

COMMUNITY FACILITY AREA				
CATEGORY	WIDTH	DEPTH	AREA IN SQMT.	AREA IN ACRE
A	41.714	83.351	3476.896	0.8592
TOTAL			3476.896	0.8592

TOTAL AREA OR LAND = 8.5916 ACRES OR 34768.968 SQMT.			
DESCRIPTION	AREA IN SQMT.	PERCENTAGE	AREA IN ACRES
PERMISSIBLE PLOTTING AREA @61%	21209.070	61.00%	5.2408
PROPOSED PLOTTING AREA	17575.910	50.55%	4.3431
REQUIRED AREA FOR COMMUNITY FACILITIES @10%	3476.896	10.00%	0.8591
PROVIDED AREA FOR COMMUNITY FACILITIES	3476.896	10.00%	0.8591
REQUIRED GREEN AREA @7.5%	2607.672	7.50%	0.6443
PROVIDED GREEN AREA	2607.672	7.50%	0.6443
PERMISSIBLE COMMERCIAL AREA @4%	1390.758	4.00%	0.3436
PROPOSED COMMERCIAL AREA	1389.760	4.00%	0.3434
PROPOSED POPULATION = (184x13.5) *CONSIDERING 4 UNITS PER PLOTS	2484	PERSONS	289.11 PPA
PERMISSIBLE DENSITY	400	PPA	
PROPOSED DENSITY = (2484/8.5916)	289.11	PPA	

GREEN AREA				
CATEGORY	WIDTH	DEPTH	AREA IN SQMT.	AREA IN ACRE
G-1	22.442	24.870	558.120	0.1379
G-2	22.442	24.870	558.120	0.1379
G-3	21.970	26.506	582.329	0.1439
G-4	21.862	41.584	909.102	0.2246
TOTAL			2607.672	0.6444

[illegible]

AREA FREEZE SHOWN THUS (50%)						
S.NO.	CATEGORY	PLOT NO.	NOS. OF PLOT	WIDTH	DEPTH	TOTAL AREA IN SQMT/LOT
1	TYPE A	1-4	4	7.329	18.568	544.34
2	TYPE D	39-42	4	6.711	14.117	378.96
3	TYPE E	43-46	4	6.711	15.38	412.86
4	TYPE F	101-118	18	7.033	12.434	1574.07
5	TYPE G	119-141	23	6.171	12.434	1764.79
6	TYPE H	142-153	12	6.942	14.669	1221.99
7	TYPE I	154-156, 162-169	11	7.284	15.793	1265.40
8	TYPE J	170-171	2	6.625	13.597	180.16
9	TYPE K	172-184	13	7.341	15.793	1507.17
TOTAL			91			8849.74

