

Roads

AREA STATEMENT									
<b>AREA UNDER COMMERCIAL</b>									
AREA UNDER PLOTS	#	6.50625	Acres	%					
TOTAL SALEABLE AREA	#	6.50625	Acres	81.105 %					
AREA UNDER PLOTS									
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA					
<b>BLOCK A</b>									
A	1-3	7.840	x	18,000	126,440	3	=	378,320	Sq.Mt
A1	4-10	7.840	x	18,000	126,440	7	=	866,128	Sq.Mt
A2	11-12	8.615	x	18,000	153,270	2	=	326,388	Sq.Mt
<b>BLOCK B</b>									
B	13-28	7.840	x	17,125	134,280	14	=	387,940	Sq.Mt
B1	13-14, 29-30	8.615	x	17,125	134,280	4	=	453,128	Sq.Mt
<b>BLOCK C</b>									
C	31-32	7.840	x	17,125	134,280	7	=	539,800	Sq.Mt
C1	31-32	8.615	x	17,125	134,280	2	=	228,564	Sq.Mt
<b>BLOCK D</b>									
D	40-49	7.840	x	18,140	141,910	11	=	114,401	Sq.Mt
D1	41-47	7.840	x	18,140	141,910	7	=	84,784	Sq.Mt
<b>BLOCK E</b>									
E	51-58	7.840	x	18,000	126,440	8	=	1053,520	Sq.Mt
E1	50, 59	7.873	x	18,000	126,440	2	=	242,336	Sq.Mt
E2	49, 60	8.920	x	18,000	162,600	2	=	192,000	Sq.Mt
E3	48, 61	8.417	x	18,000	152,872	2	=	208,344	Sq.Mt
<b>BLOCK F</b>									
F	62-72	7.840	x	18,000	126,440	9	=	1,003,620	Sq.Mt
F1	61, 73	7.274	x	18,000	118,334	2	=	122,768	Sq.Mt
F2	63, 74	5.500	x	18,000	99,000	2	=	162,000	Sq.Mt
F3	62, 75	8.417	x	18,000	152,872	2	=	105,344	Sq.Mt
<b>BLOCK G</b>									
G	79-86	7.840	x	18,000	126,440	8	=	1,003,520	Sq.Mt
G1	78, 87	8.000	x	18,000	162,000	2	=	180,000	Sq.Mt
G2	77, 88	8.920	x	18,000	162,600	2	=	192,000	Sq.Mt
G3	82, 89	8.417	x	18,000	152,872	2	=	105,344	Sq.Mt
<b>BLOCK H</b>									
H	91-97	7.840	x	18,140	141,910	7	=	114,401	Sq.Mt
H1	90, 108, 109, 110, 111, 112	8.420	x	18,140	153,780	1	=	153,780	Sq.Mt
<b>BLOCK I</b>									
I	101-103	7.840	x	18,000	126,440	3	=	152,840	Sq.Mt
I1	104-105	8.750	x	18,000	153,000	2	=	190,000	Sq.Mt
<b>BLOCK J</b>									
J	106-122	7.840	x	18,000	126,440	16	=	1,811,800	Sq.Mt
J1	123-127	8.750	x	18,000	153,000	2	=	190,000	Sq.Mt
J2	128-134	8.750	x	18,000	153,000	2	=	190,000	Sq.Mt
<b>TOTAL</b>						<b>124</b>	<b>OR</b>	<b>16,193,728</b>	<b>Sq.Mt</b>
									<b>3,756,646</b> Acres

