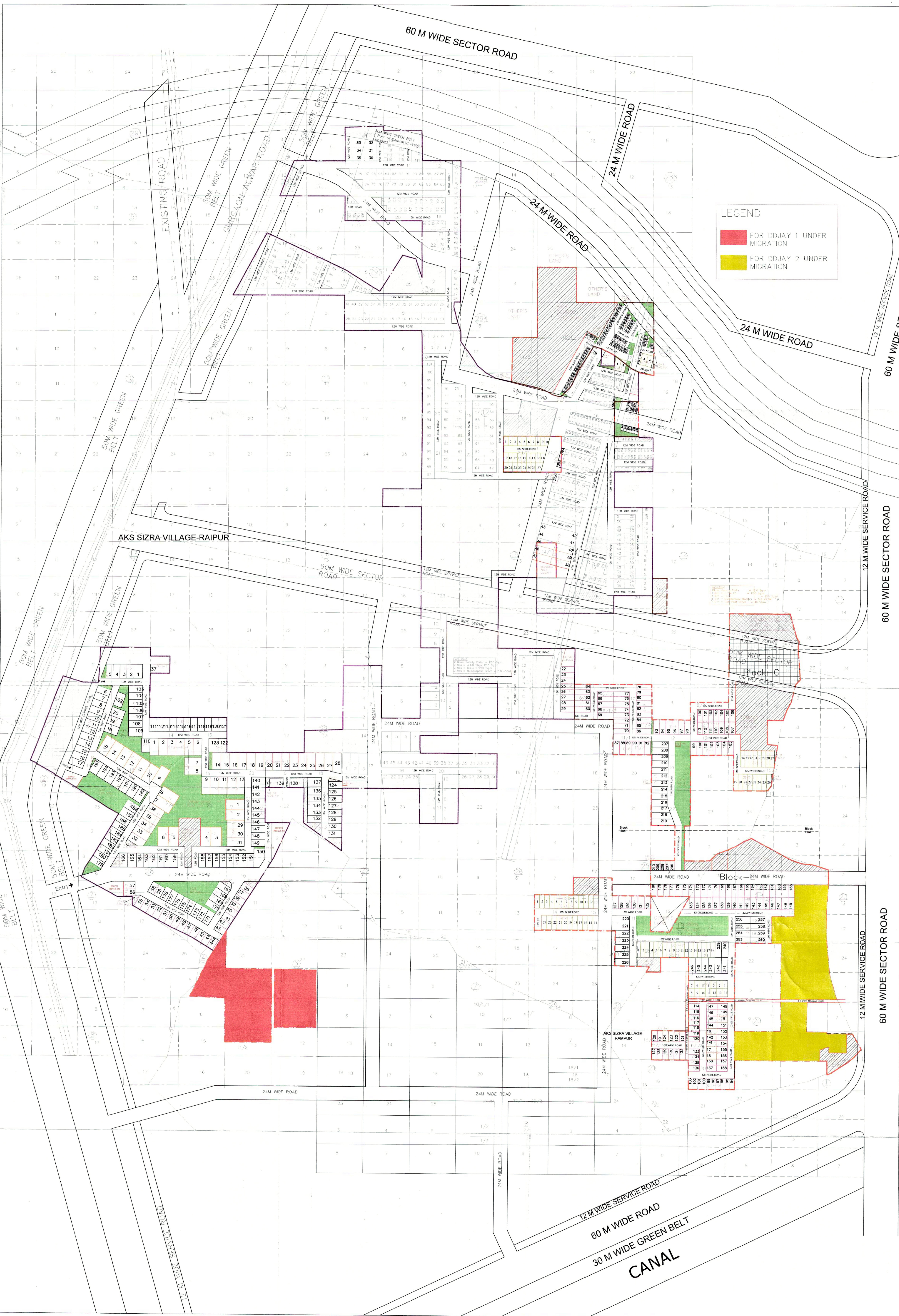


REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 165.53125 ACRES (AREA AVAILABLE AFTER MIGRATION TO DDJY IS ABOUT 153.6525 ACRE, i.e. TO DDJY-1 5.31 ACRE, & DDJY-2 6.568175 ACRE) (License already obtained for 107.85 acres - License no 25 of 2012 dated 29-03-2012 & LOI Obtained for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



LEGEND

- FOR DDJY 1 UNDER MIGRATION
- FOR DDJY 2 UNDER MIGRATION

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

AREA CALCULATION		Area	%
TOTAL AREA OF THE SCHEME			
DDJY 1 UNDER MIGRATION		165.531251	100
DDJY 2 UNDER MIGRATION		5.31	
TOTAL BALANCE AREA OF THE SCHEME		153.652500	
Area under GREEN BELT & 60m SECTOR ROAD (New Applied Area falls in Dedicated Freight Corridor)		9.06	
Area under GREEN BELT & 60m SECTOR ROAD (New Applied Area falls in Dedicated Freight Corridor)		144.592500	
Area under GREEN BELT & 60m SECTOR ROAD (New Applied Area falls in Dedicated Freight Corridor)		8.10	
Area under GREEN BELT & 60m SECTOR ROAD (New Applied Area falls in Dedicated Freight Corridor)		1493.220000	
Area under GREEN BELT & 60m SECTOR ROAD (New Applied Area falls in Dedicated Freight Corridor)		2.31	
Area under GREEN BELT & 60m SECTOR ROAD (New Applied Area falls in Dedicated Freight Corridor)		151.542500	
Area under GREEN BELT & 60m SECTOR ROAD (New Applied Area falls in Dedicated Freight Corridor)		2.31	
Area under GREEN BELT & 60m SECTOR ROAD (New Applied Area falls in Dedicated Freight Corridor)		63.00	
Area under GREEN BELT & 60m SECTOR ROAD (New Applied Area falls in Dedicated Freight Corridor)		0.57	
TOTAL SALEABLE AREA (DDJY-2)		64.78	47.10

