

TOTAL AREA OR LAND = 13.475 ACRES OR 54531.304 SQMT.		AREA IN ACRE
PERMISSIBLE PLOTTING AREA @61%	33264.10	8.219750
PROPOSED PLOTTING AREA	29307.46	7.242043
REQUIRED AREA FOR COMMUNITY FACILITIES @ 10%	5453.13	1.347500
PROVIDED AREA FOR COMMUNITY FACILITIES	5453.40	1.347567
REQUIRED GREEN AREA @7.5%	4089.85	1.010625
PROVIDED GREEN AREA	4089.90	1.010638
PERMISSIBLE COMMERCIAL AREA @ 4%	2181.25	0.538999
PROPOSED COMMERCIAL AREA	2182.08	0.539205
PROPOSED POPULATION = (335 x 13.5)	4522.50	PERSONS
PERMISSIBLE DENSITY	200-400	PPA
PROPOSED DENSITY = (4522.50/13.475)	335.62	PPA

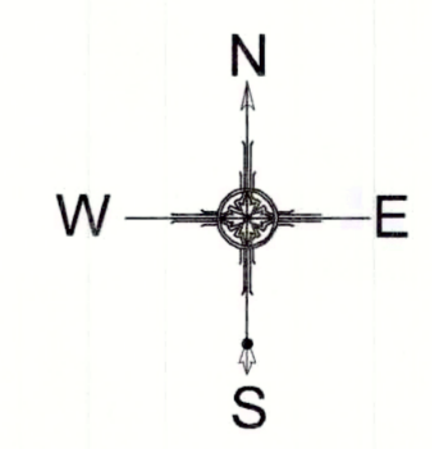
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN
A	8.26	18.05	149.09	25	3727.33
A1	7.20	18.05	129.96	18	2339.28
A2	7.30	21.00	153.30	3	459.90
A3	7.75	18.05	139.89	7	979.21
B	7.19	16.30	117.20	10	1171.97
C	7.30	19.50	142.35	14	1992.90
D	7.24	15.30	110.77	3	332.32
D1	6.67	15.90	106.05	9	954.48
E	7.02	15.62	109.65	16	1754.44
F	4.64	10.78	50.02	56	2801.08
G	4.48	12.00	53.76	18	967.68
G1	4.57	12.00	54.84	42	2303.28
H	5.65	13.90	78.54	68	5340.38
H1	5.88	13.90	81.73	6	490.39
H2	5.40	13.85	74.79	8	598.32
H3	5.00	10.00	50.00	2	100.00
J	6.50	15.30	99.45	25	2486.25
J1	6.50	15.30	99.45	4	397.80
J2	7.22	15.30	110.47	1	110.47
TOTAL				335	29307.46

AREA UNDER MORTGAGE (15% OF TOTAL SALABLE PLOTS AREA)

CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN
G	4.48	12.00	53.76	1	53.76
H	5.65	13.90	78.54	34	2670.19
H1	5.88	13.90	81.73	6	490.39
H2	5.40	13.85	74.79	8	598.32
H3	5.00	10.00	50.00	2	100.00
J2	6.50	15.30	99.45	4	397.80
J1	7.22	15.30	110.47	1	110.47
TOTAL				56	4420.93

GREEN AREA

CAT.	AREA IN SQMT.	ACRE
G1	919.75	0.227276
G2	3032.30	0.749299
G3	101.85	0.025168
G4	36.00	0.008896
TOTAL	4089.90	1.010638



PROJECT:-
 PROPOSED LAYOUT OF PROPOSED PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 13.475 ACRES AT VILLAGE KHANPUR, SECTOR-17 OF SOHNA FOR M/S GOLD SOUK INFRASTRUCTURE PRIVATE LIMITED.

DETAIL OF AREA:-
 TOTAL LAND AREA (APPLY FOR LICENCE) 107K-16M = 65219 SQYD OR 54530.936 SQMT. OR 13.475 ACRES

ARCHITECT SIGN. *AR. ANITA SHARMA*
 CA No. 30575/2003
 Ph. No. 9417350590

OWNER/AUTH. SIGN. *For Goldsok Infrastructure Pvt. Ltd.*
 Director/Authorised Signatory

AREA FREEZE SHOWN THUS (50%)

CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN
A	8.26	18.05	149.09	3	447.28
A2	7.30	21.00	153.30	3	459.90
A3	7.75	18.05	139.89	7	979.21
B	7.19	16.30	117.20	10	1171.97
C	7.30	19.50	142.35	14	1992.90
D	7.24	15.30	110.77	3	332.32
D1	6.67	15.90	106.05	9	954.48
E	7.02	15.62	109.65	16	1754.44
F	4.64	10.78	50.02	28	1400.54
G	4.48	12.00	53.76	1	53.76
G1	4.57	12.00	54.84	14	767.76
H	5.65	13.90	78.54	34	2670.19
H1	5.88	13.90	81.73	6	490.39
H2	5.40	13.85	74.79	8	598.32
H3	5.00	10.00	50.00	2	100.00
J2	6.50	15.30	99.45	4	397.80
J1	7.22	15.30	110.47	1	110.47
TOTAL				163	14681.72

To be read with Licence No. 92 of 2017 Dated 07/11/2017 LC-3375

This Layout plan for an area of 13.475 acres (Drawing No. DTCP-6127 dated 24.10.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Uniler Deen Dayal Jan Awash Yojna- 2016) being developed by Gold Souk Infrastructure Pvt. Ltd. in Sector-17, 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 General, 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 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 HUDA 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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the coloniser/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.
- That coloniser/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 coloniser/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.

(DALVIANT SINGH) SD(HQ) (DM PARIKASH) ATP (HQ) (VIJENDER SINGH) DTP (HQ) (PP SINGH) STP (HQ) (JENDER BHAG) CTP (HR) (T.L. SATYARAKASH, IAS) DTCP (HR)

LEGEND

	10% OF TOTAL LAND TO BE TRANSFERRED TO GOVT. FOR COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	KILLA No.