



	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
OOS1	2957.630	0.731
OOS2	193.560	0.048
OOS3	156.790	0.039
OOS4	75.350	0.019
OOS5	159.120	0.039
OOS6	128.380	0.032
OOS7	253.240	0.063
OOS8	180.650	0.045
OOS9	74.282	0.018
OOS10	213.030	0.053
OOS11	126.050	0.031
OOS12	1242.383	0.307
OOS13	413.046	0.102
OOS14	115.244	0.028
OOS15	152.550	0.038
OOS16	32.770	0.008
OOS17	461.647	0.114
OOS18	25.220	0.006
OOS19	54.000	0.013
OOS20	57.000	0.014
TOTAL	7071.952	1.74752

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT.	PERCENTAGE %	AREA ACRES	AREA SQMT.	PERCENTAGE %
23.29999 ACRES						
EXISTING LICENCED AREA (A)	20.69092	83401.736				
ADDITIONAL LICENCED AREA (B)	2.69097	10889.968				
NET LAND AREA (A+B)	23.29999	94291.704				
ORGANIZED OPEN SPACE ((Calculated on net balance area)	1.74750	7071.952	7.50	1.74752	7071.952	7.5001
COMMUNITY FACILITIES (Calculated on net balance area)	2.33000	9429.170	10.00	2.33005	9429.370	10.0002
COMMERCIAL AREA (Calculated on net balance area)	0.93200	3771.668	4.00	0.93094	3767.377	3.995
AREA UNDER PLOTS (Calculated on net balance area)	14.21301	57517.939	61.00	13.39126	54192.411	57.473
TOTAL RESI. & COMM. AREA (Calculated on net balance area)	15.14502	61289.608	65.00	14.32220	57959.788	61.469
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS	310.67		
ACHIEVED DENSITY @18 PERSON PER PLOT	321.37	PPA	ACHIEVED PLOTS	416		

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	7.800	19.000	148.200	128	18969.600
2	B	7.800	18.000	140.400	114	16005.600
3	C	7.500	14.375	107.813	12	1293.700
4	D	7.500	14.375	107.813	138	14876.125
5	E	7.473	17.822	133.184	11	1465.022
6	F	9.000	14.375	129.375	4	517.500
7	P1	[(6.557+8.227)/2 X 19.0]		140.445	1	140.445
8	P2	[(7.152+5.649)/2 X 18.0]		114.130	1	114.130
9	P3	[(4.0+5.549)/2 X 18.0]		85.848	1	85.848
10	P4	[(9.0+7.386)/2 X 18.0]		147.687	1	147.687
11	P5	[(5.847+7.386)/2 X 18.0]		119.485	1	119.485
12	P6	[(7.8 X 18.0+13.919)/2]		124.710	1	124.710
13	P7	[(7.331+5.957)/2 X 14.375]		94.710	1	94.710
14	P8	[(8.015 +5.279)/2 X 14.375]		124.300	1	124.300
15	P9	[(10.542 +9.279)/2 X 14.375]		142.489	1	142.489
TOTAL				416		54192.411

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	7.800	19.000	148.200	73	10818.600
2	B	7.800	18.000	140.400	67	9406.800
3	D	7.500	14.375	107.813	42	4528.125
4	E	7.473	17.822	133.184	11	1465.022
5	F	9.000	14.375	129.375	4	517.500
6	P7	[(7.331+5.957)/2 X 14.375]		94.710	1	94.710
7	P8	[(8.015 +5.279)/2 X 14.375]		124.300	1	124.300
8	P9	[(10.542 +9.279)/2 X 14.375]		142.489	1	142.489
TOTAL =				200		27097.526

WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
5.00	5.500	27.500	1	27.500

- LEGEND
- COMMUNITY FACILITIES
 - ORGANIZED OPEN SPACE
 - COMMERCIAL AREA
 - 50.002% FROZEN PLOTS
 - 2.69097 ACRES ADDITIONAL LICENSE
 - PLOTS REVISION IN ADDITIONAL LICENSE

To be read with Licence No. 62 of 2022 dated 25/05/2022 IC-4339.8

That this Layout plan for an additional area measuring 2.69097 acres in already licenced granted Affordable Residential Plotted Colony area measuring 20.60902 acres (Licence No. 68 of 2021 dated 18.09.2021) total 23.29999 acres (Drawing No. DTCP-53-2021-004-25-05-23) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Suposhaa Realcon Pvt. Ltd. in Sector-61, Gurugram Manesar Urban Complex 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 plot.
- 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 colonizer shall make any necessary changes in the layout plan, 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 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 licenced area 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 license.
- 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 meters wide road would mean a minimum clear width of 9 meters between the plots.
- Any access area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan ready to be approved 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 313(a)(ii) of the Act No.6 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 7% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HWP 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 indoor 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.22/12/2005-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. 19/4/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM ANAND) ATP (HQ) (AMIT KUMAR) DTP (HQ) (HITESH SHARMA) STP (HQ) (P. S. SINGH) DTP (HQ) (K. KARRAND PANDURANG, IAS) DTP (HQ) (RAM ANAND) AD (HQ)

PROJECT NAME & ADDRESS
LAYOUT PLAN OF PROPOSED AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN SECTOR-61, GURUGRAM (HR.), LAND MEASURING 23.29999 ACRES, BEING DEVELOPED BY SUPOSHAA REALCON PRIVATE LIMITED.

OWNER'S NAME
M/s. SUPOSHAA REALCON PRIVATE LIMITED.

DRAWING TITLE
LAYOUT PLAN

AUTHORIZED SIGNATORY

ARCHITECT SIGNATURE

RAJIV GANDHI ARCHITECT LIC No.-CA/191/13652

DATE:
SHEET- 01 OF 01

SCALE 1:125

NORTH