

- LEGEND :-**
- 50% saleable area frozen as per clause 5 (f) of the policy dated 01.04.2016
  - No's of Plots:- 144
  - Plots No's:- 18-25, 128-262
  - Total Area:- 15200 + 20 (for additional plot no of 169 & 183) = 15220 sq. m above saleable area falls in falling in village Narlangarh khatsra no-11/161 in 25' min 50.3, 42/1, 4/22, 4/23, 5/1, 5/2, 6/3, 7/1/1, 7/1/2, 8 Kullapur-30/5 min. 14, 15/12, 16
  - Husani 33/3/2/2, 4, 5 min. 7, 8/1/2, 14
  - 15% saleable area mortgaged against submission of BG.
  - No's of Plots:- 42
  - Plots No's:- 221-262
  - Total Area:- 6935 sq. m
  - Above saleable area falls in falling village Husani khatsra no-33/3/2/2, 4, 5 min. 7, 8/1/2 (14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25)
  - Village Hall (No. 20) (14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25)
  - [STP] SEWAGE TREATMENT PLANT (20000 BGD)
  - [OH] OVER HEAD TANK (100000 L)
  - [E] ELECTRIC TRANSFORMER

**ROAD PLAN LEGEND**

ROADS NAME	R1
ROAD FORMATION LEVEL IN M	305.60
N.S.L. IN M	305.40

**9.0 M WIDE ROAD**

S.NO	Name of Road	Length in M
1	R1	130.00
2	R2	90.00
3	R3	105.00
4	R4	115.00
5	R6	140.00
6	R7	90.00
7	R8	90.00
8	R9	90.00
9	R10	90.00
10	R11	110.00

**13.5 M WIDE ROAD**

S.NO	Name of Road	Length in M
1	R5	360.00

**24 M WIDE ROAD**

S.NO	Name of Road	Length in M
1	R12	360.00

**AREA STATEMENT**

Area (sq.m)	Area (Hect)	Area (in %age)
TOTAL AREA OF THE DEVELOPMENT	60098.07	14.90
AREA UNDER 30M GREEN BELT	1241.98	0.307
GR	449.87	0.111
RE PLANNED AREA (including 50% of green belt area)	6227.11	14.635
RESIDENTIAL	5631.30	14.057
COMMERCIAL	2365.99	6.884
AREA UNDER PLOTS	52442.95	8.917
TOTAL SALEABLE AREA	34511.58	6.607

**DENSITY CALCULATION**

TOTAL AREA	= 60098.07	14.90
TOTAL AREA	= 14.90	14.90
POPULATION	= 3587	14.90
PER CAPITA AREA	= 14.90	14.90

**AREA UNDER GREEN**

S.NO	Name of Road	Length in M	Area (sq.m)	Total Area (Hect)
01	R2	90	8100	0.184
02	R3	105	11025	0.250
03	R4	115	13225	0.298
04	R6	140	19600	0.445
05	R7	90	8100	0.184
06	R8	90	8100	0.184
07	R9	90	8100	0.184
08	R10	90	8100	0.184
09	R11	110	12100	0.276
10	R5	360	129600	2.970
11	R12	360	129600	2.970
<b>TOTAL</b>			<b>369500</b>	<b>8.32</b>

**LEGEND**

Commercial Area
Community Area
Green Area
Residential Plots

**SAUBHAGAYA COLONISERS PVT. LTD.**  
 B-371, 2nd Floor, Nirman Vihar  
 New Delhi-110082

**CLIENT SIGNATURE**

**AUTHORIZED SIGNATORY FOR SAUBHAGAYA COLONISERS PVT. LTD.**

**AARORA ASSOCIATES**  
 Cabin: 105 FF, Sco 91-83,  
 Anand Sankar Building,  
 Sector-32, Phase-1, Gurgaon  
 Haryana-122001  
 Ph: +91-98156-65921

**ARCHITECT**

**PROJECT CODE: L1611**

**PROJECT TITLE**  
 AFFORDABLE HOUSING COLONY  
 on Land measuring 14.90 Acres, Sector 32, Phase 1, Gurgaon  
 NARANGARH. FOR M/s SAUBHAGAYA COLONISERS PVT. LTD.

