

REVISED LAYOUT OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN
REVENUE ESTATE OF SOHNA, SECTOR-35, SOHNA, DISTT. GURUGRAM (HR) FOR LAND MEASURING 12.41875 ACRES
BELONGING TO LION INFRA DEVELOPERS LLP, VALLABHAM BUILDCON PVT. LTD & VIBHOR HOME DEVELOPERS
PVT. LTD. IN COLLABORATION WITH LION INFRA DEVELOPERS LLP

SEWERAGE SCHEME

This is a 'PROVISIONAL APPROVED LAYOUT PLAN'
Only for Purpose of Issuing
Objection from the general public

Checked subject to comments
in forwarding letter No. 45182
Dt. 12/03/2021, and notes
attached with the estimate

Superintending Engineer (H)
for Chief Engineer T & SVP
Panchkula

Director Town & Country
Planning Haryana
Chandigarh

To be read with Licence No. 23 of 2019 dated 20.02.2019

That this Revised Layout plan for an area measuring 12.41875 acres (Drawing No. DTCP-7538 dated 09.09.2020) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Janawas Yojna) being developed by Vallabham Buildcon Pvt. Ltd and Vibhor Home Developers Pvt. Ltd in collaboration with Lion Infra Developers LLP, in Sector-35, Sohna is hereby approved subject to the following conditions:-

- That this Revised 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 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 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 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed areas 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 licence.
- 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 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 3(3)(a)(iii) 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 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 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 coloniser/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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PANKAJ BENIWAL)
ATP (HQ)

(RAJESH KAUSHIK)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(JITENDER SHAG)
CTP (HR)

(K. MAKRAJ PANDURANG, IAS)
DTP (HR)

(RAM AVTAR BASSI)
ATP (HQ)

LEGEND

LEGEND	
	AREA TO BE FREEZED
	LAND HANDED OVER TO GOVT.
	COMMERCIAL AREA
	GREEN AREA

GENERAL NOTES

PLUMBING LEGEND:

	SEWER PIPE
	STORM PIPE
	SEWER MANHOLE 900mm DIAMETER 1200/1500mm DIAMETER
	STORM MANHOLE 900mm DIAMETER 1200/1500mm DIAMETER
	DOMESTIC WATER RISER PIPE
	FLUSHING WATER RISER PIPE
	MUNICIPAL SUPPLY PIPE
	VALVE CHAMBER 450x450mm
	CATCH BASIN 450x450x600mm

ARCHITECT'S
SIGNATURE:

OWNER'S
SIGNATURE:

AR. VAKUL MITTAL
20A No. 6A/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484

PROJECT:

GREEN VALLEY, SECTOR 35,
SOHNA ROAD(GURUGRAM), (DDJAY)

CLIENT:

LION INFRA DEVELOPERS

PRINCIPAL ARCHITECT:

Planners Group
ARCHITECTS/PLANNERS/DESIGNERS/ENGINEERS
OFFICES - NCR (GURGAON) & CHANDIGARH
1023, JMD Megapolis, Sector 48, Gurgaon 122001
+91(124) 4978484, ncr@plannersgroup.net

MEP CONSULTANT:

STRUCTURE CONSULTANT:

CONCEPT SUB TENDER GFC

REVISION TRACK:

REV	AMENDMENTS	DATE
R1	For Service Plan Estimate Only	
R2		
R3		

PLOTTED HOUSING 326_01

DRAWING TITLE:

