

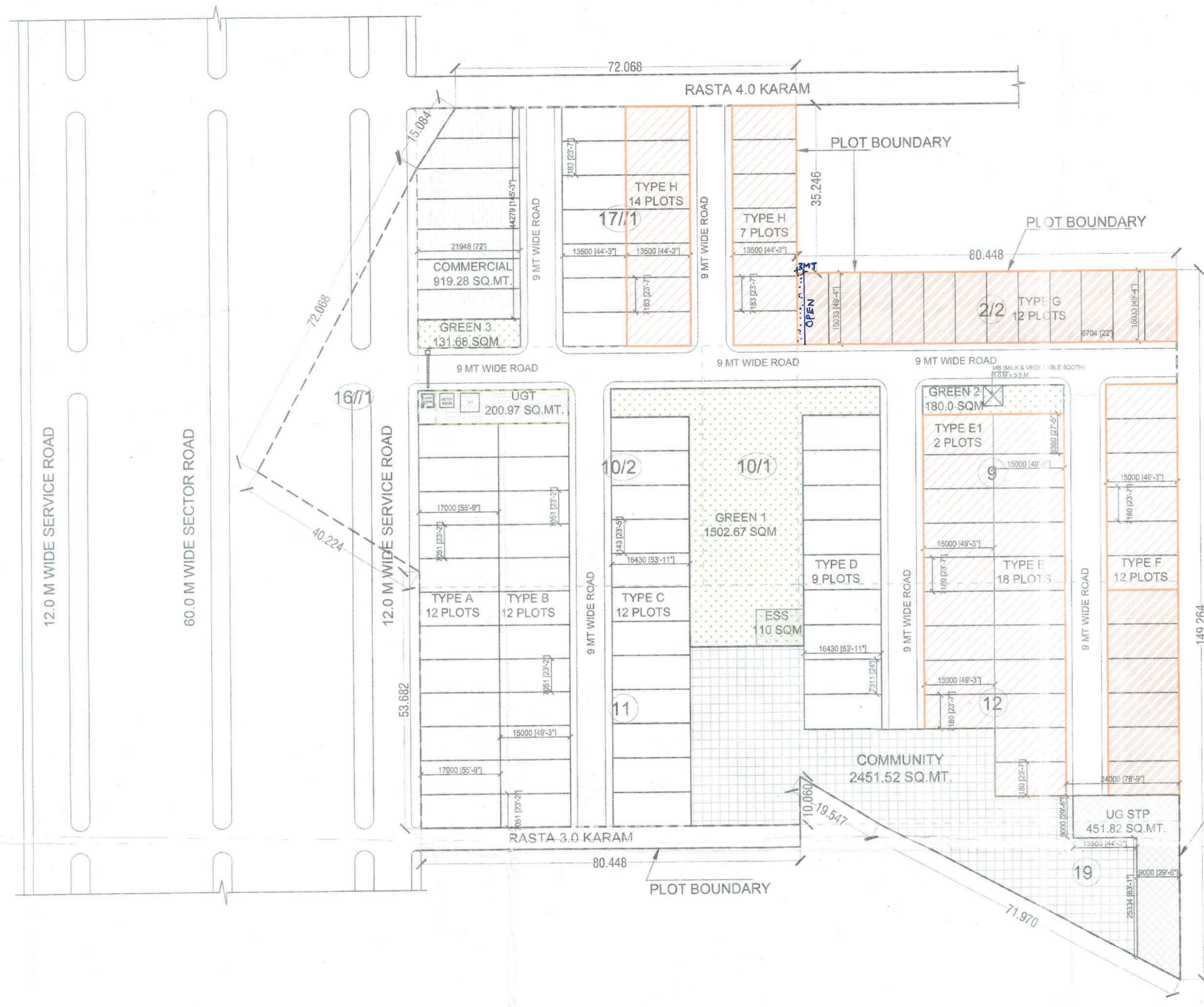
That this Revised Layout plan for an area measuring 5.9625 acres (Drawing no. DTCP-7376 dated 12.02.2020) comprised of Affordable Residential Plotted Colony (Under Deen Dayal Jan) being developed by Tedre Realcon India Pvt. Ltd. in Sector-12, Sohna is hereby approved subject to the following conditions:-

- That this Revised 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 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.
- 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 governed by the Haryana Planning, Haryana, the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- That 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.
- 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 DG, TCP, Haryana and accordingly shall make necessary road 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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 General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- 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.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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)(ii) of the Act No.8 of 1975.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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 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 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.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 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.