**DRAWING TITLE**  
 LAYOUT PLAN  
 FOR AFFORDABLE HOUSING COLONY

**DRAWING NO.**  
 L1611-APC-LA-0001

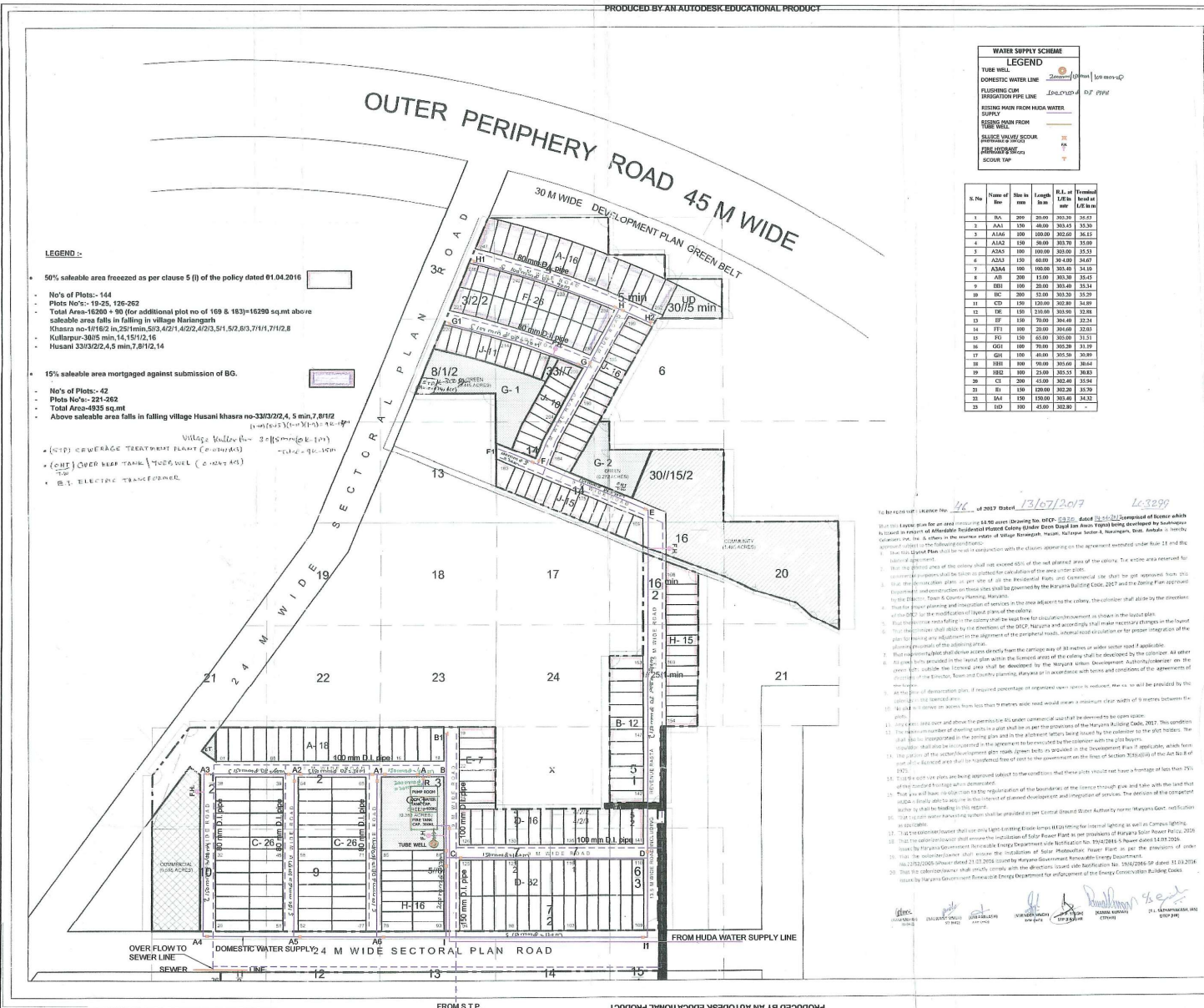
**SCALE**  
 1:1000

**DATE**  
 20.10.2016

**REV**  
 01

**SHEET NO.**  
 1 of 1

- To be read with: Licence No. 46 of 2017 dated 13/07/2017
- This is a layout plan for a plot measuring 14.90 acres (approx. 64.5 Ha) located in Sector 32, Phase 1, Gurgaon, Haryana. The plot is bounded by the Outer Periphery Road (45m wide) to the north, the Sectoral Plan Road (24m wide) to the south, and the 30m wide Development Plan Green Belt to the east. The plot is divided into 144 plots, of which 42 plots are reserved for the development of affordable housing for the benefit of the employees of the Company. The remaining 102 plots are reserved for the development of residential plots. The layout plan is prepared in accordance with the provisions of the Urban Planning Act, 1973 and the Gurgaon Master Plan, 2007.
  - The layout plan is prepared in accordance with the provisions of the Urban Planning Act, 1973 and the Gurgaon Master Plan, 2007. The layout plan is prepared in accordance with the provisions of the Urban Planning Act, 1973 and the Gurgaon Master Plan, 2007.
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- LEGEND :-**
- 50% saleable area freezed as per clause 5(f) of the policy dated 01.04.2016
  - No's of Plots:- 144
  - Plots No's:- 19-25, 126-262
  - Total Area-16200 + 30 (for additional plot no of 169 & 163)-16290 sq.mt above saleable area falls in falling in village Naraingarh
