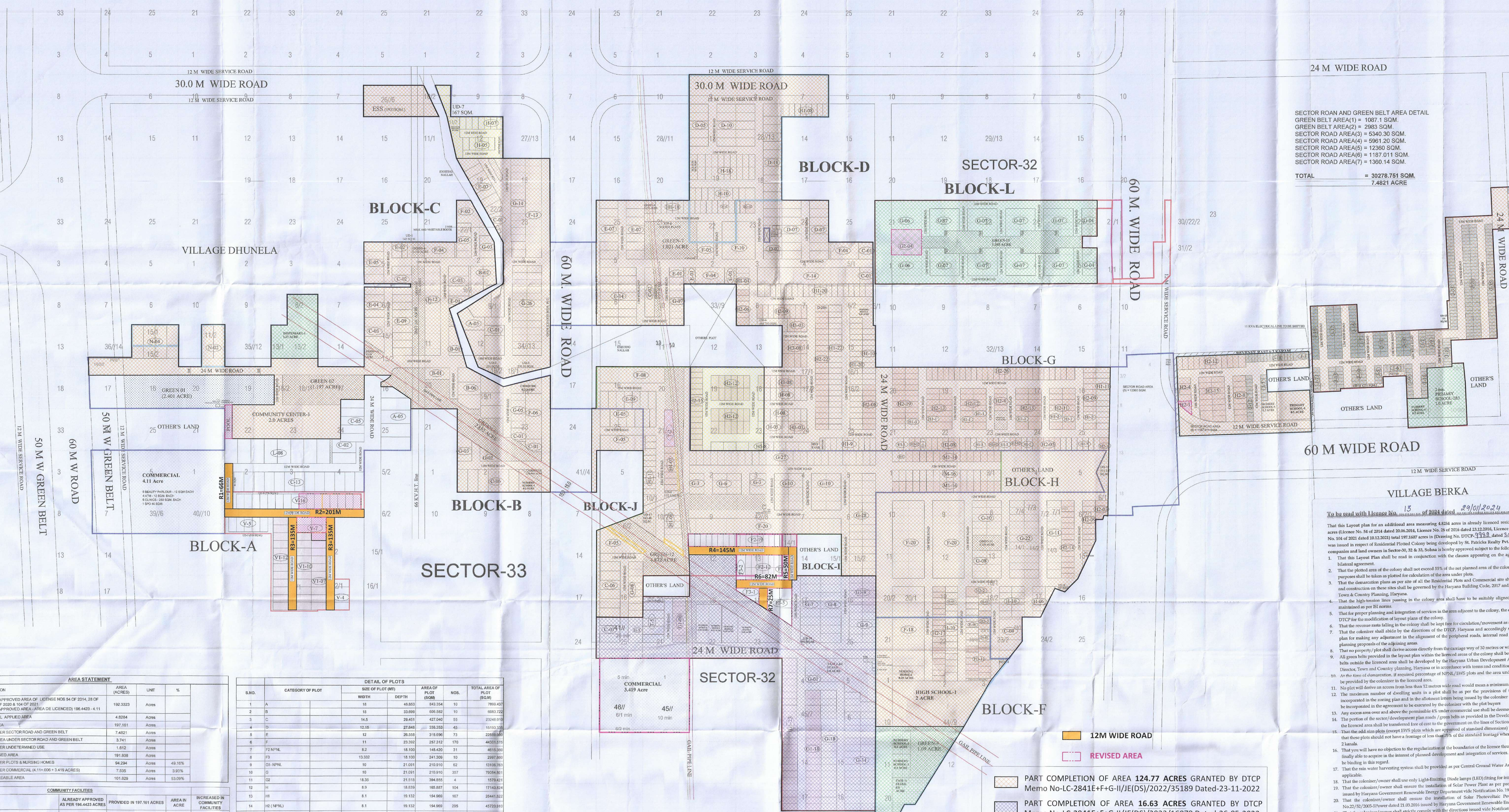
ROAD LAYOUT SCHEME

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



LC-2841-H

To be read with Licence No. 13 of 2024 dated 29/01/2024

That this Layout plan for an additional area measuring 4.8284 acres in already licenced residential plotted colony measuring 192.3323 acres (Licence No. 54 of 2014 dated 20.06.2014, Licence No. 28 of 2016 dated 23.12.2016, Licence No. 07 of 2020 dated 29.01.2020 & Licence No. 104 of 2021 dated 10.12.2021) total 197.1607 acres in (Drawing No. DTCP-9932 dated 30/01/24) comprised of licence which was issued in respect of Residential Plotted Colony being developed by St. Patricks Realty Pvt. Ltd. in collaboration with their associate companies and land owners in Sector-30, 32 & 33, 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 55% 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 the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
9. 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.
10. At the time of demarcation, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 9 metres between the plots.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the coloniser to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the coloniser with the plot buyers
13. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
14. 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)(ii) of the Act No.8 of 1975.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 kanals.
16. 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.
17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
18. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
19. 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.
20. 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.
21. 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.

