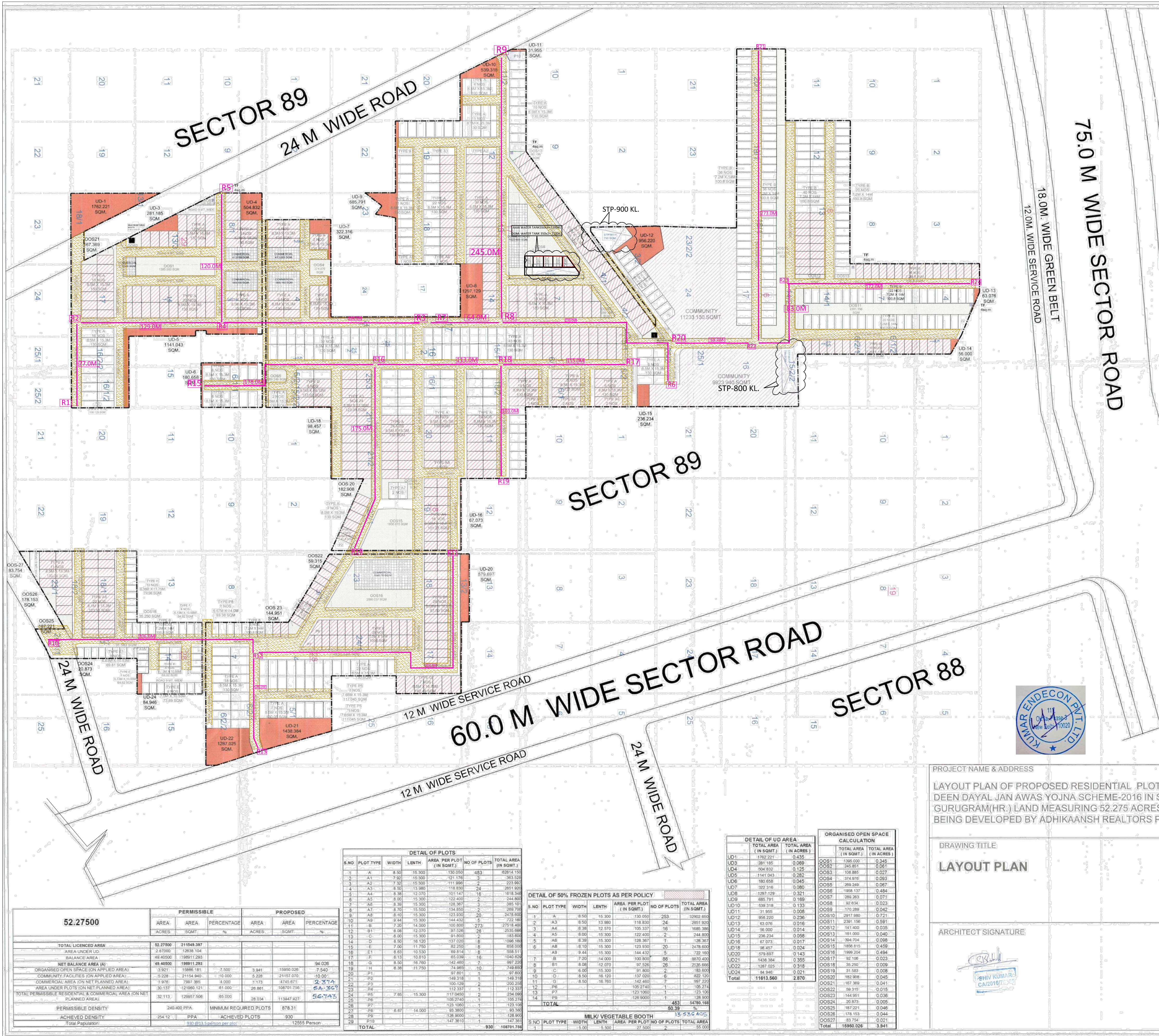




SECTOR 89

75.0 M WIDE SECTOR ROAD

18.0 M WIDE GREEN BELT
12.0 M WIDE SERVICE ROAD

SECTOR 89

60.0 M WIDE SECTOR ROAD

SECTOR 88

24 M WIDE ROAD

12 M WIDE SERVICE ROAD

52.27500	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQM	%	ACRES	SQM	%
TOTAL LICENCED AREA	52.27500	211548.397				
AREA UNDER UD	2.67000	12638.104				
BALANCE AREA	49.60500	198911.293				
NET BALANCE AREA (A)	3.921	16686.181	7.500	3.941	16690.026	94.026
ORGANISED OPEN SPACE (ON APPLIED AREA)	5.228	21154.840	10.000	5.228	21157.070	10.000
COMMUNITY FACILITIES (ON APPLIED AREA)	1.976	7867.365	4.000	1.173	4745.671	2.241
COMMERCIAL AREA (ON NET PLANNED AREA)	30.137	121660.121	61.000	26.861	108701.756	51.321
AREA UNDER PLOTS (ON NET PLANNED AREA)	32.113	129957.556	61.000	28.034	113847.827	54.743
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)						
PERMISSIBLE DENSITY		240.400 PPA		MINIMUM REQUIRED PLOTS	878.31	
ACHIEVED DENSITY	254.12	PPA		ACHIEVED PLOTS	930	
Total Population		930.4813.5 person per plot			12555 Person	

DETAIL OF PLOTS					
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQM.)	NO OF PLOTS
1	A	8.50	15.300	130.050	483
2	A1	7.50	15.300	114.750	24
3	A2	7.50	15.300	114.750	24