  - Khasra no-1116/2 In. 251 min, 5/3, 4/2, 1, 4/22, 4/2/3, 5/1, 5/2, 6/3, 7/1/1, 7/1/2, 8
  - Kuttappan-30/15 min, 14, 15/12, 16
  - Husant 33/03/22, 4, 5 min, 7, 8/1/2, 14
  - 15% saleable area mortgaged against submission of BG.
  - No's of Plots:- 42
  - Plots No's:- 221-262
  - Total Area-4935 sq.mt
  - Above saleable area falls in falling village Husant Khasra no-33/03/22, 4, 5 min, 7, 8/1/2 (10+15+15) (10+15+15) 16-19
  - (CSTP) COVERAGE TREATMENT PLANT (C-26/16/14)
  - (OHT) OVER HEAD TANK (H-16/14)
  - B.T. ELECTRIC TRANSFORMER

**WATER SUPPLY SCHEME**

**LEGEND**

- TUBE WELL
- DOMESTIC WATER LINE
- FLUSHING CHAIN
- PROTECTION PIPE LINE
- RISING MAIN FROM HUDA WATER SUPPLY
- RISING MAIN FROM SLUDGE VALVE SCOUR
- SLUDGE VALVE SCOUR
- SCOUR TAP

S.No	Name of Plot	Size in sq.m	Length in m	W. of Plot in m	Permitted Area in sq.m
1	NA	300	20.00	30.00	36.00
2	AA1	150	40.00	30.45	35.30
3	AA2	100	100.00	30.00	30.00
4	AA3	150	50.00	30.70	31.90
5	AA4	100	100.00	30.00	30.00
6	AA5	150	60.00	30.40	34.67
7	AA6	100	100.00	30.00	30.00
8	AA7	200	15.00	30.30	35.45
9	BB1	100	20.00	30.00	35.54
10	BB2	300	55.00	30.30	35.30
11	CC1	150	120.00	30.00	34.90
12	CC2	150	120.00	30.00	35.00
13	CC3	150	70.00	30.40	32.24
14	FF1	100	20.00	30.00	32.00
15	FF2	150	40.00	30.00	31.33
16	GG1	100	70.00	30.30	31.19
17	GG2	100	40.00	30.50	30.89
18	HH1	100	50.00	30.00	30.64
19	HH2	100	20.00	30.55	30.63
20	II1	200	40.00	30.00	31.94
21	II2	150	120.00	30.00	31.30
22	II3	100	120.00	30.00	34.23
23	II4	100	40.00	30.90	-