(SANJAY NARANG) ATP (HQ) | (R.S. BATTH) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (P.P. SINGH) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)

(RAM AVTAR BASSI) JD (HQ)

LEGEND	DETAIL	AREA (IN ACRE)
	NPNL PLOTS	—
	EWS PLOTS	—
	LICENSE NO.54 OF 2014	105.4083 ACRES
	LICENSE NO.28 OF 2016	23.05 ACRES
	LICENSE NO.07 OF 2020	20.225 ACRES
	LICENSE NO.104 OF 2021	47.759 ACRES
	ADDITIONAL AREA APPLIED	4.8284 ACRES
	AREA CHANGE	0.94 ACRES

AREA STATEMENT

S.NO.	DESCRIPTION	AREA (ACRES)	UNIT	%
1	ALREADY APPROVED AREA OF LICENSE NOS 54 OF 2014, 28 OF 2016, 07 OF 2020 & 104 OF 2021 (EARLIER APPROVED AREA - AREA DE LICENCED) 196.4423 - 4.11	192.3323	Acres	
2	ADDITIONAL APPLIED AREA	4.8284	Acres	
3	TOTAL AREA	197.161	Acres	
4	AREA UNDER SECTOR ROAD AND GREEN BELT	7.4821	Acres	
5	50% OF AREA UNDER SECTOR ROAD AND GREEN BELT	3.741	Acres	
6	AREA UNDER UNDETERMINED USE	1.612	Acres	
7	NET PLANNED AREA	191.808	Acres	
8	AREA UNDER PLOTS & NURSING HOMES	94.294	Acres	49.16%
9	AREA UNDER COMMERCIAL (4.11+.006 + 3.419 ACRES)	7.535	Acres	3.93%
10	TOTAL SALEABLE AREA	101.829	Acres	53.09%

COMMUNITY FACILITIES

S.No.		ALREADY APPROVED AS PER 196.4423 ACRES	PROVIDED IN 197.161 ACRES	AREA IN ACRE	INCREASED IN COMMUNITY FACILITIES
1	Nursery School	5	5	1.00	0
2	Primary School	3	3	1.50	0
3	High School	1	1	2.00	0
4	ESS	2	2	0.58	0
5	Nursing Home	6	6	1.53	0
6	Taxi Stand	3	3	1.50	0
7	Community Centre	1	1	2.00	0
8	Religious building	1	1	0.20	0
9	Creche	1	1	0.20	0
10	Dispensary	1	1	1.25	0
11	Veg & milk booth	6	6	0.04	0
12	Multi purpose Booth	6	6	0.04	0
13	ATM	2	2	0.006	0
14	sub post office (in comm.)	1	1		0
15	beauty parlour (in comm.)	6	6		0
16	clinic (in comm.)	6	6		0
17	ATM (in comm.)	4	4		0

DETAILS OF PARKS

TOTAL POPULATION	24845	PERSONS		
REQUIRED TOTAL GREEN @ 2.5 SQM PER PERSON (G)	62111.25	SQM	15.348	ACRES
REQUIRED MANDOTARY GREEN @ 85 % OF (G)PER PERSON	52794.5625	SQM	13.05	ACRES
TOTAL GREEN (PROVIDED)	63268.83	SQM	15.634	ACRES
MANDATORY GREEN (PROVIDED)	57353.950	SQM	14.17	ACRES

