

DDJAY			
MASTERPLAN AREAS			
	Ratio (%) / Nos.	Area (in Acre)	Area (in Sqm)
Total Plot Area :		12.125	49,067
Organized open space to be provided	7.5%	0.909	3,680
Community	10%	1.212	4,907
Area under widening of existing NH-248		0.029	117
50% of Benefit for Road widening (A)		0.014	59
Area under 38mtr wide green belt		0.454	1,837
50% of Benefit for green belt (B)		0.227	919
Area under 12 mtr wide service road		0.143	579
50% of Benefit for green belt (C)		0.071	289
Total (A+B+C)		0.626	2,534
Balance Site Area		11.499	46,535
50% Benefit		0.313	1,267
Net Planned Area		11.812	47,802
Residential	61%	7.205	29,159
Commercial	4%	0.472	1,912
DESIGN PROPOSED			
RESIDENTIAL	50.09%	5.917	23,944
COMMERCIAL AREA	3.99%	0.471	1,912
COMMUNITY	10.00%	1.213	4,907
Organized open space (Green)	7.54%	0.915	3,701
DENSITY CALCULATION			
TOTAL DENSITY	174	18	3132
	Units	Pop./ Unit	Total
NET PLANNED AREA		11.812	47,802
		Acres	Sqmt.
POPULATION PER ACRE		265.15	PPA

DDJAY							
DETAIL OF RESIDENTIAL PLOT AREAS							
S.NO.	CATEGORY	SIZES (in meters)		Area (in Sqm)	No. of plots	TOTAL (in Sqm)	
1	A1	17.645	x	7.755	136.837	1	136.837
2	A2	17.645	x	8.500	149.983	18	2699.694
3	A3	17.550	x	7.405	129.958	1	129.958
4	A4	17.645	x	8.500	149.983	11	1649.813
5	A5	16.815	x	8.500	142.928	80	11434.240
6	A6	15.835	x	8.058	127.598	12	1531.176
7	A7	15.500	x	9.670	149.885	20	2997.700
8	B1	14.750	x	7.200	106.200	26	2761.200
9	B2	14.750	x	8.183	120.699	5	603.495
TOTAL					174	23944.113	
					Acres	5.917	

DDJAY							
DETAIL OF RESIDENTIAL PLOT AREAS (50% AREAS)							
S.NO.	CATEGORY	SIZES (in meters)		Area (in Sqm)	No. of plots	TOTAL (in Sqm)	
1	A2	17.645	x	8.500	149.983	14	2099.762
2	A3	17.550	x	7.405	129.958	1	129.958
3	A4	17.645	x	8.500	149.983	11	1649.813
4	A5	16.815	x	8.500	142.928	40	5717.120
5	B1	14.750	x	7.200	106.200	17	1805.400
6	B2	14.750	x	8.183	120.699	5	603.496
TOTAL					88	12005.549	
					Acres	2.97	

