



SECTOR 89

75.0 M WIDE SECTOR ROAD

18.0M. WIDE GREEN BELT
12.0M. WIDE SERVICE ROAD

SECTOR 89

60.0 M WIDE SECTOR ROAD

To be read with Licence No. 32 of 2021 Dated 03.07.2021
That this Revised Layout plan for an area measuring 52.275 acres (Drawing No. 7756 Dated 11.04.21) a copy 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 Residential 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 collector 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 collector 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 licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/collector under the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is released, the same will be provided by the collector in the licensed area.
10. No lot 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/colony plan reads as follows as per the Development Plan if applicable, which forms part of the licensed area shall be transferred free of cost to the government on the lines of section 3(i)(a)(ii) of the Act No. 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 70% 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 is/are ready to be acquired 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 collector/owner shall use only LED Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/32/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the collector/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.

(Signatures and stamps of officials)

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
(Signature)
Adhikaansh Realtors Pvt. Ltd.

ARCHITECT SIGNATURE
(Signature)
SHIV KUMAR
CA/2016/75365

DATE:

SHEET-01

SCALE

NORTH

52.27500	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT.	PERCENTAGE %	AREA ACRES	AREA SQMT.	PERCENTAGE %
TOTAL LICENCED AREA	52.27500	211546.387				
AREA UNDER UD	2.87000	12838.104				
BALANCE AREA	49.40500	198708.283				
NET BALANCE AREA (A)	48.60000	199911.293				94.026
ORGANISED OPEN SPACE (ON APPLIED AREA)	3.921	15886.181	7.500	3.941	15950.026	7.540
COMMUNITY FACILITIES (ON APPLIED AREA)	5.228	21154.940	10.000	5.228	21157.070	10.001
COMMERCIAL AREA (ON NET PLANNED AREA)	1.976	7997.365	4.000	1.172	4745.671	2.374
AREA UNDER PLOTS (ON NET PLANNED AREA)	30.137	121880.121	61.000	28.861	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 Population		930 @ 13.5 person per plot			12555 Person	

S.NO	PLOT TYPE	WIDTH	LENGTH	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	7.50	15.300	114.750	3	344.250
3	A2	7.32	15.300	111.984	2	223.968
4	A3	8.50	13.980	118.860	24	2851.824
5	A4	8.38	12.070	101.147	16	1618.348
6	A5	8.00	15.300	122.400	2	244.800
7	A6	8.38	15.300	128.301	1	128.301
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	BT	8.58	12.070	87.558	2	175.116
13	C	6.00	15.300	91.800	2	183.600
14	D	8.50	16.120	137.020	8	1096.160
15	E	7.20	11.700	84.240	8	673.920
16	E1	6.63	10.530	69.814	8	558.511
17	F	6.13	10.610	65.036	18	1170.648
18	G	8.50	16.760	142.460	7	997.220
19	H	6.38	11.750	74.965	10	749.650
20	I	7.97	11.070	88.359	1	88.359
21	P2	7.20	14.000	100.800	2	201.600
22	P3	7.20	14.000	100.800	2	201.600
23	P4	7.20	14.000	100.800	2	201.600
24	PE	7.65	15.300	117.045	2	234.090
25	PF	7.65	15.300	117.045	2	234.090
26	PG	7.65	15.300	117.045	2	234.090
27	PH	7.65	15.300	117.045	2	234.090
28	PI	7.65	15.300	117.045	2	234.090
29	PJ	7.65	15.300	117.045	2	234.090
30	PK	7.65	15.300	117.045	2	234.090
31	PL	7.65	15.300	117.045	2	234.090
32	PM	7.65	15.300	117.045	2	234.090
33	PN	7.65	15.300	117.045	2	234.090
34	PO	7.65	15.300	117.045	2	234.090
35	PP	7.65	15.300	117.045	2	234.090
36	PQ	7.65	15.300	117.045	2	234.090
37	PR	7.65	15.300	117.045	2	234.090
38	PS	7.65	15.300	117.045	2	234.090
39	PT	7.65	15.300	117.045	2	234.090
40	PV	7.65	15.300	117.045	2	234.090
41	PW	7.65	15.300	117.045	2	234.090
42	PX	7.65	15.300	117.045	2	234.090
43	PY	7.65	15.300	117.045	2	234.090
44	PZ	7.65	15.300	117.045	2	234.090
45	Q1	7.65	15.300	117.045	2	234.090
46	Q2	7.65	15.300	117.045	2	234.090
47	Q3	7.65	15.300	117.045	2	234.090
48	Q4	7.65	15.300	117.045	2	234.090
49	Q5	7.65	15.300	117.045	2	234.090
50	Q6	7.65	15.300	117.045	2	234.090
51	Q7	7.65	15.300	117.045	2	234.090
52	Q8	7.65	15.300	117.045	2	234.090
53	Q9	7.65	15.300	117.045	2	234.090
54	Q0	7.65	15.300	117.045	2	234.090
TOTAL					930	118791.724

