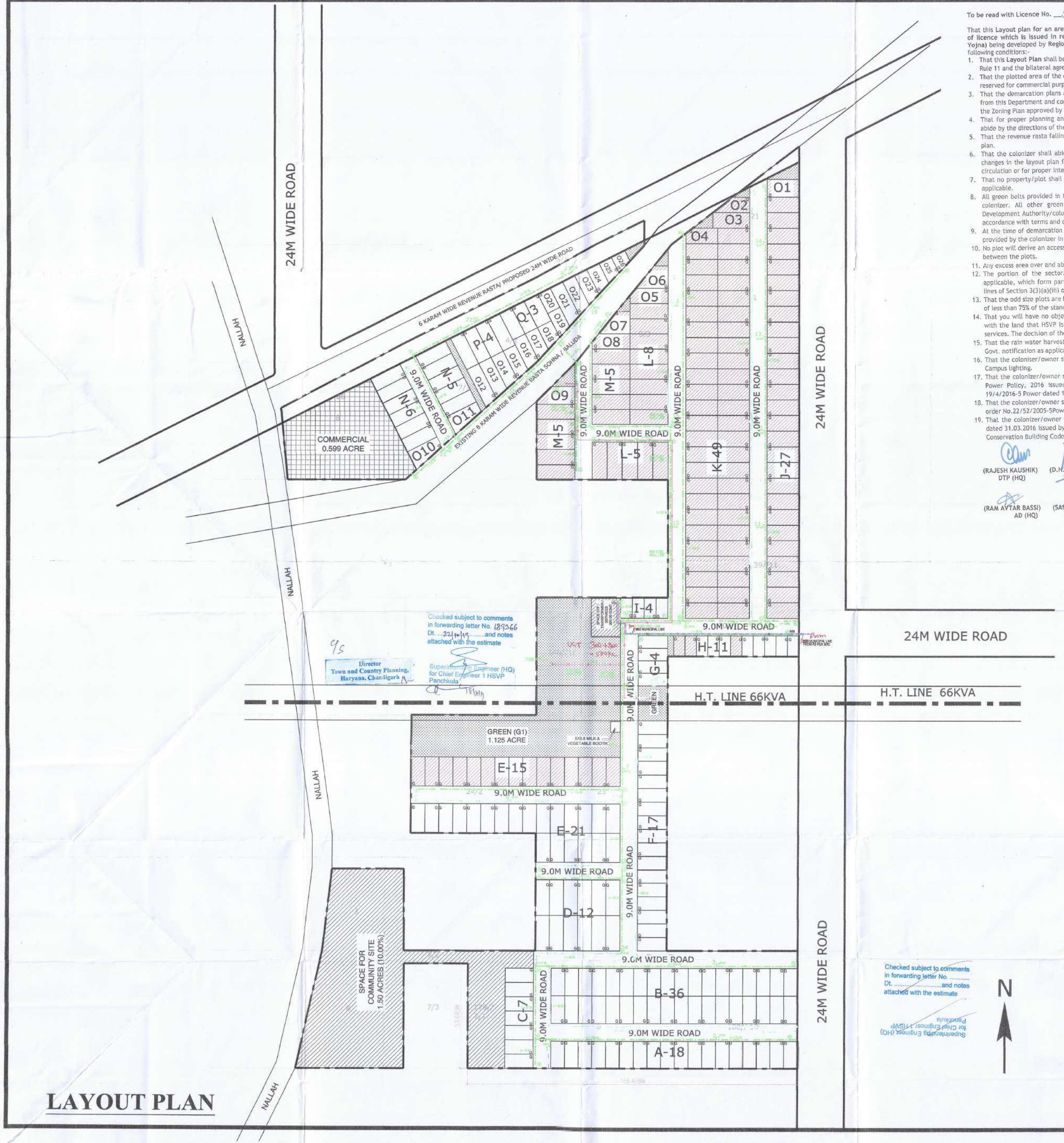


Checked subject to comments in forwarding letter No. 189366 Dt. 22/10/19 ....and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSVP Panchkula

18/x/19

9/5

Director Town and Country Planning, Haryana, Chandigarh

Checked subject to comments in forwarding letter No. .... Dt. ....and notes attached with the estimate

LAYOUT PLAN

DOMESTIC WATER SUPPLY LAYOUT
01

To be read with Licence No. 55 of 2019 Dated 8/3/2019

That this Layout plan for an area measuring 15.0 acres (Drawing no. DTCP-6855 dated 25.02.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Regional Construction Pvt. Ltd. in Sector-5, Sohna is hereby approved subject to the following conditions:-

1. That this **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 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.

(RAJESH KAUSHIK)
DTP (HQ)

(D.N. NIMBOKAR)
STP (M) HQ

(JITENDER SIHAG)
CTP (HR)

(K.MAKRAND PANDURANG, IAS)
DTCP (HR)

(RAM AVTAR BASSI)
AD (HQ)

(SANJAY NARANG)
ATP (HQ)

LEGEND

SYMBOL	DESCRIPTION
DW	DOMESTIC WATER LINE
	CONTROL VALVE
MU	MUNICIPAL SUPPLY LINE
WM	WATER METER
RL.	ROAD LEVEL
GL.	GROUND LEVEL
IL.	INVERT LEVEL
CL.	CONNECTION LEVEL
EFHC	EXTERNAL FIRE HYDRANTS
TW	TUBE WELL SUPPLY LINE

AREA STATEMENT					
TOTAL AREA OF THE SCHEME	=	**15.00**	Acres		
NET PLANNED AREA FOR PLANNING	=	15.00	Acres		
AREA UNDER COMMERCIAL	=	0.5990	Acres	3.99	%
AREA UNDER PLOTS	=	8.211	Acres	54.74	%
TOTAL SALEBLE AREA	=	**8.810**	Acres	**58.73**	%

AREA UNDER PLOTS						
AS PER AREA DETAIL	**288**	=	**33228.51**	Sq.Mt		
	OR	=	**8.211**	Acres	**54.740**	%

DENSITY CALCULATION					
TOTAL DENSITY	=	288	x	13.50	@ Person's per Plot
	=	3888	÷	15.00	Acres
	=	259.20	**PPA**	**Against 240 PPA Minimmum required**	

AREA UNDER GREEN							
REQUIRED GREEN	=	1.125	Acres	7.50%			
GREEN AREA PROPVIDED							
ORGANISED GREEN	=	PARK-1	=	1.125	Acres		
TOTAL GREEN PROVIDED			=	1.125	Acres	**7.500**	%

