



M/S ORRIS INFRASTRUCTURE PVT. LTD.								
TOTAL AREA OF APPROVED					101.081 Acres			
TOTAL AREA OF ADDITIONAL					13.425 Acres			
TOTAL AREA OF THE SITE					114.506 Acres			
AREA UNDER 75 MTR WIDE SECTOR ROADS					0.980 Acres			
AREA UNDER 75 MTR WIDE SECTOR ROADS					0.430 Acres			
AREA UNDER U.D.					2.914 Acres			
NET PLANNED AREA					111.115 Acres			
ACHIEVED AREAS								
S.No.	Description	Required	Provided	Area				
1	Area Under Commercial	4.00%	3.47%	3.860	Acres			
2	Area Under Plots	51.00%	50.42%	56.020	Acres			
3	Total Suitable Area	55.00%	53.89%	59.880	Acres			
4	Area Under Greens		7.03%	7.813	Acres			
GREENS								
	Organized Green @ 2.5 Sqm/Person		7.81	7.81				
	Incidental Green		0.00	0.00				
	Total Green Area		7.81	7.81				
DENSITY CALCULATION								
	Permissible Plotted Population @ 120 PPA			120.00	PPA			
				13333.81	Persons			
Achieved Population Calculation								
S.No.	Plot Category	No. Of Plots	DU/Plot	Population/DU	Population			
1	EVAS	210	2	4.5	1890.00			
2	General	797	3	4.5	10969.50			
	Total Population				12859.50			
Achieved Plotted Density								
S.No.	Description	Required	Provided	% Achieved				
1	PMS	201.40	210	103.85				
2	NPM (1538 Type=61 C-Type)	251.75	261	103.68				
3	GENERAL		536		53.23			
AMENITIES								
S.No.	Description	Required	Provided					
1	High School	5 acre each @ 15000	1	1	1			
2	Primary School	1 acre each @ 5000	1	1	1			
3	Nursery School	0.2 acre each @ 2500	1	1	1			
4	Creche	0.2 acre each @ 15000	1	1	1			
5	Dispensary	1.25 acres @ 15000	1	1	1			
6	Community Bldg.	2 acres @ 15000	1	1	1			
7	Religious Bldg.	0.2 acre each @ 15000	1	1	1			
8	Taxi Stand		1		1			
Following As Part Of Commercial								
S.No.	Description	Required	Provided					
1	Clinic 250 Sqm Each	4	4	4	4			
2	ATM 12 Sqm Each	4	4	4	4			
3	Beauty Parlour 12 Sqm Each	4	4	4	4			
4	M.U.B. Purpose Booth	4	4	4	4			
5	5.0M X 5.0M	4	4	4	4			
6	Milk And Vegetable Booth	4	4	4	4			
PLOTS BREAKUP								
S.No.	Plot Category	Plot Size	Plot Area (Sqmt)	Avg. Plot Area (Regular+Odd Shape/Corner Plots) (Sqmt)	Approved Plots	Additional Plots	No. Of Plots	Total Area (Sqmt)
1	A (EVAS)	5.00 X 10.00	50.00	50.25	174.00	36.00	210	10500
2	B (NPM)	8.50 X 18.00	153.00	159.03	153.00	47.00	201	31800
3	C (General)	10.00 X 20.00	200.00	210.85	141.00	61.00	202	42502
4	D (General)	11.00 X 23.00	253.00	258.07	75.00	0.00	75	19350
5	E (General)	12.00 X 25.00	300.00	312.40	170.00	6.00	176	54982
6	F (General)	14.00 X 30.00	420.00	423.93	122.00	0.00	122	51715
7	G (General)	16.00 X 35.00	560.00	528.34	19.00	3.00	22	11623
	Total Plots				894.00	153.00	1007	22267
	Total In Sqmt				1016.58	4066.33	4	4066.33
	Total In Acres							22670.342
								56.020

NPPL PLOTS SHOWN THUS
= B (153+67) + C (62)
= 261 PLOTS

- To be read with Licence No. _____ of 2019 Dated _____
- This Layout plan for an additional area measuring 13.425 acres in already licensed residential plotted colony measuring 101.081 acres (Licence No. 99 of 2013 dated 11.07.2013) total 114.506 acres in (Drawing No. DTPC 7076 dated 02.08.2019) comprised of licence which was issued in respect of Residential Plotted Colony being developed by Orri Infrastructure Pvt. Ltd. in collaboration with their associate companies and land owners in Sector-89, Gurugram Manesar Urban Complex 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 Urban Complex is hereby approved subject to the following conditions:
 - 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 for all the residential, commercial and institutional sites shall be approved by the Director, Town & Country Planning, Haryana, in accordance with the provisions of the Urban Complex Rules, 1965 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 DTPC for the modification of layout plans of the colony.
 - That the revenue roads 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 DTPC, 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.
 - That 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 Director, Town & Country Planning, Haryana.
 - At the time of demarcation, if required percentage of NPPL 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 buyers. 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 which 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 103(a)(ii) of the Act No. 8 of 1975, in accordance with the provisions of the Urban Complex Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 - That the colonizer shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HGP 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, 2016 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-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(MEHA VADAVI) (RAJESH KALISHKI) (D.N. RAMBOKAR) (JITENDER BHAGI) (K. MARRAND PANDURANG, IAS) (ATP) (HQ) (DTP) (HQ) (STP) (MH) (HQ) (CFP) (HR) (DTPC) (HR)

(RAM KATAR BASSI) (DINESH KUMAR) (AD) (HQ) (SD) (HQ)

PROJECT : PROPOSED LAYOUT PLAN FOR SETTING UP PLOTTED COLONY OVER AN AREA MEASURING 114.506 ACRES FALLING IN REVENUE ESTATE OF VILL. BADHA AND HAYATPUR TEH. & DIST. GURGAON, SECTOR 89,90 OF GURGAON MANESAR URBAN COMPLEX, 2031 BEING DEVELOPED BY ORRIS INFRASTRUCTURE PRIVATE LIMITED	LEGEND: GREEN AREA COMMERCIAL AREA UD AREA AMENITIES EDUCATIONAL FACILITIES HEALTH FACILITIES ORRIS GROUP HOUSING	DEVELOPED BY: M/S ORRIS INFRASTRUCTURE PVT. LTD.	OWNERS SIGNATURE: 	ARCHITECTS SIGNATURE: 	DRAWING TITLE: LAYOUT PLAN KOHANA TOWNSHIP - SECTOR 89,90, GURGAON	NORTH POINT: 	DATE:
		SCALE: 1:3000		APPROVED LAYOUT 101.081 ACRES ADDITIONAL AREA 13.425 ACRES			