

AREA STATEMENT				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
AREA UNDER COMMERCIAL				
A	1-3	7.840	18,000	126,440
A1	4-10	7.840	18,000	126,440
A2	11-18	8.618	18,000	154,200
AREA UNDER PLOTS				
BLOCK A				
A	1-3	7.840	18,000	126,440
A1	4-10	7.840	18,000	126,440
A2	11-18	8.618	18,000	154,200
BLOCK B				
B	19-26	7.840	18,000	126,440
B1	27-34	8.618	18,000	154,200
BLOCK C				
C	35-39	7.840	18,000	126,440
C1	40-47	8.618	18,000	154,200
BLOCK D				
D	48-50	7.840	18,000	126,440
D1	51-58	8.618	18,000	154,200
BLOCK E				
E	59-66	7.840	18,000	126,440
E1	67-74	8.618	18,000	154,200
BLOCK F				
F	75-82	7.840	18,000	126,440
F1	83-90	8.618	18,000	154,200
BLOCK G				
G	91-98	7.840	18,000	126,440
G1	99-106	8.618	18,000	154,200
BLOCK H				
H	107-114	7.840	18,000	126,440
H1	115-122	8.618	18,000	154,200
BLOCK I				
I	123-130	7.840	18,000	126,440
I1	131-138	8.618	18,000	154,200
BLOCK J				
J	139-146	7.840	18,000	126,440
J1	147-154	8.618	18,000	154,200
TOTAL				
			124	1,487,777

PLOTS TO BE FREEZED				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
BLOCK A				
A	1-3	7.840	18,000	126,440
A1	4-10	7.840	18,000	126,440
A2	11-18	8.618	18,000	154,200
BLOCK B				
B	19-26	7.840	18,000	126,440
B1	27-34	8.618	18,000	154,200
BLOCK C				
C	35-39	7.840	18,000	126,440
C1	40-47	8.618	18,000	154,200
BLOCK D				
D	48-50	7.840	18,000	126,440
D1	51-58	8.618	18,000	154,200
BLOCK E				
E	59-66	7.840	18,000	126,440
E1	67-74	8.618	18,000	154,200
BLOCK F				
F	75-82	7.840	18,000	126,440
F1	83-90	8.618	18,000	154,200
BLOCK G				
G	91-98	7.840	18,000	126,440
G1	99-106	8.618	18,000	154,200
BLOCK H				
H	107-114	7.840	18,000	126,440
H1	115-122	8.618	18,000	154,200
BLOCK I				
I	123-130	7.840	18,000	126,440
I1	131-138	8.618	18,000	154,200
BLOCK J				
J	139-146	7.840	18,000	126,440
J1	147-154	8.618	18,000	154,200
TOTAL				
			124	1,487,777

ROAD PLAN LEGEND	
1. LICENSE	[Symbol]
2. STP AREA (100 SQMTS)	[Symbol]
3. WATER TANK (100 SQMTS)	[Symbol]
4. GREEN AREA SHOWN THUS	[Symbol]
5. COMMERCIAL AREA SHOWN THUS	[Symbol]
6. COMMUNITY FACILITY SHOWN THUS	[Symbol]

ROAD PLAN LEGEND	
ROADS NAME	R1
ROAD FORMATION LEVEL IN M	221.00

PLOT FREEZED SHOWN THUS [Symbol]



- To be read with Licence No. 17 of 2022 Dated 09/03/2022
- This Layout Plan for an area measuring 6.50625 Acres (Drawing No. 8/72 Dated 08-03-22) is 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 plots 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 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 & 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 9 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(1)(a)(iii) 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 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.22/51/2009-5 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 of 2016 SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHWAL) DTP(HQ)
 (H. K. SHARMA) STP(MHQ)
 (S. K. SHARMA) STP(MHQ)
 (K. MAHAPATRA) STP(MHQ)
 (S. K. SHARMA) STP(MHQ)
 (D. K. SHARMA) STP(MHQ)

Project: DEEN DYAL AWAS PLOTTED HOUSING COLONY V ON LAND MEASURING 6.50625 ACRES SECTOR 95 GURUGRAM VILLAGE DHORKA TEHSIL HARSARU DISTRICT GURUGRAM HARYANA

Client: SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD. THE CORNERSTONE, PLOT NO. A-41, TOWER B, GROUND FLOOR SECTOR 43 NOIDA UP-201301

Sheet Title: LAYOUT PLAN

Architects: DESIGN DYNAMICS INDIA PRIVATE LIMITED ARCHITECTS, INTERIOR DESIGNERS & CONSTRUCTORS

SCALE = 1:1

ARCHITECTS: SIG.