AREA FOR PROVISION OF COMMUNITY FACILITIES				
REQUIRED AREA	=	1.5000	Acres	10.00%
PROVIDED AREA	=	1.5000	Acres	10.00%

AREA DETAIL

PLOT TYPE		SIZE OF THE PLOT				Area in Sq.Mt/ Plot	Area in Sq.ft/ Plot	Area in Sq.yd/ Plot	Number of Plots		Total area in Sq.mt
A	=	7.00	x	14.00	=	98.00	1054.87	117.21	18	=	1764.00
B	=	7.00	x	14.175	=	99.23	1068.06	118.67	36	=	3572.10
C	=	7.335	x	14.500	=	106.36	1144.83	127.20	7	=	744.50
D	=	7.175	x	18.175	=	130.41	1403.69	155.97	12	=	1564.87
E	=	7.115	x	15.000	=	106.73	1148.79	127.64	36	=	3842.10
F	=	6.935	x	15.000	=	104.03	1119.73	124.41	17	=	1768.43
G	=	6.385	x	15.000	=	95.78	1030.92	114.55	4	=	383.10
H	=	5.828	x	10.590	=	61.72	664.34	73.82	11	=	678.90
I	=	6.000	x	10.585	=	63.51	683.62	75.96	4	=	254.04
J	=	8.000	x	16.395	=	131.16	1411.81	156.87	27	=	3541.32
O 1	=	9.090	x	16.395	=	149.03	1604.16	178.24	1	=	149.03
O 2	=	ODD SIZE			=	118.08	1271.01	141.22	1	=	118.08
O 3	=	8.000	x	18.710	=	149.68	1611.16	179.02	1	=	149.68
K	=	8.000	x	16.330	=	130.64	1406.21	156.25	49	=	6401.36
O 4	=	ODD SIZE			=	135.79	1461.64	162.40	1	=	135.79
L	=	7.750	x	19.350	=	149.96	1614.20	179.36	13	=	1949.51
O 5	=	ODD SIZE			=	145.25	1563.47	173.72	1	=	145.25
O 6	=	ODD SIZE			=	147.97	1592.75	176.97	1	=	147.97
O 7	=	ODD SIZE			=	139.16	1497.92	166.44	1	=	139.16
O 8	=	ODD SIZE			=	142.61	1535.05	170.56	1	=	142.61
M	=	7.750	x	19.350	=	149.96	1614.20	179.36	10	=	1499.63
O 9	=	ODD SIZE			=	150.00	1614.60	179.40	1	=	150.00
O 10	=	ODD SIZE			=	135.39	1457.34	161.93	1	=	135.39
N	=	7.000	x	17.000	=	119.00	1280.92	142.32	11	=	1309.00
O 11	=	ODD SIZE			=	136.28	1466.92	162.99	1	=	136.28
O 12	=	ODD SIZE			=	146.88	1581.02	175.67	1	=	146.88
O 13	=	ODD SIZE			=	133.79	1440.12	160.01	1	=	133.79
O 14	=	ODD SIZE			=	120.70	1299.21	144.36	1	=	120.70
O 15	=	ODD SIZE			=	107.60	1158.21	128.69	1	=	107.60
O 16	=	ODD SIZE			=	113.67	1223.54	135.95	1	=	113.67
O 17	=	ODD SIZE			=	97.09	1045.08	116.12	1	=	97.09
O 18	=	ODD SIZE			=	88.43	951.86	105.76	1	=	88.43
O 19	=	ODD SIZE			=	86.52	931.30	103.48	1	=	86.52
P	=	7.000	x	18.000	=	126.00	1356.26	150.70	4	=	504.00
Q	=	7.000	x	15.185	=	106.30	1144.16	127.13	3	=	318.89
O 20	=	7.000	x	11.065	=	77.46	833.73	92.64	1	=	77.46
O 21	=	ODD SIZE			=	145.57	1566.92	174.10	1	=	145.57
O 22	=	ODD SIZE			=	127.17	1368.86	152.10	1	=	127.17
O 23	=	ODD SIZE			=	108.78	1170.91	130.10	1	=	108.78
O 24	=	ODD SIZE			=	90.38	972.85	108.09	1	=	90.38
O 25	=	ODD SIZE			=	71.99	774.90	86.10	1	=	71.99
O26	=	ODD SIZE			=	67.50	726.57	80.73	1	=	67.50
								TOTAL AREA	288	=	33228.51

FREEZED AREA DETAIL ▨

PLOT TYPE	Plot No				SIZE OF THE PLOT				Area in Sq.Mt/ Plot	Area in Sq.ft/ Plot	Area in Sq.yd/ Plot	Number of Plots		Total area	
E	95	to	109	=	7.115	x	15.000	=	106.73	1148.79	127.64	15	=	**1601**	Sq.mt
H	131	to	136	=	5.828	x	10.590	=	61.72	664.34	73.82	6	=	**370**	Sq.mt
J	146	to	172	=	8.000	x	16.395	=	131.16	1411.81	156.87	27	=	**3541**	Sq.mt
O 1	173			=	9.090	x	16.395	=	149.03	1604.16	178.24	1	=	**149**	Sq.mt
O 2	174			=	ODD SIZE			=	118.08	1271.01	141.22	1	=	**118**	Sq.mt
O 3	175			=	8.000	x	18.710	=	149.68	1611.16	179.02	1	=	**150**	Sq.mt
K	176	to	224	=	8.000	x	16.330	=	130.64	1406.21	156.25	49	=	**6401**	Sq.mt
O 4	225			=	ODD SIZE			=	135.79	1461.64	162.40	1	=	**136**	Sq.mt
L	226	to	238	=	7.750	x	19.350	=	149.96	1614.20	179.36	13	=	**1950**	Sq.mt
O 5	239			=	ODD SIZE			=	145.25	1563.47	173.72	1	=	**145**	Sq.mt
O 6	240			=	ODD SIZE			=	147.97	1592.75	176.97	1	=	**148**	Sq.mt
O 7	241			=	ODD SIZE			=	139.16	1497.92	166.44	1	=	**139**	Sq.mt
O 8	242			=	ODD SIZE			=	142.61	1535.05	170.56	1	=	**143**	Sq.mt
M	243	to	252	=	7.750	x	19.350	=	149.96	1614.20	179.36	10	=	**1500**	Sq.mt
O 9	253			=	ODD SIZE			=	150.00	1614.60	179.40	1	=	**150**	Sq.mt
											TOTAL FRREZED AREA	129	=	16640.57	Sq.mt
											AREA UNDER PLOTTING	288	=	33228.51	Sq.mt
										▨	**PERCENTAGE OF AREA FREEZED**			**50.08**	%

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 15.000 ACRE IN SECTOR - 5, SOHNA, FOR **REGIONAL CONSTRUCTION PVT. LTD.**

SCALE:- 1:750	DATE:- 25-02-2019
OWNER/AUTH. SIGN. For Regional Construction Pvt. Ltd. Auth Signatory	ARCHITECT'S SIGN. Sandeep CA/2008/42083

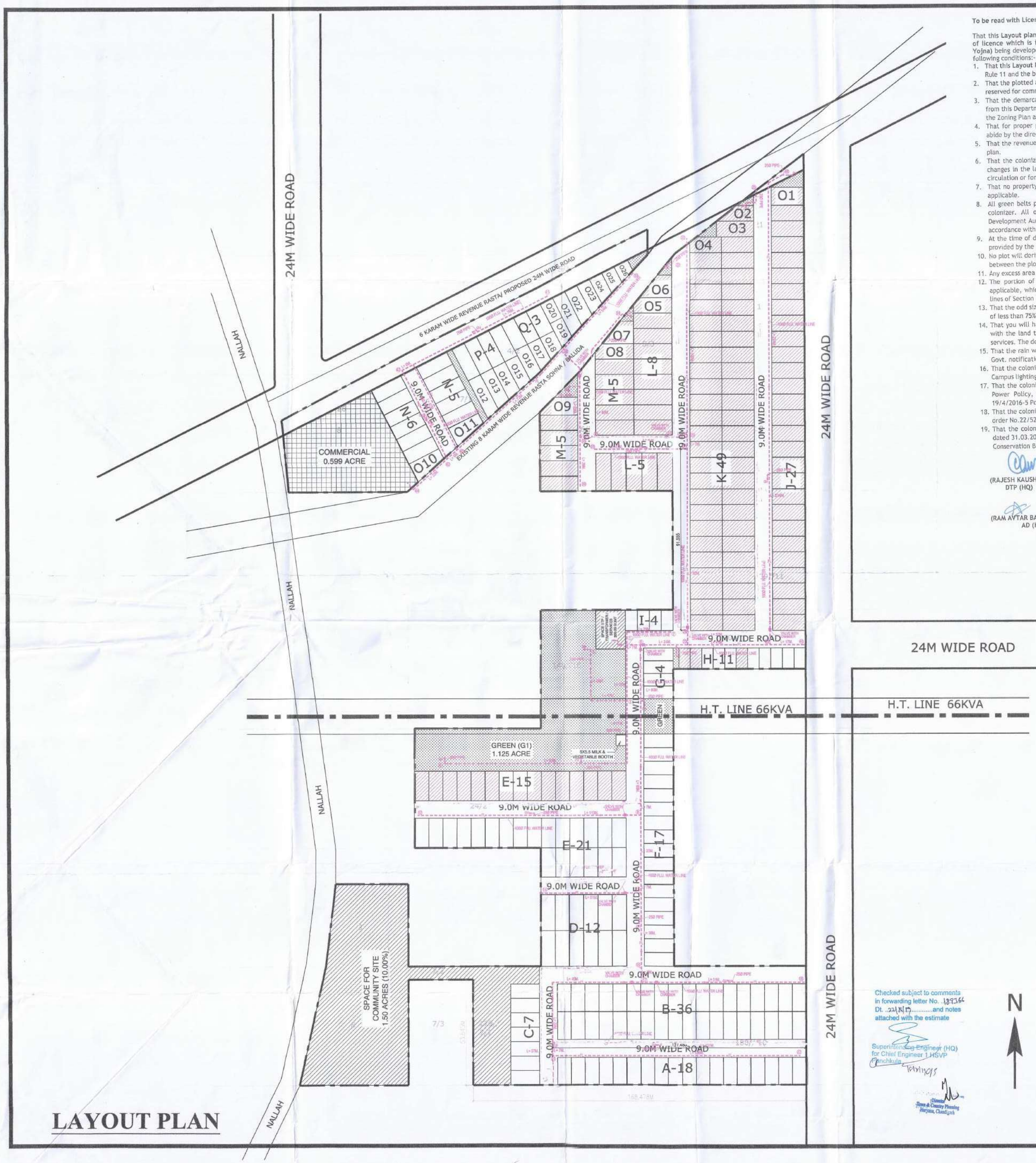
For Service Plan Estimate Only

Executive Engineer
HSVP Divn. No. VI,
Gurugram

Superintending Engineer
HSVP, Circle-I, Gurugram

Addl. Chief Engineer
HSVP, Gurugram

For Regional Construction Pvt. Ltd.
Authorised Signatory



Checked subject to comments in forwarding letter No. 189366 Dt. 22/8/19 and notes attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer 1 HSVP
Panchkula