This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of inviting Objection from the general public

(NEHA YADAV) (RAJESH KAUSHIK) (D.N. SHARMA) (JITENDER SHAG) (K. MAKRAND PANDURANG, IAS) (RAM VIKAR BASSI) (DINESH KUMAR) (AD HQ) (SD HQ) (ATP HQ) (DTP HQ) (STP (M) HQ) (CTP (HR)) (DG, TCP (HR))

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LEGEND

- SCHEME BOUNDARY SHOWN THUS
- STP AREA (451.82 SQ.MTS) UG
- UGT AREA (200.97 SQ.MTS)
- E.S.S (110 SQ.MT.)
- GREEN AREA SHOWN THUS
- COMMERCIAL AREA SHOWN THUS
- COMMUNITY FACILITY SHOWN THUS
- MB (MILK & VEGETABLE BOOTH) 5.0 M x 5.5 M

Detail of 50% Freed Area		Detail of 15% (out of 100%) Mortgaged area		
Category of Plots	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt.	Rectangle/Killa No. and Area in sq. mt. (M=Min)
Type - E	18	107.700	1938.600	
Type - E1	2	125.400	250.800	
Type - F	12	107.700	1292.400	12 (646.20 sq.mt.)
Type - G	11	100.560	1106.160	2/2 (1206.72 sq.mt.)
Type - H	14	107.871	1510.198	
Total	57		6098.16 (1.506 acres)	18.00 (4.459 acres) 15.25%

AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	5.9625 Acres	Percentage
AREA UNDER 60 MT. WIDE ROAD	=	24129.3431 SQ.MT	0.1505 Acres
BALANCE AREA (A)	=	609.05093 SQ.MT	5.8120 Acres
ADD 50% AREA OF 60.0 MT. WIDE ROAD (B)	=	304.52546 SQ.MT.	5.88725 Acres
NET PLANNED AREA FOR PLANNING (A+B)	=	23824.81766 SQ.MT.	3.858
AREA UNDER COMMERCIAL	=	0.2272 Acres	3.858
AREA UNDER PLOTS	=	919.2800 SQ.MT.	3.003 Acres
TOTAL SALEBLE AREA	=	12150.792 SQ.MT.	51.001 Acres
	=	3.230 Acres	54.859
	=	13070.072 SQ.MT.	

AREA UNDER PLOTS

TYPE	SIZE		AREA	TOTAL PLOTS	TOTAL AREA	MAX. FAR @2			
	A	B				F = C X 2	G = F X D		
Type - A	7.051	X	17.000	119.867	12	=	1438.40	239.734	2876.808
Type - B	7.051	X	15.000	105.765	12	=	1269.18	211.530	2538.360
Type - C	7.143	X	16.430	117.359	12	=	1408.31	234.719	2816.628
Type - D	7.311	X	16.430	120.120	9	=	1081.08	240.239	2162.155
Type - E	7.180	X	15.000	107.700	18	=	1938.60	215.400	3877.200
Type - E1	8.360	X	15.000	125.400	2	=	250.80	250.800	501.600
Type - F	7.180	X	15.000	107.700	12	=	1292.40	215.400	2584.800
Type - G	6.704	X	15.000	100.560	12	=	1206.72	201.120	2413.440
Type - H	7.502	X	14.379	107.871	21	=	2265.30	215.743	4530.593
TOTAL					110		12151		24302
						OR	3.003		

DENSITY CALCULATION

TOTAL DENSITY	=	110	x	13.50	@	Person's per Plot
	=	1485	÷	5.8873	Acres	
	=	252.240	PPA	Against	240 - 400 PPA	permissible

AREA UNDER GREEN

REQUIRED GREEN	=	0.447	Acres	7.50%	of Total area of the Scheme
GREEN AREA PROVIDED					
ORGANISED GREEN	=	GREEN-1	=	0.371	Acres
GREEN	=	GREEN-2	=	0.044	Acres
GREEN	=	GREEN-3	=	0.033	Acres
TOTAL GREEN PROVIDED	=	0.448	Acres	7.52	%

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	0.5963	Acres	10.00%
PROVIDED AREA	=	0.6058	Acres	10.16%

SHEET TITLE:
REVISED LAYOUT PLAN

(Architect)

DESIGN FORUM INTERNATIONAL
ARCHITECTURE • URBAN DESIGN • TOWN PLANNING

K-47, KAILASH COLONY, NEW DELHI - 110048
PH. NO:- 011-46558800, FAX:- 011-46556601

(Architect Sign.)

ANOJ TEVATIA
B. Arch (Hons)
CA/98/18739

Owner's Sign.:

For Tedre Realcon India Pvt Ltd
Director

REVISED LAYOUT PLAN OF AFFORDABLE PLOTTED RESIDENTIAL COLONY(DDJAY), ON LAND MEASURING 5.9625 ACRE AT VILLAGE ATTA & RAMPUR IN SECTOR-12 OF SOHNA, AT MEWAT. BELONG TO SH.MANMOHANKRISHAN DANG, M/S TEDRE REALCON INDIA PVT.LTD. IN COLLABORATION WITH M/S TEDRE REALCON INDIA PVT.LTD

