

W/S (Dom. + F. Light)

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

17-1524

This Layout Plan for an area measuring 6.50625 acres (Drawing No. 39/72 Dated 10-03-2022) comprising of Licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Daya Jan Awas Yojna) being developed by Solutrean Building Technologies Pvt. Ltd., Sector-95, Gurugram is hereby approved subject to the following conditions:-

Checked subject to Comment: In forwarding letter No. 78.766 D. 16/05/2022 and notes attached with the estimate

Superintending Engineer (H/O) for Chief Engineer-HSPV, Panchsala (R.S. 5/20/22) SOEL/5

Superintending Engineer, HSPV Circle, Gurugram

Director Town & Country Planning, Haryana, Chandigarh

Table with 5 columns: TYPE, SIZE, AREA, TOTAL PLOTS, TOTAL AREA. Includes sections for AREA STATEMENT, AREA UNDER COMMERCIAL, AREA UNDER PLOTS, DENSITY CALCULATION, AREA FOR PROVISION OF COMMUNITY FACILITIES, and AREA FOR PROVISION OF COMMERCIAL FACILITIES.

Table with 5 columns: TYPE, SIZE, AREA, TOTAL PLOTS, TOTAL AREA. Section: PLOTS TO BE FREEZED. Includes a note: 'TOTAL AREA UNDER PLOTS RESIDENTIAL 15162.948 Sq.Mt.' and 'MINIMUM 50% OF THE PLOT AREA TO BE FREEZED = 7581.474 Acres'.

