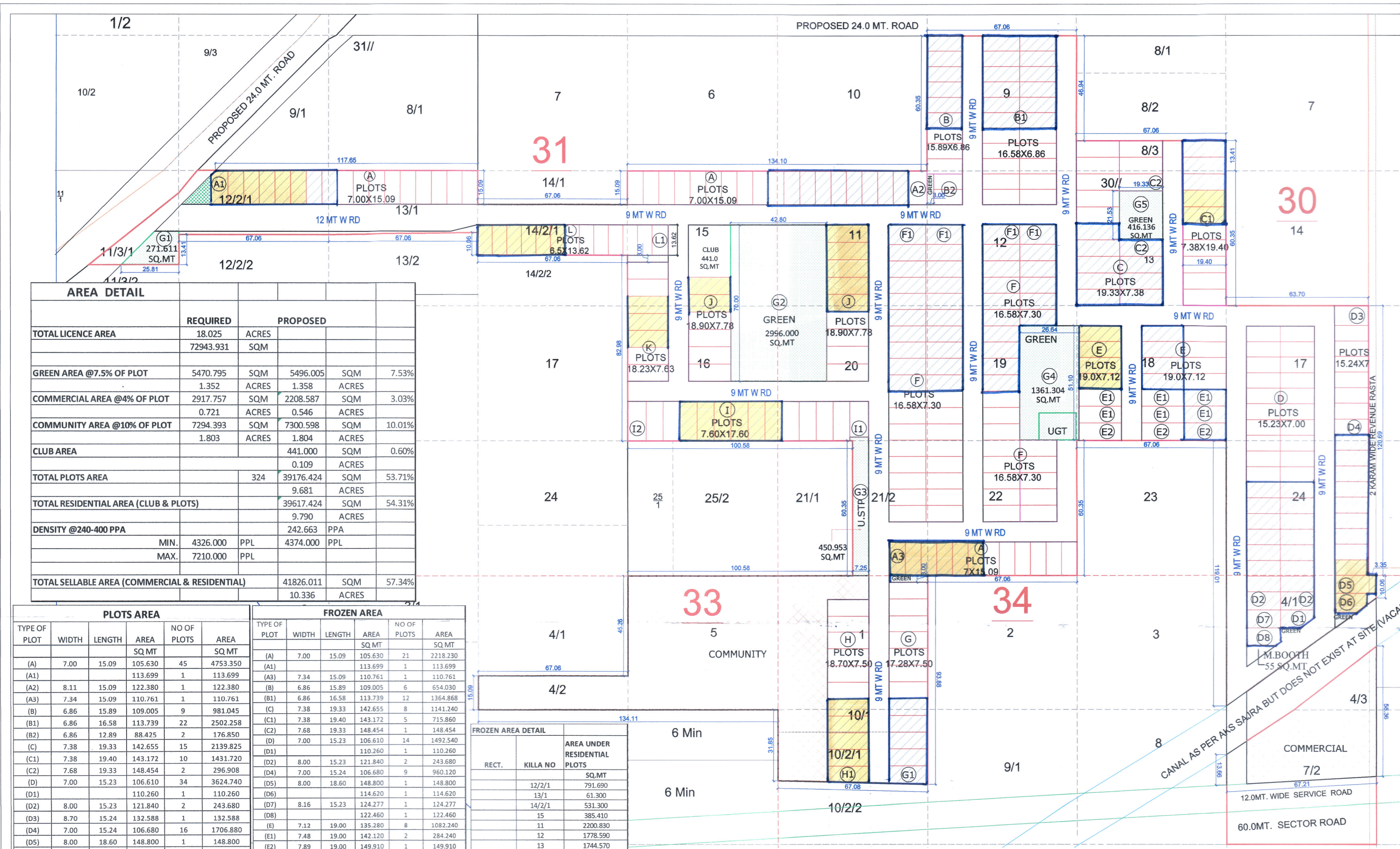


This Layout plan for an area measuring 18.025 acres (Drawing No. 8409 Dated 27-06-2016) comprising of 324 plots is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna 2016) being developed by Goel and Son's Developers Pvt. Ltd., in Sector-4, Sohna, District Gurugram is hereby 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 plots 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 meters 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 or in accordance with terms and conditions of the agreements of the license.
- At the time of demarcation plan, if required percentage of green 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 meters wide road (mean a minimum clear width of 9 meters 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 basis of Section 33.(e)(iii) of the Act No.8 of 1975.
- That the old size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7.5% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the license through planning and will the long that ISVP 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 provision of order no.22/52/2005 S/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 SP dated 11.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.


