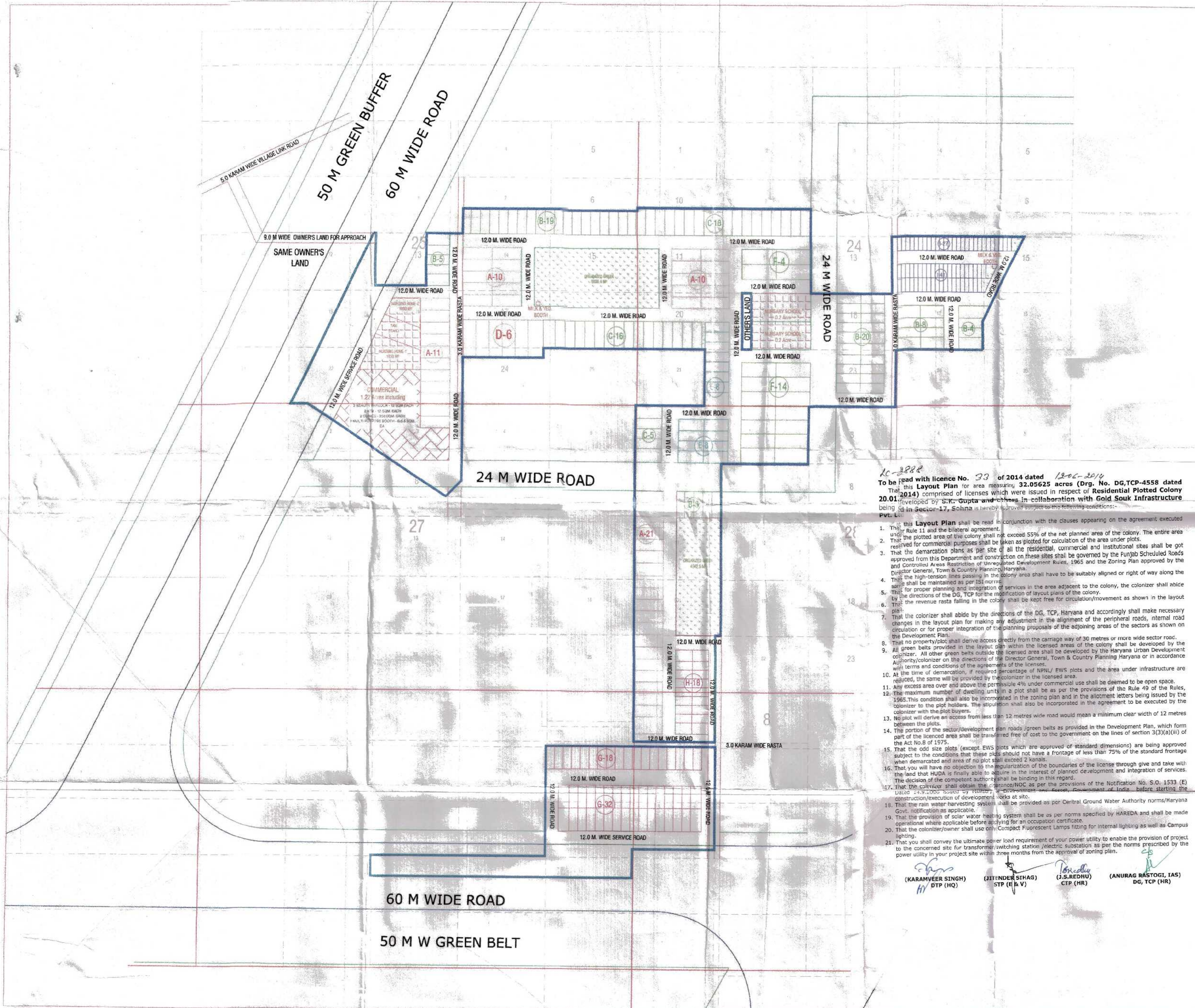


LAYOUT PLAN FOR PROPOSED PLOTTED COLONY ON LAND MEASURING 32.05625 ACRES IN VILLAGE BAROTA, KHANPUR AND KAWARSIKA, SECTOR-17 SOHNA, TEHSIL NUH, BELONGS TO S.K. GUPTA (HUF), D.K. GUPTA (HUF), KAILASH GUPTA (HUF), SANJEEV GUPTA (HUF), RAJESH GUPTA (HUF), GOLDENARC INFRACON PVT. LTD. AND METROLINE (SHIVPURI) INFRA TECH PVT. LTD. IN COLLABORATION WITH M/S GOLDSOAK INFRASTRUCTURE PVT. LTD.



