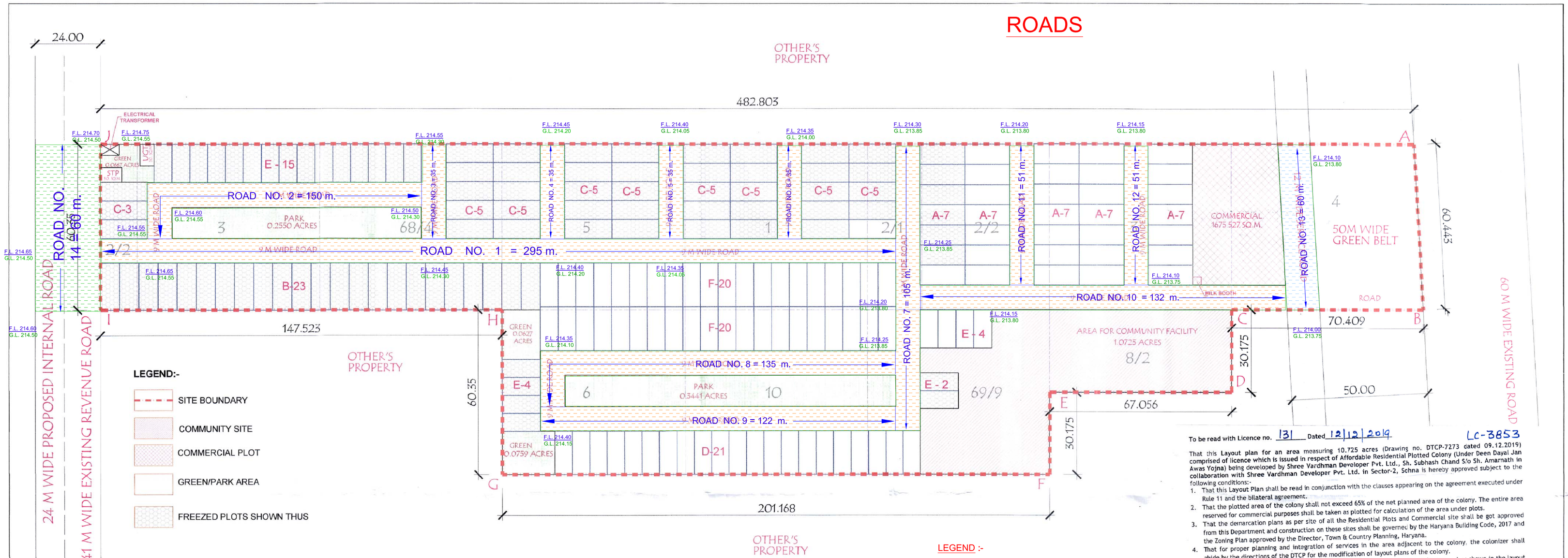
ROADS



LEGEND:-

- SITE BOUNDARY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA
- FREEZED PLOTS SHOWN THUS

LEGEND :-

1. 6.00 M. WIDE ROAD
2. 12.00 M. WIDE SERVICE ROAD
3. 24.0 M. WIDE ROAD
4. F.L. = 214.00, G.L. = 213.75

NORTH

SCALE 1:500

AREA STATEMENT

1. TOTALSITE AREA	=	10.725	ACRES
2. DEDUCTION OF 50 M WIDE AREA UNDER GREEN BELT AND SERVICE ROAD	=	(-)0.746	ACRES
3. BENEFIT OF 50% OF AREA FALLING UNDER 50 M WIDE GREEN BELT AND SERVICE ROAD	=	0.373	
5. NET PLANNED AREA	=	**10.352**	**ACRES**

		PERMISSIBLE AREAS(IN ACRES)	%	PROPOSED AREA(IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	=	1.0725	10.00	1.0725	10.00
GREEN AREA UNDER PARKS	=	0.8044	7.50	0.8044	7.50
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA	=	0.4141	4.0000	0.4140	3.9992
AREA UNDER PLOTS	=	6.3147	61.0000	5.1160	49.4200
TOTAL SALABLE AREA	=	**6.7288**	**65.00**	**5.5300**	**53.4192**

SUMMARY OF PLOTS

	PLOT DIMENSIONS		AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	7.336 X	16.480	120.897	35	4231.405 SQ.M.
B	7.023 X	17.100	120.093	23	2762.146 SQ.M.
C	6.850 X	17.267	118.279	43	5085.995 SQ.M.
D	6.400 X	16.000	102.400	21	2150.400 SQ.M.
E	6.555 X	14.000	91.770	25	2294.250 SQ.M.
F	6.530 X	16.000	104.480	40	4179.200 SQ.M.
	TOTAL			**187**	**20703.396 SQ.M.** **5.1160 ACRES**

DENSITY

TOTAL POPULATION	187	X	13.5	2524.5	PERSONS
DENSITY PERMISSIBLE		240 TO 400 PPA			
ACHIEVED DENSITY		**243.87 PPA**			

DETAIL OF 50% RESIDENTIAL AREA TO BE FREEZED AS PER POLICY (2.558 ACRES). THE APPLICANT AS OFFERED 2.5656 ACRES i.e. 50.14% AREA TO BE FREEZED

DETAIL OF PLOT AREA TO BE FREEZED

	PLOT DIMENSIONS			AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	7.336	X	16.480	120.897	6	725.384 SQ.M.
B	7.023	X	17.100	120.093	23	2762.146 SQ.M.
C	6.850	X	17.267	118.279	42	4967.716 SQ.M.
E	6.555	X	14.000	91.770	21	1927.170 SQ.M.
	TOTAL				**92**	**10382.415 SQ.M.** **2.5656 ACRES**

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON A TOTAL LAND AREA MEASURING 10.725 ACRES ACRES AT SECTOR-2 , URBAN ESTATE SOHNA, DISTT. GURGAON, HARYANA FOR M/S SHREE VARDHMAN DEVELOPERS PVT. LTD

ARCHITECT'S SIGN	OWNER'S SIGN
	For Shree Vardhman Developers Pvt. Ltd. Authorised Signatory

To be read with Licence no. 131 Dated 12/12/2019 LC-3853

That this **Layout plan for an area** measuring 10.725 acres (Drawing no. DTCP-7273 dated 09.12.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Shree Vardhman Developer Pvt. Ltd., Sh. Subhash Chand S/o Sh. Amarnath in collaboration with Shree Vardhman Developer Pvt. Ltd. in Sector-2, 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 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.
3. 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 governec by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) for street lighting as well as Campus lighting.
17. That the colonizer/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.
18. That the colonizer/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.
19. That the colonizer/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 for enforcement of the Energy Conservation Building Codes.

(NEHA YADAV) ATP (HQ) — (RAJESH KAUSHIK) DTP (HQ) — (D.N. NIMBOKAR) STP (M) HQ — (JITENDER SIHAG) CTP (HR) — (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ) — (DINESH KUMAR) SD (HQ)