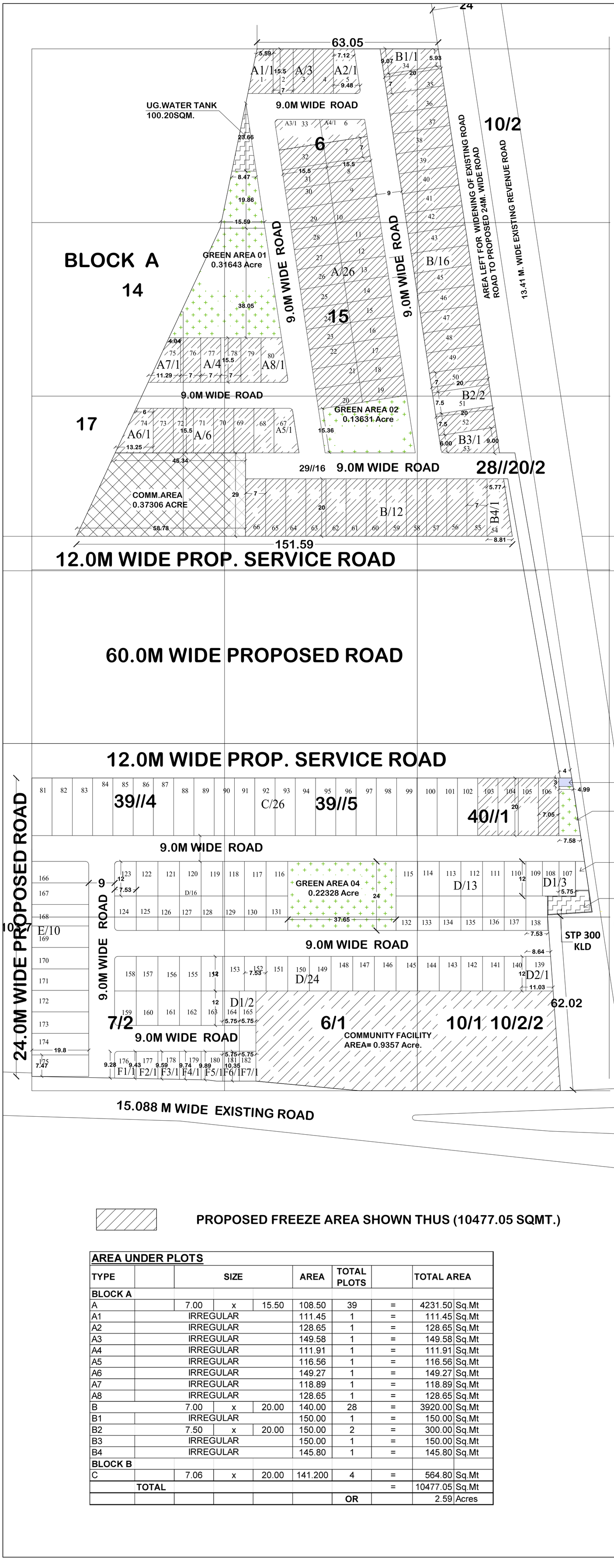

PROPOSED FREEZE AREA SHOWN THUS (10477.05 SQMT.)

AREA UNDER PLOTS

TYPE		SIZE			AREA	TOTAL PLOTS		TOTAL AREA	
BLOCK A									
A		7.00	x	15.50	108.50	39	=	4231.50	Sq.Mt
A1		IRREGULAR			111.45	1	=	111.45	Sq.Mt
A2		IRREGULAR			128.65	1	=	128.65	Sq.Mt
A3		IRREGULAR			149.58	1	=	149.58	Sq.Mt
A4		IRREGULAR			111.91	1	=	111.91	Sq.Mt
A5		IRREGULAR			116.56	1	=	116.56	Sq.Mt
A6		IRREGULAR			149.27	1	=	149.27	Sq.Mt
A7		IRREGULAR			118.89	1	=	118.89	Sq.Mt
A8		IRREGULAR			128.65	1	=	128.65	Sq.Mt
B		7.00	x	20.00	140.00	28	=	3920.00	Sq.Mt
B1		IRREGULAR			150.00	1	=	150.00	Sq.Mt
B2		7.50	x	20.00	150.00	2	=	300.00	Sq.Mt
B3		IRREGULAR			150.00	1	=	150.00	Sq.Mt
B4		IRREGULAR			145.80	1	=	145.80	Sq.Mt
BLOCK B									
C		7.06	x	20.00	141.200	4	=	564.80	Sq.Mt
	TOTAL						=	10477.05	Sq.Mt
						OR		2.59	Acres

AREA STATEMENT

ALREADY LICENSE GURANTEED VIDE LICENCE NO.70 OF 2019	=	9.01250	Acres
ADDITIONAL LICENCE APPLIED	=	0.34375	Acres
TOTAL AREA OF THE SCHEME	=	9.35625	Acres
AREA FALLING UNDER SECTOR ROAD		0.05931	Acres
NET BALANCE AREA (A)		9.29694	Acres
50% OF SECTOR AREA (B)		0.02966	Acres
TOTAL (A+B) , NET PLANNED AREA		9.32660	Acres
AREA UNDER COMMERCIAL	=	0.37306 Acres	4.000
AREA UNDER PLOTS	=	5.13637 Acres	55.072
TOTAL SALEBLE AREA	=	5.50944 Acres	59.072