4	A3	8.50	13.980	118.830	24
5	A4	8.50	12.070	102.147	16
6	A5	8.00	15.300	122.400	2
7	A6	8.50	15.300	128.025	16
8	A7	8.75	15.300	133.875	2
9	A8	8.10	15.300	123.930	20
10	A9	8.40	15.300	127.520	5
11	B	7.50	14.000	105.000	273
12	B1	8.50	12.070	102.147	26
13	C	6.00	15.300	91.800	26
14	D	8.50	16.120	137.020	6
15	E	7.50	11.750	88.250	6
16	E1	8.50	10.530	89.414	8
17	F	6.10	10.510	64.106	16
18	G	8.50	10.760	91.402	16
19	H	6.38	11.750	74.965	10
20	P1			91.601	1
21	P2			149.318	1
22	P3			91.526	1
23	P4			112.537	1
24	P5			117.9450	2
25	P6			108.2740	1
26	P7			123.1060	1
27	P8			93.3600	1
28	P9			128.900	1
29	P10			147.3610	1
TOTAL					930

DETAIL OF 50% FROZEN PLOTS AS PER POLICY					
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQM.)	NO OF PLOTS
1	A	8.50	15.300	130.050	253
2	A3	8.50	13.980	118.830	24
3	A4	8.50	12.070	102.147	16
4	A5	8.00	15.300	122.400	2
5	A6	8.50	15.300	128.025	1
6	A8	8.10	15.300	123.930	20
7	B	7.50	14.000	105.000	86
8	B1	8.50	12.070	102.147	26
9	C	6.00	15.300	91.800	2
10	D	8.50	16.120	137.020	6
11	E	7.50	11.750	88.250	7
12	P6			108.2740	1
13	P7			123.1060	1
14	P9			128.9000	1
TOTAL					483
MILK/VEGETABLE BOOTH					
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT NO OF PLOTS	TOTAL AREA
1		3.00	5.500	17.500	35.000