SITE LAYOUT PLAN

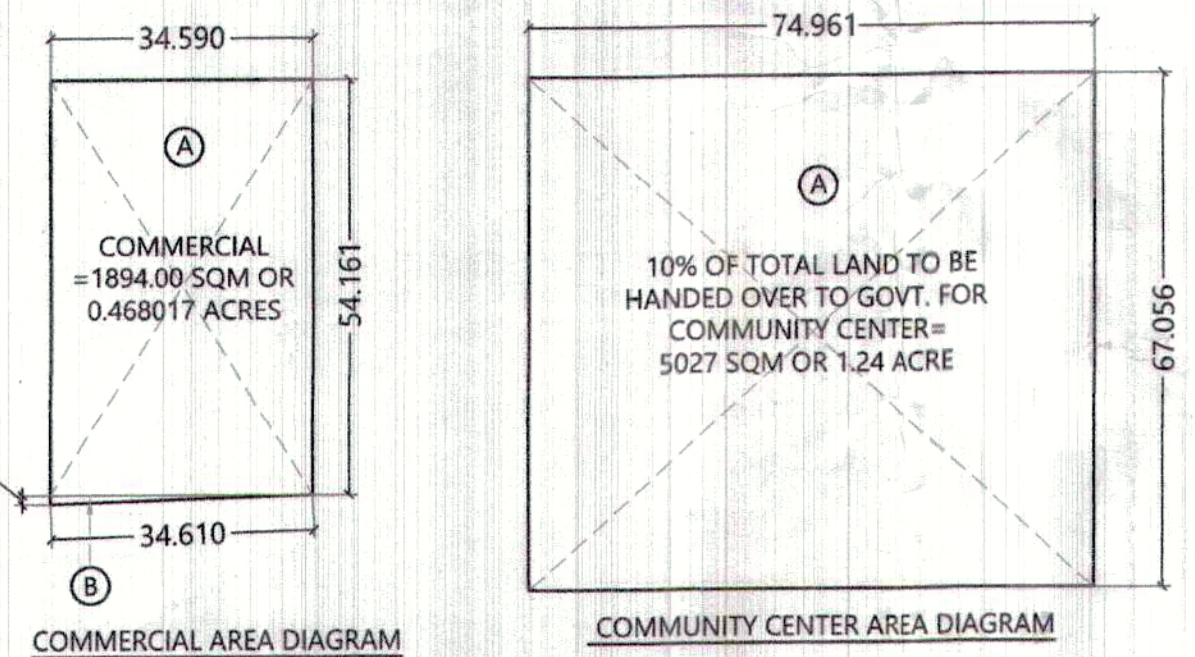
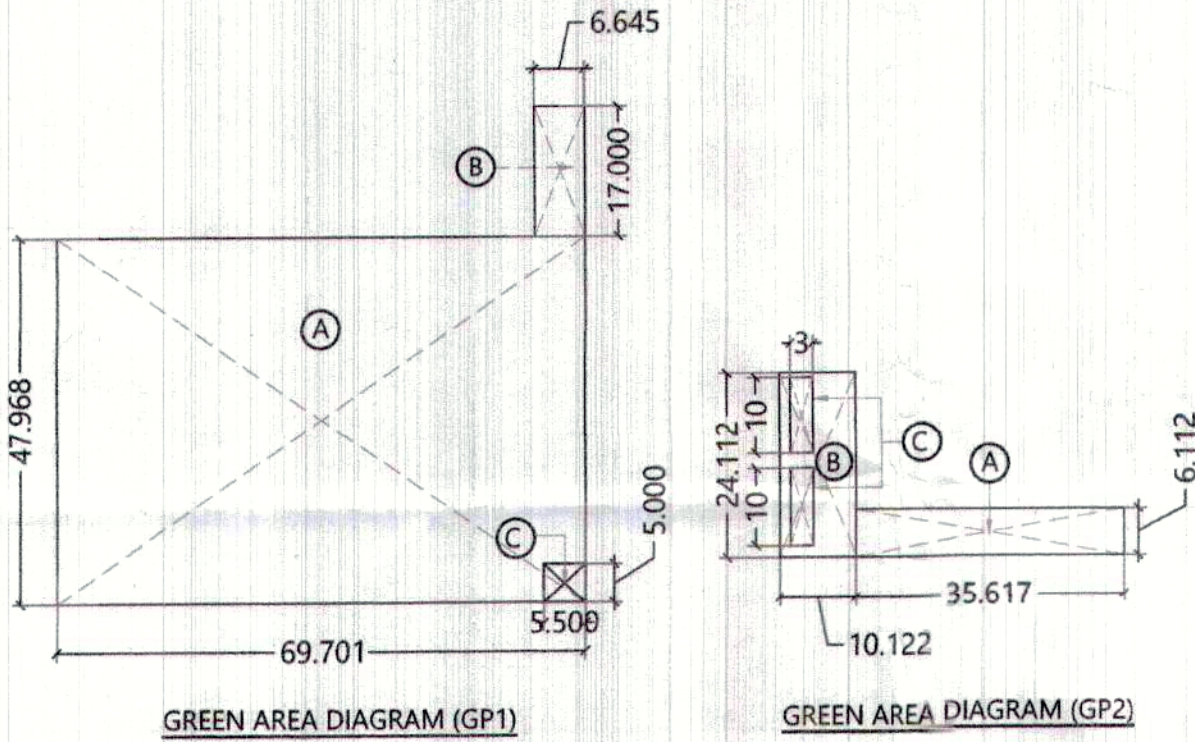
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DATE ISSUED: 04-09-2020