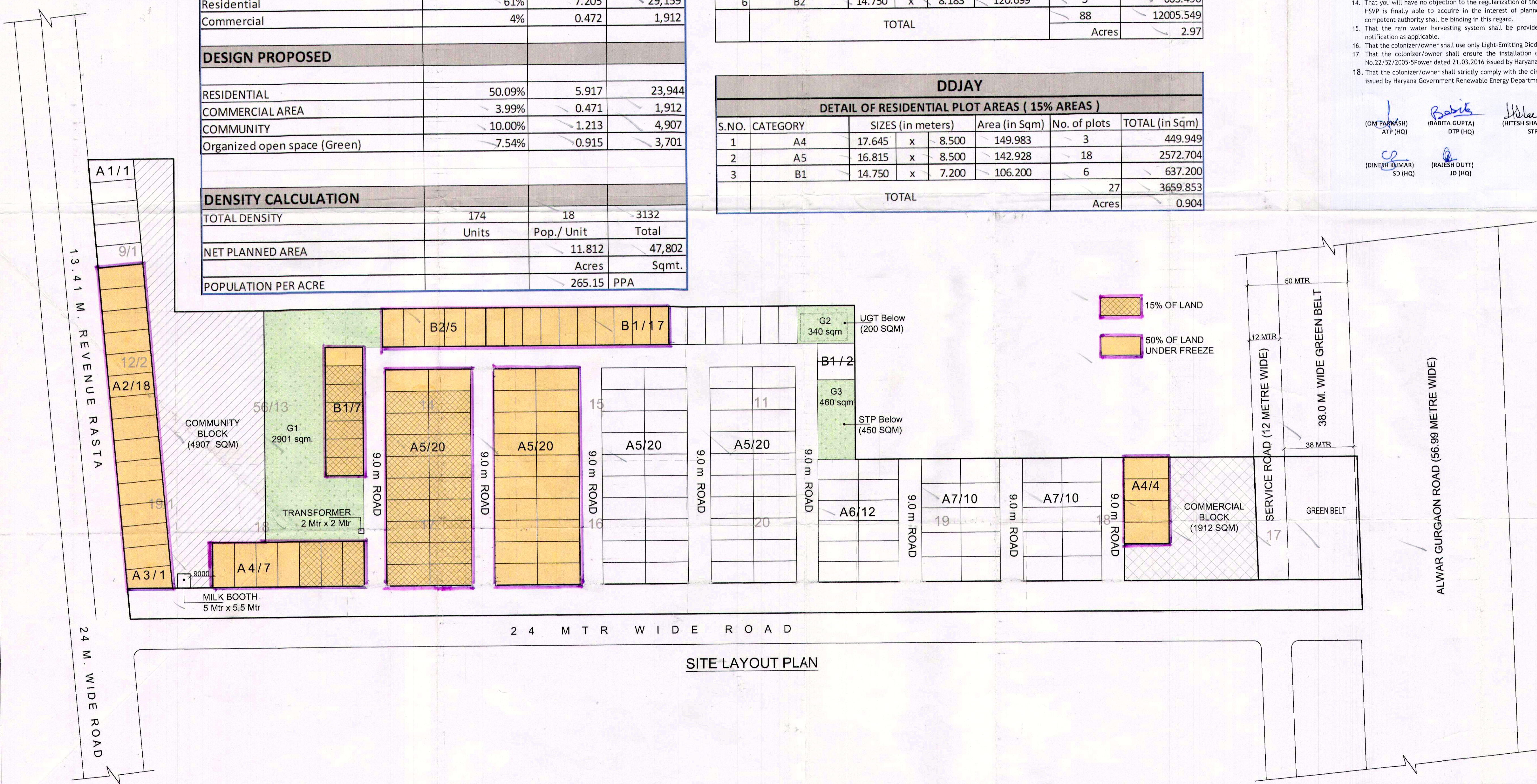
DDJAY							
DETAIL OF RESIDENTIAL PLOT AREAS (15% AREAS)							
S.NO.	CATEGORY	SIZES (in meters)		Area (in Sqm)	No. of plots	TOTAL (in Sqm)	
1	A4	17.645	x	8.500	149.983	3	449.949
2	A5	16.815	x	8.500	142.928	18	2572.704
3	B1	14.750	x	7.200	106.200	6	637.200
TOTAL					27	3659.853	
					Acres	0.904	

OWNER SIGN ARCHITECT SIGN
 For Metro Techno Build Private Limited
 Director/Arch. Supervisory
 VISHAL SHARMA
 ARCHITECT
 C-4575

To be read with Licence No. 42 of 2022 Dated 13/04/2022
 That this Layout plan for an area measuring 12.125 acres (Drawing no. 8255 Dated 15-04-22) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) (under migration from licence no. 162 of 2014 dated 12.09.2014 granted for setting up of Group Housing Colony for over an area measuring 12.125 acres) being developed by Metro Techno Build Pvt. Ltd., falling in sector-2, Sohna, District 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 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 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.
- 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.
- 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 licenced 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 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-SPower 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.

(M) PANKASH ATP (HQ) (BABITA GUPTA) DTP (HQ) (HITESH SHARMA) STP (HQ) (K) M. K. R. SINGH CTP (HR) (DINESH KUMAR) SD (HQ) (RAJESH DUTT) JD (HQ)



OWNER
METRO TECHNO BUILD PVT. LTD.

ARCHITECTS
Confluence

PROJECT
PROPOSED MASTER PLAN OF LAND MEASURING 49,067 SQM. (12.125 ACRES) AT SECTOR - 2 SOHNA (GURUGRAM, HARYANA) BEING DEVELOPED BY METRO TECHNO BUILD PVT LTD

DATE	PROJECT INCH.	CHECKED BY
26-03-22	BALRAJ SINGH	BALRAJ SINGH
SCALE	DEALT BY	APPROVED BY
1: NTS	ISHAN UPADHYAY	VISHAL SHARMA

DRAWING TITLE
LAYOUT PLAN

DRAWING NO. R1 REVISION