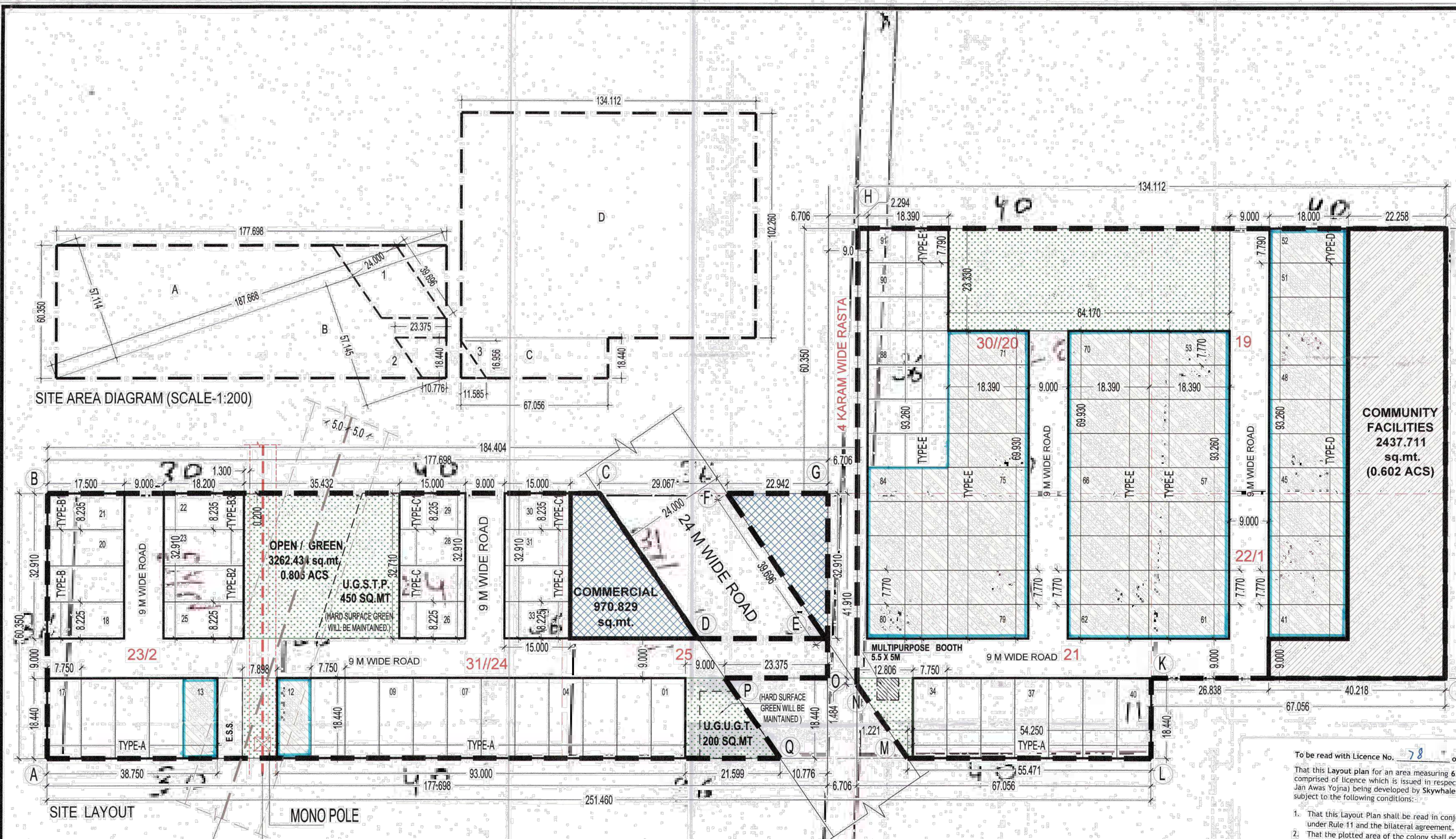
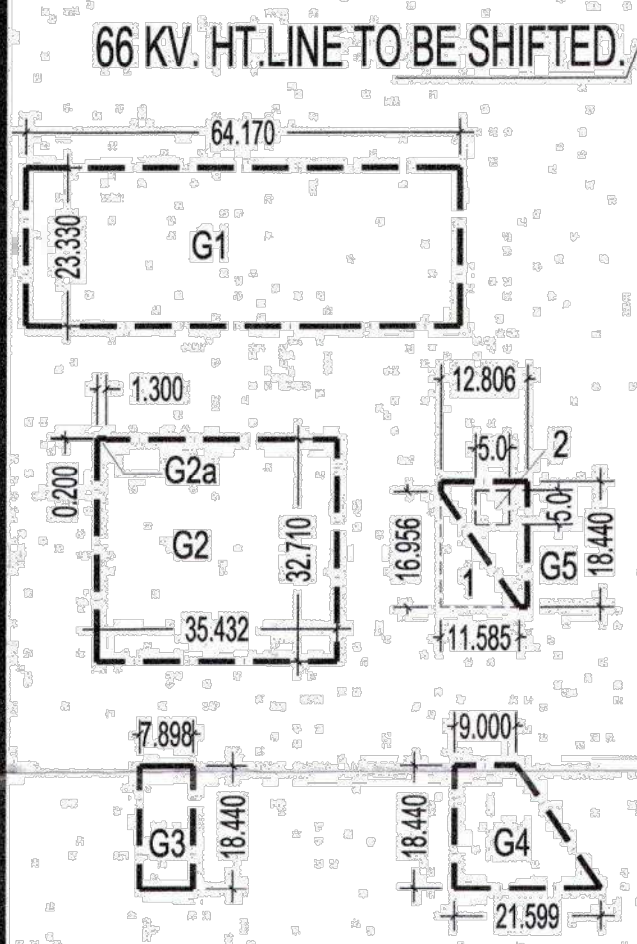




