

To be read with Licence No. 55 of 2019 Dated 8/5/2019

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:-

- 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 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.
- 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.
- 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.
- 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 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.
- 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 approved 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 Light-Emitting 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. 19/4/2016-5 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. 22/52/2005-3 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. 19/6/2016-5P 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. NIMBOKARY) STP (M) HQ
 (JITENDER SHAG) CTP (HR)
 (K. KAKRAND PANDURANG, IAS) DTCP (HR)
 (RAM AVTAR BASSI) AD (HQ)
 (SANJAY NARANG) ATP (HQ)

LEGEND

SYMBOL	DESCRIPTION
	STREET LIGHT

Checked subject to comments in forwarding letter No. 18356 Dt. 23/11/19 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSPV Banchkula

Director Town and Country Planning, Haryana, Chandigarh



ROAD LAYOUT 05

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 SALEABLE AREA	=	8.810/Acres	58.73 %

AREA UNDER PLOTS

AS PER AREA DETAIL	288	=	33228.51 Sq.M	
	OR	=	8.211/Acres	54.74%

DENSITY CALCULATION

TOTAL DENSITY	=	288	x	13.50 @ Person's per Plot	
	=	3888	+	15.00/Acres	
	=	259.20	PPA	Against 240 PPA Minimum required	

AREA UNDER GREEN

REQUIRED GREEN	=	1.125/Acres	7.50%
GREEN AREA PROVIDED	=	1.125/Acres	7.50%
ORGANISED GREEN = PARK-1	=	1.125/Acres	
TOTAL GREEN PROVIDED	=	1.125/Acres	7.50%

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.M/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	
O1	9.090 x 16.395	149.03	1604.16	178.24	1	149.03	
O2	ODD SIZE	118.08	1271.01	141.22	1	118.08	
O3	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	
O4	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	
O5	ODD SIZE	145.25	1563.47	173.72	1	145.25	
O6	ODD SIZE	147.97	1592.75	176.97	1	147.97	
O7	ODD SIZE	139.16	1497.92	166.44	1	139.16	
O8	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	
O9	ODD SIZE	150.00	1614.60	179.40	1	150.00	
O10	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	
O11	ODD SIZE	136.28	1466.92	162.99	1	136.28	
O12	ODD SIZE	146.88	1581.02	175.67	1	146.88	
O13	ODD SIZE	133.79	1440.12	160.01	1	133.79	
O14	ODD SIZE	120.70	1299.21	144.36	1	120.70	
O15	ODD SIZE	107.60	1158.21	128.69	1	107.60	
O16	ODD SIZE	113.67	1223.54	135.95	1	113.67	
O17	ODD SIZE	97.09	1045.08	116.12	1	97.09	
O18	ODD SIZE	88.43	951.86	105.76	1	88.43	
O19	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	
O20	7.000 x 11.065	77.46	833.73	92.64	1	77.46	
O21	ODD SIZE	145.57	1566.92	174.10	1	145.57	
O22	ODD SIZE	127.17	1368.86	152.10	1	127.17	
O23	ODD SIZE	108.78	1170.91	130.10	1	108.78	
O24	ODD SIZE	90.38	972.85	108.09	1	90.38	
O25	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

FREZZED AREA DETAIL

PLOT TYPE	Plot No	SIZE OF THE PLOT	Area in Sq.M/Plot	Area in Sq.ft/Plot	Area in Sq.yd/Plot	Number of Plots	Total area	
E	95 to 109	7.315 x 15.000	108.73	1168.79	127.54	15	1630.95	
H	131 to 136	5.828 x 10.590	61.72	664.34	73.82	6	370.32	
J	146 to 172	8.000 x 16.395	131.16	1411.81	156.87	27	3541.32	
O1	173	9.090 x 16.395	149.03	1604.16	178.24	1	149.03	
O2	174	ODD SIZE	118.08	1271.01	141.22	1	118.08	
O3	175	8.000 x 18.710	149.68	1611.16	179.02	1	149.68	
K	176 to 224	8.000 x 16.330	130.64	1406.21	156.25	49	6401.36	
O4	225	ODD SIZE	135.79	1461.64	162.40	1	135.79	
L	226 to 238	7.750 x 19.350	149.96	1614.20	179.36	13	1949.51	
O5	239	ODD SIZE	145.25	1563.47	173.72	1	145.25	
O6	240	ODD SIZE	147.97	1592.75	176.97	1	147.97	
O7	241	ODD SIZE	139.16	1497.92	166.44	1	139.16	
O8	242	ODD SIZE	142.61	1535.05	170.56	1	142.61	
M	243 to 252	7.750 x 19.350	149.96	1614.20	179.36	10	1499.63	
O9	253	ODD SIZE	150.00	1614.60	179.40	1	150.00	
TOTAL FREZZED AREA							229	16640.57
AREA UNDER PLOTTING							288	33228.51
PERCENTAGE OF AREA FREZZED								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. ARCHITECT'S SIGN. For Service Plan Estimate Only

For Regional Construction Pvt. Ltd. Sandeep

Auth Signatory

Executive Engineer HSPV Circle, Gurugram

Superintending Engineer HSPV Circle, Gurugram

Chief Engineer HSPV Circle, Gurugram

Authorised Signatory

LAYOUT PLAN