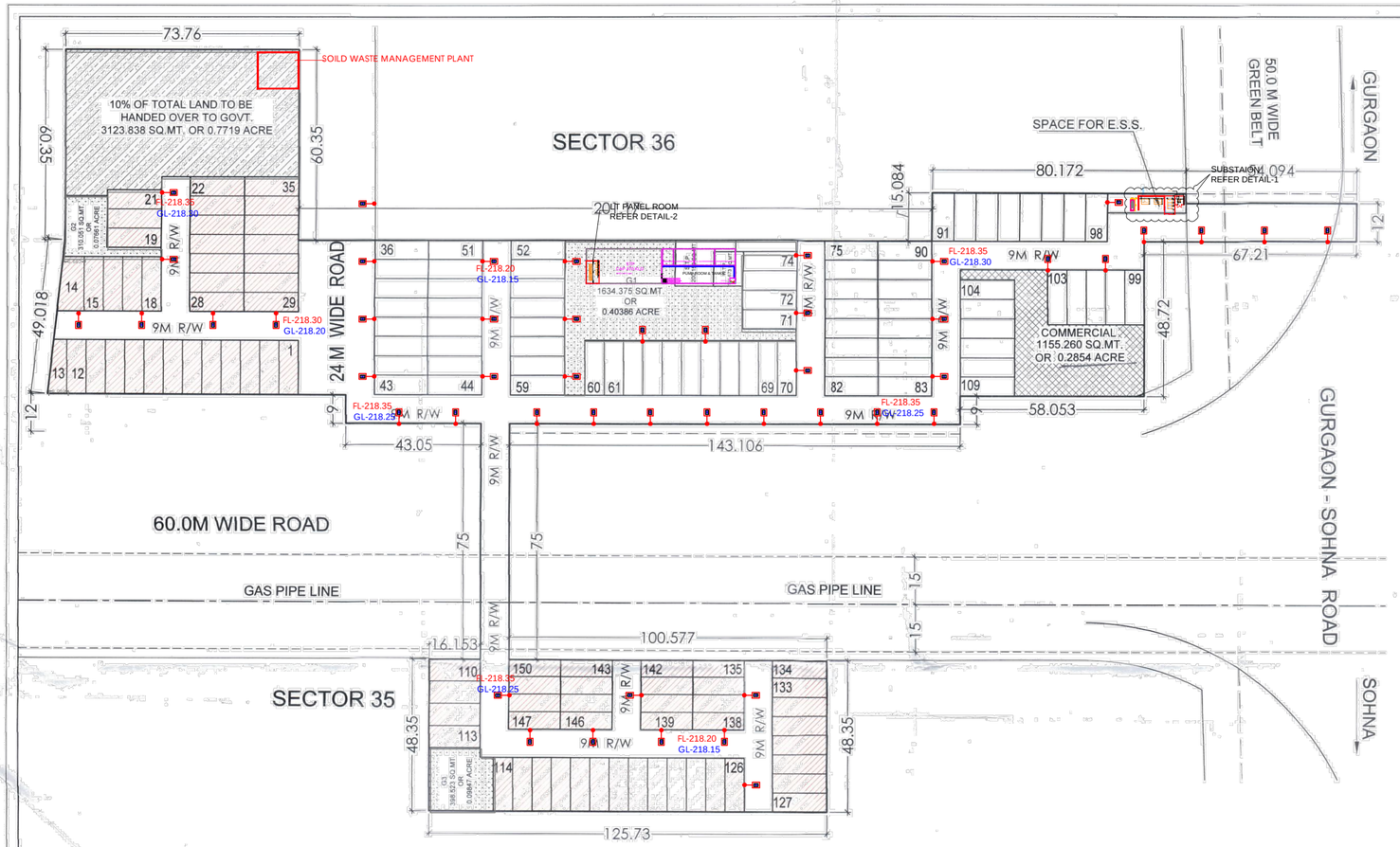


To be read with Licence No. 18 of 2019 Dated 09/07/2019

That this **Layout plan for an area** measuring 7.71875 acres (Drawing no. DTCP-6740 dated 01.01.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by **Alfa Contech Pvt. Ltd.** in Sector-35 & 36, Sohna is hereby approved subject to the following conditions:-

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. 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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 licenced 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 licenced 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.
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 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.
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 ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 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. 19/6/2016-5P dated 31.03.2016 issue by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH KAUSHIK) DTP (HQ) | (D.K. NIMBOKAR) STP (M) HQ | (JITENDER SIHAG) CTP (HR) | (K.MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) ATP (HQ) | (SANJAY NARANG) ATP (HQ)