 MANISH JAIN (ARCHITECT) & PLANNERS
 RAJESH GUPTA (DIRECTOR)



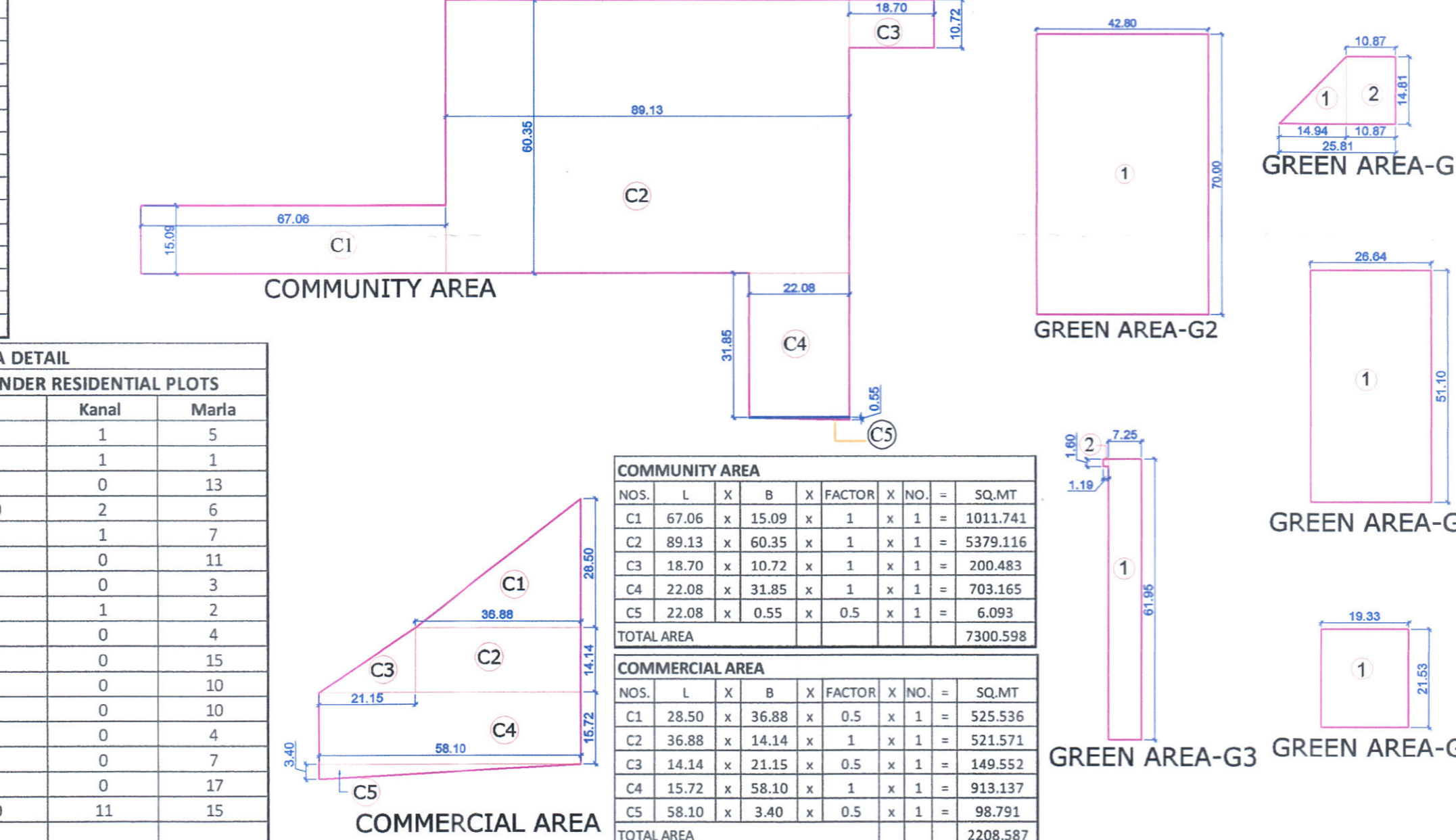
AREA DETAIL		REQUIRED	PROPOSED		
TOTAL LICENCE AREA	18.025	ACRES	SQM	ACRES	SQM
	72943.931				
GREEN AREA @ 7.5% OF PLOT	5470.795	SQM	5496.005	SQM	7.53%
	1.352	ACRES	1.358	ACRES	
COMMERCIAL AREA @ 4% OF PLOT	2917.757	SQM	2208.587	SQM	3.03%
	0.721	ACRES	0.546	ACRES	
COMMUNITY AREA @ 10% OF PLOT	7294.393	SQM	7300.598	SQM	10.01%
	1.803	ACRES	1.804	ACRES	
CLUB AREA			441.000	SQM	0.60%
			0.109	ACRES	
TOTAL PLOTS AREA			39176.424	SQM	53.71%
			9.681	ACRES	
TOTAL RESIDENTIAL AREA (CLUB & PLOTS)			39617.424	SQM	54.31%
			9.790	ACRES	
DENSITY @ 240-400 PPA			242.663	PPA	
MIN.	4326.000	PPL	4374.000	PPL	
MAX.	7210.000	PPL			
TOTAL SELLABLE AREA (COMMERCIAL & RESIDENTIAL)			41826.011	SQM	57.34%
			10.336	ACRES	

