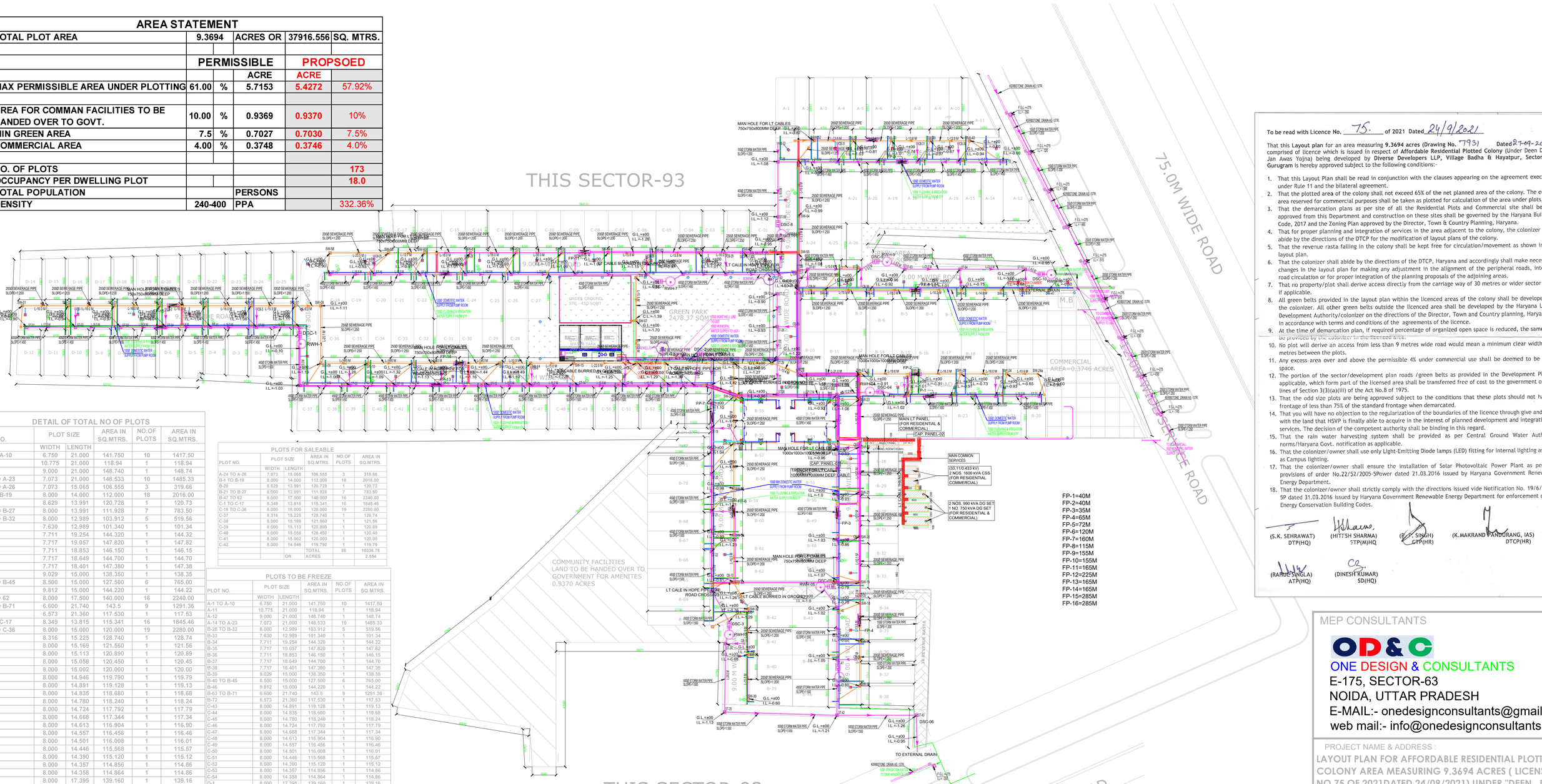
AREA STATEMENT

TOTAL PLOT AREA	9.3694		ACRES OR	37916.556	SQ. MTRS.
	PERMISSIBLE			PROPSOED	
			ACRE	ACRE	
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	5.7153	5.4272	57.92%
AREA FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.	10.00	%	0.9369	0.9370	10%
MIN GREEN AREA	7.5	%	0.7027	0.7030	7.5%
COMMERCIAL AREA	4.00	%	0.3748	0.3746	4.0%
NO. OF PLOTS					173
OCCUPANCY PER DWELLING PLOT					18.0
TOTAL POPULATION			PERSONS		
DENSITY	240-400		PPA		332.36%



FP-1=40M
FP-2=40M
FP-3=35M
FP-4=65M
FP-5=72M
FP-6=120M
FP-7=160M
FP-8=115M
FP-9=155M
FP-10=155M
FP-11=165M
FP-12=225M
FP-13=165M
FP-14=165M
FP-15=285M
FP-16=285M