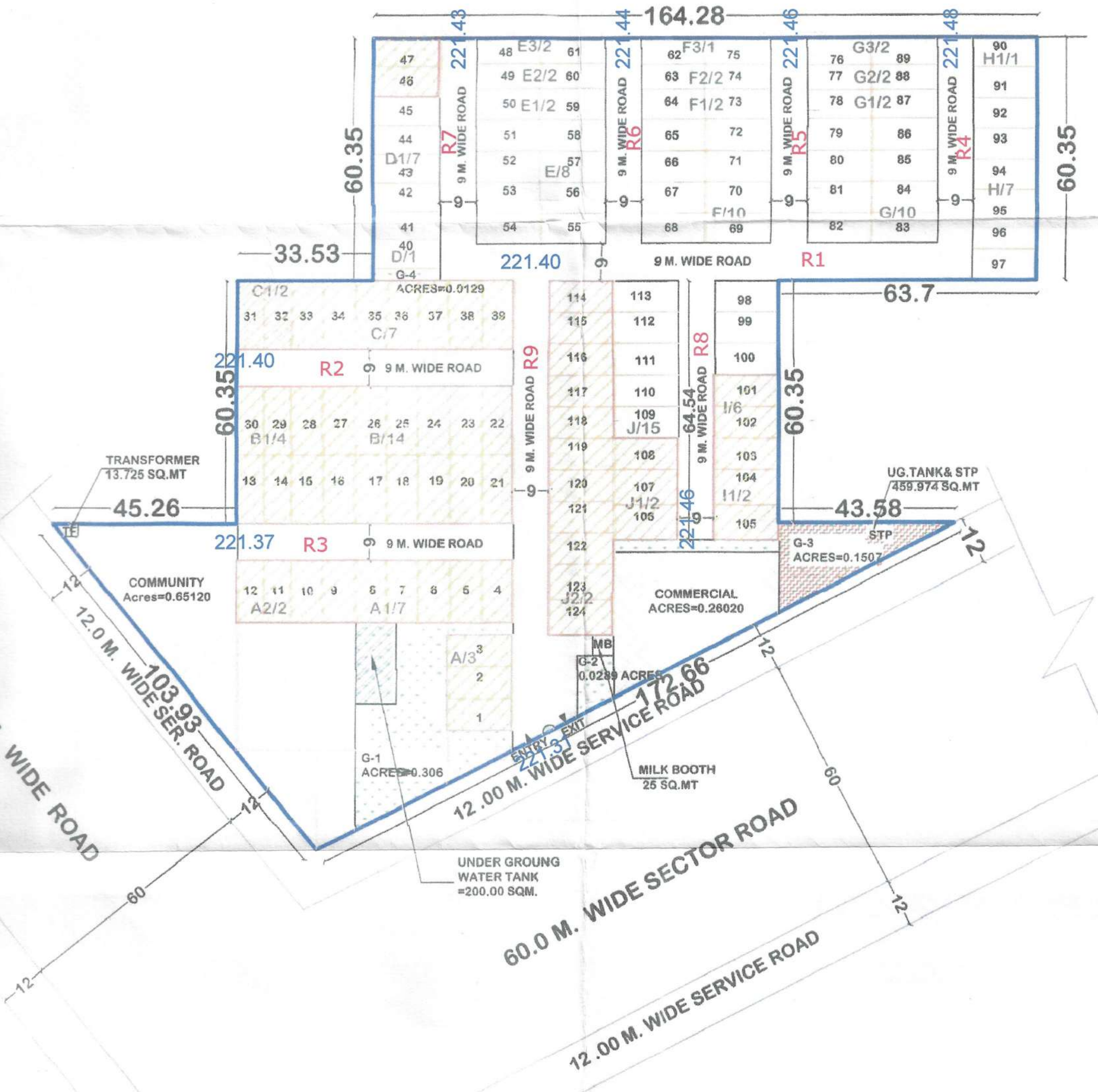
PLOTS TO BE FREEZED						
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA		
<b>BLOCK A</b>						
A	1-3	7.840	x	18,000	126,440	3
A1	4-10	7.840	x	18,000	126,440	7
A2	11-12	8.615	x	18,000	153,270	2
<b>BLOCK B</b>						
B	13-28	7.840	x	17,125	134,280	14
B1	13-14, 29-30	8.615	x	17,125	134,280	4
<b>BLOCK C</b>						
C	31-32	7.840	x	17,125	134,280	7
C1	31-32	8.615	x	17,125	134,280	2
<b>BLOCK D</b>						
D	40-49	7.840	x	18,140	141,910	11
D1	41-47	7.840	x	18,140	141,910	7
<b>BLOCK E</b>						
E	51-58	7.840	x	18,000	126,440	8
E1	50, 59	7.873	x	18,000	126,440	2
E2	49, 60	8.920	x	18,000	162,600	2
E3	48, 61	8.417	x	18,000	152,872	2
<b>BLOCK F</b>						
F	62-72	7.840	x	18,000	126,440	9
F1	61, 73	7.274	x	18,000	118,334	2
F2	63, 74	5.500	x	18,000	99,000	2
F3	62, 75	8.417	x	18,000	152,872	2
<b>BLOCK G</b>						
G	79-86	7.840	x	18,000	126,440	8
G1	78, 87	8.000	x	18,000	162,000	2
G2	77, 88	8.920	x	18,000	162,600	2
G3	82, 89	8.417	x	18,000	152,872	2
<b>BLOCK H</b>						
H	91-97	7.840	x	18,140	141,910	7
H1	90, 108, 109, 110, 111, 112	8.420	x	18,140	153,780	1
<b>BLOCK I</b>						
I	101-103	7.840	x	18,000	126,440	3
I1	104-105	8.750	x	18,000	153,000	2
<b>BLOCK J</b>						
J	106-122	7.840	x	18,000	126,440	16
J1	123-127	8.750	x	18,000	153,000	2
J2	128-134	8.750	x	18,000	153,000	2
<b>TOTAL</b>						<b>68</b>
						<b>OR</b>
						<b>1,687,777</b> Acres
<b>TOTAL AREA UNDER PLOTS RESIDENTIAL</b>						
15,192,948 Sq.Mt						
<b>MINIMUM 50% OF THE PLOT AREA TO BE FREEZED =</b>						
7,596,474 Sq.Mt						
<b>AREA OF THE PLOTS FREEZED</b>						
7,639,509 Sq.Mt						
<b>TOTAL AREA FREEZED IN PERCENTAGE</b>						
50.30 %						