TYPE	SIZE	Plot area in Sq.ft	Area	Total Plot	Total Area	
A	16.00	42.84	0	682.24	7	4775.68 Sq.ft
A'	18.00	33.00	0	594.00	15	8910.00 Sq.ft
B (Type-I)	15.30	36.46	0	557.84	10	5578.40 Sq.ft
B (Type-II)	15.20	33.03	0	464.07	4	2058.24 Sq.ft
C (Type-I)	16.80	27.46	0	464.07	10	4640.70 Sq.ft
C (Type-II)	13.80	32.80	6	446.09	47	2095.76 Sq.ft
D	11.80	23.00	46	302.50	240	784.00 Sq.ft
E	11.80	21.51	80	247.56	153	3398.72 Sq.ft
F	10.10	20.76	54	209.68	153	3095.04 Sq.ft
G (Type-I) (NPNL)	8.10	16.05	8	130.01	127	1811.78 Sq.ft
G (Type-II) (NPNL)	7.50	18.46	10	145.76	70	1020.36 Sq.ft
G (Type-III) (NPNL)	8.00	16.50	17	132.00	117	244.05 Sq.ft
G (Type-IV) (NPNL)	8.50	24.20	34	256.70	34	494.88 Sq.ft
G (Type-V) (NPNL)	7.60	26.87	34	204.21	34	494.21 Sq.ft
G (Type-VI) (NPNL)	9.71	14.02	19	136.98	19	262.53 Sq.ft
G (Type-VII) (NPNL)	10.00	20.00	4	200.00	4	800.00 Sq.ft
H (Type-I)	5.00	10.15	80	50.75	283	1206.75 Sq.ft
TOTAL AREA				1166		24685.17 Sq.ft
				OR		61.00 Acres

DENSITY CALCULATION

Plot Area	No. of Plots	Density	Population
Plot Area Type A to G	333	13.5	12595.5
Plot Area Type H	233	9	2097
TOTAL POPULATION			14693
TOTAL DENSITY			106.82 PPA
			OR 263.8 PPH

NPNL & EWS CALCULATION

NPNL	REQUIRED	PROVIDED	%
24	292	295	101
EWS	20	253	200

AREA UNDER GREEN

ORGANIZED GREEN	REQUIRED	PROVIDED
4% (6.56 acres)		More than 4% (8.13 ACRES)
1% (1.64 acres)		More than 1% (2.01 ACRES)

COMMUNITY SITES

SITE	REQUIRED	PROPOSED
NURSERY SCHOOL		2
PRIMARY SCHOOL		2
CRèche		1
DISPENSARY		1
RELIGIOUS BUILDING		1
COMMUNITY CENTRE		1
PAVILION		2
CLUB HOUSE (50 Sq.M) IN COMMERCIAL		2
A.T.M (2 Sq.M) IN COMMERCIAL		2
BEAUTY PARLOR (12 Sq.M) IN COMMERCIAL		2
MULTI PURPOSE BOOTH (50 Sq.M) IN COMMERCIAL		2
MILK & VEG BOOTH		3
STREET VENDOR STALL (50 Sq.M) IN COMMERCIAL		2
NURSING HOME		1
COMMUNITY CENTRE		1

LAYOUT - PLAN

OWNER: RAHEJA DEVELOPERS

ARCHITECT: K. Gaurav Sharma (A.E., Archt. AIIA, MCA) Reg. No. CA/2001/27975

Rev 02 Scale: 1:2250

Drawn By: Goutam Patel

This revised layout plan for an area of 153.6525 acres (Reg. No. DTCP-6038 dated 29.08.2017) comprised of license which was issued in respect of Residential Plotted Colony being developed by Raheja Developers Ltd. in Sector-11 & 14, Sonha is hereby approved subject to the following conditions:

- 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 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.
- 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 Purvis, Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1955 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- 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.
- 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 of the sectors as shown on the Development Plan.
- That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
- All green belts provided in the layout plan within the licensed area 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
- At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided to the colonizer in the licensed area.
- Any excess area over and above the permissible area under commercial use shall be deemed to be open space.
- No plot will derive an access from less than 12 metres wide road which shall have a minimum clear width of 12 metres between the plots.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan, 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.
- 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.
- That you will have no objection to the regularization of the boundaries of the license 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 colonizer/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.
- 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 strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2015 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-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(BALWANT SINGH) (DIP PARKASH) (JYENDRE SINGH) (KAMAL KUMAR) (T. SATYAPRAKASH) (DTCP) (DTCP) (DTCP) (DTCP) (DTCP)