263.045	0.065
OOS26	1103.403	0.273
OOS27	140.230	0.035
OOS28	42.120	0.010
OOS29	47.000	0.012
OOS30	235.667	0.058
OOS31	153.258	0.038
OOS32	312.322	0.077
OOS33	109.294	0.027
OOS34	167.308	0.041
OOS35	178.398	0.044
OOS36	248.031	0.061
OOS37	153.620	0.038
OOS38	301.716	0.075
OOS39	91.494	0.023
OOS40	29.835	0.007
OOS41	53.550	0.013
OOS42	96.815	0.024
TOTAL	17422.641	4.305

57.40000	ALREADY APPROVED PERMISSIBLE			ALREADY APPROVED PROPOSED			REVISED AREAS					
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQMT.	%	ACRES	SQMT.	%	ACRES	SQMT.	%	ACRES	SQMT.	%
TOTAL LICENCED AREA	57.40000	232289.534					57.40000	232289.534				
AREA UNDER UD	2.68553	10867.939					0.54012	2185.803				
BALANCE AREA	54.71447	221421.595					56.85988	230103.731				
NET BALANCE AREA (A)	54.71447	221421.595				95.321	56.85988	230103.731				99.059
ORGANISED OPEN SPACE (ON APPLIED AREA)	4.305	17421.689	7.500	4.305	17422.641	7.500	4.305	17421.689	7.500	4.305	17422.641	7.500
COMMUNITY FACILITIES (ON APPLIED AREA)	5.740	23228.953	10.000	5.740	23229.400	10.000	5.740	23228.953	10.000	5.740	23229.400	10.000
COMMERCIAL AREA (ON NET PLANNED AREA)	2.189	8856.851	4.000	1.605	6494.503	2.933	2.274	9204.136	4.000	2.040	8256.787	3.588
AREA UNDER PLOTS (ON NET PLANNED AREA)	33.376	135066.973	61.000	30.122	121901.222	55.054	34.685	140363.068	61.000	31.409	127107.531	55.239
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)	35.564	143923.824	65.000	31.727	128395.725	57.987	36.959	149567.204	65.000	33.449	135364.318	58.828
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS		1020.44		240-400 PPA		MINIMUM REQUIRED PLOTS		1020.44	
ACHIEVED DENSITY	241.07	PPA	ACHIEVED PLOTS		1025		337.11	PPA	ACHIEVED PLOTS		1075	
Total Population	1025 @13.5 person per plot			13838 Persons			1075 @18 person per plot			19350 Persons		

DETAIL OF PLOTS (ALREADY APPROVED)

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	8.50	15.30	130.050	541	70357.050
2	A1	7.92	15.30	121.176	3	363.528
3	A2	7.32	15.30	111.996	2	223.992
4	A3	8.50	13.98	118.830	24	2851.920
5	A4	8.38	12.07	101.147	16	1618.346
6	A5	8.00	15.30	122.400	2	244.800
7	A6	8.39	15.30	128.367	3	385.101
8	A7	9.22	15.30	141.066	35	4937.310
9	A8	7.30	15.30	111.690	2	223.380
10	A9	9.44	15.30	144.432	5	722.160
11	B	7.20	14.00	100.800	291	29332.800
12	B1	8.08	12.07	97.526	32	3120.819
13	B2	7.50	15.69	117.675	7	823.725
14	C	7.20	15.30	110.160	7	771.120
15	D	8.50	16.12	137.020	8	1096.160
16	E	10.59	9.20	97.428	16	1558.848
17	E1	10.59	7.28	77.095	4	308.381
18	E2	9.20	10.53	96.876	4	387.504
19	E3	11.75	9.20	108.100	7	756.700
20	P1			96.967	1	96.967
21	P2			102.031	1	102.031
22	P3	6.54	15.30	100.062	2	200.124
23	P4			112.337	1	112.337
24	P5			109.168	1	109.168
25	P6			105.274	1	105.274
26	P7			123.106	1	123.106
27	P8			111.980	1	111.980
28	P9			128.889	1	128.889
29	P10			147.288	1	147.288
30	P11			94.148	1	94.148
31	P12			109.720	1	109.720
32	P13			121.388	1	121.388
33	P14			130.879	1	130.879
34	P15			124.279	1	124.279
	TOTAL				1025	121901.222