Director
Town & Country Planning
Haryana, Chandigarh

LAYOUT PLAN

To be read with Licence No. 55 of 2019 Dated 8/3/2019

That this **Layout plan** for an area measuring **15.0 acres (Drawing no. DTCP-6855 dated 25.02.2019) comprised** of licence which is issued in respect of **Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed by **Regional Construction Pvt. Ltd. in Sector-5, Sohna** is hereby approved subject to the following conditions:-

1. That this **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 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.

(RAJESH KAUSHIK)
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CTP (HR)

(K.MAKRAND PANDURANG, IAS)
DTCP (HR)

(RAM AVTAR BASSI)
AD (HQ)

(SANJAY NARANG)
ATP (HQ)

AREA STATEMENT					
TOTAL AREA OF THE SCHEME	=	**15.00**	Acres		
NET PLANNED AREA FOR PLANNING	=	15.00	Acres		
AREA UNDER COMMERCIAL	=	0.5990	Acres	3.99	%
AREA UNDER PLOTS	=	8.211	Acres	54.74	%
TOTAL SALEBLE AREA	=	**8.810**	Acres	**58.73**	%

AREA UNDER PLOTS						
AS PER AREA DETAIL	**288**	=	**33228.51**	Sq.Mt		
	OR	=	**8.211**	Acres	**54.740**	%

DENSITY CALCULATION					
TOTAL DENSITY	=	288	x	13.50	@ Person's per Plot
	=	3888	÷	15.00	Acres
	=	259.20	**PPA**	**Against 240 PPA Minimmum required**	

AREA UNDER GREEN						
REQUIRED GREEN	=	1.125	Acres	7.50%		
GREEN AREA PROPVIDED						
ORGANISED GREEN	=	PARK-1	=	1.125	Acres	
TOTAL GREEN PROVIDED			=	1.125	Acres	**7.500** %

AREA FOR PROVISION OF COMMUNITY FACILITIES				
REQUIRED AREA	=	1.5000	Acres	10.00%
PROVIDED AREA	=	1.5000	Acres	10.00%

AREA DETAIL

PLOT TYPE		SIZE OF THE PLOT				Area in Sq.Mt/ Plot	Area in Sq.ft/ Plot	Area in Sq.yd/ Plot	Number of Plots		Total area in Sq.mt
A	=	7.00	x	14.00	=	98.00	1054.87	117.21	18	=	1764.00
B	=	7.00	x	14.175	=	99.23	1068.06	118.67	36	=	3572.10
C	=	7.335	x	14.500	=	106.36	1144.83	127.20	7	=	744.50
D	=	7.175	x	18.175	=	130.41	1403.69	155.97	12	=	1564.87
E	=	7.115	x	15.000	=	106.73	1148.79	127.64	36	=	3842.10
F	=	6.935	x	15.000	=	104.03	1119.73	124.41	17	=	1768.43
G	=	6.385	x	15.000	=	95.78	1030.92	114.55	4	=	383.10
H	=	5.828	x	10.590	=	61.72	664.34	73.82	11	=	678.90
I	=	6.000	x	10.585	=	63.51	683.62	75.96	4	=	254.04
J	=	8.000	x	16.395	=	131.16	1411.81	156.87	27	=	3541.32
O 1	=	9.090	x	16.395	=	149.03	1604.16	178.24	1	=	149.03
O 2	=	ODD SIZE			=	118.08	1271.01	141.22	1	=	118.08
O 3	=	8.000	x	18.710	=	149.68	1611.16	179.02	1	=	149.68
K	=	8.000	x	16.330	=	130.64	1406.21	156.25	49	=	6401.36
O 4	=	ODD SIZE			=	135.79	1461.64	162.40	1	=	135.79
L	=	7.750	x	19.350	=	149.96	1614.20	179.36	13	=	1949.51
O 5	=	ODD SIZE			=	145.25	1563.47	173.72	1	=	145.25
O 6	=	ODD SIZE			=	147.97	1592.75	176.97	1	=	147.97
O 7	=	ODD SIZE			=	139.16	1497.92	166.44	1	=	139.16
O 8	=	ODD SIZE			=	142.61	1535.05	170.56	1	=	142.61
M	=	7.750	x	19.350	=	149.96	1614.20	179.36	10	=	1499.63
O 9	=	ODD SIZE			=	150.00	1614.60	179.40	1	=	150.00
O 10	=	ODD SIZE			=	135.39	1457.34	161.93	1	=	135.39
N	=	7.000	x	17.000	=	119.00	1280.92	142.32	11	=	1309.00
O 11	=	ODD SIZE			=	136.28	1466.92	162.99	1	=	136.28
O 12	=	ODD SIZE			=	146.88	1581.02	175.67	1	=	146.88
O 13	=	ODD SIZE			=	133.79	1440.12	160.01	1	=	133.79
O 14	=	ODD SIZE			=	120.70	1299.21	144.36	1	=	120.70
O 15	=	ODD SIZE			=	107.60	1158.21	128.69	1	=	107.60
O 16	=	ODD SIZE			=	113.67	1223.54	135.95	1	=	113.67
O 17	=	ODD SIZE			=	97.09	1045.08	116.12	1	=	97.09
O 18	=	ODD SIZE			=	88.43	951.86	105.76	1	=	88.43
O 19	=	ODD SIZE			=	86.52	931.30	103.48	1	=	86.52
P	=	7.000	x	18.000	=	126.00	1356.26	150.70	4	=	504.00
Q	=	7.000	x	15.185	=	106.30	1144.16	127.13	3	=	318.89
O 20	=	7.000	x	11.065	=	77.46	833.73	92.64	1	=	77.46
O 21	=	ODD SIZE			=	145.57	1566.92	174.10	1	=	145.57
O 22	=	ODD SIZE			=	127.17	1368.86	152.10	1	=	127.17
O 23	=	ODD SIZE			=	108.78	1170.91	130.10	1	=	108.78
O 24	=	ODD SIZE			=	90.38	972.85	108.09	1	=	90.38
O 25	=	ODD SIZE			=	71.99	774.90	86.10	1	=	71.99
O26	=	ODD SIZE			=	67.50	726.57	80.73	1	=	67.50
								TOTAL AREA	288	=	33228.51

FREEZED AREA DETAIL ▨

PLOT TYPE	Plot No				SIZE OF THE PLOT				Area in Sq.Mt/ Plot	Area in Sq.ft/ Plot	Area in Sq.yd/ Plot	Number of Plots		Total area	
E	95	to	109	=	7.115	x	15.000	=	106.73	1148.79	127.64	15	=	**1601**	Sq.mt
H	131	to	136	=	5.828	x	10.590	=	61.72	664.34	73.82	6	=	**370**	Sq.mt
J	146	to	172	=	8.000	x	16.395	=	131.16	1411.81	156.87	27	=	**3541**	Sq.mt
O 1	173			=	9.090	x	16.395	=	149.03	1604.16	178.24	1	=	**149**	Sq.mt
O 2	174			=	ODD SIZE			=	118.08	1271.01	141.22	1	=	**118**	Sq.mt
O 3	175			=	8.000	x	18.710	=	149.68	1611.16	179.02	1	=	**150**	Sq.mt
K	176	to	224	=	8.000	x	16.330	=	130.64	1406.21	156.25	49	=	**6401**	Sq.mt
O 4	225			=	ODD SIZE			=	135.79	1461.64	162.40	1	=	**136**	Sq.mt
L	226	to	238	=	7.750	x	19.350	=	149.96	1614.20	179.36	13	=	**1950**	Sq.mt
O 5	239			=	ODD SIZE			=	145.25	1563.47	173.72	1	=	**145**	Sq.mt
O 6	240			=	ODD SIZE			=	147.97	1592.75	176.97	1	=	**148**	Sq.mt
O 7	241			=	ODD SIZE			=	139.16	1497.92	166.44	1	=	**139**	Sq.mt
O 8	242			=	ODD SIZE			=	142.61	1535.05	170.56	1	=	**143**	Sq.mt
M	243	to	252	=	7.750	x	19.350	=	149.96	1614.20	179.36	10	=	**1500**	Sq.mt
O 9	253			=	ODD SIZE			=	150.00	1614.60	179.40	1	=	**150**	Sq.mt
											TOTAL FRREZED AREA	129	=	16640.57	Sq.mt
											AREA UNDER PLOTTING	288	=	33228.51	Sq.mt
										▨	**PERCENTAGE OF AREA FREEZED**			**50.08**	%

