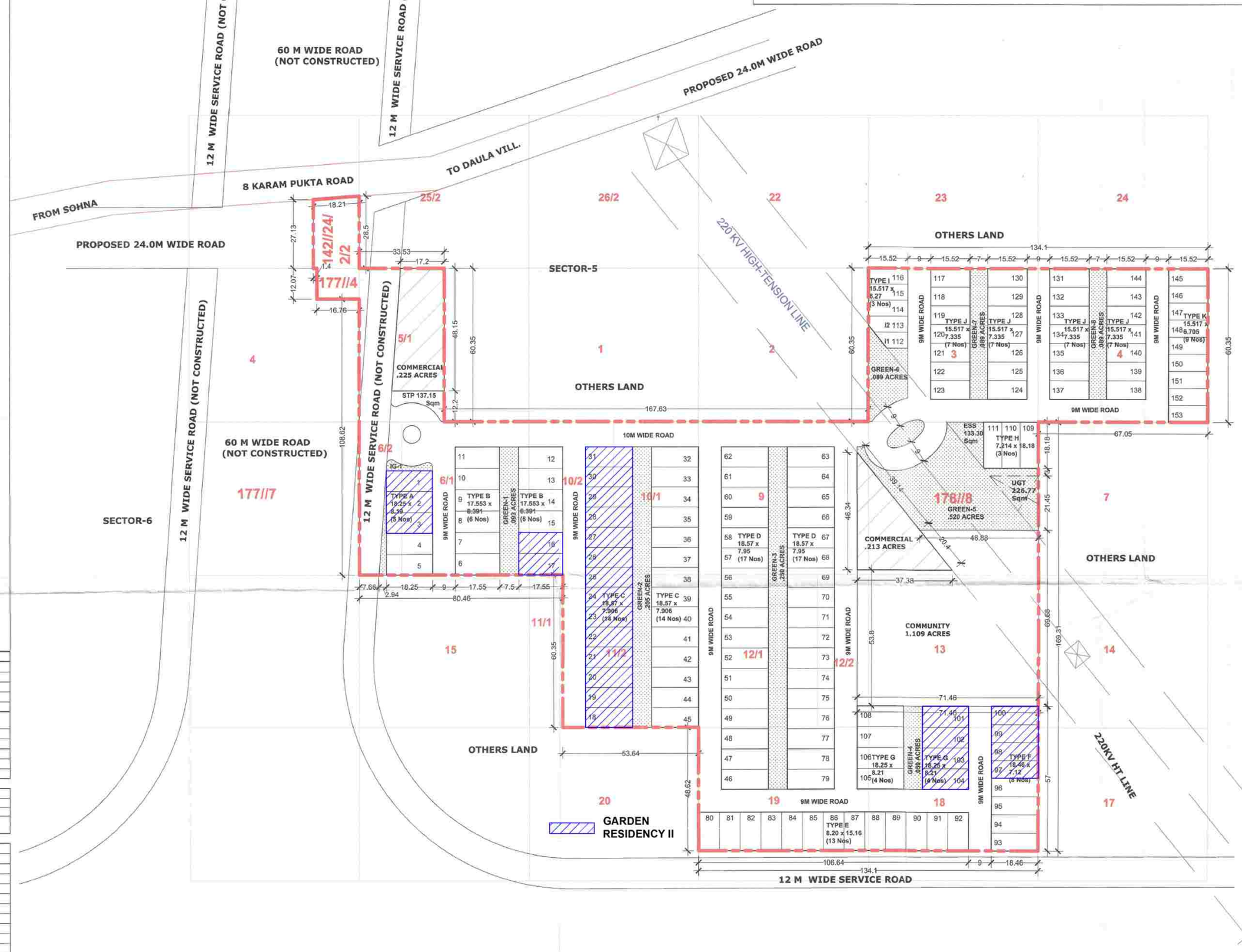
To be read with Licence no. 118 of 2025 dated 14-07-2025.

That this **Layout plan** for an **area measuring 11.0875 acres (Drawing no. DTCP- 11255 dated 14-07-25) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed **Sh. Satpal Singh and others in collaboration with Ekaakshara Builders LLP in Sector-5, Sohna** s 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 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)	(YAJAN CHAUDHARY)	(SUNENA)	(HITESH SHARMA)	(BHUVNESH KUMAR)	(AMIT KHATRI, IAS)
JD (HQ)	DTP (HQ)	DTP (HQ)	STP (M) HQ	CTP (HR)	DTCP (HR)

LAYOUT PLAN FOR SETTING UP AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA (DDJAY) ON LAND ADMEASURING 11.0875 ACRES SITUATED IN REVENUE ESTATE OF VILLAGE SOHNA, TEHSIL SOHNA, SECTOR - 5, SOHNA, DISTRICT GURUGRAM. DEVELOPED BY SATPAL SINGH, BHOPAL SINGH BOTH S/o SH. SURTA, PRAVEEN KUMAR, LOKESH KUMAR BOTH S/o SH. RAJKUMAR SINGH, RAVINDER RAGHAV S/o SH. NARENDER SINGH IN COLLABORATION WITH M/s EKAAKSHARA BUILDERS LLP.