DETAIL OF UD AREA			
UD NO	TOTAL AREA (IN SQM.)	TOTAL AREA (IN ACRES)	TOTAL AREA (IN SQM.)
UD1	1762.221	0.405	
UD3	281.185	0.064	
UD4	504.832	0.116	
UD5	1141.043	0.262	
UD6	180.658	0.041	
UD7	322.316	0.073	
UD8	1281.129	0.291	
UD9	685.791	0.156	
UD10	539.319	0.123	
UD11	31.855	0.007	
UD12	956.220	0.218	
UD13	63.076	0.014	
UD14	16.000	0.004	
UD15	236.234	0.054	
UD16	67.073	0.015	
UD17	98.467	0.022	
UD18	1438.384	0.327	
UD19	1287.025	0.293	
UD20	579.697	0.131	
UD21	1438.384	0.327	
UD22	1287.025	0.293	
UD23	84.845	0.019	
UD24	11813.560	2.670	
TOTAL			

PROJECT NAME & ADDRESS
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN SECTOR-89, GURUGRAM(HR.) LAND MEASURING 52.275 ACRES. BEING DEVELOPED BY ADHIKAANSH REALTORS PRIVATE LIMITED.

OWNER'S NAME
M/s. ADHIKAANSH REALTORS PRIVATE LIMITED

AUTHORIZED SIGNATORY

DATE:
SHEET-01
SCALE
NORTH

DRAWING TITLE
LAYOUT PLAN

ARCHITECT SIGNATURE

- To be read with Licence No. 32 of 2021 Dated: 07/07/2021.
- That this Layout plan for an area measuring 52.275 acres (Drawing No. 1) comprised of licence which is issued in respect of Affordable Residential Plotted Colony Under Deen Dayal Jan Awas Yojna being developed by Adhikaansh Realtors Pvt. Ltd. & others in collaboration with Awasthi Realty Pvt. Ltd., Sector-89, District Gurugram 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 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 Building Code, 2017 and the Zoning Plan approved by the Director, 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 DTCP for the modification of layout plans of the colony.
 - That the revenue/case filing 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 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.
 - That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
 - 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 and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
 - 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 licensed area.
 - No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters 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 licensed area shall be transferred free of cost, to the government on the basis of Section 13(1)(ii) of the Act No. 17 of 1975.
 - That the sold 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 Haryana 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. certification 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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Shower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued under Notification No. 19/6/2016-SP dated 31.03.2016, issued by Haryana Government Renewable Energy Department, for enforcement of the Energy Conservation Building Code.
- (S.K. SEHRAWAT) (H.T. SHARMA) (J. TENDRA) (K. MAHARAJ PANDURANG, IAS) (D. SINGH) (D. SINGH) (D. SINGH) (D. SINGH)

ROAD LAYOUT

PROJECT: PROPOSED RESIDENTIAL PLOTTED COLONY SEC-89, (52.275 ACRES), GURUGRAM									
MATERIAL STATEMENT FOR ROAD									
S. No.	Road Name (m)	Road Length (m)	9 M WIDE	12 M WIDE	24 M WIDE	Miscel Portion (m)	Area (sqm)		
	FROM	TO							
1	R1	R2	77	77		5.5	1430.0		
2	R2	R4	129	129		5.5	1177.0		
3	R3	R4	184	184		5.5	1567.0		
4	R4	R5	120	120		5.5	1039.0		
5	R6	R8	230	230		5.5	2185.0		
6	R7	R8	64	64		5.5	680.0		
7	R9	R9	345	345		5.5	2055.0		
8	R10	R12	206	206		5.5	2352.0		
9	R11	R12	303	303		5.5	3081.0		
10	R12	R13	84	84		5.5	739.0		
11	R14	R16	175	175		5.5	2580.0		
12	R15	R16	178	178		5.5	1548.0		
13	R17	R18	115	115		5.5	1069.0		
14	R19	R20	303	303		5.5	680.0		
15	R20	R22	68	68		5.5	882.0		
16	R21	R22	273	273		5.5	2442.0		
17	R22	R23	83	83		5.5	508.0		
18	R23	R24	172	172		5.5	9622.0		
Total			2789	2789	0	0	35796		
Length			2790	2790	0	0	35800		