PLOTS AREA					FROZEN AREA						
TYPE OF PLOT	WIDTH	LENGTH	AREA SQ.MT	NO OF PLOTS	AREA SQ.MT	TYPE OF PLOT	WIDTH	LENGTH	AREA SQ.MT	NO OF PLOTS	AREA SQ.MT
(A)	7.00	15.09	105.630	45	4753.350	(A)	7.00	15.09	105.630	21	2218.230
(A1)			113.699	1	113.699	(A1)			113.699	1	113.699
(A2)	8.11	15.09	122.380	1	122.380	(B)	6.86	15.89	109.005	6	654.030
(A3)	7.34	15.09	110.761	1	110.761	(B1)	6.86	16.58	113.739	12	1364.868
(B)	6.86	15.89	109.005	9	981.045	(C)	7.38	19.33	142.655	8	1141.240
(B1)	6.86	16.58	113.739	22	2502.258	(C1)	7.38	19.40	143.172	5	715.860
(B2)	6.86	12.89	88.425	2	176.850	(C2)	7.68	19.33	148.454	1	148.454
(C)	7.38	19.33	142.655	15	2139.825	(D)	7.00	15.23	106.610	14	1492.540
(C1)	7.38	19.40	143.172	10	1431.720	(D1)			110.260	1	110.260
(C2)	7.68	19.33	148.454	2	296.908	(D2)	8.00	15.23	121.840	2	243.680
(D)	7.00	15.23	106.610	34	3624.740	(D3)	7.00	15.24	106.680	9	960.120
(D1)			110.260	1	110.260	(D4)	8.00	18.60	148.800	1	148.800
(D2)	8.00	15.23	121.840	2	243.680	(D5)			114.620	1	114.620
(D3)	8.70	15.24	132.588	1	132.588	(D6)	8.16	15.23	124.277	1	124.277
(D4)	7.00	15.24	106.680	16	1706.880	(D7)	7.12	19.00	135.280	8	1082.240
(D5)	8.00	18.60	148.800	1	148.800	(E)	7.48	19.00	142.120	2	284.240
(D6)			114.620	1	114.620	(E1)	7.48	19.00	142.120	2	284.240
(D7)	8.16	15.23	124.277	1	124.277	(E2)	7.89	19.00	149.910	1	149.910
(D8)			122.460	1	122.460	(F)	7.30	16.58	121.034	32	3873.088
(E)	7.12	19.00	135.280	12	1623.360	(F1)	8.75	16.58	145.075	4	580.300
(E1)	7.48	19.00	142.120	6	852.720	(G)	7.50	17.28	129.600	4	518.400
(E2)	7.89	19.00	149.910	3	449.730	(G1)			141.046	1	141.046
(F)	7.30	16.58	121.034	61	7383.074	(H)	7.50	18.70	140.250	4	561.000
(F1)	8.75	16.58	145.075	4	580.300	(H1)			135.880	1	135.880
(G)	7.50	17.28	129.600	11	1425.600	(I)	7.60	17.60	133.760	6	802.560
(G1)			141.046	1	141.046	(I1)			135.880	1	135.880
(H)	7.50	18.70	140.250	10	1402.500	(J)	7.78	18.90	147.042	7	1029.294
(H1)			135.880	1	135.880	(K)	7.63	18.23	139.095	3	417.285
(I)	7.60	17.60	133.760	12	1605.120	(L)	6.50	13.62	88.530	6	531.180
(I1)	8.44	16.00	135.040	1	135.040	(L1)			99.154	1	99.154
(I2)	8.19	17.60	144.144	1	144.144				324	39176.424	
(J)	7.78	18.90	147.042	15	2205.630					9.681	
(K)	7.63	18.23	139.095	7	973.665						
(L)	6.50	13.62	88.530	12	1062.360						
(L1)	7.28	13.62	99.154	1	99.154						
				324	39176.424						
					9.681						