LEGEND: STREET LIGHT

SITE AREA CHART

S.NO.	DESCRIPSION	%	AREA IN SQMT.	AREA IN ACRE
1	**TOTAL AREA OF LAND**		**31236.647**	**7.71875**
2	AREA UNDER SECTOR ROAD & GREEN BELT		3080.520	0.76121
3	NET AREA FOR PLANNING = (TOTAL AREA -50% AREA UNDER GREEN BELT & SECTOR ROAD) (31236.647-3080.520/2)		**29696.387**	**7.33814**
4	PERMISSIBLE PLOTTING AREA	61.00%	19054.354	4.70844
5	PROPOSED PLOTTING AREA	49.61%	15495.455	3.82901
6	REQUIRED LAND TO BE HANDED OVER TO GOVT.	10.00%	3123.665	0.77188
7	PROPOSED LAND TO BE HANDED OVER TO GOVT.	10.52%	3123.838	0.77192
8	REQUIRED GREEN AREA	7.50%	2342.748	0.57891
9	PROVIDED GREEN AREA	7.50%	2342.949	0.57896
10	PERMISSIBLE COMMECIAL AREA	4.00%	1249.466	0.30875
11	PROPOSED COMMECIAL AREA	3.70%	1155.260	0.28547
12	PROPOSED POPULATION = (150 X 13.5)	PERSONS	2025.0	
13	PERMISSIBLE DENSITY	PPA	240-400	
14	PROPOSED DENSITY =(150/7.71875)X13.5	PPA	262.3	

PLOTS AREA CALCULATION

S.NO	PLOT NO	WIDTH OF PLOT (m)	LENGTH OF PLOT (m)	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
1	1-12, 15-90, 99-109, 114-133	6.09	17.160	104.504	119	12436.024
2	135-150	5.548	16.354	90.724	16	1451.581
3	91-98	6.928	15.084	104.502	8	836.016
4	110-113	7.048	16.153	113.838	4	455.353
5	134	5.72	17.16	98.155	1	98.155
6	13	1/2(4.16+6.061)17.160		87.696	1	87.696
7	14	1/2(8.563+6.662)17.160		130.631	1	130.631
		TOTAL			**150**	**15495.455**
		IN ACRE				**3.8290**

(50% AREA FREEZE OF THE TOTAL SALABLE PLOTTED AREA SHOW THUS)

S.NO	PLOT NO	WIDTH OF PLOT (m)	LENGTH OF PLOT (m)	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
1	1-12, 15-35, 114-133	6.09	17.160	104.504	53	5538.733
2	135-150	5.548	16.354	90.732	16	1451.712
3	110-113	7.048	16.153	113.838	4	455.353
4	134	5.72	17.16	98.155	1	98.155
5	13	1/2(4.16+6.061)17.160		87.696	1	87.696
6	14	1/2(8.563+6.662)17.160		130.631	1	130.631
		TOTAL			**76**	**7762.280**
		IN ACRE				**1.9181**

GREEN AREA CALCULATION

CODE	AREA IN SQMT	AREA IN ACRE
G1	1634.375	0.404
G2	310.051	0.077
G3	398.523	0.098
TOTAL	2342.949	0.579

LEGEND

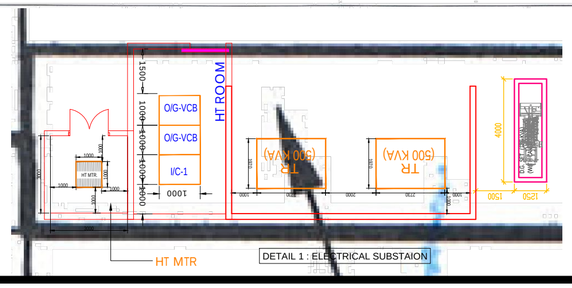
- 10% AREA OF TOTAL LAND HNDED OVER TO GOVT.
- COMMERCIAL AREA 3.70% OITOTAL SITE AREA
- GREEN AREA 7.50% OF TOTA SITE AREA
- AREA FREEZE SHOWN THUS(50%)

N W E S

LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONYUNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASERING 7.71875 ACRE AT SECTOR-35 & 36, VILL:- DHUNELA TEHSIL:- SOHNA , DIST:- GURUGRAM FOR **M/S ALFA CONTECH PVT. LTD.**

SCALE:- 1:750 | SHEET NO. :- 01 | DATE:-

OWNER/AUTH. SIGN. | ARCHITECT'S SIGN.



DETAIL 1 : ELECTRICAL SUBSTAION

DETAIL 2 : LT PANEL ROOM

ONE DESIGN & CONSULTANTS
7/ 8, LGF, Nehru Enclave, Kalkaji Extension, New Delhi- 110019
E-MAIL:- onedesignconsultants@gmail.com
web mail:- info@onedesignconsultants.com
MOB.:- 99580-79000

ARCHITECTS
Pinnacle Architects Pvt.Ltd.
938 , SECTOR 14 , GURGAON HARYANA

PROJECT NAME :
ROF NORMANTON PARK -II
SECTOR- 35 & 36 SOHNA

DEVELOPED BY
JBP Promoters.Builders.Pvt.Ltd

DRAWING TITLE :
ELECTRICAL STREET LIGHT PLAN & ROAD LAYOUT PLAN

DATE	REVISION	SCALE	NORTH
01.09.2022	RO	1:450	N
DRAWN :- RAJESH	CHECKED BY:- ARVIND	DRG.NO.- EL-EX01	