**AREA STATEMENT**

Area (in sq.m)	Area (in Hectares)	Area (in Acres)
TOTAL AREA OF THE COLONY	65208.07	14.90
AREA UNDER ROAD GREEN BELT	1241.68	0.30
AREA UNDER GREEN BELT	489.97	0.11
TOTAL PLANNED AREA available by 50% of ground area	63476.42	14.63
AREA UNDER CONSTRUCTION	59227.11	14.03
AREA UNDER COMMERCIAL	6933.30	1.40
AREA UNDER COMMUNITY	2389.08	0.54
AREA UNDER PLOTS	32442.50	8.07
TOTAL SALEABLE AREA	38111.68	8.62

**AREA UNDER PLOTS**

Type	Size	Area (sq.m)	Total Area (sq.m)
A	7.50 X 20	150	36.00
B	7.50 X 20	145	35.25
C	7.50 X 20	140	35.00
D	7.50 X 20	145	35.25
E	7.50 X 20	140	35.00
F	7.50 X 20	145	35.25
G	7.50 X 20	140	35.00
H	7.50 X 20	145	35.25
I	7.50 X 20	140	35.00
J	7.50 X 20	145	35.25
TOTAL AREA	292	32442.50	8.07

**DENSITY CALCULATION**

Plot No.	Area (sq.m)	Area (Acres)
TOTAL AREA	14.90	3.43
POPULATION	3077	14.03
POP. DENS.	206.44	46.71

**AREA UNDER GREEN**

Organized Green	Total Area (sq.m)	Total Area (Acres)
G1	3077	0.70
G2	4451.03	1.01
TOTAL	7528.03	1.71

**LEGEND**

- COMMERCIAL AREA
- COMMUNITY AREA
- GREEN AREA
- RESIDENTIAL PLOTS

**CLIENT OWNER**  
SAUBHAGYA COLONISERS PVT. LTD.  
E-371, 2nd Floor, Narman Vihar, New Delhi-110092

**CLIENT SIGNATURE**  
*(Signature)*

**ARCHITECT**  
ARORA ASSOCIATES  
Cabin 105 FF, 509-91-03, Anand Sampark Building, Sector-5, Phase-III, Gurgaon, Haryana  
# +91 98159-05921

**PROJECT CODE: L1611**

**PROJECT TITLE**  
AFFORDABLE HOUSING COLONY on Land measuring 14.90 Acres, Sector 5, Phase III, Naraingarh, FOR M/s SAUBHAGYA COLONISERS PVT. LTD.

**DRAWING TITLE**  
LAYOUT PLAN FOR AFFORDABLE HOUSING COLONY

**DRAWING NO.**  
L1611-APC-LA-0001

**SCALE**  
1:1000

**DATE**  
20.10.2016

**SHEET NO.**  
01 of 1

**REV**  
01

To Be Constructed under No. 46 of 2017 dated 13/07/2017 LC-3099

1. This is a plan for a residential colony to be developed on a plot of land measuring 14.90 acres (65208.07 sq.m) located in Sector 5, Phase III, Naraingarh, Gurgaon, Haryana. The land is owned by M/s Saubhagya Colonisers Pvt. Ltd. and is being developed by M/s Saubhagya Colonisers Pvt. Ltd. The plan is subject to the approval of the Municipal Corporation, Gurgaon, Haryana.

2. The plan is subject to the approval of the Municipal Corporation, Gurgaon, Haryana. The plan is subject to the approval of the Municipal Corporation, Gurgaon, Haryana.

