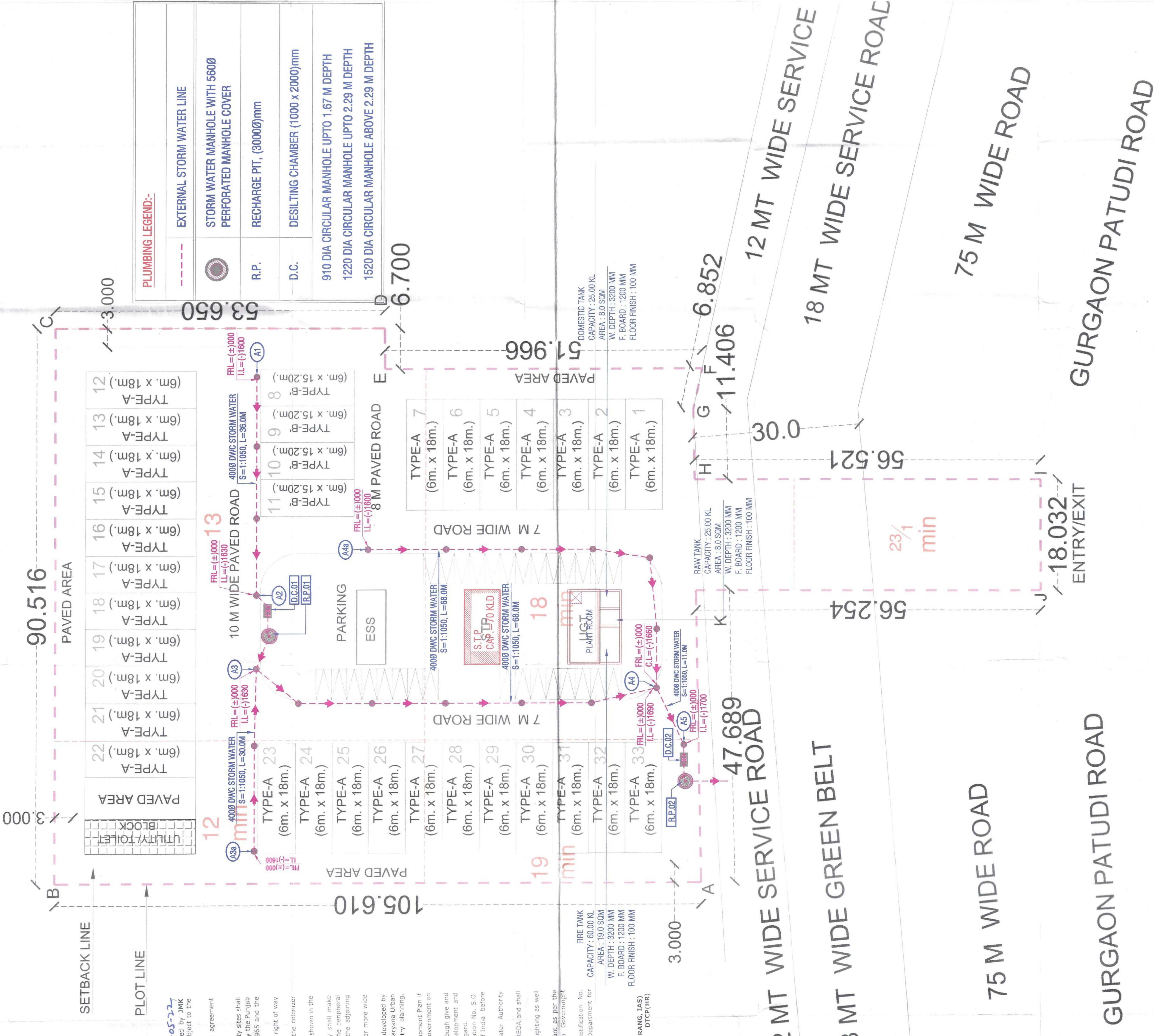


To be read with Licence No. 70 of 2022 dated. 27-05-2022
This Layout plan for an area of 2.512 acres (Drawing No. DTCP-88A SCO-22 dated 30-05-22) is submitted for the purpose of obtaining a licence for the development of the land for the purpose of the following conditions:-

- That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the demarcation plan of the colony shall not exceed as allowed under NLP policy 2016.
- That the demarcation plan as per site of all construction on these sites shall be governed by the Punjab Survey and Road and Controlled Areas Restriction of Unregulated Development Rules, 1962 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained.
- That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the revenue area falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the collector shall abide by the directions of the DTCP, Haryana and accordingly shall make 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 20 metres or more wide.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Government.
- Haryana or the collector shall be responsible for the maintenance of the green belts of the colony.
- That the collector shall obtain the Clearance/HOC as per the provisions of the Haryana S.O. 1533 (E) dated 14-9-2006 issued by Ministry of Panchayats, Government of India, before the commencement of the construction work.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational within the stipulated time frame.
- That the collector shall use only Compact Fluorescent Lamps (CFL) for internal lighting as well as Campus lighting.
- That the collector/owner shall ensure the installation of Solar Photovoltaic Panels (PVT) as per the provisions of order No.22/2023-Pvt dated 21.03.2024 issued by Haryana Government.
- That the collector/owner shall strictly comply with the directions issued vide notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(S.K. SERRAWAT) DTP(HQ)
(HITESH SHARMA) STP(HQ)
(K. MAHABAND PANDURANG IAS) DTP(HQ)
(DINESH KUMAR) SD(HQ)
(SANGYI MARG) ATP(HQ)



SECTOR-88A SCO (2.512 Acres)					
AREA PROGRAM	S.No.	DESCRIPTION	A	Sq.M.	Acres
1	Total Plot Area	A	10166.00	2.512	
2	Area Under Green Belt/Service Road/Sector Road	B	1189.77	0.294	
3	Balance Area	C = (A-B)	8976.23	2.218	
4	10% of Licenced Land		1016.60	0.2512	
5	Net Planned Area	(C-D)	9952.482	2.4692	
6	Permissible Ground Coverage	35.00%	3497.369		
7	Proposed Ground Coverage	34.99%	3496.80		
8	Permissible FAR on land Area	1.50	14988.723		
9	Proposed FAR	1.4999	14987.724		
10	Utility/Toilet Block		100.72		
11	Permissible (Parking/Services/Open Space)	65.00%	6495.113		
12	Proposed (Parking/Services/Open Space)	65.01%	6495.682		

PROPOSED DESIGN				
A	Size -Mt	Sqmt	NO	TOTAL SQMT
A	6.00	18.00	108.00	29
B	6.00	15.20	91.20	4
Total				33
				3496.80

LEGEND
UTILITY/TOILET BLOCK

PROJECT NAME AND ADDRESS:
LAYOUT PLAN OF PROPOSED PLOTTED COMMERCIAL COLONY FOR AN AREA OF 2.512 ACRES IN SECTOR-88 A, GURUGRAM, MANESAR, URBAN COMPLEX BEING DEVELOPED BY YOHAAN BUILDCON LLP.

OWNER'S NAME:
SIGNATURE GLOBAL

DRAWING TITLE
EXTERNAL SITE PLAN
LAYOUT PLAN
STORM LAYOUT

ARCHITECT'S SIGNATURE:
AR. AMAN THAKRAL
CA/2016/79767
AMBIN DESIGNS
OWNER'S SIGNATURE:
Yohaan Buildcon LLP

NORTH:
DATE:
SHEET: 01
SCALE: