

PROPOSED LAYOUT AFFORDABLE PLOTTED COLONY UNDER DDJAY POLICY ON LAND MEASURING 5.0125 ACRES, VILLAGE SOHNA, SECTOR-35, SOHNA. BEING DEVELOPED BY WINGS REALTORS PVT. LTD.

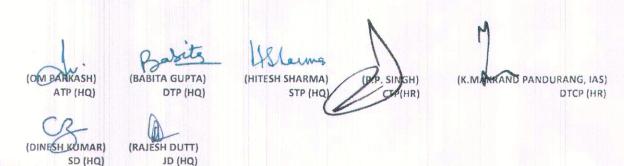
Director T

Only for Purpose of inviting Objection from the general public

To be read with Licence No. 87 of 2021 dated 27.10.2021.

That this revised layout plan for an area measuring 5.0125 acres (Drawing no. DTCP- 8 219 dated 0 1-0 4-22) bearing licence no. 87 of 2021 dated 27.10.2021 in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Wings Realtors Pvt. Ltd. in Sector-35 Sohna, District-Gurugram is hereby approved subject to the following conditions:-

- 1. That this revised 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. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- 3. That the layout 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
- 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 meters or wider sector road if 8. 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 HSVP/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of
- 9. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters
- 10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space. 11. 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. 12. 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.
- 13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable. 14. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as
- Campus lighting. 15. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of
- order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department. 16. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.



For Service Plan E

SCALE :-1:500

OWNER SIGN ARCHITECT :-



P.M.C

TRAPEZIUM PROJECTS PVT. LTD. | ENGINEERS & CONTRACTORS | CONSULTANTS | MANPOWER | REAL ESTATE |--

M/S Wings Realtors (P) LTD. Sector-35, Sohna (Haryana)

**EXTERNAL SITE PLAN** DRAINAGE LAYOUT

TITLE :

Project : PLOTTED HOUSING COLONY OF LAND AT VILLAGE SOHNA DHANI, SOHNA (LICENCE No- 87 of 2021 dated -27-10-2021)

MEP CONSULTANTS **OD&**C

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CHKD: A.S Date: 04.07.2022 Drawing No. ODC-SOH-EXT-PHE-003