FROZEN AREA DETAIL		AREA UNDER RESIDENTIAL PLOTS	
RECT.	KILLA NO	SQ.MT	NO OF PLOTS
12/2/1	791.690	791.690	1
13/1	61.300	61.300	1
14/2/1	531.300	531.300	1
15	385.410	385.410	1
16	2300.830	2300.830	1
17	1778.590	1778.590	1
18	1744.570	1744.570	1
8/3	259.770	259.770	1
9	2018.940	2018.940	1
16	1155.320	1155.320	1
20	743.710	743.710	1
19	1390.140	1390.140	1
18	1517.060	1517.060	1
17	40.390	40.390	1
24	2189.740	2189.740	1
(E)	1086.740	1086.740	1
22	378.340	378.340	1
21/2	260.675	260.675	1
1	170.890	170.890	1
10/1	362.220	362.220	1
10/2/1	822.920	822.920	1
TOTAL AREA		19890.545	
		4.915	
		50.76%	

MORTGAGE AREA DETAIL		AREA UNDER RESIDENTIAL PLOTS		
RECT.	KILLA NO	SQ.MT	NO OF PLOTS	
12/2/1	641.770	641.770	5	
14/2/1	531.300	531.300	1	
15	324.320	324.320	13	
16	1155.320	1155.320	6	
11	685.240	685.240	7	
13	285.970	285.970	11	
20	83.920	83.920	3	
18	541.480	541.480	2	
24	106.520	106.520	4	
22	378.340	378.340	15	
(E)	1029.294	1029.294	7	
(H)	7.63	18.23	139.095	3
(L)	6.50	13.62	88.530	6
TOTAL MORTGAGE AREA		5955.52		
		1.4716		
		15.20%		

COMMUNITY AREA		COMMERCIAL AREA	
NOS.	SQ.MT	NOS.	SQ.MT
C1	1011.741	C1	525.536
C2	5379.116	C2	521.571
C3	200.483	C3	149.552
C4	703.165	C4	913.137
C5	6.093	C5	98.791
TOTAL AREA	7300.598	TOTAL AREA	2208.587



GREEN AREA (G1)		GREEN AREA (G2)		GREEN AREA (G3)		GREEN AREA (G4)		GREEN AREA (G5)	
NOS.	SQ.MT	NOS.	SQ.MT	NOS.	SQ.MT	NOS.	SQ.MT	NOS.	SQ.MT
1	110.638	1	2996.000	1	449.043	1	1361.304	1	416.136
2	160.973			2	1.911				
	271.611				450.954				
TOTAL GREEN AREA G1+G2+G3+G4+G5					5496.005				

PROJECT :
AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 OVER AN AREA MEASURING 18.025 ACRES IN THE REVENUE ESTATE OF VILLAGE KHALKA, SECTOR 4 SOHNA, DISTT. GURUGRAM DEVELOPED BY M/S GOEL & SON'S DEVELOPERS PRIVATE LIMITED.

DRAWING TITLE :
PROPOSED LAYOUT PLAN (OF 18.025 ACRES)

ARCHITECTS & PLANNERS :
MANISH JAIN AND ASSOCIATES
E-131, East Of Kailash, New Delhi-110065
T : 011-41084019
E : info@manishjainassociates.com
W : www.manishjainassociates.com

OWNER'S SIGN :
Goel & Son's Developers Pvt. Ltd. Director

ARCHITECT'S SIGN :
MANISH JAIN (ARCHITECT)
Regd. No.-CA/2001/28183
E-131, East of Kailash, Lower Ground Floor, New Delhi-110065

SCALE :- 1:1000