212000 ACI

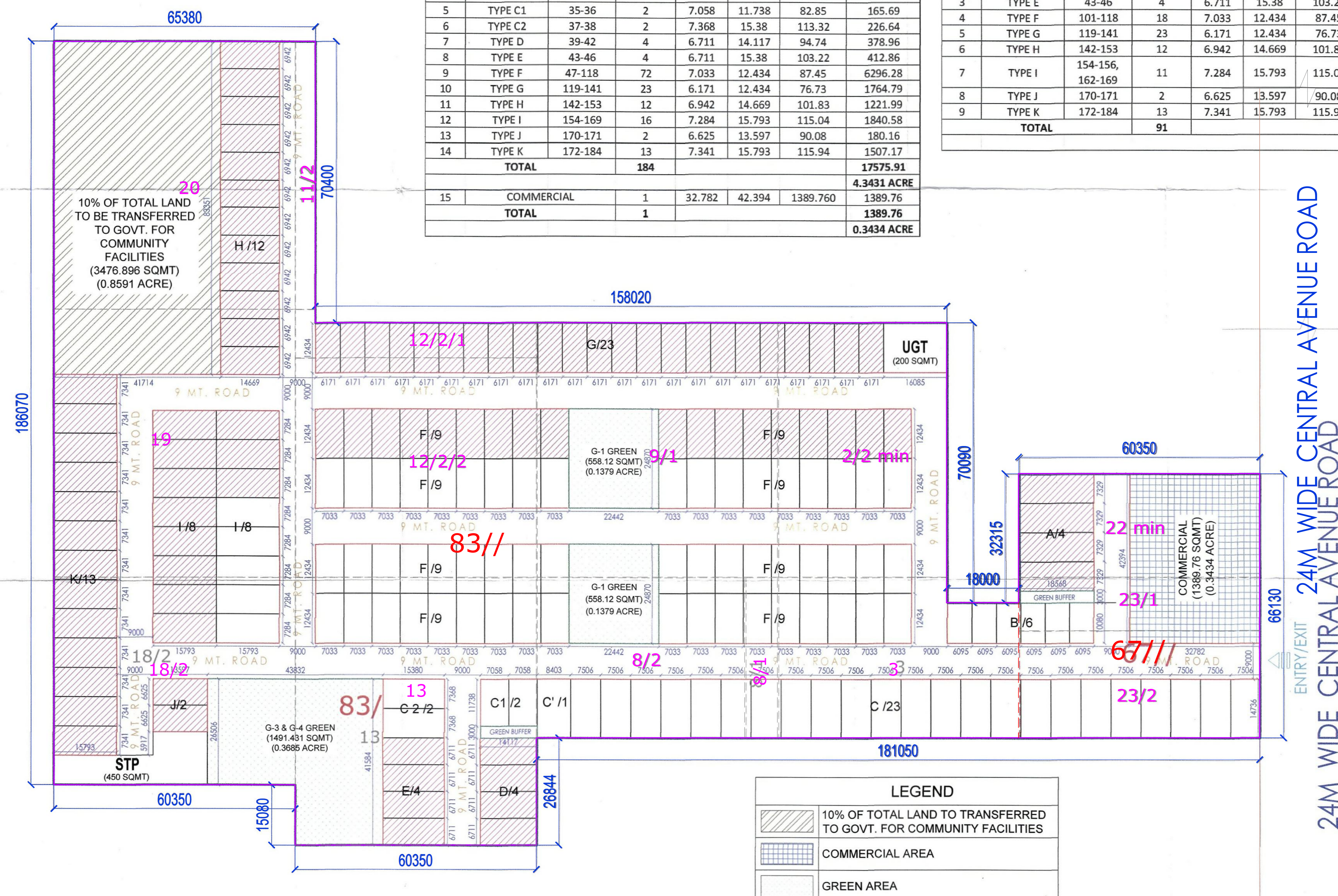
That this Layout plan for an area measuring 8.59166 acres (Drawing no. DTCP-7611... dated 1982.12.28) comprised of licence which is issued in respect of Affordable Residential Plotly Colony (Under Deen Dayal Jan Kalyan Yojna) being developed by Honey Builders Ltd and others in collaboration with Surtech 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 development 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 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 raster 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 area 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 above and over the permissible 44% 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 are within 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 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.
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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal 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. SP/4/2016-S-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-S-Power 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PANKAJ BENIWAL) (RAJESH KAUSHIK) (HITESH SHARMA) (JITENDER SIHAG) (K. MAKRAND PANDURANG, IAS)  
 ATR (HO) DTR (HO) STR (HO) CTP (HR) DTCP (HR)

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AD (HC



DEMARICATION PLAN OF PLOTTED COLONY UNDER DEEN  
DAYAL JAN AWAS YOJNA LAND MEASURING 8.5916 ACRES  
AT VILLAGE MOHMMADPUR GUJJAR & SOHNA, SECTOR 02,  
SOHNA, GURGAON FOR M/S SUPERTECH LIMITED

SCALE - 1: 750 (1M = 1.33 MM)

TOTAL LAND AREA = 41583.3396 SQYD. OR 34768.968 SQMT.  
OR 8.5916 ACRES

VISHAL MITTAL  
CA/1998/23185

ARCHITECT SIGN.

For Supertech Limited  
  
 Lalit K. Arora  
 (Authorised Signatory)

OWNER/AUTH. SIGN.