DETAIL OF TOTAL NO OF PLOTS

PLOT NO.	PLOT SIZE WIDTH	PLOT SIZE LENGTH	AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
A-1 TO A-10	6.750	21.000	141.750	10	1417.50
A-11	10.775	21.000	118.94	1	118.94
A-12	9.000	21.000	148.740	1	148.74
A-14 TO A-23	7.073	21.000	148.533	10	1485.33
A-24 TO A-26	7.073	15.065	106.555	3	319.66
B-1 TO B-19	8.000	14.000	112.000	18	2016.00
B-20	8.629	13.991	120.728	1	120.73
B-21 TO B-27	8.000	13.991	111.928	7	783.50
B-28 TO B-32	8.000	12.989	103.912	5	519.56
B-33	7.630	12.989	101.340	1	101.34
B-34	7.711	19.254	144.320	1	144.32
B-35	7.717	19.057	147.820	1	147.82
B-36	7.711	18.853	146.150	1	146.15
B-37	7.717	18.649	144.700	1	144.70
B-38	7.717	18.401	147.380	1	147.38
B-39	9.029	15.000	138.350	1	138.35
B-40 TO B-45	8.500	15.000	127.500	6	765.00
B-46	9.812	15.000	144.220	1	144.22
B-47 TO 62	8.000	17.500	140.000	16	2240.00
B-63 TO B-71	6.600	21.740	143.5	9	1291.36
B-72	6.573	21.360	117.530	1	117.53
C-1 TO C-17	8.349	13.815	115.341	16	1845.46
C-18 TO C-36	8.000	15.000	120.000	19	2280.00
C-37	8.316	15.225	128.740	1	128.74
C-38	8.000	15.169	121.560	1	121.56
C-39	8.000	15.113	120.890	1	120.89
C-40	8.000	15.058	120.450	1	120.45
C-41	8.000	15.002	120.000	1	120.00
C-42	8.000	14.946	119.790	1	119.79
C-43	8.000	14.891	119.128	1	119.13
C-44	8.000	14.835	118.680	1	118.68
C-45	8.000	14.780	118.240	1	118.24
C-46	8.000	14.724	117.792	1	117.79
C-47	8.000	14.668	117.344	1	117.34
C-48	8.000	14.613	116.904	1	116.90
C-49	8.000	14.557	116.456	1	116.46
C-50	8.000	14.501	116.008	1	116.01
C-51	8.000	14.446	115.568	1	115.57
C-52	8.000	14.390	115.120	1	115.12
C-53	8.000	14.357	114.856	1	114.86
C-54	8.000	14.358	114.864	1	114.86
D-1	8.000	17.395	139.160	1	139.16
D-2	8.000	16.966	135.728	1	135.73
D-3	8.000	16.536	132.288	1	132.29
D-4	8.000	16.106	128.848	1	128.85
D-5	8.000	15.676	125.408	1	125.41
D-6	8.000	17.052	136.416	1	136.42
D-7	8.000	16.860	134.880	1	134.88
D-8	8.000	16.668	133.344	1	133.34
D-9	8.000	16.477	131.816	1	131.82
D-10	8.000	16.285	130.280	1	130.28
D-11	8.500	16.093	136.791	1	136.79
D-12	9.127	15.902	145.138	1	145.14
D-14	9.290	15.874	147.469	1	147.47
D-15	8.000	16.068	128.544	1	128.54
D-16	8.000	16.261	130.088	1	130.09
D-17	8.000	16.454	131.632	1	131.63
D-18	8.000	16.648	133.184	1	133.18
D-19	8.000	16.841	134.728	1	134.73
D-20	8.000	17.035	136.280	1	136.28
D-21	8.000	17.228	137.824	1	137.82
D-22	8.000	17.421	139.368	1	139.37
D-23	8.000	17.615	140.920	1	140.92
D-24	8.000	17.808	142.464	1	142.46
D-25	8.000	18.001	144.008	1	144.01
			TOTAL	173	21972.58
		OR	ACRES		5.430

PLOTS FOR SALEABLE

PLOT NO.	PLOT SIZE WIDTH	PLOT SIZE LENGTH	AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
A-24 TO A-26	7.073	15.065	106.555	3	319.66
B-1 TO B-19	8.000	14.000	112.000	18	2016.00
B-20	8.629	13.991	120.728	1	120.73
B-21 TO B-27	8.000	13.991	111.928	7	783.50
B-47 TO 62	8.000	17.500	140.000	16	2240.00
C-1 TO C-17	8.349	13.815	115.341	16	1845.46
C-18 TO C-36	8.000	15.000	120.000	19	2280.00
C-37	8.316	15.225	128.740	1	128.74
C-38	8.000	15.169	121.560	1	121.56
C-39	8.000	15.113	120.890	1	120.89
C-40	8.000	15.058	120.450	1	120.45
C-41	8.000	15.002	120.000	1	120.00
C-42	8.000	14.946	119.790	1	119.79
			TOTAL	86	10336.78
		OR	ACRES		2.554