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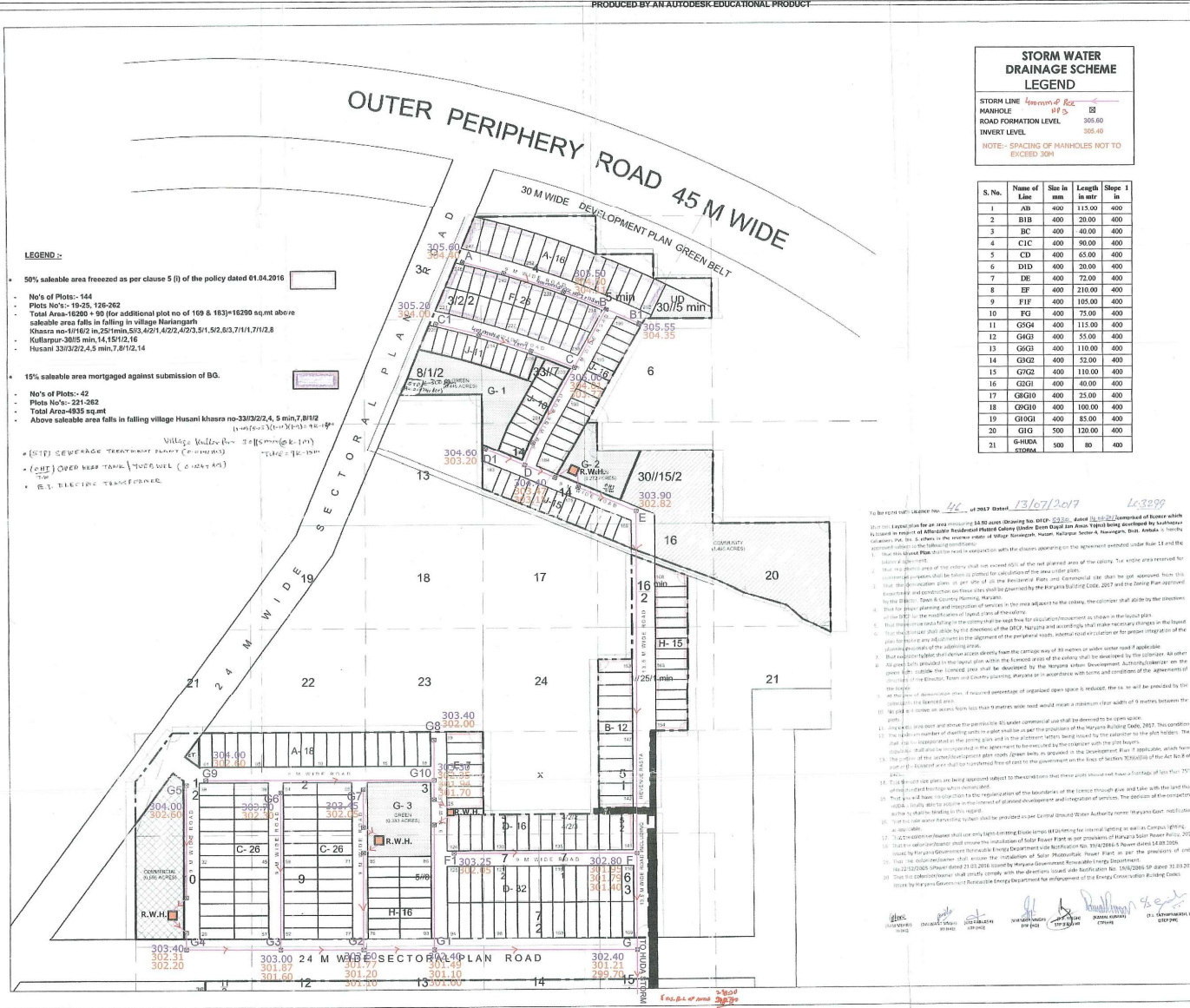
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- LEGEND :-**
- 50% saleable area freezed as per clause 5 (f) of the policy dated 01.04.2016
  - No's of Plots:- 144
  - Plots No's:- 19,25, 126,262
  - Total Area:-16200 + 90 (for additional plot no of 169 & 163)-16290 sq.mt above saleable area falls in falling in village Naraingarh
  - Khasra no-161/62, 16,251,60,50,4,201,4,202,4,203,51,52,83,71/1,71/12,8
  - Kullarpur-30/5 min,14,15/12,16
  - Husani 33/3/22,4,5 min,7,8/12,14
- 15% saleable area mortgaged against submission of BO.
  - No's of Plots:- 42
  - Plots No's:- 221,262
  - Total Area:-633 sq.mt
  - Above saleable area falls in falling village Husani khasra no-33/3/22,4, 5 min,7,8/12
- (SIF) SEWERAGE TREATMENT PLANT (C-101&102)
  - (LIFT) OVER HEAD TANK (C-102&103)
  - B. ELECTRIC TRANSFORMER