LEGEND

SYMBOL	DESCRIPTION
—FL—	FLUSHING WATER LINE
—⋈—	CONTROL VALVE
RL.	ROAD LEVEL
GL.	GROUND LEVEL
IL.	INVERT LEVEL
CL.	CONNECTION LEVEL
GH	GARDEN GYDRANTS

DAULAT RAM GARG
ARCHITECT
CA 2001 / 28004

FLUSHING SYSTEM LAYOUT
02

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 15.000 ACRE IN SECTOR - 5, SOHNA, FOR **REGIONAL CONSTRUCTION PVT. LTD.**

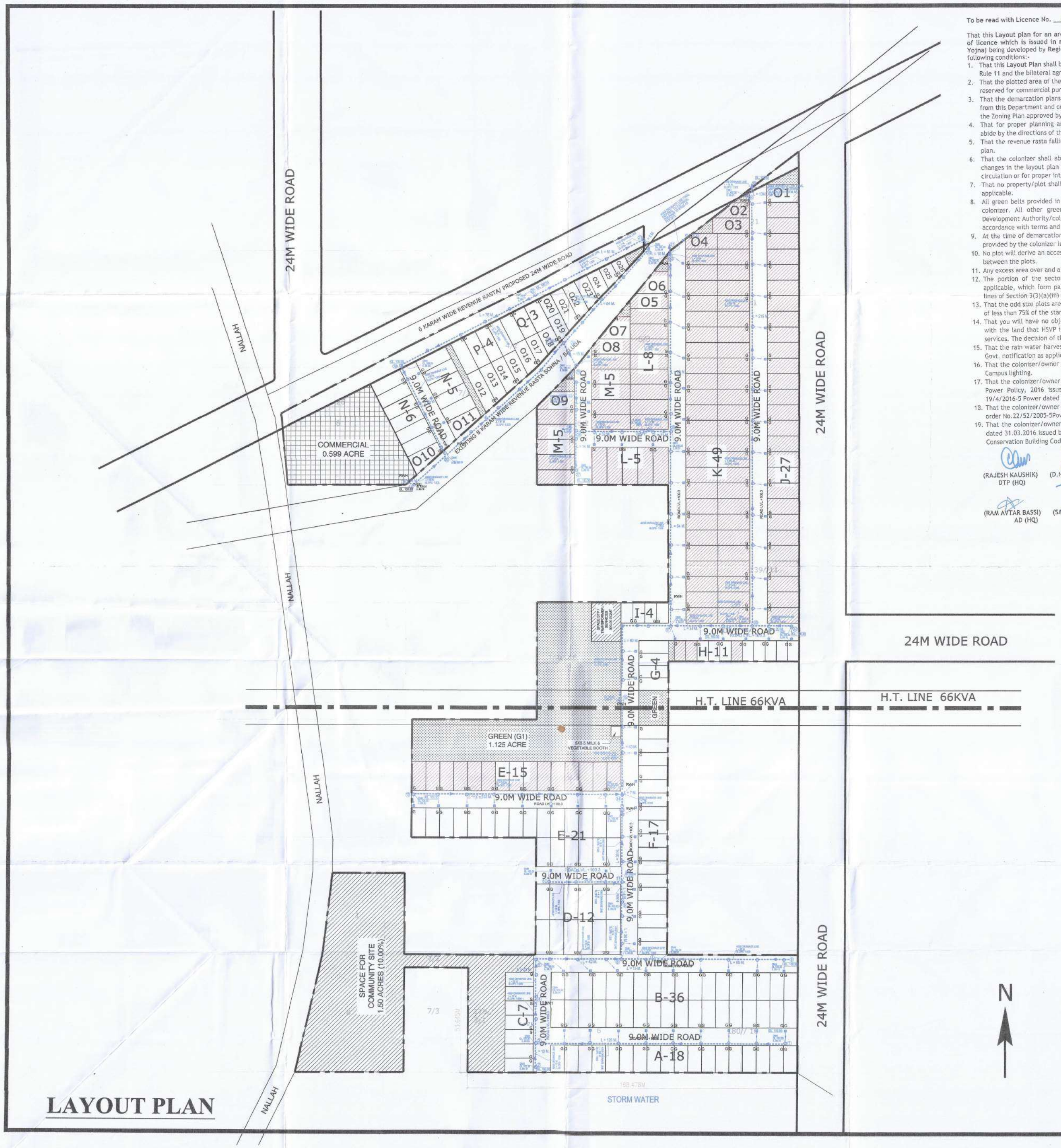
SCALE:- 1:750	DATE:- 25-02-2019
OWNER/AUTH. SIGN. For Regional Construction Pvt. Ltd. Auth Signatory	ARCHITECT'S SIGN. Sandeep CA/2008/42063

For Service Plan Estimate Only
Executive Engineer
HSVP Divn. No. VI,
Gurugram

Superintending Engineer
HSVP, Circle-II, Gurugram

Addl. Chief Engineer
HSVP

For Regional Construction Pvt. Ltd.
Authorised Signatory



LAYOUT PLAN

To be read with Licence No. 55 of 2019 Dated 8/3/2019

That this **Layout plan for an area measuring 15.0 acres (Drawing no. DTCP-6855 dated 25.02.2019)** comprised **of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed by **Regional Construction Pvt. Ltd. in Sector-5, Sohna** is hereby approved subject to the following conditions:-

1. That this **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 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.

(RAJESH KAUSHIK)
DTP (HQ)

(D.N. NIMBOKAR)
STP (M) HQ

(JITENDER SIHAG)
CTP (HR)

(K.MAKRAND PANDURANG, IAS)
DTCP (HR)

(RAM AVTAR BASSI)
AD (HQ)

(SANJAY NARANG)
ATP (HQ)

AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	**15.00**	Acres		
NET PLANNED AREA FOR PLANNING	=	15.00	Acres		
AREA UNDER COMMERCIAL	=	0.5990	Acres	3.99	%
AREA UNDER PLOTS	=	8.211	Acres	54.74	%
TOTAL SALEBLE AREA	=	**8.810**	Acres	**58.73**	%

AREA UNDER PLOTS

AS PER AREA DETAIL	**288**	=	**33228.51**	Sq.Mt		
	OR	=	**8.211**	Acres	**54.740**	%

DENSITY CALCULATION

TOTAL DENSITY	=	288	x	13.50 @ Person's per Plot
	=	3888	÷	15.00 Acres
	=	259.20	**PPA**	**Against 240 PPA Minimmum required**

AREA UNDER GREEN

REQUIRED GREEN	=	1.125	Acres	7.50%		
GREEN AREA PROPVIDED						
ORGANISED GREEN	=	PARK-1	=	1.125	Acres	
TOTAL GREEN PROVIDED			=	1.125	Acres	**7.500** %

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	1.5000	Acres	10.00%
PROVIDED AREA	=	1.5000	Acres	10.00%