PLOT FREEZED SHOWN THUS

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

- LEGEND
- LICENSE
  - STP AREA (100 SQMTS)
  - WATER TANK (100 SQMTS)
  - GREEN AREA SHOWN THUS
  - COMMERCIAL AREA SHOWN THUS
  - COMMUNITY FACILITY SHOWN THUS

S.NO	9.0 M WIDE ROAD	
	Name of Road	Length in M
1	R1	122.00
2	R2	66.00
3	R3	66.00
4	R4	66.00
5	R5	66.00
6	R6	66.00
7	R7	66.00
8	R8	66.00
9	R9	122.00



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. 8/172, Dated 10-03-2022) in forwarding letter No. 7-8766 Dt. 16.05.2022 and notes attached with the estimate.

Checked subject to Commr. in forwarding letter No. 7-8766 Dt. 16.05.2022 and notes attached with the estimate.

1. This Layout Plan shall be read in conjunction with the clauses appearing on the agreement entered 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 metres or wider sector road if applicable.

8. 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 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 metres wide road would mean a minimum clear width of 9 metres 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 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.

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 Campus lighting.

17. That the colonizer/owner shall construct the STP & UGT as underground and shall maintain the landscaped green on the entire surface of STP & UGT property.

18. 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.

19. That the colonizer/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 Codes.

(S.K. SEHRAWAT) DTP(HQ)  
 (HITESH SHARMA) STP(MHQ)  
 (SANJAY NARANJ) ATP(HQ)  
 (DINESH JUMAR) SD(HQ)  
 (K.M. PANDURANG, IAS) DTP(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 CORNETHUM, PLOT NO. A-41, TOWER B, GROUND FLOOR SECTOR 42 NOKIA UPR-2018/1

Sheet Title: LAYOUT PLAN

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

SCALE = 1:1

ARCHITECTS: SIG. OWNER: SIG.

Director Town & Country Planning Haryana, Chandigarh

Only For Services Plan Estimate

Executive Engineer HSPV Division No. 12 Gurugram

For SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD. Panchsheel, Mohali

Authorized Signatory