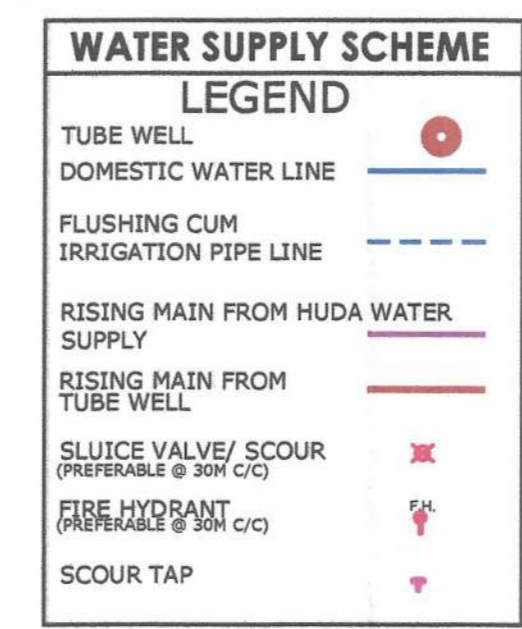
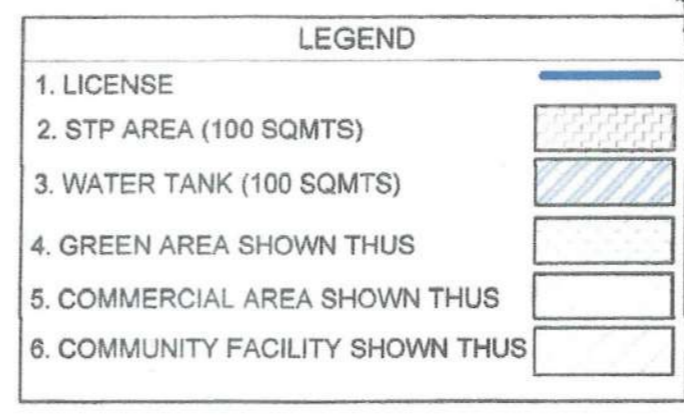
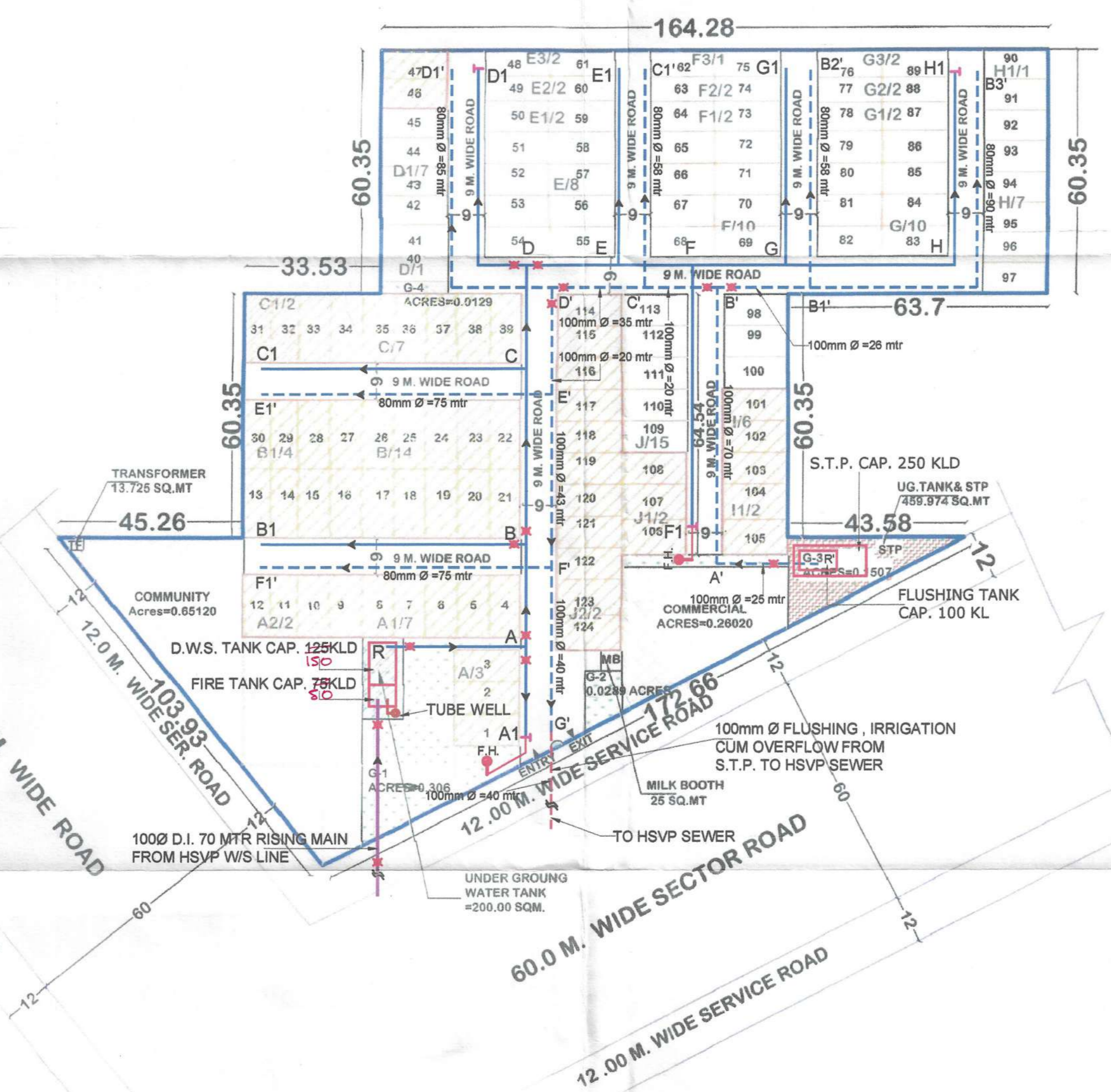


Table with 6 columns: S.No, Name of Line, Size in mm, Length in m, K.L. at L.E. in m, Terminal Head at L.E. in m. Lists various water supply lines and their specifications.

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



- 1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed 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.
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.
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 which means 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 properly.
18. 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.
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(AH/HQ) (P.R. SINGH) STP(HR) (K.M. RAJESH PANDURANG, IAS) DTCPI(HR) (SAIKJAY NARANG) ATP(HQ) (DINESH JUMAR) SD(HQ)

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

Client: SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD. THE CORNHILL, PLOT NO. A-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. Includes logos for ARCHITECTS: SIG. and OWNERS: SIG. with registration details for ARCHITECTS AND ENGINEERS NEHA & CO.

For SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD. Authorised Signatory