AREA STATEMENT						
A	TOTAL AREA OF THE SCHEME			11.0875	Acres	44869.52 Sqm
B	AREA UNDER 60M WIDE SECTOR ROAD			0.2065	Acres	835.78 Sqm
C	50% OF B			0.1033	Acres	417.89 Sqm
D	AREA UNDER U.D			0.0000	Acres	0 Sqm
	NET PLANNED AREA (A - B + C - D)			10.9842	Acres	44451.63 Sqm

Permissible Area Detail	Area Detail (In Acres)		Proposed Area Detail		
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.439	=	0.439	Acres	3.999 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE	6.700	=	5.061	Acres	46.074 %
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE	7.140	=	5.500	Acres	50.073 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	0.832	=	1.311	Acres	11.82 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	1.109	=	1.109	Acres	10.00% %

DENSITY CALCULATION					
TOTAL DENSITY	=	153	X	18.00	@ Person Per Plot
	=	2754.00	÷	10.9842	
	=	251	PPA	AGAINST 240-400 PPA PERMISSIBLE	

AREA UNDER GREEN PARK		
Minimum Required @ 7.50%	=	0.832 Acrs
Proposed Green		
Green-1	=	0.093 Acrs
Green-2	=	0.205 Acrs
Green-3	=	0.250 Acrs
Green-4	=	0.061 Acrs
Green-5	=	0.397 Acrs
Green-6	=	0.099 Acrs
Green-7	=	0.089 Acrs
Green-8	=	0.089 Acrs
IG-1	=	0.028 Acrs
Total Area	=	1.311 Acrs
OR	=	11.82 %

PLOT AREA DETAILS

S.No.	Type	Plot Nos	Size			Area (In Sqm)	Nos	Total Area	
1	Type A	1-5	8.190	x	18.250	149.468	5	747.34	Sqm
2	Type B	6-17	8.391	x	17.553	147.287	12	1767.45	Sqm
3	Type C	18-45	7.906	x	18.570	146.814	28	4110.804	Sqm
4	Type D	46-79	7.950	x	18.570	147.632	34	5019.471	Sqm
5	Type E	80-92	8.200	x	15.160	124.312	13	1616.056	Sqm
6	Type F	93-100	7.120	x	18.460	131.435	8	1051.482	Sqm
7	Type G	101-108	8.210	x	18.250	149.833	8	1198.660	Sqm
8	Type H	109-111	7.214	x	18.180	131.151	3	393.452	Sqm
9	Type I	114-116	6.270	x	15.517	97.292	3	291.875	Sqm
9	Type J	117-144	7.335	x	15.517	113.817	28	3186.881	Sqm
10	Type K	145-153	6.705	x	15.517	104.041	9	936.373	Sqm
11	I1	112				67.000	1	67.000	Sqm
12	I2	113				94.010	1	94.010	Sqm
TOTAL							153	20480.848	Sqm
								5.0609277	Acres

COLLABORATOR'S SHARE

S. No.	Plot No.	Type	Size			Area in Sqm	Number of Plots	Total Area in Sqm	Total Area in Sqyds
1	4 & 5	Type A	8.190	x	18.250	149.47	2	298.94	357.53
2	6 to 11	Type B	8.391	x	17.553	147.29	6	883.72	1056.93
3	32 to 45	Type C	7.906	x	18.570	146.81	14	2055.40	2458.26
4	46 to 62	Type D	7.950	x	18.570	147.63	17	2509.74	3001.64
5	87 to 92	Type E	8.200	x	15.160	124.31	6	745.87	892.06
6	93 to 96	Type F	7.120	x	18.460	131.44	4	525.74	628.79
7	109 to 111	Type H	7.214	x	18.180	131.15	3	393.45	470.57
8	124 to 137	Type J	7.335	x	15.517	113.82	14	1593.44	1905.76
TOTAL							66	9006.30	10771.54

For EKAAKSHARA BUILDERS LLP

Authorised Signatory

AUTHORIZED'S SIGN.

Ar. Puneet Sharma
CA/2007/40866

ARCHITECT SIGN.

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