DETAIL OF PLOTS (Added)

S. NO.	PLOT TYPE	PLOT NUMBER	WIDTH(M)	LENGTH (M)	AREA PER PLOT (IN SQMT.)	NUMBER OF PLOTS	TOTAL AREA (IN SQMT.)
1	N	N (1-16)	7.25	13.97	101.283	16	1620.520
2	NA1	NA1	9.05	13.97	126.429	1	126.429
3	NB	NB (1-3)	5.04	17.64	88.906	3	266.717
4	NC	NC (1-3)	7.49	19.36	145.006	3	435.019
5	ND	ND(1-2)	5.81	19.24	111.784	2	223.569
6	NE	NE(1-3)	8.50	14.15	120.275	3	360.825
7	NF	NF (1-2)	5.11	17.89	91.418	2	182.836
8	NG	NG(1-7)	7.29	11.50	83.835	7	586.845
9	NH	NH	5.57	15.30	85.221	1	85.221
10	NH1	NH1	7.65	15.30	117.045	1	117.045
11	NI	NI	6.30	14.00	88.200	1	88.200
12	NP1	NP1			149.830	1	149.830
13	NP3	NP3			148.080	1	148.080
14	NP4	NP4			148.500	1	148.500
15	NP5	NP5			148.400	1	148.400
16	NP6	NP6			129.280	1	129.280
17	NP7	NP7			126.200	1	126.200
18	NP8	NP8			123.110	1	123.110
19	NP9	NP9			139.683	1	139.683
TOTAL NUMBER OF PLOTS AND AREA						48	5206.309
ALREADY APPROVED PLOTS (NO CHANGE)						1025	121901
REVISED TOTAL NUMBER OF PLOTS ACHIEVED AFTER REVISION						1073	127107.531

UD AREA CALCULATION (REVISED)

S. NO.	MARKINGS	SHAPE	LENGTH(M)	WIDTH(M)	AREA (IN SQMT.)	CAL. FORMULA	TOTAL AREA (IN SQMT.)
4	UD 03	RECTANGLE	5.645	0.250	1.411	L X B	1.411
5	UD 04	RECTANGLE	5.040	5.134	25.875	L X B	57.329
6		RECTANGLE	9.000	0.245	2.206	L X B	
7		RECTANGLE	10.040	2.460	24.748	L X B	
8		RECTANGLE	9.000	0.250	2.250	L X B	
9		RECTANGLE	0.250	9.000	2.250	L X B	
10	UD 05	RECTANGLE	1.500	39.600	59.400	L X B	180.675
11		RECTANGLE	52.500	2.310	121.275	L X B	
12	UD 06	RECTANGLE	39.605	0.353	13.981	L X B	153.437
13		TRAPEZIUM	10.220	1.710	17.476	(L1+L2)*H*1/2	
14		RECTANGLE	19.600	3.000	58.800	L X B	
15		RECTANGLE	2.600	24.300	63.180	L X B	
16	UD -07	RECTANGLE	2.600	39.600	102.960	L X B	251.267
17		RECTANGLE	120.700	1.113	134.339	L X B	
18		RECTANGLE	0.250	49.721	12.430	L X B	
19		RECTANGLE	3.550	0.433	1.537	L X B	
20	UD -08	RECTANGLE	2.9	34.3	76.470	L X B	687.072
21		RECTANGLE	1.9	109.773	208.569	L X B	
22		TRAPEZIUM	20.5565	22.36	252.910	(L1+L2)*H*1/2	
23		TRAPEZIUM	10.0685	12.619	127.054	(L1+L2)*H*1/2	
24		TRIANGLE	4.5085	6.004	27.069	B*H*1/2	
25	UD - 09	TRAPEZIUM	4.7365	2.79	13.215	(L1+L2)*H*1/2	94.395
26		RECTANGLE	2.05	39.6	81.180	L X B	
27	UD - 10	TRAPEZIUM	15.486	2.054	31.889	(L1+L2)*H*1/2	31.889
28	UD - 11	PARALLELOGRAM	10.658	1.083	11.545	B X H	11.545
29	UD - 13	RECTANGLE	1	67.05	67.050	L X B	67.050
30	UD - 14	RECTANGLE	1	67.05	67.050	L X B	227.269
31		RECTANGLE	42.15	1.51	63.647	L X B	
32		RECTANGLE	14.2	3.26	46.292	L X B	
33		RECTANGLE	3	16.76	50.280	L X B	
34	UD -15	RECTANGLE	0.25	9	2.250	L X B	2.250
35	UD -16	RECTANGLE	1	67.978	67.978	L X B	98.293
36		RECTANGLE	32.25	0.94	30.315	L X B	
37	UD -17	RECTANGLE	17.936	0.27	4.843	L X B	85.783
38		RECTANGLE	5.03	0.27	1.438	L X B	
39		RECTANGLE	8.927	0.27	2.410	L X B	
40		RECTANGLE	0.91	63.7	57.967	L X B	
41		RECTANGLE	15.3	1.25	19.125	L X B	
42	UD -18	RECTANGLE	0.36	59.5	21.420	L X B	57.391
43		RECTANGLE	0.36	99.92	35.971	L X B	
44	UD - 19	RECTANGLE	59.5	0.61	36.295	L X B	70.929
45		TRIANGLE	5.87	11.49	33.723	B*H*1/2	
46	UD-20	TRAPEZIUM	8.911	5.222	51.730	(L1+L2)*H*1/2	
47	UD-21	TRIANGLE	7.000	8.000	56.000	B*H*1/2	56.000
		TOTAL			2185.808		2185.808