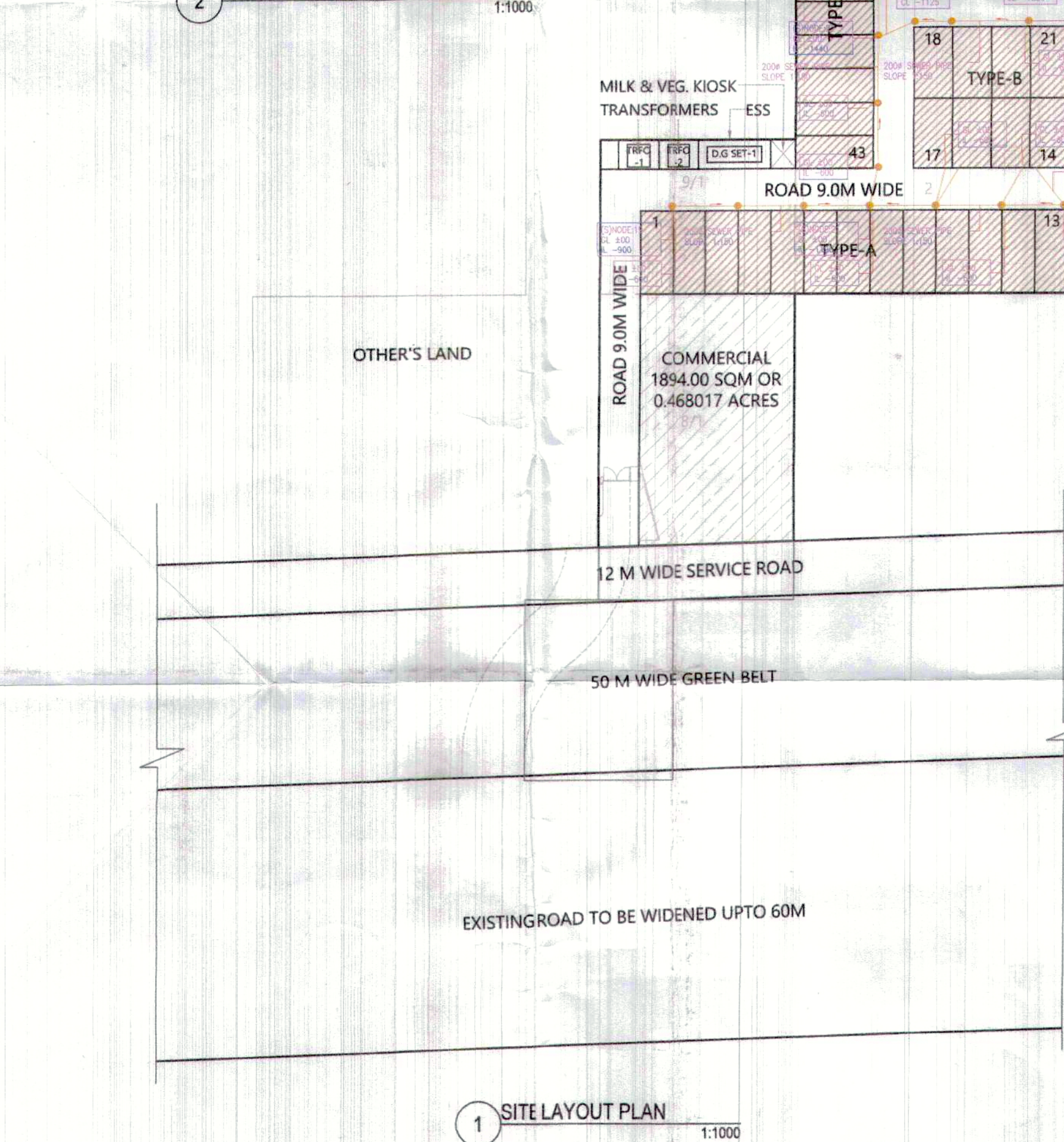
DRAWN BY: AR. MANJARI

CHECKED BY: AR. VAKUL

SCALE: 1:1000



2 AREA CALCULATION DIAGRAMS



PLOT AREA CALCULATION						
S.NO	TYPE OF PLOT	PLOT NO.S	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (IN SQM)	TOTAL NO. OF PLOTS
1	A	1-13	7.302	18.028	131.640	13
2	B	14-21	8.558	15.514	132.769	8
3	C	22-42	7.377	17.200	126.884	21
4	D	43-51	7.358	17.117	125.947	9
5	E	52-66, 67-96	7.194	17.117	123.140	45
6	F	97-118	7.882	16.000	126.112	22
7	G	119-126	7.882	17.000	133.994	8
8	H	127-134	8.121	17.000	138.057	8
9	I	135-142	8.121	16.000	129.936	8
10	J	143-151	8.333	16.000	133.328	9
11	K	152-156	7.123	18.000	128.214	5
12	L	157-166	6.789	18.367	124.694	10
13	M	167-192, 193-205	7.361	17.000	125.137	39
14	N	206-208	8.332	17.000	141.644	3
GRAND TOTAL						208

DETAIL OF 50% AREA TO BE FREEZED OF AREA UNDER PLOTTED DEVELOPMENT						
S.NO	TYPE OF PLOT	PLOT NO.S	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (IN SQM)	TOTAL NO. OF PLOTS
1	A	1-13	7.302	18.028	131.640	13
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3	C	22-42	7.377	17.200	126.884	21
4	D	43-51	7.358	17.117	125.947	9
5	E	52-66, 67-96	7.194	17.117	123.140	45
6	F	97-101, 114-118	7.882	16.000	126.112	10
GRAND TOTAL						106

GREEN AREA				
CATEGORY	WIDTH	DEPTH	NO.S	AREA (IN SQM)
GP1	A	69.701	47.968	1
	B	6.645	17.000	1
	C	5.5	5	1
TOTAL (GP1)= A+B+C				3428.8826
GP2	A	35.617	6.112	1
	B	10.122	24.112	1
	C	3	10	2
TOTAL (GP2)= A+B+C				401.7528
TOTAL GREEN AREA (GP1+GP2)				3830.6353

COMMERCIAL AREA				
CATEGORY	WIDTH	DEPTH	NO.	AREA (IN SQM)
A	34.59	54.161	1	1873.43
B	34.59	1.187	0.5	20.53
