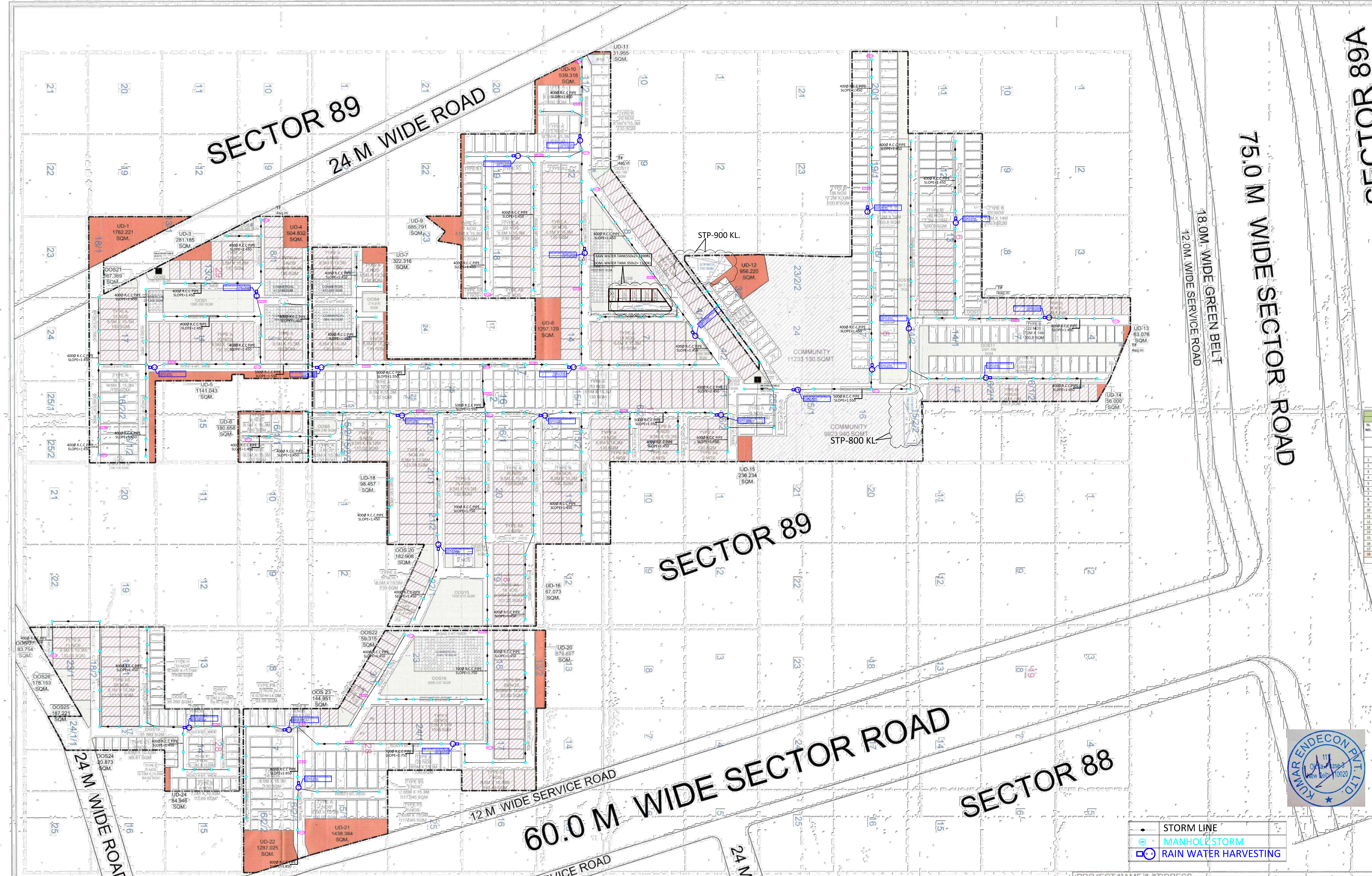


To be read with Licence No. 32 of 2021 Dated 03/07/2021.