OWNERS: SIG.

Director Town & Country Planning Haryana, Chandigarh

Only For Services Plan Estimate

Executive Engineer HSPV Division No. 52 Gurugram

For SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD. Founder, Director

Authorized Signatory

SWD

AREA STATEMENT				
LICENCE APPLIED FOR				6.50625 Acres
AREA UNDER COMMERCIAL				0.29229 Acres
AREA UNDER PLOTS				2.76446 Acres
TOTAL SALEABLE AREA				6.46666 Acres

AREA UNDER PLOTS				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
BLOCK A	1-3	7.840	18,000	128,440
A1	4-10	7.840	18,000	128,440
A2	11-12	8.818	18,000	153,194
BLOCK B	13-20	7.840	17,129	134,260
B1	13-14, 20-22	8.818	17,129	133,282
BLOCK C	23-30	7.840	17,129	134,260
C1	31-32	8.818	17,129	133,282
BLOCK D	33-40	7.840	18,140	138,812
D1	41-42	7.840	18,140	138,812
BLOCK E	43-50	7.840	18,000	128,440
E1	51-52	7.840	18,000	128,440
E2	53-54	8.818	18,000	153,194
E3	55-56	8.818	18,000	153,194
BLOCK F	57-64	7.840	18,000	128,440
F1	65-72	7.840	18,000	128,440
F2	73-74	8.818	18,000	153,194
F3	75-76	8.818	18,000	153,194
BLOCK G	77-84	7.840	18,000	128,440
G1	85-92	7.840	18,000	128,440
G2	93-100	8.818	18,000	153,194
BLOCK H	101-108	7.840	18,140	138,812
H1	109-116	7.840	18,140	138,812
H2	117-124	8.818	18,140	153,194
BLOCK I	125-132	7.840	18,000	128,440
I1	133-140	8.818	18,000	153,194
BLOCK J	141-148	7.840	18,000	128,440
J1	149-156	8.818	18,000	153,194
J2	157-164	8.818	18,000	153,194
TOTAL			124	1,044,000

DENSITY CALCULATION				
TOTAL DENSITY				13.92 (2 Persons per 1 Sq.Mt)
AREA UNDER GREEN				6.50625 Acres
REQUIRED GREEN				287.291 PPA
AGREES 340 - 400 PPA				11.50/acre

AREA FOR PROVISION OF COMMUNITY FACILITIES				
TYPE <td></td> <td></td> <td></td> <td>AREA</td>				AREA
COMMUNITY FACILITIES				7.054 Sq.Mt
1	0.3884	1772	3.209	7.054 Sq.Mt
2	0.1774	1912	34.473	1248.078 Sq.Mt
3	20.246	31.881		923.340 Sq.Mt
4	15.962	1762		247.128 Sq.Mt
5	134.742	1942	6.990	306.101 Sq.Mt
TOTAL				2008.479 Sq.Mt

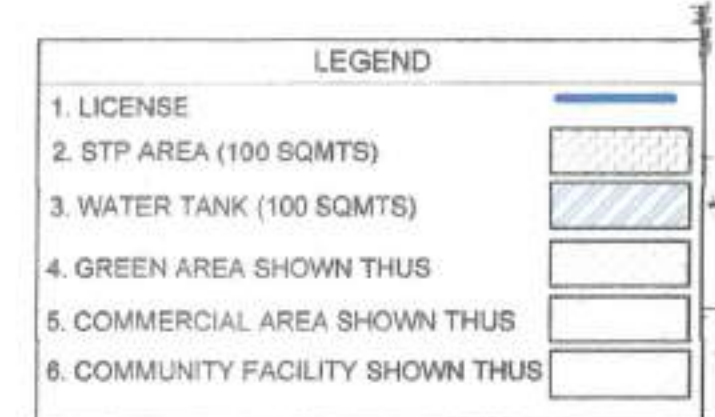
AREA FOR PROVISION OF COMMERCIAL FACILITIES				
TYPE <td></td> <td></td> <td></td> <td>AREA</td>				AREA
COMMERCIAL				1062.983 Sq.Mt
TOTAL				0.8889 Acres