DETAIL OF PLOTS

S.NO.	CATEGORY OF PLOT	SIZE OF PLOT (MT) WIDTH	DEPTH	AREA OF PLOT (SQM)	NOS.	TOTAL AREA OF PLOT (SQM)
1	A	18	46.853	843.354	10	7899.437
2	B	18	33.699	606.582	10	6083.722
3	C	14.5	29.451	427.040	55	23249.010
4	D	12.15	27.848	338.353	45	15193.335
5	E	12	26.558	318.696	73	22889.000
6	F	11	23.392	257.312	170	44301.575
7	F2 NPNL	8.2	18.100	148.420	31	4615.300
8	F3	13.332	18.100	241.309	10	2997.880
9	G1- NPNL	10	21.091	210.910	62	13106.763
10	G	10	21.091	210.910	357	79084.801
11	G2	18.35	21.518	394.855	4	1579.421
12	H	8.9	18.639	165.887	104	17140.824
13	H1	8.1	19.132	154.969	167	26441.522
14	H2 (NPNL)	8.1	19.132	154.969	295	45720.910
15	H3(NPNL)	8.9	18.639	165.887	39	6858.919
16	H4-NPNL-VARY SIZES				7	1118.000
17	H5	18.02	12.500	225.250	8	1802.000
18	L	18.97	35.998	682.882	8	5463.000
19	N	16.775	48.265	809.645	6	4857.872
20	J	4	12.500	50.000	395	20490.000
21	T	11.712	30.752	360.167	7	2490.500
22	V	10.51	21.400	224.914	32	7677.250
23	V1 NPNL	10.51	21.400	224.914	29	6954.500
24	M-NEW SIZE	9.802	16.114	157.949	18	2848.000
25	M1-NEW SIZE (NPNL)	9.802	16.114	157.949	30	4740.000
	TOTAL NO. OF PLOTS				1972	375400.621
26	NURSING HOMES				6	6192.000
	NET AREA UNDER PLOTS & NURSING HOMES (IN SQM)					381592.6215
	NET AREA UNDER PLOTS & NURSING HOMES (IN ACRES)					94.2937

DETAIL OF NPNL & EWS PLOTS

TYPE	REQUIRED	PROVIDED
EWS - 20% OF TOTAL PLOTS	394	395
NPNL - 25% OF TOTAL PLOTS	493	493

POPULATION				
NO. OF PLOTS OTHER THAN EWS =	1577	x	13.5	21289.5
EWS PLOTS =	395	x	9	3555
TOTAL POPULATION**				24845
PERSONS PER ACRE (PPA) 24845/191.808				130

DETAILS OF GREEN AREAS

SR. NO.	DESCRIPTION	Area (Sqm)	Area (Acres)
1	GREEN-1	9717.000	2.401
2	GREEN-2	4842.562	1.197
3	GREEN-3	8710.000	2.152
4	GREEN-3 A	259.530	0.064
5	GREEN-4	412.200	0.102
6	GREEN-4A	478.240	0.118
7	GREEN-5	2330.600	0.576
8	GREEN-6	298.440	0.074
9	GREEN-7	4131.530	1.021
10	GREEN-8	708.000	0.175
11	GREEN-9	4411.858	1.090
12	GREEN-10	504.000	0.125
13	GREEN-11	925.870	0.229
14	GREEN-12	20095.000	4.966
15	GREEN-13	5445.000	1.345
		63268.830	15.634

DETAILS OF UD AREA

DESCRIPTION	AREA (Sq.Mt)	Area (Acres)
UD-1	142.000	0.035
UD-2	256.000	0.063
UD-3	270.503	0.067
UD-4	449.793	0.111
UD-5	920.000	0.227
UD-6	172.500	0.043
UD-7	167.000	0.041
UD-8	375.400	0.093
UD-9	778.000	0.192
UD-10	196.000	0.048
UD-11	251.000	0.062
UD-12	132.000	0.033
UD-13	151.000	0.037
UD-14	352.330	0.087
UD-15	172.000	0.043
UD-16	44.000	0.011
UD-17	843.480	0.208
UD-18	107.000	0.026
UD-19	551.217	0.136
UD-A (8 NOS)	192.000	0.047
Total	6381.223	1.612

Checked subject to Comments in forwarding letter No. 107359 Dt. 03/04/2025 and notes Attached with the estimate
Executive Engineer (M) for Chief Engineer-I HSVP, Panchkula

OWNER'S SIGNATURE /AUTHORIZED SIGNATURE : For St. Patricks Realty Pvt. Ltd. Authorised Signatory	ARCHITECT'S SIGNATURE : CA/2016/75356
PROJECT: PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTTED COLONY, OVER AN AREA MEASURING 197.161 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE DHUNELA & BERKA, SECTOR 29, 30, 32 &33, SOHNA, DISTT. GURUGRAM, HARYANA. LICENSE ALREADY GRANTED 54 OF 2014 DATED 20.06.2014, 28 OF 2016 DATED 23.12.2016, 07 OF 2020 DATED 29.01.2020 & 104 OF 2021 DATED 10.12.2021	DRAWING TITLE : LAYOUT PLAN — REVISION : R 0
OWNER NAME : ST. PATRICKS REALTY PRIVATE LIMITED, Office:- The Median, Central park Resorts, off Sohna Road, Sector 48, Gurugram, Haryana-122018	1 : 1800 — NORTH

Superintending Engineer, HSVP, Circle-I, Gurugram

Director Town & Country Planning Haryana, Chandigarh