That this Layout plan for an area measuring 52.275 acres (Drawing No. Dated) 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 Aawam Residency Pvt. Ltd., Sector-89, District Gurugram is hereby approved subject to the following conditions:-

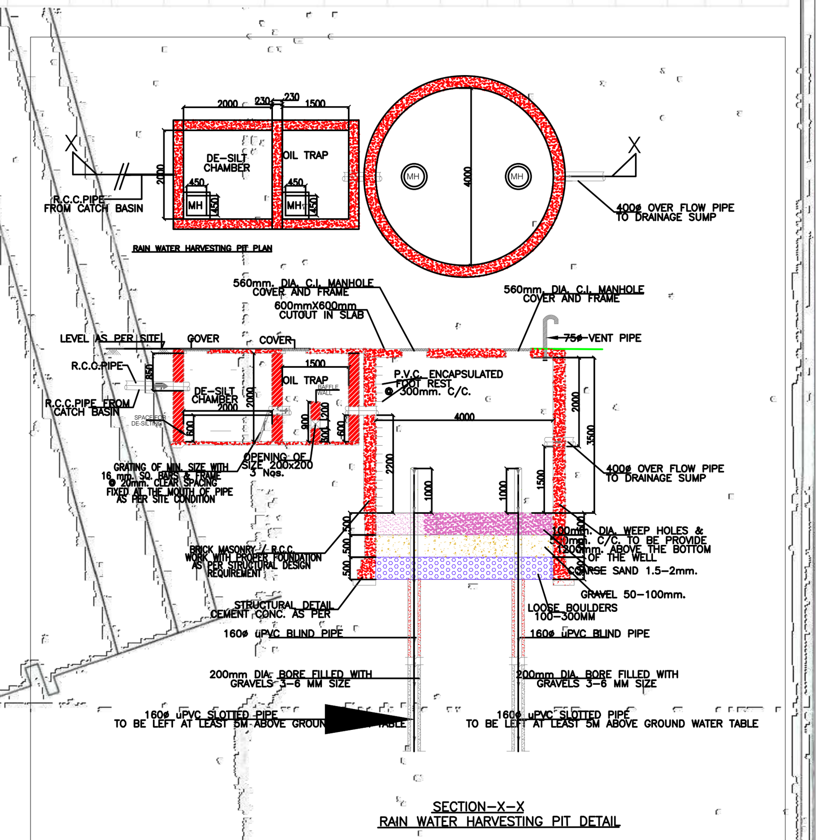
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall 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 licensed 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 colonizer/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 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.
18. 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.

(S.K. SEHRAWAT) DTP(HQ)
(HITESH SHARMA) STP(M)HQ
(JITENDER SIHAG) CTP(HR)
(K.MAKRAND PANDURANG, IAS) DTCP(HR)
(RAHUL SINGLA) ATP(HQ)
(DINESH KUMAR) SD(HQ)

