

GREEN AREA CHART

NAME	AREA (SQ.MTRS.)
GREEN AREA-1	1215.59
GREEN AREA-2	171.701
GREEN AREA-3	84.61
GREEN AREA-4	71.066
TOTAL AREA	1542.97

DETAIL OF TOTAL NO OF PLOTS

S:NO	PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
		WIDTH	LENGTH			
1	A	6.94	20.750	144.01	16	2304.08
2	B	8.03	18.000	144.54	13	1879.02
3	C	7.60	16.170	122.89	3	368.68
4	D	7.17	20.760	148.85	29	4316.63
5	E	6.94	20.760	144.07	17	2449.26
				TOTAL	78	11317.67

AREA STATEMENT

	PERCENTAGE	PERMISSIBLE (ACRE)	PERMISSIBLE (SQMT)	PROPOSED (%)	PROPOSED (ACRE)	PROPOSED (SQMT)
TOTAL AREA OF THE SCHEME		5.06875	20512.90			
AREA FALLING UNDER 24.0M WIDE ROAD		0.40621	1643.887			
NET PLANNED AREA	5.06875	ACRES	SQ.MTRS	%	ACRES	SQ. MTRS.
AREA UNDER RESIDENTIAL PLOTS	61.00%	3.092	12512.61	55.17%	2.797	11317.670
AREA UNDER COMMERCIAL	4.00%	0.203	820.50	3.80%	0.193	780.083
TOTAL SALEABLE AREA		3.295	13333.11	58.98%	2.989	12097.75
AREA FOR COMMON FACILITIES	10.00%	0.507	2051.25	10.00%	0.507	2052.00
OPEN SPACE / PARKS	7.50%	0.380	1538.44	7.52%	0.381	1542.97
NO. OF PLOTS					79	
OCCUPANCY PER DWELLING PLOT					18.0	
TOTAL POPULATION		PERSONS			1422	
DENSITY	240-400	PPA			280.54	

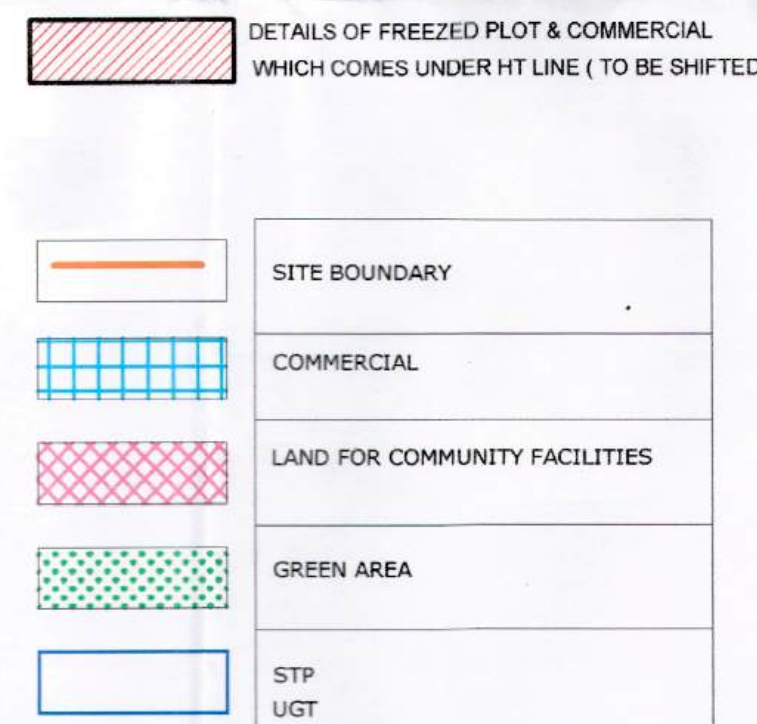
DETAIL OF FREZZED PLOTS

PLOT NO	PLOT category.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
		WIDTH	LENGTH			
10 TO 14	A	6.94	20.750	144.01	5	720.03
36 TO 39	D	7.17	20.760	148.85	14	2083.89
48 TO 57	C	7.60	16.170	122.89	3	368.68
17 TO 19						
				TOTAL	22	3172.59
				COMMERCIAL		780.083

To be read with Licence no. 05 of 2026 dated 08-01-2026.

That this Layout plan for an area measuring 5.06875 acres (Drawing no. DTCP-1179e dated 8-1-2024) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Dreamways Infra Projects Pvt. Ltd in Sector-5, Sohna s hereby approved subject to the following conditions:-

- That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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.
- 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.
- That the Revenue Rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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 licensed 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.
- 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 licensed area.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3 (b) (a) (ii) of the Act No. 8 of 1975.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only LED-Brighting Diode Lamps (LED) fitting for internal lighting, as well as Campus Lighting.
- 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-S Power dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-S Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.



Area falling under 24.0 m wide road = 1643.887 or 0.4062 Acre

PROJECT NAME & ADDRESS
LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY 2016) OVER AN AREA, SITE MEASURING: 5.06875 ACRES (40 KANAL 11 MARLA)
FALLING IN REVENUE ESTATE OF VILLAGE & TEHSIL SOHNA, DISTRICT GURGAON, SECTION 5 BEING DEVELOPED BY M/S DREAMWAYS INFRA PROJECTS PVT LTD IN COLLABORATION WITH OWNERS
OWNER NAME:
M/S DREAMWAYS INFRA PROJECTS PRIVATE LIMITED
DRAWING TITLE:
LAYOUT PLAN

Dreamways Infra Projects Pvt Ltd
YIMAL BAJAJ
Architect, CA/19/1191
938, Sector-14, Gurgaon

OWNER'S SIGNATURE: ARCHITECT'S SIGNATURE

NORTH: N
SCALE: 1 : 500

(RAM AVTAR BASSI) (RAM CHAUHAN) (SUNENA) (HITESH SHARMA) (BHUVANESH KUMAR) (AMIT KHATRI, IAS) DTCP (HQ) STP (HQ) DTCP (HQ) STP (HQ) CTP (HQ) DTCP (HQ)