AREA DETAIL

PLOT TYPE		SIZE OF THE PLOT				Area in Sq.Mt/ Plot	Area in Sq.ft/ Plot	Area in Sq.yd/ Plot	Number of Plots		Total area in Sq.mt
A	=	7.00	x	14.00	=	98.00	1054.87	117.21	18	=	1764.00
B	=	7.00	x	14.175	=	99.23	1068.06	118.67	36	=	3572.10
C	=	7.335	x	14.500	=	106.36	1144.83	127.20	7	=	744.50
D	=	7.175	x	18.175	=	130.41	1403.69	155.97	12	=	1564.87
E	=	7.115	x	15.000	=	106.73	1148.79	127.64	36	=	3842.10
F	=	6.935	x	15.000	=	104.03	1119.73	124.41	17	=	1768.43
G	=	6.385	x	15.000	=	95.78	1030.92	114.55	4	=	383.10
H	=	5.828	x	10.590	=	61.72	664.34	73.82	11	=	678.90
I	=	6.000	x	10.585	=	63.51	683.62	75.96	4	=	254.04
J	=	8.000	x	16.395	=	131.16	1411.81	156.87	27	=	3541.32
O 1	=	9.090	x	16.395	=	149.03	1604.16	178.24	1	=	149.03
O 2	=	ODD SIZE			=	118.08	1271.01	141.22	1	=	118.08
O 3	=	8.000	x	18.710	=	149.68	1611.16	179.02	1	=	149.68
K	=	8.000	x	16.330	=	130.64	1406.21	156.25	49	=	6401.36
O 4	=	ODD SIZE			=	135.79	1461.64	162.40	1	=	135.79
L	=	7.750	x	19.350	=	149.96	1614.20	179.36	13	=	1949.51
O 5	=	ODD SIZE			=	145.25	1563.47	173.72	1	=	145.25
O 6	=	ODD SIZE			=	147.97	1592.75	176.97	1	=	147.97
O 7	=	ODD SIZE			=	139.16	1497.92	166.44	1	=	139.16
O 8	=	ODD SIZE			=	142.61	1535.05	170.56	1	=	142.61
M	=	7.750	x	19.350	=	149.96	1614.20	179.36	10	=	1499.63
O 9	=	ODD SIZE			=	150.00	1614.60	179.40	1	=	150.00
O 10	=	ODD SIZE			=	135.39	1457.34	161.93	1	=	135.39
N	=	7.000	x	17.000	=	119.00	1280.92	142.32	11	=	1309.00
O 11	=	ODD SIZE			=	136.28	1466.92	162.99	1	=	136.28
O 12	=	ODD SIZE			=	146.88	1581.02	175.67	1	=	146.88
O 13	=	ODD SIZE			=	133.79	1440.12	160.01	1	=	133.79
O 14	=	ODD SIZE			=	120.70	1299.21	144.36	1	=	120.70
O 15	=	ODD SIZE			=	107.60	1158.21	128.69	1	=	107.60
O 16	=	ODD SIZE			=	113.67	1223.54	135.95	1	=	113.67
O 17	=	ODD SIZE			=	97.09	1045.08	116.12	1	=	97.09
O 18	=	ODD SIZE			=	88.43	951.86	105.76	1	=	88.43
O 19	=	ODD SIZE			=	86.52	931.30	103.48	1	=	86.52
P	=	7.000	x	18.000	=	126.00	1356.26	150.70	4	=	504.00
Q	=	7.000	x	15.185	=	106.30	1144.16	127.13	3	=	318.89
O 20	=	7.000	x	11.065	=	77.46	833.73	92.64	1	=	77.46
O 21	=	ODD SIZE			=	145.57	1566.92	174.10	1	=	145.57
O 22	=	ODD SIZE			=	127.17	1368.86	152.10	1	=	127.17
O 23	=	ODD SIZE			=	108.78	1170.91	130.10	1	=	108.78
O 24	=	ODD SIZE			=	90.38	972.85	108.09	1	=	90.38
O 25	=	ODD SIZE			=	71.99	774.90	86.10	1	=	71.99
O26	=	ODD SIZE			=	67.50	726.57	80.73	1	=	67.50
								TOTAL AREA	288	=	33228.51

FREEZED AREA DETAIL ▨

PLOT TYPE	Plot No				SIZE OF THE PLOT				Area in Sq.Mt/ Plot	Area in Sq.ft/ Plot	Area in Sq.yd/ Plot	Number of Plots		Total area	
E	95	to	109	=	7.115	x	15.000	=	106.73	1148.79	127.64	15	=	**1601**	Sq.mt
H	131	to	136	=	5.828	x	10.590	=	61.72	664.34	73.82	6	=	**370**	Sq.mt
J	146	to	172	=	8.000	x	16.395	=	131.16	1411.81	156.87	27	=	**3541**	Sq.mt
O 1	173			=	9.090	x	16.395	=	149.03	1604.16	178.24	1	=	**149**	Sq.mt
O 2	174			=	ODD SIZE			=	118.08	1271.01	141.22	1	=	**118**	Sq.mt
O 3	175			=	8.000	x	18.710	=	149.68	1611.16	179.02	1	=	**150**	Sq.mt
K	176	to	224	=	8.000	x	16.330	=	130.64	1406.21	156.25	49	=	**6401**	Sq.mt
O 4	225			=	ODD SIZE			=	135.79	1461.64	162.40	1	=	**136**	Sq.mt
L	226	to	238	=	7.750	x	19.350	=	149.96	1614.20	179.36	13	=	**1950**	Sq.mt
O 5	239			=	ODD SIZE			=	145.25	1563.47	173.72	1	=	**145**	Sq.mt
O 6	240			=	ODD SIZE			=	147.97	1592.75	176.97	1	=	**148**	Sq.mt
O 7	241			=	ODD SIZE			=	139.16	1497.92	166.44	1	=	**139**	Sq.mt
O 8	242			=	ODD SIZE			=	142.61	1535.05	170.56	1	=	**143**	Sq.mt
M	243	to	252	=	7.750	x	19.350	=	149.96	1614.20	179.36	10	=	**1500**	Sq.mt
O 9	253			=	ODD SIZE			=	150.00	1614.60	179.40	1	=	**150**	Sq.mt
											TOTAL FRREZED AREA	129	=	16640.57	Sq.mt
											AREA UNDER PLOTTING	288	=	33228.51	Sq.mt
										▨	**PERCENTAGE OF AREA FREEZED**			**50.08**	%

LEGEND

SYMBOL	DESCRIPTION
DMH	DRAINAGE LINE
○ DMH	DRAINAGE MANHOLE
RWH	RAIN WATER HARVESTING PIT
RL.	ROAD LEVEL
GL.	GROUND LEVEL
IL.	INVERT LEVEL
CL.	CONNECTION LEVEL

Checked subject to comments in forwarding letter No. 189366
Dt. 23/10/19.........and notes attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer 1 HSVP
Panchkula
18/x/19

C/S

Director
Town and Country Planning,
Haryana, Chandigarh

DAULAT RAM GARG
ARCHITECT
CA 2001 / 28031

STROM WATER LAYOUT
04

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 15.000 ACRE IN SECTOR - 5, SOHNA, FOR **REGIONAL CONSTRUCTION PVT. LTD.**

