

GREEN AREA LAYOUT PLAN

LEGEND	
1. SCHEME BOUNDARY SHOWN THUS	
2. STP AREA (450 SQMTRS) UG	
3. UGT AREA (200 SQMTRS)	
4. ELECTRIC TRANSFORMER 27.5 sq. mt.	
5. GREEN AREA SHOWN THUS	
6. COMMERCIAL AREA SHOWN THUS	
7. COMMUNITY FACILITY SHOWN THUS	
8. MB (MILK & VEGETABLE BOOTH) 27.5 SQ.MT.	

AREA STATEMENT	
TOTAL AREA OF THE SCHEME	= 14.99375 Acres
NET PLANNED AREA FOR PLANNING	= 6067.452 sq.mt.
AREA UNDER COMMERCIAL	= 2426.300 sq.mt. 4.00%
AREA UNDER PLOTS	= 3670.559 sq.mt. 60.99%
TOTAL SALEABLE AREA	= 3819.859 sq.mt. 62.99%

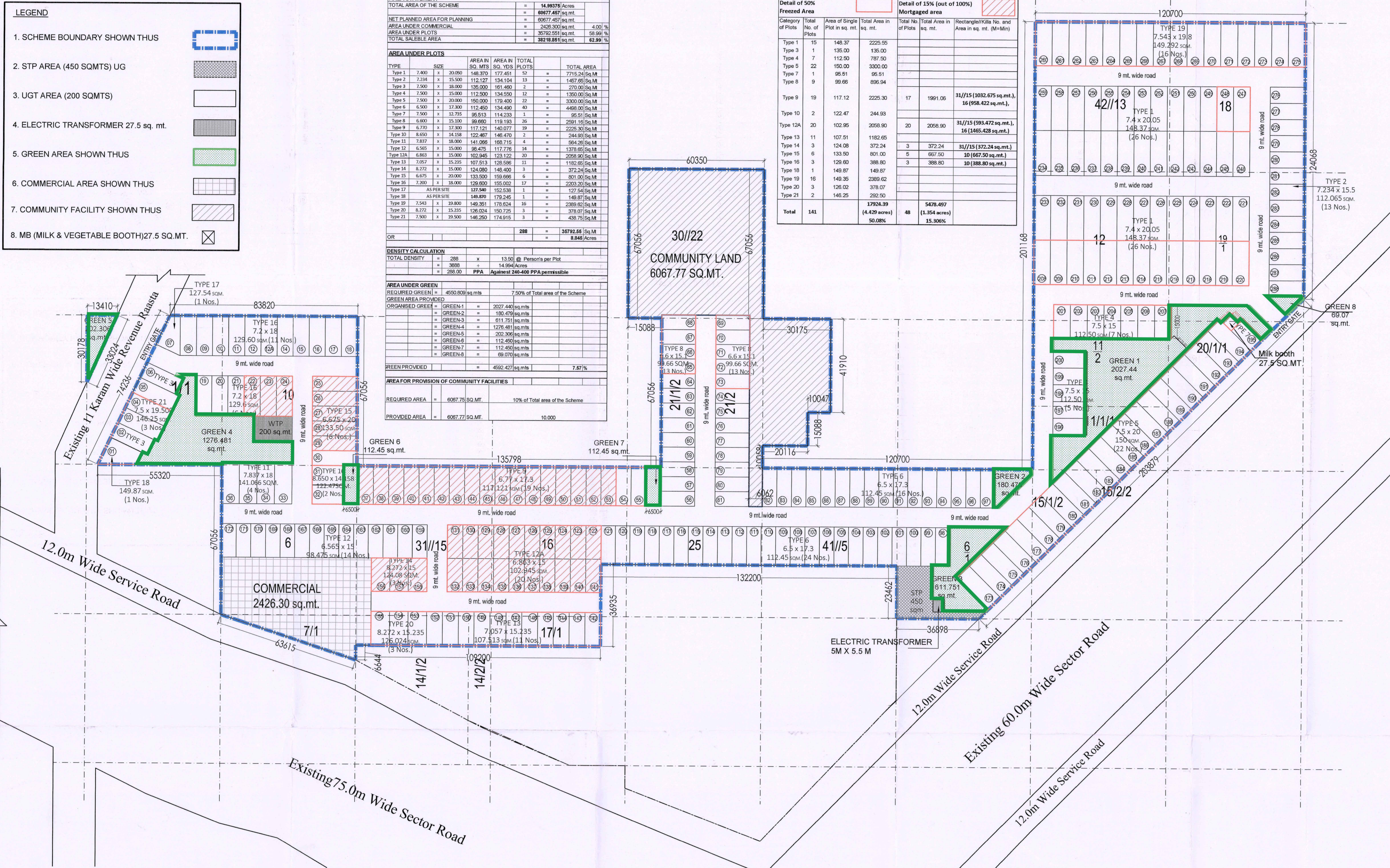
AREA UNDER PLOTS			
TYPE	NO. OF PLOTS	AREA IN SQ. METERS	TOTAL AREA
Type 1	7,400	20,050	148,370
Type 2	7,234	15,500	112,127
Type 3	7,000	20,000	138,000
Type 4	7,500	15,000	112,500
Type 5	7,500	20,000	138,000
Type 6	6,500	17,800	112,450
Type 7	7,500	12,750	85,513
Type 8	6,000	15,000	90,000
Type 9	6,750	17,250	117,311
Type 10	8,650	14,150	122,487
Type 11	7,837	18,000	141,086
Type 12	6,545	15,000	96,475
Type 13A	6,863	15,000	102,845
Type 13B	7,027	15,250	107,513
Type 14	8,272	15,000	124,050
Type 15	6,475	20,000	133,500
Type 16	7,000	18,000	126,000
Type 17	AS PER SITE	127,540	152,538
Type 18	AS PER SITE	140,470	179,246
Type 19	7,500	18,000	126,000
Type 20	8,172	15,250	126,024
Type 21	7,500	20,000	140,250
Total	288		3670.559

