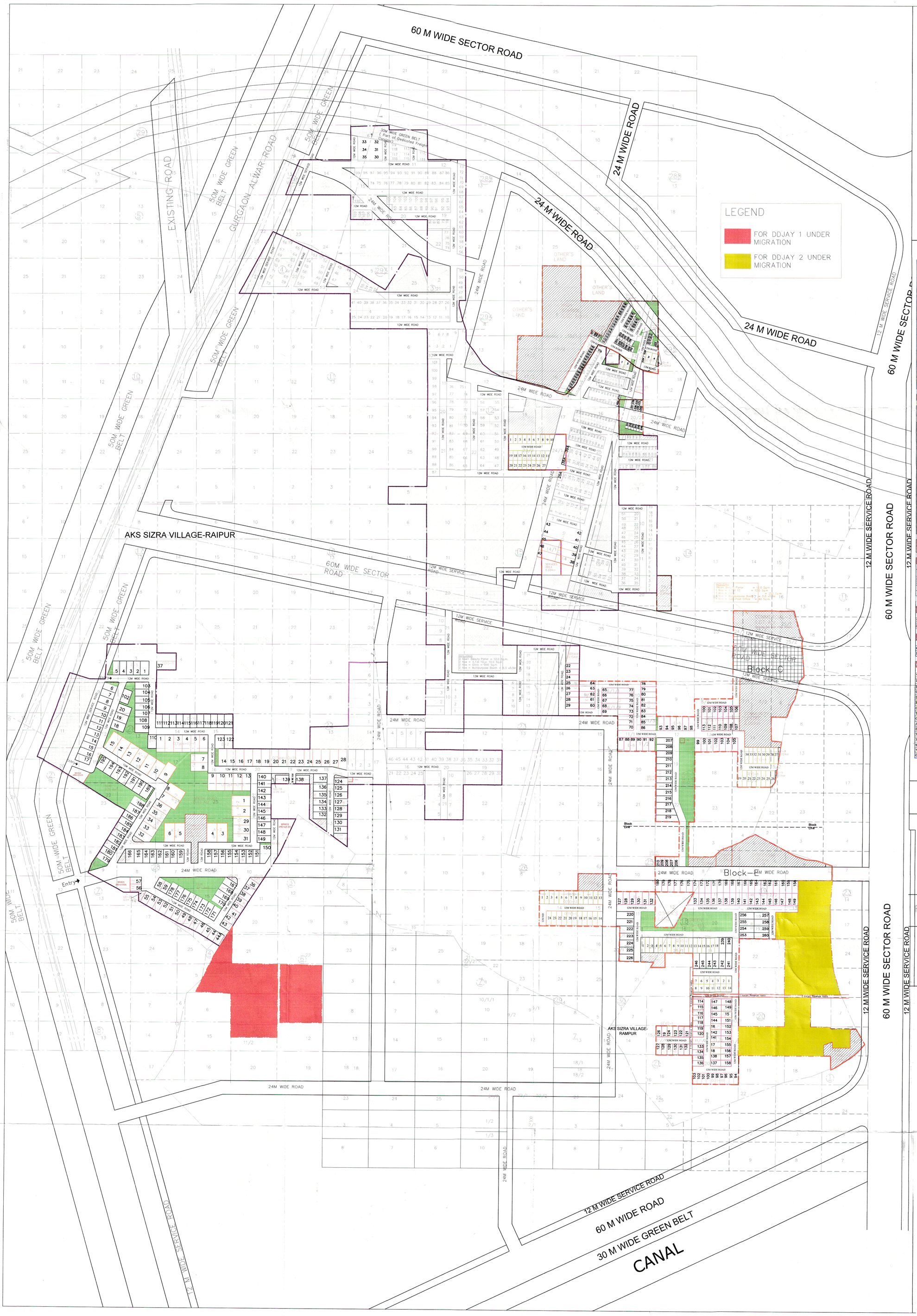

REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 165.53125 ACRES (AREA AVAILABLE AFTER MIGRATION TO DDJY IS ABOUT 153.6525 ACRE, i.e. TO DDJY-1 5.31 ACRE, & DDJY-2 6.568175 ACRE) (License already obtained for 107.85 acres - License no 25 of 2012 dated 29-03-2012 & LOI Obtained for 57.86125 Acres) IN SECTOR-11 AND 14, SOHNA GURGAON TO BE DEVELOPED BY RAHEJA DEVELOPERS LTD.

Revised LAYOUT PLAN of Residential Plotted Colony with Area measuring 153.65250 Acres in Sector-11 &14, SOHNA, Gurgaon

AREA CALCULATION

		Acres	%
TOTAL AREA OF THE SCHEME	=	**165.53125**	
FOR DDJAY 1 UNDER MIGRATION	=	5.31	
FOR DDJAY 2 UNDER MIGRATION	=	6.56875	
TOTAL BALANCE AREA OF THE SCHEME	=	**153.65250**	
Area under GREEN BELT & 60m SECTOR ROAD (New Applied Area falls in Dedicated Freight Corridor) & Institutional Education	=	9.06	
BALANCE AREA (A)		144.59250	
50% of Area under GREEN BELT & 60m SECTOR ROAD (New Applied Area falls in Dedicated Freight Corridor) & Institutional Education (B)	=	4.530	
TOTAL AREA OF (A+B)	=	149.12250	
AREA UNDER UNDETERMINED USE	=	2.35	
AREA UNDER GROUP HOUSING	=	9.23	
NET PLANNED AREA		**137.54250**	
AREA UNDER COMMERCIAL (X)	=	3.23	2.35
AREA UNDER PLOTS (Y)	=	61.00	44.75
AREA UNDER NURSING HOME (Z)		0.55	
TOTAL SALEABLE AREA (X+Y+Z)	=	**64.78**	**47.10**

