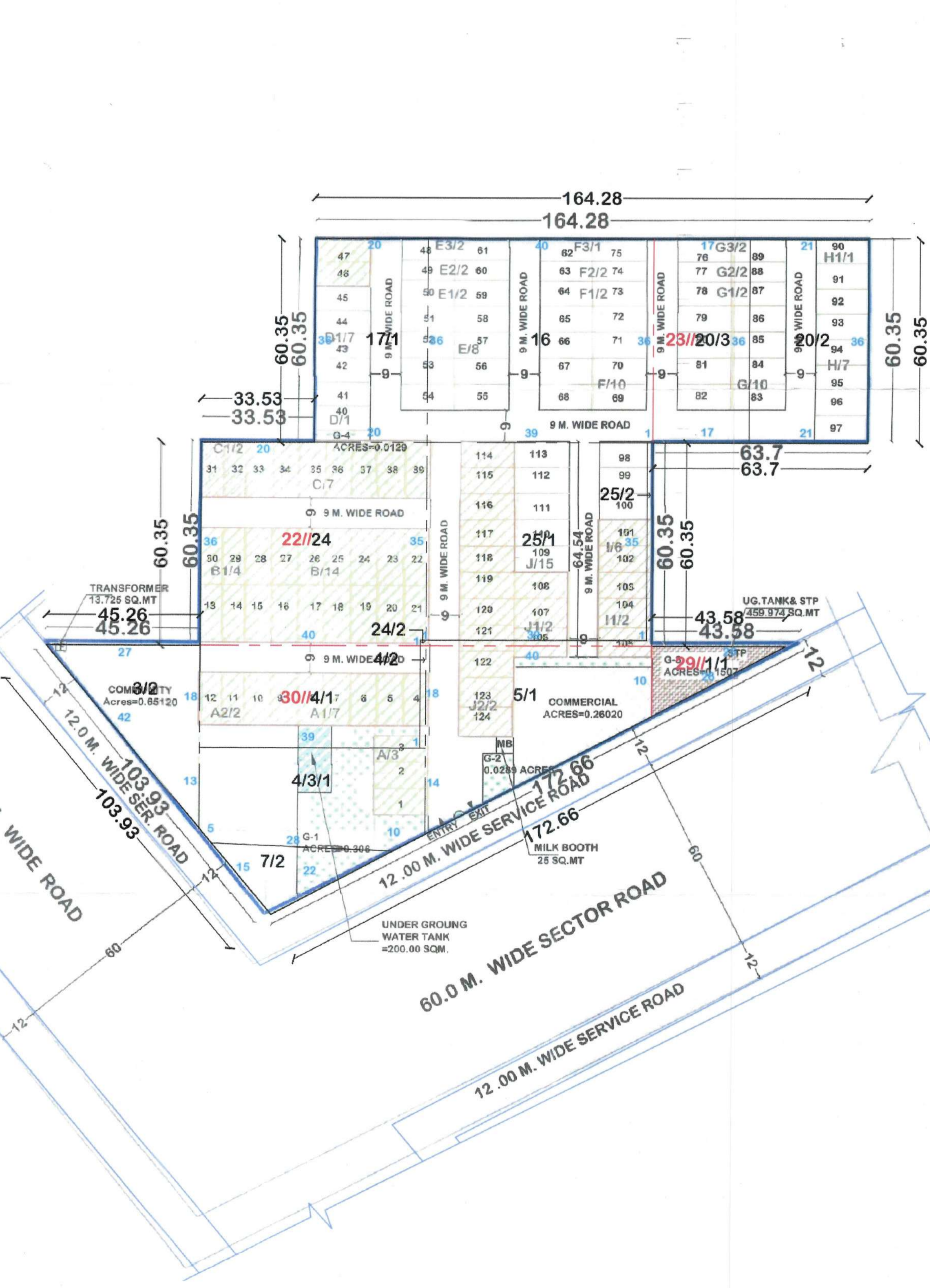
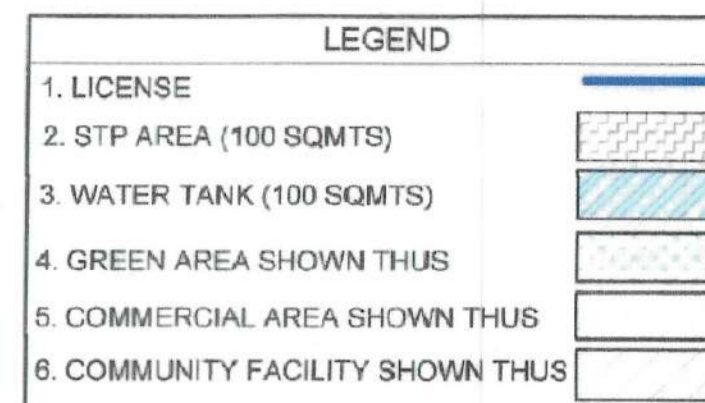