TOTAL COMMERCIAL AREA				1893.96

10% OF TOTAL LAND HANDED OVER TO GOVT. FOR COMMUNITY CENTER				
CATEGORY	WIDTH	DEPTH	NO.	AREA (IN SQM)
A	74.961	67.656	1	5026.58
TOTAL				5026.58

OTHER AREAS			
CATEGORY	WIDTH	DEPTH	AREA (IN SQM)
MILK & VEG KIOSK-1	5.5	6.5	35.750
MILK & VEG KIOSK-2	5.5	5	27.500
ESS	38.09	6.5	247.585
STP	22.5	20.00	450.000
UGT	16.90	12.50	200.000
OTHER AREAS			60.000

PROJECT AREA DETAIL			
DESCRIPTION	%	AREA	
		(IN SQM)	(IN ACRES)
Total Land Area		50256.818	12.4187
Area Under Sector Road and Green Belt		1873.128	0.46286
Balance area (Total area - area under sector road and green belt)		48383.690	11.9559
50% Benefit of Area falling under Sector road and Green belt		936.564	0.2314
Net Plan Area		49320.25	12.1873
Permissible Area Under Plots	61	30085.355	7.4343
Proposed Area Under Plots	53.72	26496.450	6.5474
Required Area to be transferred free of cost to the Government for Community Site (10% of total land area)	10	5025.682	1.2419
Proposed Area to be transferred free of cost to the Government for Community Site	10.00	5026.58	1.2421
Required Green Area	7.5	3699.019	0.9140
Proposed Green Area	7.77	3830.6353	0.9466
Permissible Commercial Area	4	1972.8102	0.4875
Proposed Commercial Area	3.84	1893.96	0.4680
Proposed Number of Plots		208	
Total Population (@18 person per plot)		3744.0000	
Permissible Density		240-400 PPA	
Proposed Density		307.2050	
50% Area to be Freezed of Area under Plotted Development required	50	13248.23	3.2737
Proposed Area Freezed of Area under Plotted Development required	50.47	13373.977	3.3048
Total Saleable Area (Plot Area + Commercial Area)	57.56	28390.41	7.02