PROPOSED RESIDENTIAL PLOTTED COLONY SEC-89, (52.275 ACRES), GURUGRAM

DESIGN CALCULATION FOR STORM LINE

SL. NO.	NAME OF THE LINE FROM	TO	AREA TO BE SERVED IN ACRES SELF	PREVIOUS	TOTAL	DISCHARGE @ 1/4" RAIN FALL 6.25MM/HR (InM3/sec)	FINAL DISCHARGE (In LPS)	SIZE OF PIPE DRAIN (IN MM) (In mm)	VELOCITY (In m/sec)	DISCHARGE CAPACITY (In LPS)	Check	LENGTH OF PIPE (In mtrs.)	SLOPE (In mtrs.)	FALL IN MET-ERS As per pipe slope (In mtrs.)	GROUND LEVEL U/End (In mtrs.)	L/End (In mtrs.)	INVERT U/End (In mtrs.)
1	SW01	SW03	3.00	0.00	3.00	0.02109	21.1	400	0.74	93.17	OK	208	500	0.42	0.45	0.45	-0.450
2	SW02	SW03	2.56	0.00	2.56	0.01802	18.0	400	0.74	93.17	OK	120	500	0.24	0.45	0.45	-0.450
3	SW03	SW08	2.85	5.57	8.42	0.05911	59.1	500	0.75	148.16	OK	183	650	0.28	0.45	0.45	-0.866
4	SW04	SW05	2.76	0.00	2.76	0.01936	19.4	400	0.74	93.17	OK	95	500	0.19	0.45	0.45	-0.450
5	SW05	SW07	2.39	2.76	5.15	0.03615	36.1	400	0.74	93.17	OK	176	500	0.35	0.45	0.45	-0.640
6	SW06	SW07	3.51	0.00	3.51	0.02469	24.7	400	0.74	93.17	OK	290	500	0.58	0.45	0.45	-0.450
7	SW07	SW08	0.51	8.66	9.17	0.06442	64.4	500	0.75	148.16	OK	73	650	0.11	0.45	0.45	-0.992
8	SW08	SW13	0.10	17.59	17.69	0.12423	124.2	500	0.75	148.16	OK	20	650	0.03	0.45	0.45	-1.148
9	SW09	SW11	6.18	0.00	6.18	0.04339	43.4	400	0.74	93.17	OK	254	500	0.51	0.45	0.45	-0.450
10	SW10	SW11	3.71	0.00	3.71	0.02604	26.0	400	0.74	93.17	OK	270	500	0.54	0.45	0.45	-0.450
11	SW11	SW13	8.15	9.88	18.04	0.12671	126.7	500	0.75	148.16	OK	357	650	0.55	0.45	0.45	-0.990
12	SW12	SW13	4.20	0.00	4.20	0.02951	29.5	400	0.74	93.17	OK	215	500	0.43	0.45	0.45	-0.450
13	SW13	SW14	3.40	39.92	43.32	0.30433	304.3	750	0.74	328.41	OK	291	1150	0.25	0.45	0.45	-1.539
14	SW14	SW17	1.33	43.32	44.65	0.31364	313.6	750	0.74	328.41	OK	146	1150	0.13	0.45	0.45	-1.792
15	SW15	SW17	1.73	0.00	1.73	0.01217	12.2	400	0.74	93.17	OK	130	500	0.26	0.45	0.45	-0.450
16	SW16	SW17	3.61	0.00	3.61	0.02534	25.3	400	0.74	93.17	OK	322	500	0.64	0.45	0.45	-0.450
17	SW17	SW18	2.27	49.99	52.27	0.36713	367.1	800	0.74	374.15	OK	103	1250	0.08	0.45	0.45	-1.919
18	SW18	TO DRAIN	0.00	52.27	52.27	0.36713	367.1	800	0.74	374.15	OK	10	1250	0.01	0.45	0.45	-2.002



KUMAR ENDECON PVT. LTD. 111, Okhla Phase-3, New Delhi-110020

52.27500	PERMISSIBLE AREA (ACRES)	AREA (SQMT)	PERCENTAGE (%)	PROPOSED AREA (ACRES)	AREA (SQMT)	PERCENTAGE (%)
TOTAL LICENCED AREA	52.27500	211549.397				
AREA UNDER UD	2.87000	12638.104				
BALANCE AREA	49.40500	198911.293				
NET BALANCE AREA (A)	49.40500	198911.293				94.026
ORGANISED OPEN SPACE (ON APPLIED AREA)	3.921	15866.181	7.500	3.941	15950.026	7.540
COMMUNITY FACILITIES (ON APPLIED AREA)	5.228	21154.940	10.000	5.228	21157.070	10.00
COMMERCIAL AREA (ON NET PLANNED AREA)	1.976	7997.385	4.000	1.173	4745.671	2.374
AREA UNDER PLOTS (ON NET PLANNED AREA)	30.137	121960.121	61.000	26.861	108701.756	54.369
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)	32.113	129957.506	65.000	28.034	113447.427	56.743
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS		878.31	
ACHIEVED DENSITY	254.12	PPA	ACHIEVED PLOTS		930	
Total Papulation	930 @13.5 person per plot				12555 Person	