AREA STATEMENT				
LICENSE APPLIED FOR				
AREA UNDER COMMERCIAL	=	0.26025 Acres		
AREA UNDER PLOTS	=	3.78448 Acres	87.15	%
TOTAL SALEABLE AREA	=	4.04488 Acres	91.75	%
AREA UNDER PLOTS				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
BLOCK A				
A	1-3	7.840	3	370.520 Sq.Mt
A1	4-10	7.840	7	355.128 Sq.Mt
A2	11-12	6.815	2	299.380 Sq.Mt
BLOCK B				
B	13-23	7.840	11	379.840 Sq.Mt
B1	24-30	6.815	2	299.380 Sq.Mt
BLOCK C				
C	33-39	7.840	7	355.128 Sq.Mt
C1	40-46	6.815	2	299.380 Sq.Mt
BLOCK D				
D	49-59	7.840	11	379.840 Sq.Mt
D1	60-66	6.815	2	299.380 Sq.Mt
BLOCK E				
E	69-79	7.840	11	379.840 Sq.Mt
E1	80-86	6.815	2	299.380 Sq.Mt
E2	87-93	6.815	2	299.380 Sq.Mt
E3	94-100	6.815	2	299.380 Sq.Mt
BLOCK F				
F	103-113	7.840	11	379.840 Sq.Mt
F1	114-120	6.815	2	299.380 Sq.Mt
F2	121-127	6.815	2	299.380 Sq.Mt
F3	128-134	6.815	2	299.380 Sq.Mt
BLOCK G				
G	137-147	7.840	11	379.840 Sq.Mt
G1	148-154	6.815	2	299.380 Sq.Mt
G2	155-161	6.815	2	299.380 Sq.Mt
G3	162-168	6.815	2	299.380 Sq.Mt
BLOCK H				
H	171-181	7.840	11	379.840 Sq.Mt
H1	182-188	6.815	2	299.380 Sq.Mt
H2	189-195	6.815	2	299.380 Sq.Mt
H3	196-202	6.815	2	299.380 Sq.Mt
BLOCK I				
I	205-215	7.840	11	379.840 Sq.Mt
I1	216-222	6.815	2	299.380 Sq.Mt
I2	223-229	6.815	2	299.380 Sq.Mt
I3	230-236	6.815	2	299.380 Sq.Mt
BLOCK J				
J	239-249	7.840	11	379.840 Sq.Mt
J1	250-256	6.815	2	299.380 Sq.Mt
J2	257-263	6.815	2	299.380 Sq.Mt
J3	264-270	6.815	2	299.380 Sq.Mt
TOTAL				
		124	OR	176448 Acres

PLOTS TO BE FREZZED				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
BLOCK A				
A	1-3	7.840	3	370.520 Sq.Mt
A1	4-10	7.840	7	355.128 Sq.Mt
A2	11-12	6.815	2	299.380 Sq.Mt
BLOCK B				
B	13-23	7.840	11	379.840 Sq.Mt
B1	24-30	6.815	2	299.380 Sq.Mt
BLOCK C				
C	33-39	7.840	7	355.128 Sq.Mt
C1	40-46	6.815	2	299.380 Sq.Mt
BLOCK D				
D	49-59	7.840	11	379.840 Sq.Mt
D1	60-66	6.815	2	299.380 Sq.Mt
BLOCK E				
E	69-79	7.840	11	379.840 Sq.Mt
E1	80-86	6.815	2	299.380 Sq.Mt
E2	87-93	6.815	2	299.380 Sq.Mt
E3	94-100	6.815	2	299.380 Sq.Mt
BLOCK F				
F	103-113	7.840	11	379.840 Sq.Mt
F1	114-120	6.815	2	299.380 Sq.Mt
F2	121-127	6.815	2	299.380 Sq.Mt
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G1	148-154	6.815	2	299.380 Sq.Mt
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TOTAL				
		124	OR	176448 Acres



- 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. 3172 Dated 09/03/2022) 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 sites 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 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(3)(a)(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 licensee 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/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. 19/6/2016-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)
 (P.K. SINGH) CTP(HR)
 (K.MANMOHAN PANDURANG, IAS) DTCP(HR)
 (SARJAY NARANG) ATP(HQ)
 (DINESH KUMAR) SD(MQ)

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 CORENTIUM, PLOT NO. A-41, TOWER B, GROUND FLOOR SECTOR 92 NOIDA UP-201301

Sheet Title: LAYOUT PLAN

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

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SCALE = 1:1

ARCHITECTS: SIG. OWNER: SIG.