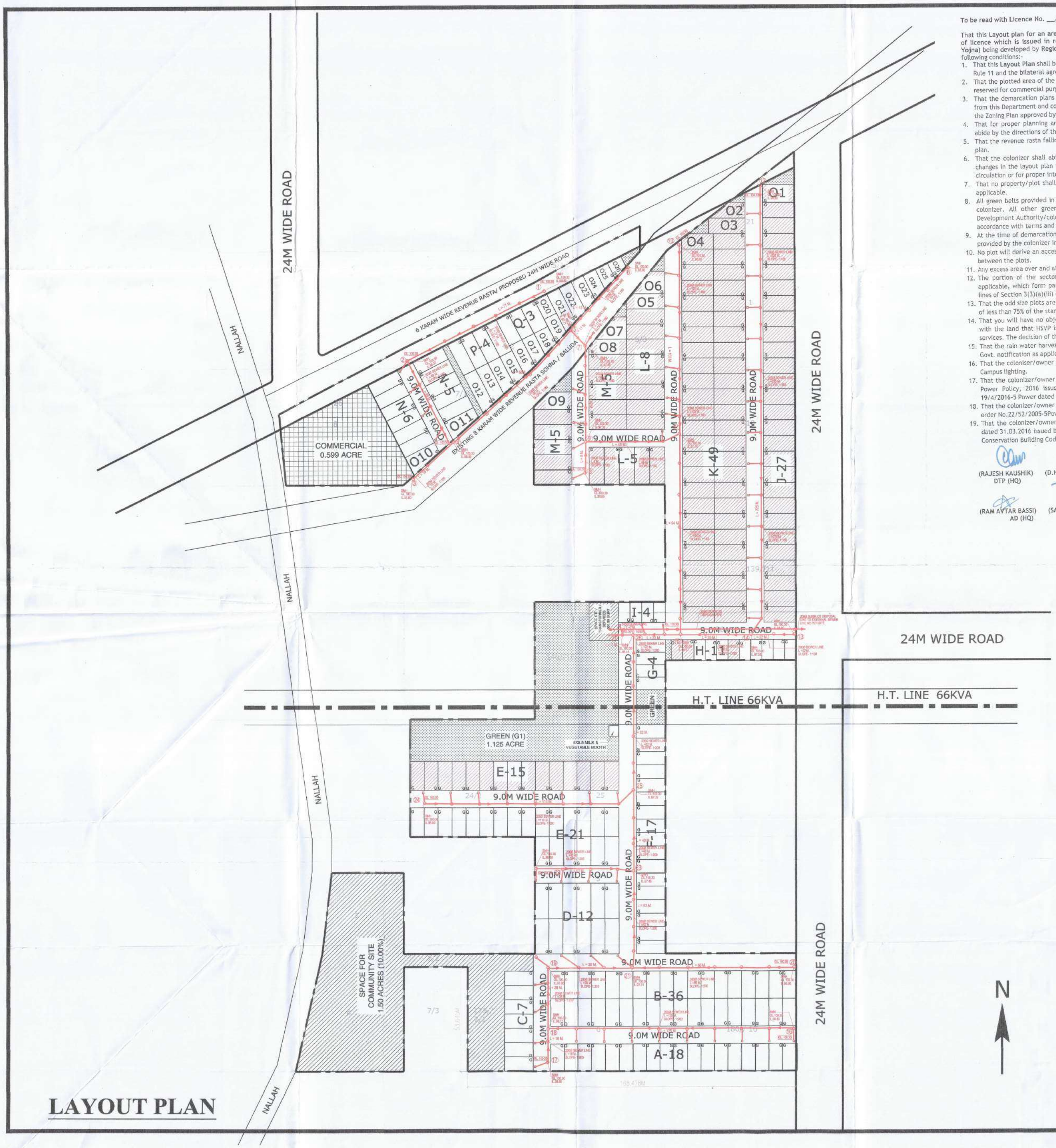
SCALE:- 1:750	DATE:- 25-02-2019
OWNER/AUTH. SIGN.	ARCHITECT'S SIGN.
For Regional Construction Pvt. Ltd. Auth Signatory	Sandeep CA/2008/42063

For Service Plan Estimate Only
Executive Engineer
HSVP Divn. No. VI,
Gurugram

Superintending Engineer
HSVP, Circle-II Gurugram

Addl. Chief Engineer
HSVP, Gurugram

For Regional Construction Pvt. Ltd.
Authorised Signatory



LAYOUT PLAN

To be read with Licence No. 55 of 2019 Dated 8/3/2019

That this **Layout plan for an area measuring 15.0 acres (Drawing no. DTCP-6855 dated 25.02.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed by **Regional Construction Pvt. Ltd. in Sector-5, Sohna** is hereby approved subject to the following conditions:-

1. That this **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 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.

(RAJESH KAUSHIK)
DTP (HQ)

(D.N. NIMBOKAR)
STP (M) HQ

(JITENDER SIHAG)
CTP (HR)

(K.MAKRAND PANDURANG, IAS)
DTCP (HR)

(RAM AVTAR BASSI)
AD (HQ)

(SANJAY NARANG)
ATP (HQ)

AREA STATEMENT					
TOTAL AREA OF THE SCHEME	=	15.00	Acres		
NET PLANNED AREA FOR PLANNING	=	15.00	Acres		
AREA UNDER COMMERCIAL	=	0.5990	Acres	3.99	%
AREA UNDER PLOTS	=	8.211	Acres	54.74	%
TOTAL SALEBLE AREA	=	8.810	Acres	58.73	%

AREA UNDER PLOTS						
AS PER AREA DETAIL	288	=	33228.51	Sq.Mt		
	OR	=	8.211	Acres	54.740	%

DENSITY CALCULATION					
TOTAL DENSITY	=	288	x	13.50	@ Person's per Plot
	=	3888	÷	15.00	Acres
	=	259.20	PPA	Against 240 PPA Minimmum required	

AREA UNDER GREEN						
REQUIRED GREEN	=	1.125	Acres	7.50%		
GREEN AREA PROPVIDED						
ORGANISED GREEN	=	PARK-1	=	1.125	Acres	
TOTAL GREEN PROVIDED			=	1.125	Acres	7.500 %

AREA FOR PROVISION OF COMMUNITY FACILITIES				
REQUIRED AREA	=	1.5000	Acres	10.00%
PROVIDED AREA	=	1.5000	Acres	10.00%

AREA DETAIL

PLOT TYPE		SIZE OF THE PLOT				Area in Sq.Mt/ Plot	Area in Sq.ft/ Plot	Area in Sq.yd/ Plot	Number of Plots		Total area in Sq.mt
A	=	7.00	x	14.00	=	98.00	1054.87	117.21	18	=	1764.00
B	=	7.00	x	14.175	=	99.23	1068.06	118.67	36	=	3572.10
C	=	7.335	x	14.500	=	106.36	1144.83	127.20	7	=	744.50
D	=	7.175	x	18.175	=	130.41	1403.69	155.97	12	=	1564.87
E	=	7.115	x	15.000	=	106.73	1148.79	127.64	36	=	3842.10
F	=	6.935	x	15.000	=	104.03	1119.73	124.41	17	=	1768.43
G	=	6.385	x	15.000	=	95.78	1030.92	114.55	4	=	383.10
H	=	5.828	x	10.590	=	61.72	664.34	73.82	11	=	678.90
I	=	6.000	x	10.585	=	63.51	683.62	75.96	4	=	254.04
J	=	8.000	x	16.395	=	131.16	1411.81	156.87	27	=	3541.32
O 1	=	9.090	x	16.395	=	149.03	1604.16	178.24	1	=	149.03
O 2	=	ODD SIZE			=	118.08	1271.01	141.22	1	=	118.08
O 3	=	8.000	x	18.710	=	149.68	1611.16	179.02	1	=	149.68
K	=	8.000	x	16.330	=	130.64	1406.21	156.25	49	=	6401.36
O 4	=	ODD SIZE			=	135.79	1461.64	162.40	1	=	135.79
L	=	7.750	x	19.350	=	149.96	1614.20	179.36	13	=	1949.51
O 5	=	ODD SIZE			=	145.25	1563.47	173.72	1	=	145.25
O 6	=	ODD SIZE			=	147.97	1592.75	176.97	1	=	147.97
O 7	=	ODD SIZE			=	139.16	1497.92	166.44	1	=	139.16
O 8	=	ODD SIZE			=	142.61	1535.05	170.56	1	=	142.61
M	=	7.750	x	19.350	=	149.96	1614.20	179.36	10	=	1499.63
O 9	=	ODD SIZE			=	150.00	1614.60	179.40	1	=	150.00
O 10	=	ODD SIZE			=	135.39	1457.34	161.93	1	=	135.39
N	=	7.000	x	17.000	=	119.00	1280.92	142.32	11	=	1309.00
O 11	=	ODD SIZE			=	136.28	1466.92	162.99	1	=	136.28
O 12	=	ODD SIZE			=	146.88	1581.02	175.67	1	=	146.88
O 13	=	ODD SIZE			=	133.79	1440.12	160.01	1	=	133.79
O 14	=	ODD SIZE			=	120.70	1299.21	144.36	1	=	120.70
O 15	=	ODD SIZE			=	107.60	1158.21	128.69	1	=	107.60
O 16	=	ODD SIZE			=	113.67	1223.54	135.95	1	=	113.67
O 17	=	ODD SIZE			=	97.09	1045.08	116.12	1	=	97.09
O 18	=	ODD SIZE			=	88.43	951.86	105.76	1	=	88.43
O 19	=	ODD SIZE			=	86.52	931.30	103.48	1	=	86.52
P	=	7.000	x	18.000	=	126.00	1356.26	150.70	4	=	504.00
Q	=	7.000	x	15.185	=	106.30	1144.16	127.13	3	=	318.89
O 20	=	7.000	x	11.065	=	77.46	833.73	92.64	1	=	77.46
O 21	=	ODD SIZE			=	145.57	1566.92	174.10	1	=	145.57
O 22	=	ODD SIZE			=	127.17	1368.86	152.10	1	=	127.17
O 23	=	ODD SIZE			=	108.78	1170.91	130.10	1	=	108.78
O 24	=	ODD SIZE			=	90.38	972.85	108.09	1	=	90.38
O 25	=	ODD SIZE			=	71.99	774.90	86.10	1	=	71.99
O26	=	ODD SIZE			=	67.50	726.57	80.73	1	=	67.50
								TOTAL AREA	288	=	33228.51

