



To be read with Licence No. 55 of 2019 Dated 21/3/2019

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 roads 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 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.
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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) 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 NSIP 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 colonizer/owner shall use only Light-Emitting Diode (LED) lighting 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. 19/12/2016-5 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. 22/52/2005-5 Power 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.P.N. NIMBARKAR) SPP (M) HQ (JITENDER BHAG) CTP (HR) (K. AKKRAND PANDURANG, IAS) DTCP (HR)

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
OR	33228.51 Sq.Mt
	8.211 Acres 54.740%

DENSITY CALCULATION	
TOTAL DENSITY	= 288 x 13.50 @ Person's per Plot
	= 3888 + 15.00 Acres
	= 258.20 PPA Against 240 PPA Minimum required

AREA UNDER GREEN	
REQUIRED GREEN	= 1.125 Acres 7.50%
GREEN AREA PROVIDED	= 1.125 Acres
ORGANISED GREEN I = 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 No.	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	= 106.35	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	= 3842.16
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 10.485	= 62.91	683.62	75.96	4	= 251.64
J = 8.000 x 16.395	= 131.16	1411.81	156.87	27	= 3541.32
O1 = 9.000 x 16.395	= 147.56	1604.16	178.24	1	= 147.56
O2 = ODD SIZE	= 118.08	1271.01	141.22	1	= 118.08
O3 = 8.000 x 18.710	= 150.00	1614.60	179.40	1	= 150.00
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	= 135.99	1477.34	163.93	1	= 135.99
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

PREPARED AREA DETAIL						
Plot No.	Area in Sq.Mt/Plot	Area in Sq.Ft/Plot	Area in Sq.Yd/Plot	Number of Plots	Total area in Sq.Mt	
E 35 [to] 359	= 7.115 x 15.000	= 106.73	1148.79	127.64	35	= 3605.55
H 115 [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
O3 171	= 8.000 x 18.710	= 150.00	1614.60	179.40	1	= 150.00
O2 174	= ODD SIZE	= 118.08	1271.01	141.22	1	= 118.08
O3 175	= 8.000 x 18.710	= 150.00	1614.60	179.40	1	= 150.00
K 176 [to] 228	= 8.000 x 16.330	= 130.64	1406.21	156.25	49	= 6401.36
O4 229	= ODD SIZE	= 135.79	1461.64	162.40	1	= 135.79
L 228 [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 PREPARED AREA					129 = 16640.57	
AREA UNDER PLOTS					288 = 33228.51	
PERCENTAGE OF AREA PREPARED					30.08 %	

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 Regional Construction Pvt. Ltd. Sandeep 25/2/2019/14003

LAYOUT PLAN

For Regional Construction Pvt. Ltd. Authorised Signatory