

Roads

Checked subject to comments  
in forwarding letter No. 11/13/21  
Dt. 11/03/2021 and notes  
attached with the estimate

Superintending Engineer (HQ)  
for Chief Engineer-I  
HSPV Circle, Gurugram  
11/7/2021

Director, Country  
Planning  
Chandigarh

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

This is a "PROVISIONAL APPROVED LAYOUT PLAN"  
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-8219 dated 01-03-2021) 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:-
- 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.
  - 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 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.
  - 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 meters 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 HSPV/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.
  - No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters 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)(iii) of the Act No.8 of 1975.
  - 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.
  - 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 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.
  - 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.

(DR. BANGASH) ATP (HQ) (BABITA GUPTA) DTP (HQ) (HITESH SHARMA) STP (HQ) (RUP SINGH) CH (HR) (K. MANOJ PANDURANG, IAS) DTCP (HR)

(DINESH KUMARI) SD (HQ) (RAJESH DUTTI) JD (HQ)

For Service Plan Estimate Only  
Executive Engineer  
HSPV Divn. No. VI,  
Gurugram



Superintending Engineer,  
HSPV Circle, Gurugram



AREA STATEMENT						
TOTAL AREA OF SCHEME (40 KANAL-02 MARLA)				=	5.0125 ACRES	
OR				=	20284.836 SQ. MTRS.	
AREA UNDER PROPOSED 12M. WIDE SERVICE ROAD				=	0.018 ACRES	
AREA UNDER PROPOSED 12M. WIDE SERVICE ROAD (PART OF 50 M WIDE GREEN BELT)				=	0.113 ACRES	
AREA UNDER 30 M WIDE GREEN BELT (PART OF 50 M WIDE GREEN BELT)				=	0.236 ACRES	
LESS 50% AREA (0.113+0.236/2) = (0.349/2)				=	0.1745 ACRES	
OR				=	706.175 SQ. MTRS.	
NET PLANNED PLOT AREA (20284.836-706.175)				=	19578.661 SQ. MTRS.	
OR				=	4.8380 ACRES	
AREA UNDER RESIDENTIAL PLOTS						
PLOT NO.	WIDTH	DEPTH 1	DEPTH 2	AREA	TOAL NOS.	TOTAL AREA
1 TO 6	6.75	17.224		116.262	6	697.572 SQ. MTRS.
7 TO 16	6.95	17.98		124.961	10	1249.610 SQ. MTRS.
17	6.991	17.98		125.698	1	125.698 SQ. MTRS.
18	6.991	17.98		125.698	1	125.698 SQ. MTRS.
19 TO 28	6.95	17.98		124.961	10	1249.610 SQ. MTRS.
29 TO 38	6.95	17.98		124.961	10	1249.610 SQ. MTRS.
39	6.991	17.98		125.698	1	125.698 SQ. MTRS.
40	6.991	17.98		125.698	1	125.698 SQ. MTRS.
41 TO 50	6.95	17.98		124.961	10	1249.610 SQ. MTRS.
51 TO 65	7.11	17.96		127.696	15	1915.440 SQ. MTRS.
66 TO 69	7.04	19.392		136.520	4	546.080 SQ. MTRS.
70	7.043	19.392		136.578	1	136.578 SQ. MTRS.
71 TO 82	6.925	20.117		139.310	12	1671.720 SQ. MTRS.
TOTAL					82	10468.622 SQ. MTRS.
				OR		2.5869 ACRES
DENSITY CALCULATION						
TOTAL PROPOSED PERSONS 82@18 PERSON/PLOT				=	1476 PERSONS	