COMMERCIAL AREA CALCULATION (ADDED IN UD AREA)

S. NO.	MARKINGS	SHAPE	LENGTH (M)	WIDTH(M)	AREA (IN SQMT.)	CAL. FORMULA	TOTAL AREA (IN SQMT.)
1	CM10	TRIANGLE	83.581	42.182	1762.284	B*H*1/2	1762.284
TOTAL AREA ADDED					1762.284		1762.284
TOTAL AREA ADDED IN ACRE							0.44
ALREADY APPROVED COMMERCIAL AREA (NO CHANGE)					6494.503		6494.503
TOTAL IN ACRE							1.605
REVISED TOTAL AREA AFTER REVISION					8256.787		8256.787
REVISED TOTAL AREA AFTER REVISION IN ACRE							2.040

To be read with Licence no. 32 of 2021 dated 03.07.2021 and Licence no. 102 of 2022 dated 27.07.2022

That this **revised** Layout plan for an area measuring 57.40 acres (Licence No. 32 of 2021 dated 03.07.2021 and Licence no. 102 of 2022 dated 27.07.2022) (Drawing no. DTCP- 10910 dated 10-03-25) comprised of licence which was issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Adhikansh Realtors Pvt. Ltd. in Sector-89, Gurugram is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

1. That this **revised** 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 licensed 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 9.0 metres wide road would mean a minimum clear width of 9metres 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 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.
18. 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.
19. 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.

(RAM AVTAR BASSI) JD (HQ) | (JAHANVI) ATP (HQ) | (ASHISH SHARMA) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (JITENDER SIHAG) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)

PROJECT NAME & ADDRESS		OWNER'S NAME
REVISED LAYOUT CUM DEMARCATION PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN SECTOR-89, GURUGRAM(HR.) LAND MEASURING 57.40 ACRES (LICENCE NO 32 OF 2021 DATED 03.07.2021& LICENCE NO 102 OF 2022 DATED 27.07.2022)BEING DEVELOPED BY ADHIKAANSH REALTORS PRIVATED LIMITED & OTHERS.		ADHIKAANSH REALTORS PRIVATE LIMITED
REVISED LAYOUT CUM DEMARCATION PLAN		
ARCHITECT SIGNATURE Vaibhav Vashisht, Architect Council of Architecture Registration. No. CA/2007/41326	AUTHORIZED SIGNATORY Adhikaansh Realtors Private Limited	DATE: 25-09-2024 SHEET-01 SCALE NORTH N