AREA UNDER PLOTS

TYPE		SIZE			AREA	TOTAL PLOTS		TOTAL AREA	
BLOCK A									
A		7.00	x	15.50	108.50	39	=	4231.50	Sq.Mt
A1	(8.79+5.59)/2=	7.19	x	15.50	111.45	1	=	111.45	Sq.Mt
A2	(9.48+7.12)/2=	8.30	x	15.50	128.65	1	=	128.65	Sq.Mt
A3	(10.86+8.43)/2=	9.65	x	15.50	149.58	1	=	149.58	Sq.Mt
A4	(6.00+8.43)/2=	7.22	x	15.50	111.91	1	=	111.91	Sq.Mt
A5	(6.34+8.7)/2=	7.52	x	15.50	116.56	1	=	116.56	Sq.Mt
A6	(6+13.25)/2=	9.63	x	15.50	149.27	1	=	149.27	Sq.Mt
A7	(11.29+4.04/2=	7.67	x	15.50	118.89	1	=	118.89	Sq.Mt
A8	(7.12+9.48)/2=	8.30	x	15.50	128.65	1	=	128.65	Sq.Mt
B		7.00	x	20.00	140.00	28	=	3920.00	Sq.Mt
B1	(9.07+5.93)/2=	7.50	x	20.00	150.00	1	=	150.00	Sq.Mt
B2		7.50	x	20.00	150.00	2	=	300.00	Sq.Mt
B3	(6+9)/2=	7.50	x	20.00	150.00	1	=	150.00	Sq.Mt
B4	(5.77+8.81/2=	7.29	x	20.00	145.80	1	=	145.80	Sq.Mt
BLOCK B									
C		7.05	x	20.00	141.000	26	=	3866.00	Sq.Mt
D		7.53	x	12.00	90.360	53	=	4789.08	Sq.Mt
D1		5.75	X	12.00	69.000	5	=	345.00	Sq.Mt
D2		9.22	X	12.00	110.640	1	=	110.64	Sq.Mt
E		7.47	X	19.80	147.906	10	=	1479.06	Sq.Mt
F1	(9.28+9.43)/2=	9.36	x	7.53	70.44	1	=	70.44	Sq.Mt
F2	(9.43+9.59)/2=	9.51	x	7.53	71.61	1	=	71.61	Sq.Mt
F3	(9.59+9.74)/2=	9.67	x	7.53	72.78	1	=	72.78	Sq.Mt
F4	(9.74+9.89)/2=	9.82	x	7.53	73.94	1	=	73.94	Sq.Mt
F5	(9.89+10.35)/2=	10.12	x	7.53	76.20	1	=	76.20	Sq.Mt
F6	(10.35+10.36)/2=	10.36	x	5.75	59.57	1	=	59.57	Sq.Mt
F7	(10.35+10.36)/2=	10.36	x	5.75	59.57	1	=	59.57	Sq.Mt
	TOTAL					182	=	20786.13	Sq.Mt
						OR	=	5.13637	Acres

DENSITY CALCULATION

TOTAL DENSITY	=	182	x	13.50	@ Persons per Plot
	=	2457	÷	9.32660	Acres
	=	263.440	PPA	Against 240 - 400 PPA permissible	

AREA UNDER GREEN

REQUIRED GREEN			=	0.70172	Acres	7.50% Total of area scheme	
GREEN AREA PROVIDED							
GREEN-1	(8.47+15.59)/2=	12.030	X	19.860	=	1280.636	sq.mt
	(15.59+39.16)/2=	27.375	X	38.050			
GREEN-2	(15.36+20.23)/2=	17.795	X	31.000	=	551.645	sq.mt
GREEN-3	(4.99+7.58)/2=	6.285	X	17.000	=	106.845	sq.mt
GREEN-4		24.000	X	37.650	=	903.600	sq.mt
ORGANISED GREEN			=	GREEN-1	=	0.31643	Acres
			=	GREEN-2	=	0.13631	Acres
			=	GREEN-3	=	0.02640	Acres
			=	GREEN-4	=	0.22328	Acres
TOTAL GREEN PROVIDED					=	0.70243 Acres	7.51 %

ADDITIONAL LICENCE AREA SHOWN THUS

LEGEND

2. STP AREA (100 SQMTS)
3. UGT AREA (100 SQMTS)
4. ET AREA (2M X 2M)
5. GREEN AREA SHOWN THUS
6. COMMERCIAL AREA SHOWN THUS
7. COMMUBITY FACILITY SHOWN THUS

To be read with LOI issued vide memo no. _____ Dated_____

That this **Layout plan** for an **additional area measuring 0.34375 acre** in already licenced **Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) area** measuring **9.01250 acres (Licence No. 70 of 2019 dated 02.07.2019) in totaling 9.35625 acres (Drawing No. DTCP- 7116 dated 26.08.2019)** being developed by **Nishant Luthra in Sector-2 & 35, 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 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 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 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. 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)

CLIENT:-
MR. NISHANT LUTHRA S/o LATE SH. AJAY LUTHRA
SECTOR-2 & 35, VILLAGE - SOHNA, TEHSIL SOHNA
DISTRICT- GURUGRAM (HARYANA)

SHEET TITLE:- **LAYOUT PLAN**

DATE = 20-08-2019 | DRAWING NO. 1
SCALE = 1:600
JOB NO.=
DRAWN = KASHMIR

PROJECT TITLE:-
SITE PLAN OF DEEN DYAL AWAS YOJNA AFFORDABLE PLOTTED HOUSING COLONY ON LAND MEASURING AREA 9.35625 ACRES SECTOR-2 & 35, VILLAGE-SOHNA, TEHSIL-SOHNA,SHONA DISTRICT-GURUGRAM HARYANA

ARCHITECT'S : SIG. | OWNER'S : SIG.

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