UG WATER TANK				
TYPE <td></td> <td></td> <td></td> <td>AREA</td>				AREA
UG WATER TANK				200.000 Sq.Mt
S.T.P.				495.892 Sq.Mt

PLOTS TO BE FREEZED				
TYPE				AREA
BLOCK A				128,440
A1				128,440
A2				153,194
BLOCK B				134,260
B1				133,282
BLOCK C				134,260
C1				133,282
BLOCK D				138,812
D1				138,812
BLOCK E				128,440
E1				128,440
E2				153,194
E3				153,194
BLOCK F				128,440
F1				128,440
F2				153,194
F3				153,194
BLOCK G				128,440
G1				128,440
G2				153,194
BLOCK H				138,812
H1				138,812
H2				153,194
BLOCK I				128,440
I1				128,440
I2				153,194
BLOCK J				128,440
J1				128,440
J2				153,194
TOTAL				1,044,000

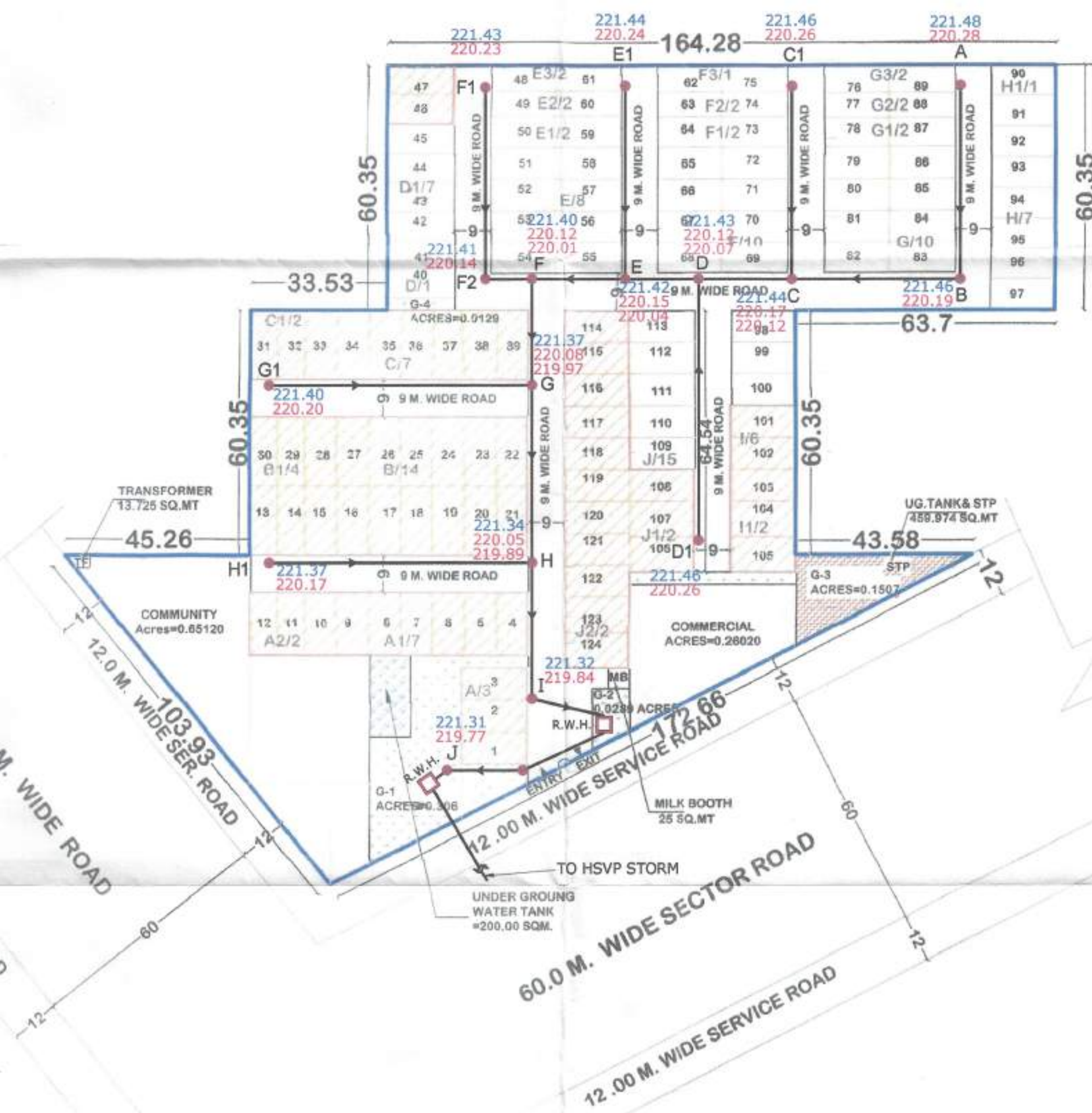
TOTAL AREA UNDER PLOTS RESIDENTIAL	
	1,516,248 Sq.Mt
MINIMUM 50% OF THE PLOT AREA TO BE FREEZED =	1,873,433 Acres
AREA OF THE PLOTS FREEZED	763,959 Sq.Mt
TOTAL AREA FREEZED IN PERCENTAGE	50.38 %