DENSITY CALCULATION	
TOTAL DENSITY	= 288 x 13.50 @ Person's per Plot = 3888
PPA	= 14,994 Acres
PPA	= 288.00

AREA UNDER GREEN	
REQUIRED GREEN	= 4950.000 sq.mts 79.0% of Total area of the Scheme
GREEN AREA PROVIDED	
ORGANISED GREEN	
= GREEN1	= 2027.44 sq.mts
= GREEN2	= 192.479 sq.mts
= GREEN3	= 651.750 sq.mts
= GREEN4	= 1278.481 sq.mts
= GREEN5	= 202.300 sq.mts
= GREEN6	= 112.450 sq.mts
= GREEN7	= 112.450 sq.mts
= GREEN8	= 89.070 sq.mts
GREEN PROVIDED	= 4922.427 sq.mts 7.87%

AREA FOR PROMOTION OF COMMUNITY FACILITIES	
REQUIRED AREA	= 6067.25 SQ.MT. 10% of Total area of the Scheme
PROVIDED AREA	= 6067.27 SQ.MT. 10.00%

Detail of 50% Freed Area		Detail of 15% (but of 100%) Mortgaged area	
Category	Total No. of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt.
Type 1	15	148.37	2225.55
Type 3	1	138.00	138.00
Type 4	7	112.50	787.50
Type 6	22	150.00	3300.00
Type 7	1	96.51	96.51
Type 8	9	99.66	896.94
Type 9	19	117.12	2225.30
Type 10	2	122.47	244.93
Type 12A	20	102.95	2059.00
Type 13	11	107.51	1182.65
Type 14	3	124.08	372.24
Type 15	6	133.00	801.00
Type 16	3	126.00	388.80
Type 18	1	149.87	149.87
Type 19	16	149.35	2389.62
Type 20	3	126.02	378.07
Type 21	2	146.25	292.50
Total	141	17924.39	50.08%