PLOTS TO BE FREEZE

PLOT NO.	PLOT SIZE WIDTH	PLOT SIZE LENGTH	AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
A-1 TO A-10	6.750	21.000	141.750	10	1417.50
A-11	10.775	21.000	118.94	1	118.94
A-12	9.000	21.000	148.740	1	148.74
A-14 TO A-23	7.073	21.000	148.533	10	1485.33
B-28 TO B-32	8.000	12.989	103.912	5	519.56
B-33	7.630	12.989	101.340	1	101.34
B-34	7.711	19.254	144.320	1	144.32
B-35	7.717	19.057	147.820	1	147.82
B-36	7.711	18.853	146.150	1	146.15
B-37	7.717	18.649	144.700	1	144.70
B-38	7.717	18.401	147.380	1	147.38
B-39	9.029	15.000	138.350	1	138.35
B-40 TO B-45	8.500	15.000	127.500	6	765.00
B-46	9.812	15.000	144.220	1	144.22
B-63 TO B-71	6.600	21.740	143.5	9	1291.36
B-72	6.573	21.360	117.530	1	117.53
C-43	8.000	14.891	119.128	1	119.13
C-44	8.000	14.835	118.680	1	118.68
C-45	8.000	14.780	118.240	1	118.24
C-46	8.000	14.724	117.792	1	117.79
C-47	8.000	14.668	117.344	1	117.34
C-48	8.000	14.613	116.904	1	116.90
C-49	8.000	14.557	116.456	1	116.46
C-50	8.000	14.501	116.008	1	116.01
C-51	8.000	14.446	115.568	1	115.57
C-52	8.000	14.390	115.120	1	115.12
C-53	8.000	14.357	114.856	1	114.86
C-54	8.000	14.358	114.864	1	114.86
D-1	8.000	17.395	139.160	1	139.16
D-2	8.000	16.966	135.728	1	135.73
D-3	8.000	16.536	132.288	1	132.29
D-4	8.000	16.106	128.848	1	128.85
D-5	8.000	15.676	125.408	1	125.41
D-6	8.000	17.052	136.416	1	136.42
D-7	8.000	16.860	134.880	1	134.88
D-8	8.000	16.668	133.344	1	133.34
D-9	8.000	16.477	131.816	1	131.82
D-10	8.000	16.285	130.280	1	130.28
D-11	8.500	16.093	136.791	1	136.79
D-12	9.127	15.902	145.138	1	145.14
D-14	9.290	15.874	147.469	1	147.47
D-15	8.000	16.068	128.544	1	128.54
D-16	8.000	16.261	130.088	1	130.09
D-17	8.000	16.454	131.632	1	131.63
D-18	8.000	16.648	133.184	1	133.18
D-19	8.000	16.841	134.728	1	134.73
D-20	8.000	17.035	136.280	1	136.28
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D-22	8.000	17.421	139.368	1	139.37
D-23	8.000	17.615	140.920	1	140.92
D-24	8.000	17.808	142.464	1	142.46
D-25	8.000	18.001	144.008	1	144.01
			TOTAL	87	11635.80
		OR	ACRES		2.875
PERCENTAGE OF TOTAL RESIDENTIAL PLOTTING					52.973

S.N.	PLUMBING LEGENDS:-	
01	DOMESTIC WATER SUPPLY	
02	IRRIGATION LINE	
03	GARDEN HYDRANT	GH
04	VALVE CHAMBER	

S.N.	PLUMBING LEGENDS:-	
01	STORM LINE	
02	STORM MANHOLE	
03	DE-SILTING CHAMBER (2000X1200)	DSC
04	RECHARGE PIT (3000Ø)	RWH
05	CATCH BASIN	CB

S.N.	PLUMBING LEGENDS:-	
01	SEWER LINE	
02	SEWER MANHOLE	
03		

To be read with Licence No. 75. of 2021 Dated 24/9/2021

That this **Layout plan** for an area measuring **9.3694 acres (Drawing No.** 7931) Dated 27-09-2021 comprised of licence which is issued in respect of **Affordable Residential Plotted Colony** (Under Deen Dayal Jan Awas Yojna) being developed by **Diverse Developers LLP, Village Badha & Hyatpur, Sector-93, 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 | (P.K. SINGH) CTP(HR) | (K.MAKRAND PANDURANG, IAS) DTCP(HR)

(RAHUL SINGLA) ATP(HQ) | (DINESH KUMAR) SD(HQ)

MEP CONSULTANTS

OD&C
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PROJECT NAME & ADDRESS :

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 9.3694 ACRES (LICENSE NO.75 OF 2021DATED 24/09/2021) UNDER "DEEN DAYAL JAN AWAS YOJNA , IN THE REVENUE ESTATE OF VILLAGE BADHA AND HAYATPUR , SECTOR 93 , GURUGRAM

DEVELOPED BY

M/S DIVERSE DEVELOPERS LLP

ARCHITECT'S SIGNATURE : | OWNER'S SIGNATURE :

DRAWING TITLE : **MEP LAYOUT SITE PLAN**

DRAWING NO:-	DRN. BY:- S.K.	NORTH :
ODC-MEP-01	CHD. BY:- A.S.	N
SCALE : 1 : 450	DATE:-31-07-2021	
	REV NO.:- R3	