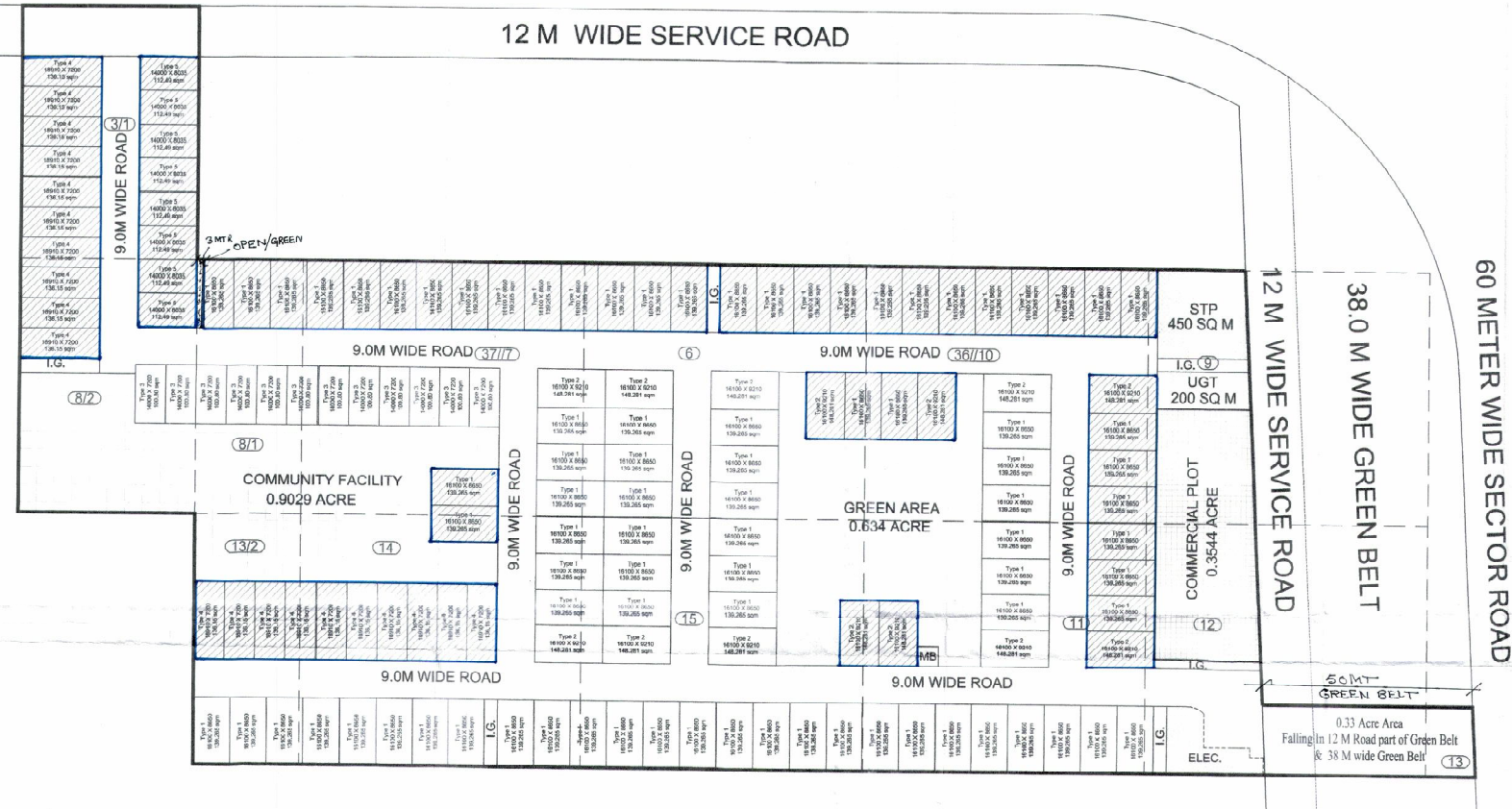


# 60.0 M WIDE ROAD

## 12 M WIDE SERVICE ROAD

To be read with Licence No. 16 of 2022 Dated 09/03/2022 IC-4535  
 That this layout plan for an area measuring 9.025 acres (Drawing No. 0114 Dated 10-03-21) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deam Rayal Jan Awas Yojna-2016) being developed by Sh. Chandar Mohan Khataana and others, in Village Dhunela, Sector-35, Tensli-Sohna, District-Gurgaon 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 approved from Urban 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 roads 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 meters or wider sector road if applicable.
8. 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 & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
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 licensed area.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters 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(1)(ii)(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 measured.
14. That you will have no objection to the regularization of the boundaries of the licensee 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.
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-SPower 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-SP dated 13.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.