PLOT FREEZED SHOWN THUS 



S. No.	Name of Line	Size in mm	Length in mtr	Slope 1 in 100
1	AB	200	50.00	5%
2	BC	200	50.00	5%
3	CD	200	50.00	5%
4	DE	200	50.00	5%
5	EF	200	50.00	5%
6	FG	200	50.00	5%
7	GH	200	50.00	5%
8	HI	200	50.00	5%
9	IJ	200	50.00	5%
10	JK	200	50.00	5%
11	KL	200	50.00	5%
12	LM	200	50.00	5%
13	NO	200	50.00	5%
14	OP	200	50.00	5%
15	PQ	200	50.00	5%
16	R	200	50.00	5%

NOTE: FOR SIZE, SLOPE AND LENGTH OF PIPE LINE REFER TABLE AS ABOVE



To be read with Licence No. 17 of 2022 Dated 09/03/2022

This Layout plan for an area measuring 6.50625 acres (Drawing No. 8772 Dated 17/03/2022) comprising of Residential Plotted Colony (Under Deen Dyal Jan Awaz Yojna) being developed by Solutrean Building Technologies Pvt. Ltd., Sector-95, Gurugram is hereby approved subject to the following conditions:-

- This Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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.
- 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.
- The revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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 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 licensee.
- 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 9 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(i)(a)(ii) of the Act No. 8 of 1975.
- That the odd site 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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- 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-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 of 2016 SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT) DTCP(HQ)
 (HITESH SHARMA) STP(MHQ)
 (P.K. SINGH) DTCP(HQ)
 (K.NARAYAN PANDURANG, JASI) DTCP(HQ)

(SARJAY NARANG) ATP(HQ)
 (DINESH JUMAR) SO(HQ)

Project: DEEN DYAL AWAS PLOTTED HOUSING COLONY V ON LAND MEASURING 6.50625 ACRES SECTOR 95 GURUGRAM VILLAGE DHORKA TEHSIL HARSARU DISTRICT GURUGRAM HARYANA

Client: Solutrean Building Technologies Pvt. Ltd. THE CORPENTM, PLOT NO. 4-41, TOWER B, GROUND FLOOR SECTOR 62 NOIDA UP-201301

Sheet Title: LAYOUT PLAN

Architects: DESIGN DYNAMICS INDIA PRIVATE LIMITED ARCHITECTS, INTERIOR DESIGNERS & CONSTRUCTORS

Scale: 1:1

North Arrow

Scale = 1:1

ARCHITECTS : SMG

OWNERS : SIGL

For Solutrean Building Technologies Pvt. Ltd. Project Authority

Authorised Signatory

Checked/subject to Comments: In forwarding letter No. 787-66 Dt. 10/05/2022, and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Gurugram 15.5.2022

Superintending Engineer, Gurugram

Director Town & Country Planning Haryana, Chandigarh

Only For Service Plan Estimate

Executive Engineer HSVP, Division No. 2, Gurugram

Authorised Signatory

W/S (Dom. + F. Light)