**STORM WATER DRAINAGE SCHEME LEGEND**

STORM LINE  $\frac{1}{4}$ "

MANHOLE  $\frac{1}{4}$ "

ROAD FORMATION LEVEL 305.60

INVERT LEVEL 305.40

NOTE:- SPACING OF MANHOLES NOT TO EXCEED 30M

S. No.	Name of Lane	Size in mm	Length in mtr	Slope in 1 in
1	AB	400	115.00	400
2	B1B	400	20.00	400
3	BC	400	40.00	400
4	C1C	400	90.00	400
5	CD	400	65.00	400
6	D1D	400	30.00	400
7	D2	400	75.00	400
8	EF	400	210.00	400
9	F1F	400	105.00	400
10	F2	400	75.00	400
11	GG4	400	115.00	400
12	HG3	400	55.00	400
13	GG3	400	110.00	400
14	GG2	400	55.00	400
15	GG2G	400	110.00	400
16	GG1G	400	40.00	400
17	GG10	400	25.00	400
18	GG10	400	100.00	400
19	GG1G	400	85.00	400
20	GH	500	120.00	400
21	GH1A	500	80	400

**AREA STATEMENT**

Area (in sq.m)	Area (in Acres)	Area (in %)	
TOTAL AREA OF THE COLONY	65298.07	14.50	
AREA UNDER 50M GREEN BELT	1241.98	0.307	
UP	449.97	0.111	
NET PLANNED AREA	59227.11	14.636	
ENCLOSING 50% of green belt area	6531.30	1.667	
AREA UNDER COMMUNITY	2389.09	0.5894	4.00
AREA UNDER COMMERCIAL	32462.60	8.017	54.78
AREA UNDER FLOT B	34811.58	8.602	58.78
TOTAL SALEABLE AREA			

**AREA UNDER PLOTS**

TYPE	SIZE	AREA	NO.	TOTAL AREA
A	7.50 X 20	150	34	5100.00
B	7.25 X 20	145	12	1740.00
C	7.00 X 20	140	52	7280.00
D	6.75 X 21	141.75	40	5870.00
E	6.50 X 21	136.5	7	955.50
F	6.25 X 18	112.5	20	2250.00
G	6.00 X 18	108	31	3348.00
H	5.50 X 18	99	52	5148.00
J	5.00 X 15	75	52	3825.00
TOTAL AREA		292	244	33246.50

**DENSITY CALCULATION**

TOTAL AREA	332	13.85
POPULATION	3517	14.635
OVER AGE	242	7.29

**AREA UNDER GREEN ORGANIZATIONAL GREEN**

01	02	03	04	TOTAL TOTAL AREA
1789.7	1367	1500	1461.8	6118.5
INCIDENTAL GREEN				146.6
ORGANIZATIONAL GREEN	7.50%	7.50%		6.25%
INCIDENTAL GREEN				7.78%