(S/O PARKASH) A.T.P. (HQ)  
 (S/O BABITA GUPTA) D.T.P. (HQ)  
 (S/O HETESH SHARMA) S.T.P. (HQ)  
 (S/O SURESH GUPTA) I.C. (HQ)  
 (S/O K. MARUDU PANDURANG, IAS) D.T.P. (HR)  
 (S/O DINESH KUMAR) S.D. (HQ)  
 (S/O RAJESH DUTTA) J.D. (HQ)

AREA STATEMENT			
TOTAL AREA	=	9.0250 Acres	%
AREA FALLING UNDER GREEN BELT/SERVICE ROAD	=	0.2000 Acres	
BALANCE AREA (A)	=	8.8191 Acres	
50% OF AREA FALLING UNDER GREEN BELT (B)	=	0.1000 Acres	
NET PLANNED AREA (A+B)	=	8.9229 Acres	
AREA UNDER COMMERCIAL	=	0.3544 Acres	3.97
AREA UNDER PLOTS	=	4.8867 Acres	52.21
TOTAL SALEABLE AREA	=	5.0211 Acres	56.28

AREA UNDER PLOTS			
TYPE	SIZE	AREA	TOTAL PLOTS
TYPE 1	8.650 x 16.100	139.265	86
TYPE 2	9.210 x 16.100	148.281	14
TYPE 3	7.200 x 14.000	100.800	12
TYPE 4	7.200 x 18.910	136.152	20
TYPE 5	8.035 x 14.000	112.490	8
<b>TOTAL</b>			<b>140</b>

DENSITY CALCULATION			
TOTAL DENSITY	=	140	x 18.00 @ Person's per Plot
	=	2520	= 8.8600 Acres
REQUIRED GREEN	=	284.4	PPA Against 240 - 400 PPA permissible
GREEN AREA PROVIDED	=	0.6789	Acres 7.50% Total of area scheme
ORGANISED GREEN	=	GREEN-1	= 0.634 Acres
INCIDENTAL GREEN	=	GREEN-2	= 0.084 Acres
TOTAL GREEN PROVIDED	=	0.7189	Acres 7.96%
AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.9029	Acres 10% of License Area
PROVIDED AREA	=	0.9029	Acres 10% of License Area

COMMERCIAL  
 FROZEN PLOTS  
**LEGEND**  

SYMBOL	DESCRIPTION	AREA
ELEC.	ELECTRICAL SERVICES	225.00 SQM
UGT	UNDERGROUND TANK	200.00 SQM
STP	SEWAGE TREATMENT PLANT	450.00 SQM

PLOTS UNDER FREEZE				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
TYPE 1	8.650 x 16.100	139.265	36	6013.54 Sq.M
TYPE 2	9.210 x 16.100	148.281	6	889.68 Sq.M
TYPE 4	7.200 x 18.910	136.152	20	2723.04 Sq.M
TYPE 5	8.035 x 14.000	112.490	8	899.92 Sq.M
<b>TOTAL</b>			<b>70</b>	<b>9526.19 Sq.M</b>
50.44% of Total saleable area i.e. 18885.28 Sqmt. (4.8867 Acres) = 2.3540 Acres				

PROJECT NAME & ADDRESS :

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 9.025 ACRES UNDER DDJAY-2016 FALLING IN THE REVENUE ESTATE OF VILLAGE DHUNELA, SECTOR -35, SOHNA GURUGRAM BEING DEVELOPED BY CHANDER MOHAN KHATANA & PRIYA MOHAN KHATANA Ss/O SH DHARAMPAL KHATANA ,SH DHARAMPAL KHATANA S/O SH CHET RAM , SURINDER SINGH S/O SH GOPI SINGH.

SHEET TITLE : SITE LAYOUT PLAN

ARCHITECTS SIGN : SHASHANK MAHESHWARI 20/01/2022

OWNERS SIGN : Surinder Singh, Chet Ram, Gopi Singh

SCALE : NTS

DATE : DRC. NO. SD-01

NORTH