TOTAL PROPOSED DENSITY= 1476 / (AGAINST 240-400 PPA PERMISSIBLE)				4.83800	305.085 PPA	
AREA UNDER GREEN						
REQUIRED GREEN 7.5% OF				20284.836 SQ. MTRS.	=	1521.363 SQ. MTRS.
S.NO.	DEPTH	WIDTH1	WIDTH2	AREA		
G2	16.144	76.694	76.156	1233.805 trap.		
G2	12.847	17.224		221.277 RECTANGLE		
G3	2	15.224		30.448 RECTANGLE		
G4	5	11.724		58.620 RECTANGLE		
TOTAL PROPOSED GREEN AREA =				1544.150 SQ. MTRS.	OR	7.61 %
					OR	0.3816 ACRES
ONE ORGANIZED GREEN SPACE PROVIDED (G1+G2+G3+G4)				=	1544.150 SQ. MTRS.	
					OR	0.3816 ACRES
AREA FOR PROVISION OF COMMUNITY FACILITIES						
REQUIRED COMMUNITY 10% OF				20284.836 SQ. MTRS.	=	2028.484 SQ. MTRS.
					OR	0.50125 ACRES
PROPOSED COMMUNITY AREA						
S.NO.	WIDTH	DEPTH	AREA			
CO1	35.028	20.117	704.658 RECTANGLE			
CO2	87.752	15.086	1323.827 RECTANGLE			
TOTAL PROPOSED COMMUNITY AREA =				2028.485 SQ. MTRS.	OR	10.0000 %
					OR	0.50125 ACRES
AREA FOR COMMERCIAL						
PERMISSIBLE COMMERCIAL 4% OF				19578.661 SQ. MTRS.	=	783.146 SQ. MTRS.
					OR	0.1935 ACRES
S.NO.	DEPTH	WIDTH1	WIDTH2	AREA		
C1	17.96	8.064	12.528	184.916 trap.		
C2	20.117	30.069	29.394	598.109 trap.		
TOTAL PROPOSED COMMERCIAL AREA =				783.025 SQ. MTRS.	OR	3.9994 %
					OR	0.1935 ACRES
TOTAL PROPOSED RESIDENTIAL PLOTTING AREA=					OR	10468.622 SQ. MTRS.
					OR	53.470 %
TOTAL PROPOSED COMMERCIAL AREA=					OR	2.5869 ACRES
					OR	783.025 SQ. MTRS.
					OR	3.999 %
					OR	0.1935 ACRES
TOTAL PROPOSED SALABLE AREA					OR	11251.647 SQ. MTRS.
					OR	57.469 %
					OR	2.780 ACRES
DETAIL OF 50% OF FREEZED AREA						
PLOT NO.	WIDTH	DEPTH	AREA	TOAL NOS.	TOTAL AREA	
29 TO 38	6.95	17.98	124.961	10	1249.610 SQ. MTRS.	
39	6.991	17.98	125.698	1	125.698 SQ. MTRS.	
40	6.991	17.98	125.698	1	125.698 SQ. MTRS.	
41 TO 50	6.95	17.98	124.961	10	1249.610 SQ. MTRS.	
51 TO 65	7.11	17.96	127.696	15	1915.440 SQ. MTRS.	
66 TO 69	7.04	19.392	136.520	4	546.080 SQ. MTRS.	
70	7.043	19.392	136.578	1	136.578 SQ. MTRS.	
TOTAL					42	5348.714 SQ. MTRS.
				OR	1.322 ACRES	
				OR	51.0928 %	
AREA FOR STP (UNDERGROUND)						
PERMISSIBLE AREA FOR STP				=	450.000 SQ. MTRS.	
s.no.	WIDTH	DEPTH	AREA			
1	30.5	14.755	450.028 rectangle			
TOTAL PROPOSED STP AREA =				450.028 SQ. MTRS.		
AREA FOR UGT						
PERMISSIBLE AREA FOR UGT				=	200.000 SQ. MTRS.	
s.no.	WIDTH	DEPTH	AREA			
1	12.5	16	200.000 rectangle			
TOTAL PROPOSED UGT AREA =				200.000 SQ. MTRS.		
AREA FOR ET PROVIDED (2.0X2.0) = 4.0 SQ. MTRS.						
AREA FOR MILK/VEGETABLE BOOTH PROVIDED (5.0X5.5) = 27.5 SQ. MTRS.						

P.M.C  
TRAPEZIUM PROJECTS PVT. LTD.  
ENGINEERS & CONTRACTORS | CONSULTANTS | MANPOWER | REAL ESTATE |

Client : M/S Wings Realtors (p) Ltd.  
Sector-35, Sohna (Haryana)

TITLE :  
EXTERNAL SITE PLAN  
ROAD LAYOUT

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

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Drawn By: S.P. CHKD: A.S. Scale: 1:750  
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