AREA UNDER PLOTS

TYPE	SIZE Width	SIZE Length	Plots area in 57.87 acres	AREA	Total Plots		Total Area	
A	16.00	42.64	0	682.24	7	=	4775.68	Sq.Mt
A'	18.00	33.00	0	594.00	15	=	8910.00	Sq.Mt
B(Type-I)	15.30	36.46	0	557.84	10	=	5578.40	Sq.Mt
B(Type-II)	15.20	33.03	0	502.06	4	=	2008.24	Sq.Mt
C(Type-I)	16.90	27.46	0	464.07	10	=	4640.70	Sq.Mt
C(Type-II)	13.60	32.80	6	446.08	47	=	20965.76	Sq.Mt
D	13.30	23.00	45	305.90	240	=	73416.00	Sq.Mt
E	11.50	21.51	92	247.36	152	=	37598.72	Sq.Mt
F	10.10	20.76	54	209.68	153	=	32081.04	Sq.Mt
G (Type I)-(NPNL)	8.10	16.05	8	130.01	127	=	16511.79	Sq.Mt
G (Type II)-(NPNL)	7.90	18.45	10	145.76	70	=	10203.50	Sq.Mt
G (Type III)-(NPNL)	8.00	16.50	17	132.00	17	=	2244.00	Sq.Mt
G (Type IV)-(NPNL)	8.50	24.20	24	205.70	24	=	4936.80	Sq.Mt
G (Type V)-(NPNL)	7.60	26.87	34	204.21	34	=	6943.21	Sq.Mt
G (Type VI)-(NPNL)	9.77	14.02	19	136.98	19	=	2602.53	Sq.Mt
G (Type VII)-(NPNL)	10.00	20.00	4	200.00	4	=	800.00	Sq.Mt
H-EWS	5.00	10.15	80	50.75	233	=	12636.75	Sq.Mt
			393					
TOTAL AREA					1166	=	246853.12	Sq.Mt
					OR	=	61.00	Acres

DENSITY CALCULATION

	No. of Plots		Density		Population	
Plots from type A to G	933	X	13.5	=	12595.5	
				=		
Plots Type H	233	X	9	=	2097	
TOTAL POPULATION				=	14693	
TOTAL DENSITY					106.82	PPA
				OR	263.8	PPH

N.P.N.L & E.W.S CALCULATION

	REQUIRED			PROVIDED		
N.P.N.L	25	%	292	295	25.3	%
E.W.S.	20	%	233	233	20.0	%

AREA UNDER GREEN

	REQUIRED	PROVIDED
ORGANIZED GREEN	4% (5.96 acres)	More than 4% (8.13 ACRES)
INCIDENTAL GREEN	1 % (1.49 acres)	More Than 1% (3.01 Acres)

COMMUNITY SITES

		REQUIRED	PROPOSED
NURSERY SCHOOL	=	3	3
PRIMARY SCHOOL	=	2	2
HIGH SCHOOL	=	1	1
CRECHE	=	1	1
DISPENSARY	=	1	1
RELIGIOUS BUILDING	=	1	1
COMMUNITY CENTRE	=	1	1
TAXI STAND	=	2	2
CLINIC(250 Sq.Mt) IN COMMERCIAL	=	2	2
A.T.M (12 Sq.MT) IN COMMERCIAL	=	2	2
BEAUTY PARLOUR (12 Sq.Mt EACH)	=	2	2
MULTI PURPOSE BOOTH (5.00M x 5.50M)	=	2	2
MILK & VEG BOOTH	=	2	3
SUB POST-OFFICE (40 sqm IN COMMERCIAL)	=	1	1
NURSING HOME	=	2	2
COMMUNITY CENTRE	=	0	1

LAYOUT – PLAN

OWNER

ARCHITECT

K. Gaurav Sharma
Ar.(B. Arch. AIIA, MCA)
Regn. No. CA/2001/27075

N

Rev 02

Scale: – 1: 2250

Drawn By: Goutam Patel

RAHEJA DEVELOPERS

That this revised Layout plan for an area of 153.6525 acres (Drg. No. DTCP-6038 dated 29.08.2017) comprised of licence which was issued in respect of Residential Plotted Colony being developed by Raheja Developers Ltd. in Sector-11 & 14, 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 55% 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, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
9. 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
13. The portion of the sector/development plan roads /green belts as provided in the Development Plan, 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.
14. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 kanals.
15. 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.
16. That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
18. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
19. 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.
20. 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.
21. 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.

(BALWANT SINGH) SD(HQ)	(OM PARKASH) ATP(HQ)	(VIJENDER SINGH) DTP(HQ)	(P.D. SINGH) STP(I&LV)	(KAMAL KUMAR) CTP (HR)	(T.L. SATYAPRAKASH, IAS) DTCP (HR)