AREA STATEMENT				
LICENSABLE AREA	=	6.50625 Acres		
AREA UNDER COMMERCIAL	=	0.26250 Acres	4%	
AREA UNDER PLOTS	=	3.75440 Acres	57%	
TOTAL SALEABLE AREA	=	4.01690 Acres	61%	

PLOTS TO BE FROZEN				
TYPE	NO.	AREA	TOTAL PLOTS	TOTAL AREA
BLOCK A	1-3	7.840	3	23.520 Sq.Mt.
A1	4-10	7.840	7	23.520 Sq.Mt.
A2	11-12	8.618	2	17.236 Sq.Mt.
BLOCK B	13-14	7.840	2	15.680 Sq.Mt.
B1	15-16	7.840	2	15.680 Sq.Mt.
BLOCK C	17-18	7.840	2	15.680 Sq.Mt.
C1	19-20	7.840	2	15.680 Sq.Mt.
BLOCK D	21-22	7.840	2	15.680 Sq.Mt.
D1	23-24	7.840	2	15.680 Sq.Mt.
BLOCK E	25-26	7.840	2	15.680 Sq.Mt.
E1	27-28	7.840	2	15.680 Sq.Mt.
BLOCK F	29-30	7.840	2	15.680 Sq.Mt.
F1	31-32	7.840	2	15.680 Sq.Mt.
BLOCK G	33-34	7.840	2	15.680 Sq.Mt.
G1	35-36	7.840	2	15.680 Sq.Mt.
BLOCK H	37-38	7.840	2	15.680 Sq.Mt.
H1	39-40	7.840	2	15.680 Sq.Mt.
BLOCK I	41-42	7.840	2	15.680 Sq.Mt.
I1	43-44	7.840	2	15.680 Sq.Mt.
BLOCK J	45-46	7.840	2	15.680 Sq.Mt.
J1	47-48	7.840	2	15.680 Sq.Mt.
BLOCK K	49-50	7.840	2	15.680 Sq.Mt.
K1	51-52	7.840	2	15.680 Sq.Mt.
BLOCK L	53-54	7.840	2	15.680 Sq.Mt.
L1	55-56	7.840	2	15.680 Sq.Mt.
BLOCK M	57-58	7.840	2	15.680 Sq.Mt.
M1	59-60	7.840	2	15.680 Sq.Mt.
BLOCK N	61-62	7.840	2	15.680 Sq.Mt.
N1	63-64	7.840	2	15.680 Sq.Mt.
BLOCK O	65-66	7.840	2	15.680 Sq.Mt.
O1	67-68	7.840	2	15.680 Sq.Mt.
BLOCK P	69-70	7.840	2	15.680 Sq.Mt.
P1	71-72	7.840	2	15.680 Sq.Mt.
BLOCK Q	73-74	7.840	2	15.680 Sq.Mt.
Q1	75-76	7.840	2	15.680 Sq.Mt.
BLOCK R	77-78	7.840	2	15.680 Sq.Mt.
R1	79-80	7.840	2	15.680 Sq.Mt.
BLOCK S	81-82	7.840	2	15.680 Sq.Mt.
S1	83-84	7.840	2	15.680 Sq.Mt.
BLOCK T	85-86	7.840	2	15.680 Sq.Mt.
T1	87-88	7.840	2	15.680 Sq.Mt.
BLOCK U	89-90	7.840	2	15.680 Sq.Mt.
U1	91-92	7.840	2	15.680 Sq.Mt.
BLOCK V	93-94	7.840	2	15.680 Sq.Mt.
V1	95-96	7.840	2	15.680 Sq.Mt.
BLOCK W	97-98	7.840	2	15.680 Sq.Mt.
W1	99-100	7.840	2	15.680 Sq.Mt.
BLOCK X	101-102	7.840	2	15.680 Sq.Mt.
X1	103-104	7.840	2	15.680 Sq.Mt.
BLOCK Y	105-106	7.840	2	15.680 Sq.Mt.
Y1	107-108	7.840	2	15.680 Sq.Mt.
BLOCK Z	109-110	7.840	2	15.680 Sq.Mt.
Z1	111-112	7.840	2	15.680 Sq.Mt.
TOTAL		151.62	121	1516.2

DENSITY CALCULATION				
TOTAL DENSITY	=	124		13.56 @ Per Sq. Ft.
REQUIRED OPEN GREEN AREA PROVIDED	=	297.291	PPA	Agreement 2007-2008 PPA