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	8.50	15.300	130.050	238	30951.800
2	A1	7.50	15.300	114.750	3	344.250
3	A2	7.32	15.300	111.984	2	223.968
4	A3	8.50	13.980	118.860	16	1902.960
5	A4	8.38	12.070	101.147	16	1618.348
6	A5	8.00	15.300	122.400	2	244.800
7	A6	8.38	15.300	128.301	1	128.301
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	BT	8.58	12.070	87.558	2	175.116
13	C	6.00	15.300	91.800	2	183.600
14	D	8.50	16.120	137.020	8	1096.160
15	E	7.20	11.700	84.240	8	673.920
16	E1	6.63	10.530	69.814	8	558.511
17	F	6.13	10.610	65.036	18	1170.648
18	G	8.50	16.760	142.460	7	997.220
19	H	6.38	11.750	74.965	10	749.650
20	I	7.97	11.070	88.359	1	88.359
21	P2	7.20	14.000	100.800	2	201.600
22	P3	7.20	14.000	100.800	2	201.600
23	P4	7.20	14.000	100.800	2	201.600
24	PE	7.65	15.300	117.045	2	234.090
25	PF	7.65	15.300	117.045	2	234.090
26	PG	7.65	15.300	117.045	2	234.090
27	PH	7.65	15.300	117.045	2	234.090
28	PI	7.65	15.300	117.045	2	234.090
29	PJ	7.65	15.300	117.045	2	234.090
30	PK	7.65	15.300	117.045	2	234.090
31	PL	7.65	15.300	117.045	2	234.090
32	PM	7.65	15.300	117.045	2	234.090
33	PN	7.65	15.300	117.045	2	234.090
34	PO	7.65	15.300	117.045	2	234.090
35	PP	7.65	15.300	117.045	2	234.090
36	PQ	7.65	15.300	117.045	2	234.090
37	PR	7.65	15.300	117.045	2	234.090
38	PS	7.65	15.300	117.045	2	234.090
39	PT	7.65	15.300	117.045	2	234.090
40	PV	7.65	15.300	117.045	2	234.090
41	PW	7.65	15.300	117.045	2	234.090
42	PX	7.65	15.300	117.045	2	234.090
43	PY	7.65	15.300	117.045	2	234.090
44	PZ	7.65	15.300	117.045	2	234.090
45	Q1	7.65	15.300	117.045	2	234.090
46	Q2	7.65	15.300	117.045	2	234.090
47	Q3	7.65	15.300	117.045	2	234.090
48	Q4	7.65	15.300	117.045	2	234.090
49	Q5	7.65	15.300	117.045	2	234.090
50	Q6	7.65	15.300	117.045	2	234.090
51	Q7	7.65	15.300	117.045	2	234.090
52	Q8	7.65	15.300	117.045	2	234.090
53	Q9	7.65	15.300	117.045	2	234.090
54	Q0	7.65	15.300	117.045	2	234.090
TOTAL					478	5644.100

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	5.00	5.500	27.500	2	55.000
TOTAL						11613.660 2.870

MILK VEGETABLE BOOTH

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	OOS1					136.000 0.345
2	OOS2					245.851 0.611
3	OOS3					108.885 0.277
4	OOS4					374.976 0.953
5	OOS5					289.249 0.740
6	OOS6					1968.137 4.984