FREEZED AREA DETAIL ▨

PLOT TYPE	Plot No				SIZE OF THE PLOT				Area in Sq.Mt/ Plot	Area in Sq.ft/ Plot	Area in Sq.yd/ Plot	Number of Plots		Total area	
E	95	to	109	=	7.115	x	15.000	=	106.73	1148.79	127.64	15	=	1601	Sq.mt
H	131	to	136	=	5.828	x	10.590	=	61.72	664.34	73.82	6	=	370	Sq.mt
J	146	to	172	=	8.000	x	16.395	=	131.16	1411.81	156.87	27	=	3541	Sq.mt
O 1	173			=	9.090	x	16.395	=	149.03	1604.16	178.24	1	=	149	Sq.mt
O 2	174			=	ODD SIZE			=	118.08	1271.01	141.22	1	=	118	Sq.mt
O 3	175			=	8.000	x	18.710	=	149.68	1611.16	179.02	1	=	150	Sq.mt
K	176	to	224	=	8.000	x	16.330	=	130.64	1406.21	156.25	49	=	6401	Sq.mt
O 4	225			=	ODD SIZE			=	135.79	1461.64	162.40	1	=	136	Sq.mt
L	226	to	238	=	7.750	x	19.350	=	149.96	1614.20	179.36	13	=	1950	Sq.mt
O 5	239			=	ODD SIZE			=	145.25	1563.47	173.72	1	=	145	Sq.mt
O 6	240			=	ODD SIZE			=	147.97	1592.75	176.97	1	=	148	Sq.mt
O 7	241			=	ODD SIZE			=	139.16	1497.92	166.44	1	=	139	Sq.mt
O 8	242			=	ODD SIZE			=	142.61	1535.05	170.56	1	=	143	Sq.mt
M	243	to	252	=	7.750	x	19.350	=	149.96	1614.20	179.36	10	=	1500	Sq.mt
O 9	253			=	ODD SIZE			=	150.00	1614.60	179.40	1	=	150	Sq.mt
											TOTAL FRREZED AREA	129	=	16640.57	Sq.mt
											AREA UNDER PLOTTING	288	=	33228.51	Sq.mt
										▨	PERCENTAGE OF AREA FREEZED			50.08	%

LEGEND

SYMBOL	DESCRIPTION
SMH	SEWERAGE LINE
SMH	SEWERAGE MANHOLE
RL.	ROAD LEVEL
GL.	GROUND LEVEL
IL.	INVERT LEVEL
CL.	CONNECTION LEVEL

Checked subject to comments in forwarding letter No. 189366 Dt. 28/x/19 and notes attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer 1 HSVP
Panchkula
18/x/19

Director
Town and Country Planning,
Haryana, Chandigarh

DAULAT RAM GARG
ARCHITECT
CA/2001/28031

SEWERAGE SYSTEM LAYOUT
03

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 15.000 ACRE IN SECTOR - 5, SOHNA, FOR **REGIONAL CONSTRUCTION PVT. LTD.**

SCALE:- 1:750

DATE:- 25-02-2019

OWNER/AUTH. SIGN.

For Regional Construction Pvt. Ltd.

Auth Signatory

ARCHITECT'S SIGN.

Sandeep
CA/2008/42083

For Service Plan Estimate Only

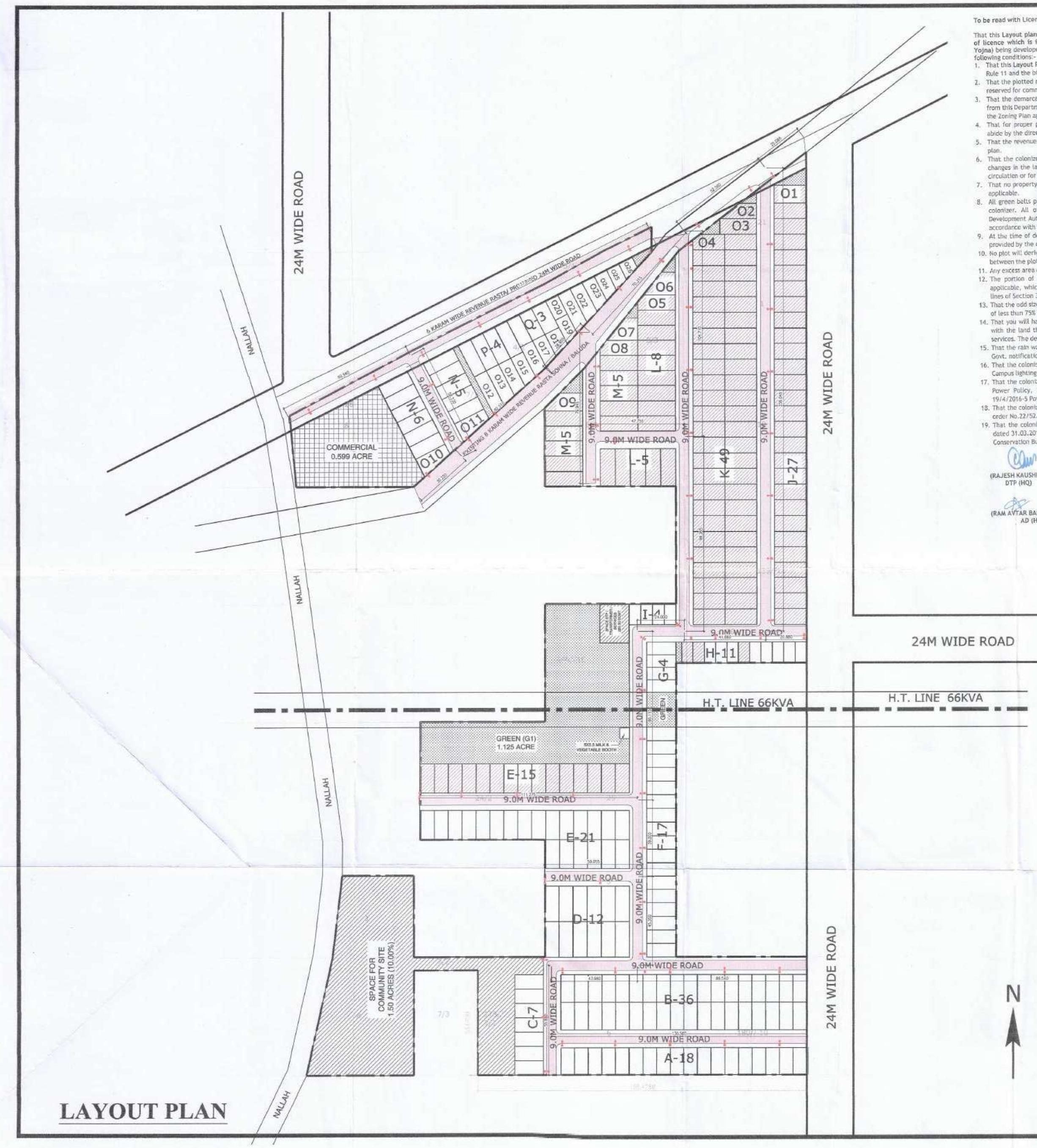
Executive Engineer
HUDA, Division No. VI
Gurgaon

Superintending Engineer
HSVP, Circle-II, Gurugram

Addl. Chief Engineer
HSVP Gurugram

For Regional Construction Pvt. Ltd.

Authorised Signatory



LAYOUT PLAN

To be read with Licence No. 55 of 2019 Dated 8/3/2019

That this **Layout plan** for an area measuring **15.0 acres (Drawing no. DTCP-6855 dated 25.02.2019) comprised of licence** which is issued in respect of **Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed by **Regional Construction Pvt. Ltd. in Sector-5, Sohna** is hereby approved subject to the following conditions:-

1. That this **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 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.