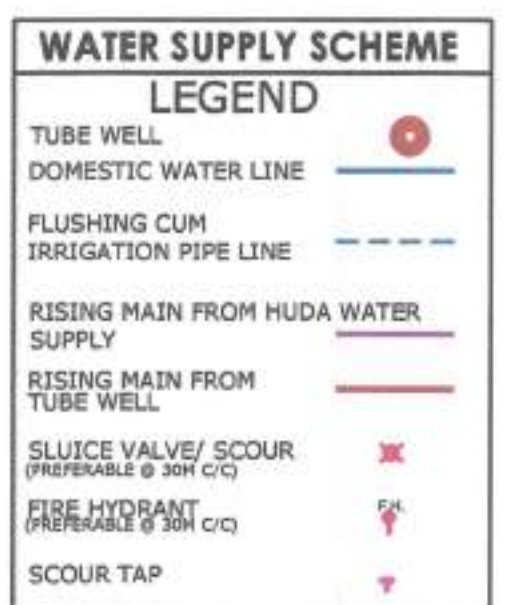
AREA FOR PROVISION OF COMMUNITY FACILITIES				
REQUIRED AREA	=	0.65083 Acres	10.00%	
PROVIDED AREA	=	0.65124 Acres	18.01%	

AREA FOR PROVISION OF COMMUNITY FACILITIES				
TYPE	SIZE	AREA	NO.	AREA
1	0.3804	1772	3	7.034
2	1777.56	1512338	473	1242.873
3	20.288	31.591	923	323.340
4	18.9524	7.632	247	247.126
5	124.782	19.991238	32	328.191
TOTAL				2806.499