SECTOR-99A PLOTTED SCHEME	TOTAL AREA OF LAND = 6.00625 ACRES (24306.39 SQ/M)					
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open/Green space Area (7.5%)	0.450	1822.979	7.5	0.806	3262.434	13.420
10% area to be transferred free of cost to the govt.	0.601	2430.639	10.0	0.6024	2437.7110	10.029
Permissible commercial area	0.240	972.256	4.00	0.2399	970.829	3.994
Area Under Plots	3.664	14826.898	61.0	3.174	12843.797	52.845
Total permissible area	3.904	15799.154	65.0	3.4139	13814.626	56.840
Permissible Density		240-400 ppa		272.77	PPA	
Achieved Density	272.77	PPA				



OPEN/GREEN AREA				
S.N.O.	NO.	PREFIX	LENGTH	BREATH
G1	1	1	64.170	23.330
G2	1	1	37.432	32.710
G2a	1	1	1.300	0.200
G3	1	1	7.898	18.440
G4	1	1	9.000	18.440
G5	1	1	12.806	18.440
TOTAL ADDITION				3,385.651
SUBTRACTION				98.218
TOTAL SUBTRACTION				25,000
TOTAL OPEN/GREEN AREA (in SQ.MT.)				3,262.434

OPEN/GREEN AREA DIAGRAM
(SCALE-1:200)

S.NO.	RECT NO.	KILA NO.	TOTAL AREA
1.	30	19	8 0
		20	8 0
		21min	7 18
		221	5 11
2.	31	232	6 0
		24	8 0
		25min	4 14
TOTAL		48	1
24306.39 sqm 6.00625 acre.			

SITE AREA DETAILS				
S.N.O.	NO.	PREFIX	LENGTH	WIDTH
A	1	0.5	57.114	187.668
B	1	0.5	57.145	187.668
C	1	1	67.056	18.440
D	1	1	134.112	102.260
TOTAL ADDITIONS				25,672.18
SUB.				952.70
S.N.O.	NO.	PREFIX	LENGTH	WIDTH
1	1	1	24.000	39.696
2	1	1	10.776	23.375
3	1	0.5	11.585	16.956
TOTAL SUB.				1,365.79
TOTAL SITE AREA (in sq.mt.)				24,306.39
TOTAL SITE AREA (in Acres)				6.00625

PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.750	18.440	142.910	1-17,34-40	24	3429.840
B	8.225	17.500	143.938	18-20,23-25	3	431.813
B1	8.235	17.500	144.113	21-22	1	144.113
B2	8.225	18.200	149.696	23-25	3	449.088
B3	8.235	18.200	149.877	23-25	1	149.877
C	8.225	15.000	123.375	26-28,31-33	6	740.250
C1	8.235	15.000	123.525	29-30	2	247.050
D	7.770	18.000	139.860	41-51	11	1538.460
D1	7.790	18.000	140.220	52	1	140.220
E	7.770	18.390	142.890	53-61,62-70,71-79,80-90	38	5429.831
E1	7.790	18.390	143.258	91	1	143.258
TOTAL SITE AREA				91		12843.797
				In acre	In acre	3.174

FREEZE PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.750	18.440	142.910	12-13	2	285.820
D	7.770	18.000	139.860	41-51	11	1538.460
D1	7.790	18.000	140.220	52	1	140.220
E	7.770	18.390	142.890	53-61,62-70,71-79,80-84	32	4572.490
TOTAL AREA FREEZE				46		6,536.990
				In acre		1.615

- To be read with Licence No. 78 of 2022 Dated 24-06-2022
- That this Layout plan for an area measuring 6.00625 acres (Drawing No. 2412, Dated 27-6-24) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Skywhales Developers LLP, Sector-99A, 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed areas 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 licensed area.
 - No plot will derive an access from less than 10 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 infrastructure, 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 construct the STP & UGT as underground and shall maintain the landscaped green on the entire surface of STP & UGT properly.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT) DTP(HQ)
(HITESH SHARMA) STP(HQ)
(P. P. SHARMA) DTP(HQ)
(K. MAKRAJ PANDURANG, IAS) DTP(HQ)
(SAKJA NARANG) ATP(HQ)
(DINESH KUMAR) SD(HQ)

notes:-

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- 50% FREEZE PLOTS SHOWN AS

TITLE:-

PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 6.00625 ACRES (48K-1M) AT RECT./KILLA NO. 30//19,20,21MIN,22/1, 31//23/2, 24 AND 25MIN FALLING IN THE REVENUE ESTATE OF VILLAGE GOPALPUR, SECTOR 99A, TEHSIL & DISTT. GURUGRAM. BEING DEVELOPED BY - SKYWHALES DEVELOPERS LLP.

OWNERS SIGNATURE:-
For Skywhales Developers LLP

ARCHITECT SIGNATURE:-
Authorised Signatory

DRAWING TITLE:
LAYOUT PLAN

DATE:- APRIL -2022 NORTH SHEET NO. 01

SCALE:- 1:500(A1)