(RAJESH KAUSHIK)
DTP (HQ)

(D.N. NIMBOKAR)
STP (M) HQ

(JITENDER SIHAG)
CTP (HR)

(K.MAKRAND PANDURANG, IAS)
DTCP (HR)

(RAM AVTAR BASSI)
AD (HQ)

(SANJAY NARANG)
ATP (HQ)

AREA STATEMENT					
TOTAL AREA OF THE SCHEME	=	**15.00**	Acres		
NET PLANNED AREA FOR PLANNING	=	15.00	Acres		
AREA UNDER COMMERCIAL	=	0.5990	Acres	3.99	%
AREA UNDER PLOTS	=	8.211	Acres	54.74	%
TOTAL SALEBLE AREA	=	**8.810**	Acres	**58.73**	%

AREA UNDER PLOTS						
AS PER AREA DETAIL	288	=	**33228.51**	Sq.Mt		
	OR	=	**8.211**	Acres	**54.740**	%

DENSITY CALCULATION					
TOTAL DENSITY	=	288	x	13.50	@ Person's per Plot
	=	3888	÷	15.00	Acres
	=	259.20	**PPA**	**Against 240 PPA Minimmum required**	

AREA UNDER GREEN							
REQUIRED GREEN	=	1.125	Acres	7.50%			
GREEN AREA PROPVIDED							
ORGANISED GREEN	=	PARK-1	=	1.125	Acres		
TOTAL GREEN PROVIDED			=	1.125	Acres	**7.500**	%

AREA FOR PROVISION OF COMMUNITY FACILITIES				
REQUIRED AREA	=	1.5000	Acres	10.00%
PROVIDED AREA	=	1.5000	Acres	10.00%

AREA DETAIL

PLOT TYPE		SIZE OF THE PLOT				Area in Sq.Mt/ Plot	Area in Sq.ft/ Plot	Area in Sq.yd/ Plot	Number of Plots		Total area in Sq.mt
A	=	7.00	x	14.00	=	98.00	1054.87	117.21	18	=	1764.00
B	=	7.00	x	14.175	=	99.23	1068.06	118.67	36	=	3572.10
C	=	7.335	x	14.500	=	106.36	1144.83	127.20	7	=	744.50
D	=	7.175	x	18.175	=	130.41	1403.69	155.97	12	=	1564.87
E	=	7.115	x	15.000	=	106.73	1148.79	127.64	36	=	3842.10
F	=	6.935	x	15.000	=	104.03	1119.73	124.41	17	=	1768.43
G	=	6.385	x	15.000	=	95.78	1030.92	114.55	4	=	383.10
H	=	5.828	x	10.590	=	61.72	664.34	73.82	11	=	678.90
I	=	6.000	x	10.585	=	63.51	683.62	75.96	4	=	254.04
J	=	8.000	x	16.395	=	131.16	1411.81	156.87	27	=	3541.32
O 1	=	9.090	x	16.395	=	149.03	1604.16	178.24	1	=	149.03
O 2	=	ODD SIZE			=	118.08	1271.01	141.22	1	=	118.08
O 3	=	8.000	x	18.710	=	149.68	1611.16	179.02	1	=	149.68
K	=	8.000	x	16.330	=	130.64	1406.21	156.25	49	=	6401.36
O 4	=	ODD SIZE			=	135.79	1461.64	162.40	1	=	135.79
L	=	7.750	x	19.350	=	149.96	1614.20	179.36	13	=	1949.51
O 5	=	ODD SIZE			=	145.25	1563.47	173.72	1	=	145.25
O 6	=	ODD SIZE			=	147.97	1592.75	176.97	1	=	147.97
O 7	=	ODD SIZE			=	139.16	1497.92	166.44	1	=	139.16
O 8	=	ODD SIZE			=	142.61	1535.05	170.56	1	=	142.61
M	=	7.750	x	19.350	=	149.96	1614.20	179.36	10	=	1499.63
O 9	=	ODD SIZE			=	150.00	1614.60	179.40	1	=	150.00
O 10	=	ODD SIZE			=	135.39	1457.34	161.93	1	=	135.39
N	=	7.000	x	17.000	=	119.00	1280.92	142.32	11	=	1309.00
O 11	=	ODD SIZE			=	136.28	1466.92	162.99	1	=	136.28
O 12	=	ODD SIZE			=	146.88	1581.02	175.67	1	=	146.88
O 13	=	ODD SIZE			=	133.79	1440.12	160.01	1	=	133.79
O 14	=	ODD SIZE			=	120.70	1299.21	144.36	1	=	120.70
O 15	=	ODD SIZE			=	107.60	1158.21	128.69	1	=	107.60
O 16	=	ODD SIZE			=	113.67	1223.54	135.95	1	=	113.67
O 17	=	ODD SIZE			=	97.09	1045.08	116.12	1	=	97.09
O 18	=	ODD SIZE			=	88.43	951.86	105.76	1	=	88.43
O 19	=	ODD SIZE			=	86.52	931.30	103.48	1	=	86.52
P	=	7.000	x	18.000	=	126.00	1356.26	150.70	4	=	504.00
Q	=	7.000	x	15.185	=	106.30	1144.16	127.13	3	=	318.89
O 20	=	7.000	x	11.065	=	77.46	833.73	92.64	1	=	77.46
O 21	=	ODD SIZE			=	145.57	1566.92	174.10	1	=	145.57
O 22	=	ODD SIZE			=	127.17	1368.86	152.10	1	=	127.17
O 23	=	ODD SIZE			=	108.78	1170.91	130.10	1	=	108.78
O 24	=	ODD SIZE			=	90.38	972.85	108.09	1	=	90.38
O 25	=	ODD SIZE			=	71.99	774.90	86.10	1	=	71.99
O26	=	ODD SIZE			=	67.50	726.57	80.73	1	=	67.50
								TOTAL AREA	288	=	33228.51

FREEZED AREA DETAIL ▨

PLOT TYPE	Plot No				SIZE OF THE PLOT				Area in Sq.Mt/ Plot	Area in Sq.ft/ Plot	Area in Sq.yd/ Plot	Number of Plots		Total area	
E	95	to	109	=	7.115	x	15.000	=	106.73	1148.79	127.64	15	=	1601	Sq.mt
H	131	to	136	=	5.828	x	10.590	=	61.72	664.34	73.82	6	=	370	Sq.mt
J	146	to	172	=	8.000	x	16.395	=	131.16	1411.81	156.87	27	=	3541	Sq.mt
O 1	173			=	9.090	x	16.395	=	149.03	1604.16	178.24	1	=	149	Sq.mt
O 2	174			=	ODD SIZE			=	118.08	1271.01	141.22	1	=	118	Sq.mt
O 3	175			=	8.000	x	18.710	=	149.68	1611.16	179.02	1	=	150	Sq.mt
K	176	to	224	=	8.000	x	16.330	=	130.64	1406.21	156.25	49	=	6401	Sq.mt
O 4	225			=	ODD SIZE			=	135.79	1461.64	162.40	1	=	136	Sq.mt
L	226	to	238	=	7.750	x	19.350	=	149.96	1614.20	179.36	13	=	1950	Sq.mt
O 5	239			=	ODD SIZE			=	145.25	1563.47	173.72	1	=	145	Sq.mt
O 6	240			=	ODD SIZE			=	147.97	1592.75	176.97	1	=	148	Sq.mt
O 7	241			=	ODD SIZE			=	139.16	1497.92	166.44	1	=	139	Sq.mt
O 8	242			=	ODD SIZE			=	142.61	1535.05	170.56	1	=	143	Sq.mt
M	243	to	252	=	7.750	x	19.350	=	149.96	1614.20	179.36	10	=	1500	Sq.mt
O 9	253			=	ODD SIZE			=	150.00	1614.60	179.40	1	=	150	Sq.mt
											TOTAL FRREZED AREA	129	=	16640.57	Sq.mt
											AREA UNDER PLOTTING	288	=	33228.51	Sq.mt
											▨ PERCENTAGE OF AREA FREEZED	**50.08**	%		

LEGEND

SYMBOL	DESCRIPTION
●	STREET LIGHT

Checked subject to comments in forwarding letter No. 189366 Dt. 29/10/19 ....and notes attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer 1 HSVP
Panchkula
1/11/19

c/s

Director
Town and Country Planning,
Haryana, Chandigarh

DAULAT RAM GARG
ARCHITECT
CA 2001/28051

ROAD LAYOUT
05

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 15.000 ACRE IN SECTOR - 5, SOHNA, FOR **REGIONAL CONSTRUCTION PVT. LTD.**

SCALE:- 1:750	DATE:- 25-02-2019
OWNER/AUTH. SIGN. For Regional Construction Pvt. Ltd. Auth Signatory	ARCHITECT'S SIGN. Sandeep CA/2008/42063

For Service Plan Estimate Only

Executive Engineer
HSVP Divn. No. VI,
Gurugram

Superintending Engineer
HSVP, Circle-V, Gurugram

Chief Engineer
HSVP, Gurugram

For Regional Construction Pvt. Ltd.
Authorised Signatory