AREA FOR PROVISION OF COMMERCIAL FACILITIES				
TYPE	SIZE	AREA	NO.	AREA
1	125.180	18.9524	1	18.9524
TOTAL				18.9524

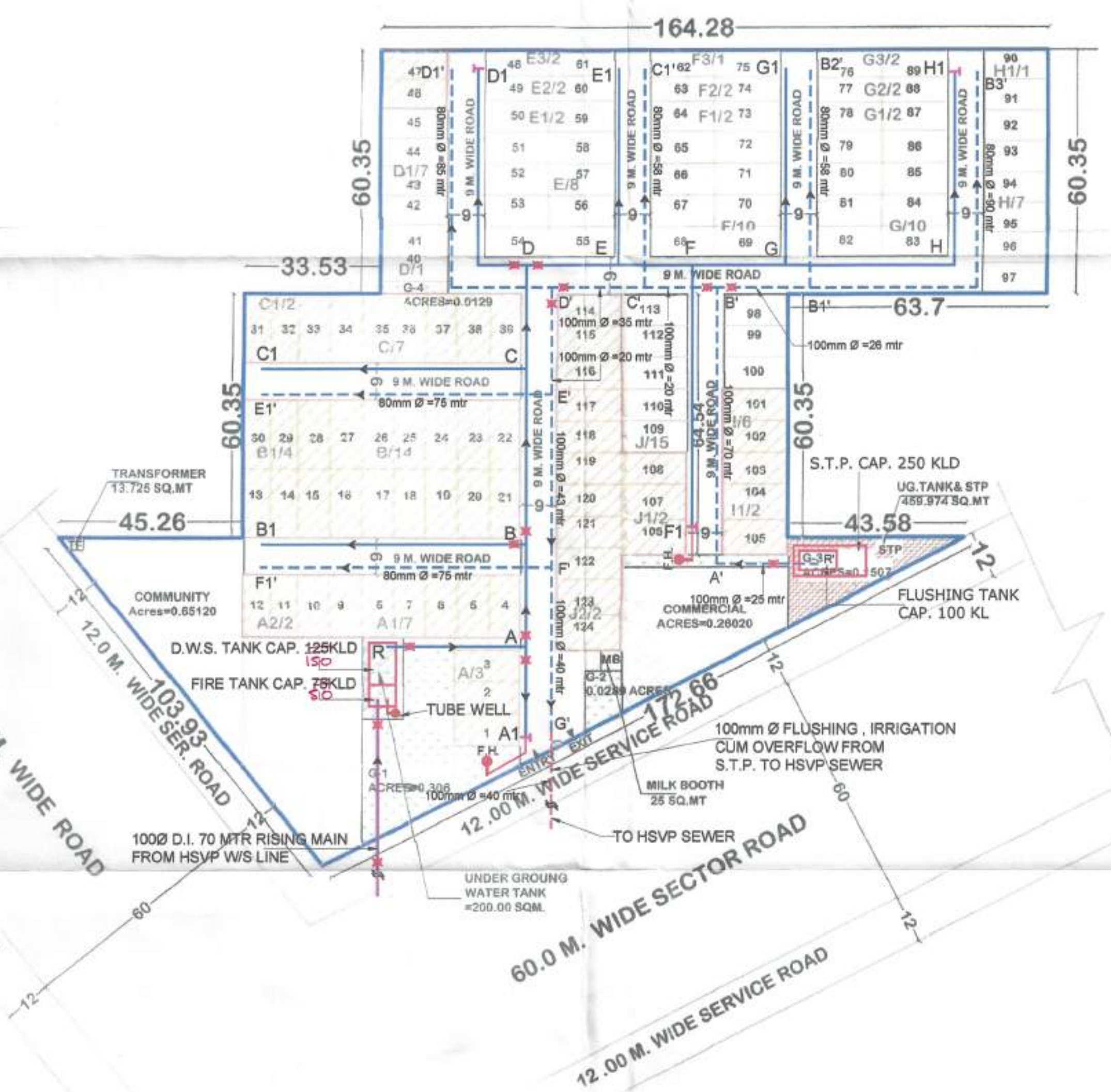
PLOTS TO BE FROZEN				
TYPE	NO.	AREA	TOTAL PLOTS	TOTAL AREA
BLOCK A	1-3	7.840	3	23.520 Sq.Mt.
A1	4-10	7.840	7	23.520 Sq.Mt.
A2	11-12	8.618	2	17.236 Sq.Mt.
BLOCK B	13-14	7.840	2	15.680 Sq.Mt.
B1	15-16	7.840	2	15.680 Sq.Mt.
BLOCK C	17-18	7.840	2	15.680 Sq.Mt.
C1	19-20	7.840	2	15.680 Sq.Mt.
BLOCK D	21-22	7.840	2	15.680 Sq.Mt.
D1	23-24	7.840	2	15.680 Sq.Mt.
BLOCK E	25-26	7.840	2	15.680 Sq.Mt.
E1	27-28	7.840	2	15.680 Sq.Mt.
BLOCK F	29-30	7.840	2	15.680 Sq.Mt.
F1	31-32	7.840	2	15.680 Sq.Mt.
BLOCK G	33-34	7.840	2	15.680 Sq.Mt.
G1	35-36	7.840	2	15.680 Sq.Mt.
BLOCK H	37-38	7.840	2	15.680 Sq.Mt.
H1	39-40	7.840	2	15.680 Sq.Mt.
BLOCK I	41-42	7.840	2	15.680 Sq.Mt.
I1	43-44	7.840	2	15.680 Sq.Mt.
BLOCK J	45-46	7.840	2	15.680 Sq.Mt.
J1	47-48	7.840	2	15.680 Sq.Mt.
BLOCK K	49-50	7.840	2	15.680 Sq.Mt.
K1	51-52	7.840	2	15.680 Sq.Mt.
BLOCK L	53-54	7.840	2	15.680 Sq.Mt.
L1	55-56	7.840	2	15.680 Sq.Mt.
BLOCK M	57-58	7.840	2	15.680 Sq.Mt.
M1	59-60	7.840	2	15.680 Sq.Mt.
BLOCK N	61-62	7.840	2	15.680 Sq.Mt.
N1	63-64	7.840	2	15.680 Sq.Mt.
BLOCK O	65-66	7.840	2	15.680 Sq.Mt.
O1	67-68	7.840	2	15.680 Sq.Mt.
BLOCK P	69-70	7.840	2	15.680 Sq.Mt.
P1	71-72	7.840	2	15.680 Sq.Mt.
BLOCK Q	73-74	7.840	2	15.680 Sq.Mt.
Q1	75-76	7.840	2	15.680 Sq.Mt.
BLOCK R	77-78	7.840	2	15.680 Sq.Mt.
R1	79-80	7.840	2	15.680 Sq.Mt.
BLOCK S	81-82	7.840	2	15.680 Sq.Mt.
S1	83-84	7.840	2	15.680 Sq.Mt.
BLOCK T	85-86	7.840	2	15.680 Sq.Mt.
T1	87-88	7.840	2	15.680 Sq.Mt.
BLOCK U	89-90	7.840	2	15.680 Sq.Mt.
U1	91-92	7.840	2	15.680 Sq.Mt.
BLOCK V	93-94	7.840	2	15.680 Sq.Mt.
V1	95-96	7.840	2	15.680 Sq.Mt.
BLOCK W	97-98	7.840	2	15.680 Sq.Mt.
W1	99-100	7.840	2	15.680 Sq.Mt.
BLOCK X	101-102	7.840	2	15.680 Sq.Mt.
X1	103-104	7.840	2	15.680 Sq.Mt.
BLOCK Y	105-106	7.840	2	15.680 Sq.Mt.
Y1	107-108	7.840	2	15.680 Sq.Mt.
BLOCK Z	109-110	7.840	2	15.680 Sq.Mt.
Z1	111-112	7.840	2	15.680 Sq.Mt.
TOTAL		151.62	121	1516.2