AREA STATEMENT				
S.NO.	DESCRIPTION	AREA (ACRE S)	UNIT	% AGE
1.	TOTAL AREA OF SCHEME	32.05625	Acres	
2.	AREA UNDER SECTOR ROAD AND GREEN BELT	2.475	Acres	
3.	50% OF AREA UNDER SECTOR ROAD AND GREEN BELT	1.2375	Acres	
4.	NET AREA FOR PLOTTING	30.81875	Acres	
5.	AREA UNDER PLOTS	15.2206	Acres	
6.	AREA UNDER NURSING HOME	0.494	Acres	
7.	AREA UNDER COMMERCIAL	1.22	Acres	3.96%
8.	TOTAL SALEABLE AREA	16.9346	Acres	54.95 %

DETAIL OF PLOTS						
S.NO.	CATEGORY OF PLOT (Sq. Yds)	"SIZE OF PLOT (MT)"		"AREA OF PLOTS (SQM)"	NOS.	TOTAL
		WIDTH	DEPTH			
1.	A	10.5	27.0	283.50	52.0	14742.0
2.	B	8.5	22.0	187.00	61.0	11407.0
3.	C	9.0	24.5	220.50	39.0	8599.50
4.	D	12.0	33.0	396.00	6.00	2376.00
5.	E	9.0	23.22	208.98	16.0	3343.68
6.	F	12.5	31.72	396.50	18.0	7137.00
7.	G	8.0	21.0	168.00	50.0	8400.00
8.	H	8.0	15.20	121.60	18.0	2188.80
9.	I	3.92	12.76	50.019	68.0	3401.306
TOTAL NO. OF PLOTS					328.00	61595.286
NET AREA UNDER PLOTS (IN ACRES)						15.2206

DETAIL OF NPNU & EWS PLOTS			
TYPE	REQUIRED	PROVIDED	
EWS	66	68	
NPNU	82	82	

POPULATION			
NO. OF PLOTS OTHER THAN EWS	260.00	x	13.50
EWS	68.00 <td>x <td>9.0</td> </td>	x <td>9.0</td>	9.0
TOTAL POPULATION**			
DENSITY	4122.0	/	30.81875 = 133.75 PPA

COMMUNITY FACILITIES			
S.No.	REQUIRED	PROVIDED	
1.0	Nursary School	2.0	2.0
2.0	Nursing Home	2.0	2.0
3.0	Taxi Stand	1.0	1.0
4.0	Beauty parlour	2.0	2.0
5.0	Clinic	2.0	2.0
6.0	ATM	2.0	2.0
7.0	Multi Purpose booth	2.0	2.0
8.0	Milk & Vegetable booth	2.0	2.0

DETAILS OF PARKS	
REQUIRED GREEN AREA =	2.546 ACRES.
GREEN AREA PROVIDED =	2.55 ACRES.

To be read with Licence No. 33 of 2014 dated 12-06-2014
 The Layout Plan for area measuring 32.05625 acres (Drg. No. DG/TCP-4558 dated 20.01.2014) comprised of licenses which were issued in respect of Residential Plotted Colony developed by S.K. Gupta and others in collaboration with Gold Souk Infrastructure being in Sector-17, Sohna 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.
- 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.
- 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 Use-Regulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- 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.
- This for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
- The revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- The colonizer shall abide by the directions of the DG, TCP, 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.
- No property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
- 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 General, 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 NPNU/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- 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.
- 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.
- 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 will 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 shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) DATED 24.9.2000 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 provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station /electric substation as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

(KARAMVEER SINGH) DTP (HQ)
 (JITENDER SINGH) STP (E & V)
 (J.S. REDHU) CTP (HR)
 (ANURAG RASTOGI, IAS) DG, TCP (HR)

NORTH DATE: 29.08.2013
 SCALE: 1:1000 IN A1 REVISION: R-00
 OWNERS SIGN:
 AUTH. AUTHORITY:
 ARCHITECTS:
 HARISH KUMAR
 B. Arch., MCA,
 CA/2004/33677