To be read with Licence No. 44 of 2021 Dated 10/08/2021
 This Layout Plan for an area measuring 14.99375 acres (Drawing No. 895, Dated 24/11/2016) comprising of license which is issued in respect of Affordable Residential Plotted Colony (Under Deem-Dual Jan Awa Yojna) being developed by Radhey Build Homes Pvt. Ltd. & others in collaboration with Adani M2K Projects LLP, Sector-102A, 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 55% 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 DTCF 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 DTCF, 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 metres 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 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 access road 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 licensed area shall be transferred free of cost to the government on the lines of section 30(i)(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 70% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the license 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 Photovoltaic Power Plant as per the provisions of order No. 22/52/2005/Show 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

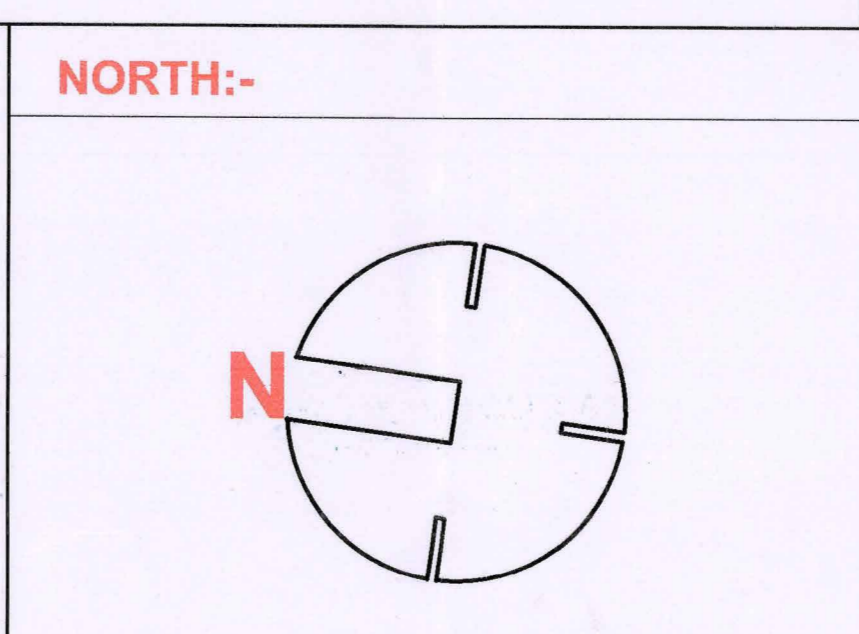
(S.K. SEHRAWAT) DTP(HQ) (Hitesh Sharma) STRP(HQ) (Jitender Shag) ETP(HQ) (K.MAKRANG PANDURANG, IAS) DTP(HQ) (RANU SINGLA) ATP(HQ) (DINESH KUMAR) SDP(HQ)

SHEET TITLE:
LAYOUT PLAN

(Architect)

DESIGN FORUM INTERNATIONAL
ARCHITECTURE URBAN DESIGN TOWN PLANNING

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY-2016), OVER AN AREA OF 14.99375 ACRES(12.85625 ACRES AFTER MIGRATION FROM PART OF LICENSE NO. 24 OF 2012 DATED 27.03.2012 GRANTED FOR AN AREA MEASURING 17.9875 ACRE FOR SETTING UP OF GROUP HOUSING COLONY ALONG WITH 2.1375 ACRE FRESH AREA) IN THE REVENUE ESTATE OF VILLAGE KHERKI MAJRA, SECTOR 102A, GURUGRAM BEING DEVELOPED BY RADHEY BUILD HOME PVT. LTD. AND M2K PROJECTS LLP IN COLLABORATION WITH ADANI M2K PROJECTS LLP.



(Architect Sign.)

Owner's Sign.: