AREA STATEMENT							
TOTAL AREA OF SCHEME					=	9.9583	ACRES
				OR	=	40299.746	SQ.MTRS.
AREA UNDER PROPOSED 12M. WIDE SERVICE ROAD					=	165.92	SQ.MTRS.
				OR	=	0.041	**ACRES**
NET PLANNED PLOT AREA					=	**40299.746**	**SQ.MTRS.**
				OR	=	**9.9583**	**ACRES**

AREA UNDER RESIDENTIAL PLOTS							
PLOT NO.	WIDTH	DEPTH 1	DEPTH 2	AREA	TOAL NOS.	TOTAL AREA	
1 TO 17	7.6	17.099		129.952	17	2209.184	SQ.MTRS.
18 TO 19	6.611	17.099		113.041	2 =	226.082	SQ.MTRS.
20 TO 26	7.592	18.004		136.686	7 =	956.802	SQ.MTRS.
27 TO 54	7.592	17.783		135.009	28 =	3780.252	SQ.MTRS.
55 TO 58	7.104	16		113.664	4 =	454.656	SQ.MTRS.
59 TO 80	7.6	17.099		129.952	22 =	2858.944	SQ.MTRS.
81 TO 82	7.66	17.099		130.978	2 =	261.956	SQ.MTRS.
83 TO 94	7.6	17.099		129.952	12 =	1559.424	SQ.MTRS.
95 TO 114	7.724	16		123.584	20 =	2471.680	SQ.MTRS.
115 TO 118	7.104	16		113.664	4 =	454.656	SQ.MTRS.
119 TO 122	6.991	20		139.820	4 =	559.280	SQ.MTRS.
123 TO 134	6.991	19.374		135.444	12 =	1625.328	SQ.MTRS.
135 TO 142	6.991	19.372		135.430	8 =	1083.440	SQ.MTRS.
143 TO 149	6.496	20.005		129.952	7 =	909.664	SQ.MTRS.
150	6.493	20.005		129.892	1 =	129.892	SQ.MTRS.
151 TO 172	7.42	15.001		111.307	22 =	2448.754	SQ.MTRS.
			TOTAL		**172**	21989.994	**SQ.MTRS.**
				OR	=	**5.434**	**ACRES**

DENSITY CALCULATION							
TOTAL PROPOSED PERSONS 172@18 PERSON/PLOT					=	3096	PERSONS
TOTAL PROPOSED DENSITY=		3096 /		9.95830	=	**310.896**	**PPA**
(AGAINST 240-400 PPA PERMISSIBLE)							

AREA UNDER GREEN								
REQUIRED GREEN 7.5% OF			40299.746	SQ.MTRS.		=	3022.481	SQ.MTRS.
S.NO.	WIDTH		DEPTH	NOS	AREA	**OR**	0.7469	ACRES
GREEN1	15.386		53.144	1	817.674			
GREEN2	22.9		53.144	1	1216.998			
GREEN3	16.729		28.758	1	481.093			
GREEN4	38.748		13.983	1	541.813			
TOTAL PROPOSED GREEN=					**3057.578**	**OR**	**7.58**	%
						OR	0.7555	ACRES
ONE ORGANIZED GREEN SPACE PROVIDED (GREEN2)						=	1216.998	SQ.MTRS.
						OR	0.3007	ACRES

AREA FOR PROVISION OF COMMUNITY FACILITIES							
REQUIRED COMMUNITY 10% OF			40299.746	SQ.MTRS.	=	4029.975	SQ.MTRS.
					OR	0.99583	ACRES
PROPOSED COMMUNITY AREA							
S.NO.	WIDTH	DEPTH 1	DEPTH 2	AREA			
CO1	28.758	16.73	20.957	541.901			
CO2	28.237	37.686	41.838	1122.76			
CO3	13.096	34.075	43.927	510.757			
CO4	14.465		48.347	699.339			
CO5	35.251		43.927	774.235			
CO6	56.326		10.15	381.139 (2/3 LR)			
TOTAL PROPOSED COMMUNITY AREA =				**4030.131**	**SQ.MTRS.**	**OR**	**10.0**	%
						OR	0.9959	ACRES

AREA FOR COMMERCIAL							
PERMISSIBLE COMMERCIAL 4% OF			40299.746	SQ.MTRS.	=	1611.990	SQ.MTRS.
					OR	0.3983	ACRES
S.NO.	WIDTH	DEPTH 1	DEPTH 2	AREA			
C 1	31.716	50.825		1611.966			
TOTAL PROPOSED COMMERCIAL AREA =				**1611.966**	**SQ.MTRS.**	**OR**	**4.0**	%
						OR	0.3983	ACRES

TOTAL PRPOSED RESIDENTIAL PLOTTING AREA=				=	21989.994	SQ.MTRS.
			OR	=	**54.56**	**%**
				OR	5.434	ACRES
TOTAL PRPOSED COMMERCIAL AREA=				=	1611.966	SQ.MTRS.
			OR	=	**4.0**	**%**
				OR	0.3983	ACRES
TOTAL PROPOSED SALABLE AREA				=	23601.960	SQ.MTRS.
			OR	=	**58.567**	**%**
				OR	5.8323	ACRES

DETAIL OF 50% OF FREEZED AREA							
PLOT NO.	WIDTH	DEPTH	AREA	TOAL NOS.		TOTAL AREA	
1 TO 17	7.6	17.099	129.952	17		2209.184	SQ.MTRS.
18 TO 19	6.611	17.099	113.041	2	=	226.082	SQ.MTRS.
27 TO 40	7.592	17.783	135.009	14	=	1890.126	SQ.MTRS.
55 TO 58	7.104	16	113.664	4	=	454.656	SQ.MTRS.
59 TO 70	7.6	17.099	129.952	12	=	1559.424	SQ.MTRS.
81 TO 82	7.66	17.099	130.978	2	=	261.956	SQ.MTRS.
83 TO 94	7.6	17.099	129.952	12	=	1559.424	SQ.MTRS.
95 TO 114	7.724	16	123.584	20	=	2471.680	SQ.MTRS.
115 TO 118	7.104	16	113.664	4	=	454.656	SQ.MTRS.
		TOTAL		**87**		**11087.188**	**SQ.MTRS.**
				OR	=	**2.7397**	**ACRES**
				OR	=	**50.42**	**%**

AREA FOR STP (UNDERGROUND)						
PERMISSIBLE AREA FOR STP				=	450.000	SQ.MTRS.
S.NO.	WIDTH	DEPTH2	AREA			
S1	16.729	26.9	1 450.01			
TOTAL PROPOSED STP AREA =			**450.010**	**SQ.MTRS.**		

AREA FOR UGT							
PERMISSIBLE AREA FOR UGT					=	200.000	SQ.MTRS.
s.no.	WIDTH	FORMULA	DEPTH	AREA			
1	15		13.334	200.010			
TOTAL PROPOSED UGT AREA =				**200.010**	**SQ.MTRS.**		

AREA FOR ESS			
TOTAL PROPOSED ESS AREA (7.7 X 26.099) =	**200.962**	**SQ.MTRS.**	

LEGEND:

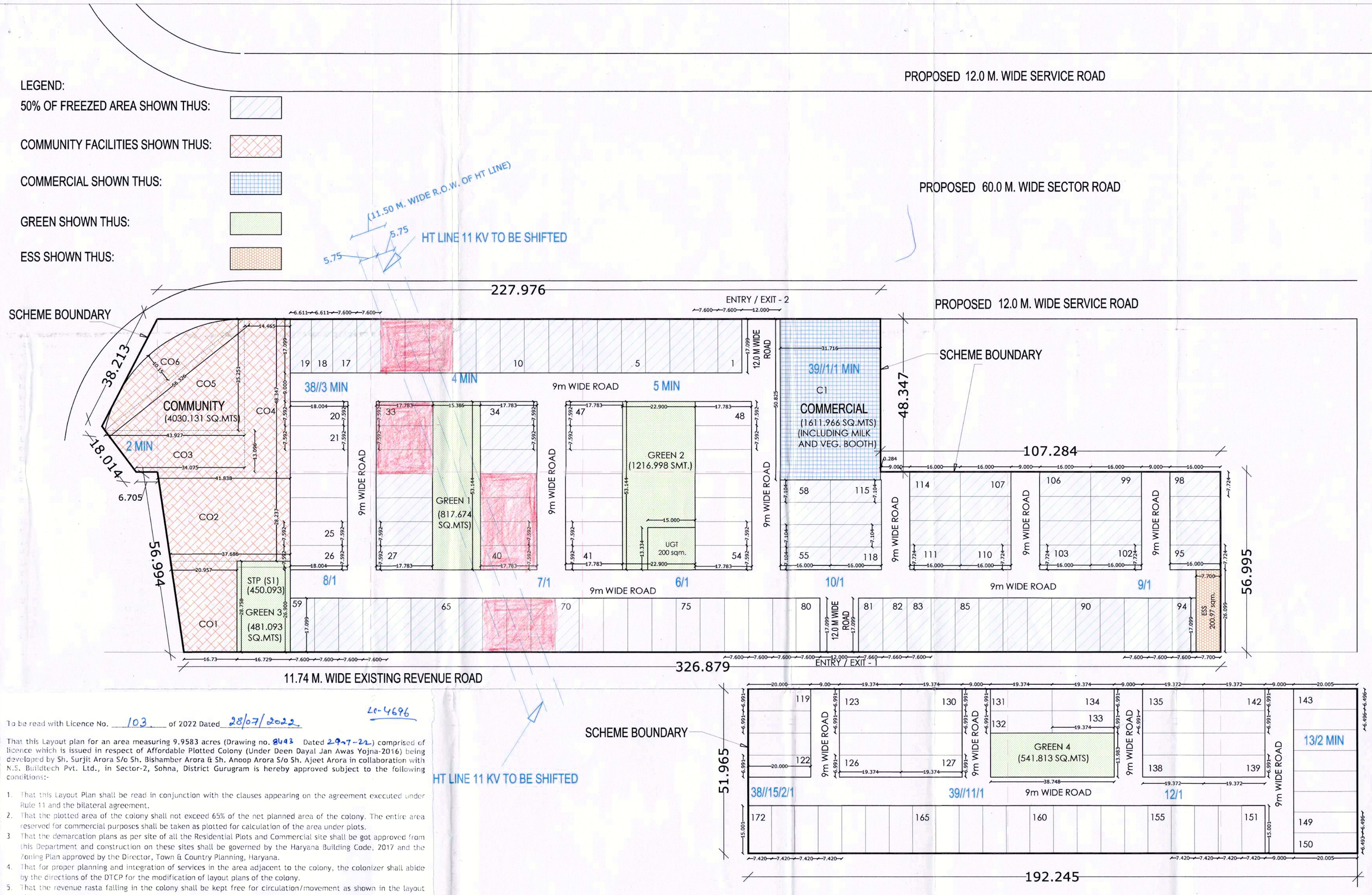
50% OF FREEZED AREA SHOWN THUS:

COMMUNITY FACILITIES SHOWN THUS:

COMMERCIAL SHOWN THUS:

GREEN SHOWN THUS:

ESS SHOWN THUS:



NOTE:- PLOTS FALLING WITHIN R.O.W. OF 11.00 KV HT LINE WILL NOT BE SOLD OUT BEFORE SHIFTING OF THIS HT LINE.

To be read with Licence No. 103 of 2022 Dated 28/07/2022. LC-4696

That this Layout plan for an area measuring 9.9583 acres (Drawing no. 8643 Dated 2.9.7-22.) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Surjit Arora S/o Sh. Bishamber Arora & Sh. Anoop Arora S/o Sh. Ajeet Arora in collaboration with N.S. Buildtech Pvt. Ltd., in Sector-2, Sohna, District 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 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 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 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(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 lamps lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of Endst. No.22/52/2009-5Power 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 21.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SOM DUTT) ATP (HQ) | (BABITA GUPTA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (K.MAKRAND PANDURANG, IAS) DTCP (HR)

(DINESH KUMAR) SO (HQ) | (RAJESH DUTT) JD (HQ)

SCALE :-

NORTH :-

1:750

ARCHITECT :-

DESIGN CREATIONS

Ar. AMANDEEP GUPTA
PLOT NO. 1875
SECTOR-52, GURGAON,
MOB. 9810352510
archamandeep@gmail.com

LAYOUT PLAN OF PROPOSED PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS YOJNA ON LAND 9.9583 ACRES, AT VILLAGE SOHNA, SECTOR-2, SOHNA, DISTT. GURUGRAM. BEING DEVELOPED BY SH. SURJEET ARORA & SH. ANOOP ARORA IN COLLABORATION WITH M/S N.S. BUILDTECH PVT. LTD.

OWNER SIGN :-

NS Buildtech Pvt. Ltd.
Authorised Signatory

ARCH. SIGN :-

AR. AMANDEEP GUPTA
(CA/2000/26845)
M/S DESIGN CREATIONS
1875, SEC.-52, GURGAON
MOB. 9810352510