DETAIL OF PLOTS

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	8.50	15.300	130.050	483	62814.150
2	A1	7.92	15.300	121.176	3	363.528
3	A2	7.32	15.300	111.996	2	223.992
4	A3	8.50	13.980	118.830	24	2851.920
5	A4	8.38	12.070	101.147	16	1618.346
6	A5	8.00	15.300	122.400	2	244.800
7	A6	8.39	15.300	128.367	3	385.101
8	A7	8.70	15.500	134.850	2	269.700
9	A8	8.10	15.300	123.930	20	2478.600
10	A9	9.44	15.300	144.432	5	722.160
11	B	7.20	14.000	100.800	273	27518.400
12	B1	8.08	12.070	97.526	26	2535.666
13	C	6.00	15.300	91.800	2	183.600
14	D	8.50	16.120	137.020	8	1096.160
15	E	7.00	11.750	82.250	8	658.000
16	E1	6.63	10.530	69.814	8	558.511
17	F	6.13	10.610	65.039	16	1040.629
18	G	8.50	16.760	142.460	7	997.220
19	H	6.38	11.750	74.965	10	749.650
20	P1			97.601	1	97.600
21	P2			149.318	1	149.318
22	P3			100.129	2	200.258
23	P4			112.337	1	112.337
24	P5	7.65	15.300	117.0450	2	234.090
25	P6			105.2740	1	105.274
26	P7			123.1060	1	123.106
27	P8	6.67	14.000	93.3800	1	93.380
28	P9			128.9000	1	128.900
29	P10			147.3610	1	147.361
	TOTAL				930	108701.756

DETAIL OF 50% FROZEN PLOTS AS PER POLICY

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	8.50	15.300	130.050	253	32902.650
2	A3	8.50	13.980	118.830	24	2851.920
3	A4	8.38	12.570	105.337	16	1685.386
4	A5	8.00	15.300	122.400	2	244.800
5	A6	8.39	15.300	128.367	1	128.367
6	A8	8.10	15.300	123.930	20	2478.600
	A9	9.44	15.300	144.432	5	722.160
7	B	7.20	14.000	100.800	88	8870.400
8	B1	8.08	12.070	97.526	26	2535.666
9	C	6.00	15.300	91.800	2	183.600
10	D	8.50	16.120	137.020	6	822.120
11	G	8.50	16.760	142.460	7	997.220
12	P6			105.2740	1	105.274
13	P7			123.1060	1	123.106
14	P9			128.9000	1	128.900
	TOTAL				453	54780.168
					50.39	%

13.536 ACS

MILK/ VEGETABLE BOOTH

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT	NO OF PLOTS	TOTAL AREA
1		5.00	5.500	27.500	2	55.000

DETAIL OF UD AREA

	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
UD1	1762.221	0.435
UD3	281.185	0.069
UD4	504.832	0.125
UD5	1141.043	0.282
UD6	180.658	0.045
UD7	322.316	0.080
UD8	1297.129	0.321
UD9	685.791	0.169
UD10	539.318	0.133
UD11	31.955	0.008
UD12	956.220	0.236
UD13	63.076	0.016
UD14	56.000	0.014
UD15	236.234	0.058
UD16	67.073	0.017
UD18	98.457	0.024
UD20	579.697	0.143
UD21	1438.384	0.355
UD22	1287.025	0.318
UD24	84.946	0.021
Total	11613.560	2.870

ORGANISED OPEN SPACE CALCULATION

	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
OOS1	1395.000	0.345
OOS2	245.851	0.061
OOS3	108.885	0.027
OOS4	374.976	0.093
OOS5	269.249	0.067
OOS6	1958.137	0.484
OOS7	289.263	0.071
OOS8	92.634	0.023
OOS9	170.289	0.042
OOS10	2917.980	0.721
OOS11	2391.156	0.591
OOS12	141.400	0.035
OOS13	161.000	0.040
OOS14	394.704	0.098
OOS15	1856.815	0.459
OOS16	1999.204	0.494
OOS17	92.106	0.023
OOS18	35.250	0.009
OOS19	31.583	0.008
OOS20	182.908	0.045
OOS21	167.369	0.041
OOS22	59.315	0.015
OOS23	144.951	0.036
OOS24	20.873	0.005
OOS25	187.221	0.046
OOS26	178.153	0.044
OOS27	83.754	0.021
Total	15950.026	3.941

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

DRAWING TITLE

LAYOUT PLAN

AUTHORIZED SIGNATORY

Adhikaansh Realtors Pvt. Ltd.
Authorized Signatory

ARCHITECT SIGNATURE

SHIV KUMAR CA/2016/7...

DATE:

SHEET-01

SCALE

NORTH

N