PLOT FROZEN SHOWN THUS



S.No	Name of line	Size in mm	Length in m	R.L. at L.E. in m	Terminal head at L.E. in m
1	RA	150	35.00	221.82	15.16
2	AA1	150	24.00	221.32	16.08
3	AB	150	25.00	221.54	15.93
4	BB1	150	65.00	221.58	15.92
5	BC	150	43.00	221.87	15.72
6	CC1	150	58.00	221.96	15.69
7	CD	150	34.00	221.48	16.27
8	DD1	150	85.00	221.43	15.48
9	EE	150	24.00	221.42	15.68
10	FF1	150	40.00	221.44	15.66
11	GG	150	20.00	221.43	15.68
12	HH	150	48.00	221.46	15.53
13	II	150	20.00	221.44	15.67
14	GG1	150	50.00	221.48	15.54
15	HH1	150	45.00	221.48	15.54
16	II1	150	50.00	221.48	15.48

NOTE: FOR SIZE, LENGTH OF PIPE LINE AND TERMINAL HEAD AT LOWER END REFER TABLE AS ABOVE



To be read with Licence No. 17 of 2022 Dated 09/03/2022

This Layout Plan for an area measuring 6.50625 Acres (Drawing No. 37/72 Dated 03-03-2022) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jiwan Awas Yojna) being developed by Solutrean Building Technologies Pvt. Ltd., Sector-95, Gurugram is hereby approved subject to the following conditions:-

- This Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- The generation 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 DTC 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 DTC, 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 10 metres 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 in accordance with terms and conditions 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 licensed area.
- No plot will derive an access from less than 9 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(i)(ii) 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 license 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.22/52/2009-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. 16 of 2016, SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT) DTP(HQ) (NITESH SHARMA) STP(HQ) (P.K. SINGH) ETP(HQ) (K.MANRANG PANDURANG, IAS) DTC(HQ)

(SAJAY NARANG) ATP(HQ) (DINESH JUMAR) SD(HQ)

Project: DEEN DYAL AWAS PLOTTED HOUSING COLONY V ON LAND MEASURING 6.50625 ACRES SECTOR 95 GURUGRAM, VILLAGE DHORKA TEHSIL HARSARU DISTRICT GURUGRAM HARYANA

Client: SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD. THE GORENHAM, PLOT NO. A-41, TOWER B, GROUND FLOOR SECTOR 92 MOIDA UR-201301

Sheet Title: LAYOUT PLAN

Architects: DESIGN DYNAMICS INDIA PRIVATE LIMITED ARCHITECTS, INTERIOR DESIGNERS & CONSTRUCTORS

Scale: 1:1

Architects: SIG. OWNERS: SIG.

Checked subject to Comment: In forwarding letter No. 78-766 D.L. 16/05/2022, and notes attached with the estimate

Supervising Engineer (H.O.) for Chief Engineer - HSPV, Panchnagar, Gurugram

Supervising Engineer, HSPV Circle, Gurugram

Director, Town & Country Planning, Haryana, Gurugram

For Solutrean Building Technologies Pvt. Ltd. Authorized Signatory