To be read in conjunction with the following documents: 1. The approved layout plan. 2. The approved building code. 3. The approved zoning regulations. 4. The approved fire code. 5. The approved environmental regulations. 6. The approved traffic regulations. 7. The approved utility regulations. 8. The approved health regulations. 9. The approved safety regulations. 10. The approved security regulations. 11. The approved maintenance regulations. 12. The approved management regulations. 13. The approved operation regulations. 14. The approved performance regulations. 15. The approved quality regulations. 16. The approved quantity regulations. 17. The approved value regulations. 18. The approved cost regulations. 19. The approved time regulations. 20. The approved risk regulations. 21. The approved impact regulations. 22. The approved benefit regulations. 23. The approved equity regulations. 24. The approved justice regulations. 25. The approved transparency regulations. 26. The approved accountability regulations. 27. The approved responsibility regulations. 28. The approved leadership regulations. 29. The approved integrity regulations. 30. The approved ethics regulations. 31. The approved professionalism regulations. 32. The approved excellence regulations. 33. The approved innovation regulations. 34. The approved collaboration regulations. 35. The approved communication regulations. 36. The approved teamwork regulations. 37. The approved problem-solving regulations. 38. The approved decision-making regulations. 39. The approved conflict-resolution regulations. 40. The approved negotiation regulations. 41. The approved mediation regulations. 42. The approved arbitration regulations. 43. The approved litigation regulations. 44. The approved dispute-resolution regulations. 45. The approved risk-management regulations. 46. The approved crisis-management regulations. 47. The approved business-continuity regulations. 48. The approved disaster-recovery regulations. 49. The approved information-security regulations. 50. The approved data-protection regulations. 51. The approved privacy regulations. 52. The approved cybersecurity regulations. 53. The approved network-security regulations. 54. The approved system-security regulations. 55. The approved application-security regulations. 56. The approved device-security regulations. 57. The approved user-security regulations. 58. The approved access-control regulations. 59. The approved authentication regulations. 60. The approved authorization regulations. 61. The approved accounting regulations. 62. The approved auditing regulations. 63. The approved monitoring regulations. 64. The approved logging regulations. 65. The approved reporting regulations. 66. The approved alerting regulations. 67. The approved incident-response regulations. 68. The approved forensic-investigation regulations. 69. The approved recovery-regulation regulations. 70. The approved restoration-regulation regulations. 71. The approved backup-regulation regulations. 72. The approved disaster-recovery-regulation regulations. 73. The approved business-continuity-regulation regulations. 74. The approved risk-assessment-regulation regulations. 75. The approved risk-treatment-regulation regulations. 76. The approved risk-monitoring-regulation regulations. 77. The approved risk-reporting-regulation regulations. 78. The approved risk-communication-regulation regulations. 79. The approved risk-culture-regulation regulations. 80. The approved risk-awareness-regulation regulations. 81. The approved risk-education-regulation regulations. 82. The approved risk-training-regulation regulations. 83. The approved risk-consulting-regulation regulations. 84. The approved risk-advisory-regulation regulations. 85. The approved risk-ombudsman-regulation regulations. 86. The approved risk-appeals-regulation regulations. 87. The approved risk-reviews-regulation regulations. 88. The approved risk-audits-regulation regulations. 89. The approved risk-assessments-regulation regulations. 90. The approved risk-evaluations-regulation regulations. 91. The approved risk-justifications-regulation regulations. 92. The approved risk-acceptances-regulation regulations. 93. The approved risk-responses-regulation regulations. 94. The approved risk-controls-regulation regulations. 95. The approved risk-treatments-regulation regulations. 96. The approved risk-mitigations-regulation regulations. 97. The approved risk-avoidances-regulation regulations. 98. The approved risk-transfers-regulation regulations. 99. The approved risk-retentions-regulation regulations. 100. The approved risk-eliminations-regulation regulations.

**CLIENT OWNER**  
 SAUBHAGYA COLONISERS PVT. LTD.  
 E-371, 2nd Floor, Nirman Vihar  
 New Delhi- 110092

**CLIENT SIGNATURE**  
 [Signature]

**ARCHITECT**  
 [Signature]

**PROJECT CODE: L1611**

**PROJECT TITLE**  
 AFFORDABLE HOUSING COLONY  
 on Land measuring 14.90 Acres, Sector-4,  
 NARAINGARH FOR M/s SAUBHAGYA COLONISERS PVT. LTD.

**DRAWING TITLE**  
 LAYOUT PLAN  
 FOR AFFORDABLE HOUSING COLONY

**DRAWING NO.**  
 L1611-APC-LA-001

**SCALE**  
 1:1000

**DATE**  
 20.10.2016

**SHEET NO.**  
 01

**REV**  
 01

**Authorizing Engineer (WP) for Client**  
 [Signature]

**Executive Engineer, HUDA, New Delhi, India**  
 [Signature]