

	TOTAL AREA	OF SCHEME	(40 KANAI	-02 MARIA		-	E 0135	ACDEC
	- OTAL AREA	OI JUNEIVIE	(-O KANAL	UZ IVIAKLA	OR	=	5.0125 20284.836	ACRES SO MTPS
	AREA UNDER	R PROPOSED	12M. WID	E SERVICE P		=		ACRES
	AREA UNDER					_		ACRES
		(PART OF 50						7.10.1120
	AREA UNDER					=	0.236	ACRES
		(PART OF 50	0 M WIDE G	REEN BELT)			
	LESS 50% AR	EA (0.113+0.	236/2)= (0.3	349/2)		=	0.1745	ACRES
					OR	=	706.175	SQ.MTRS.
	NET PLANNE	D PLOT AREA	A (20284.83	6-706.175)		=	19578.661	SQ.MTRS.
				+	OR	=	4.8380	ACRES
	ER RESIDENTI		DEPTILO					
PLOT NO. 1 TO 6	6.75	DEPTH 1 17.224		AREA	TOAL		TOTAL AREA	CO LATER
7 TO 16	6.95			116.262 124.961		6		SQ.MTRS.
17	6.991			125.698		10 = 1 =		SQ.MTRS.
18	6.991			125.698		1 =		SQ.MTRS.
19 TO 28	6.95			124.961		10 =		SQ.MTRS.
29 TO 38	6.95			124.961		10 =		SQ.MTRS.
39	6.991			125.698		1 =		SQ.MTRS.
40	6.991			125.698		1 =		SQ.MTRS.
41 TO 50	6.95			124.961		10 =		SQ.MTRS.
51 TO 65	7.11			127.696		15 =		SQ.MTRS.
66 TO 69	7.04	200000-000-00		136.520		4 =		SQ.MTRS.
70	7.043			136.578		1 =		SQ.MTRS.
71 TO 82	6.925	20.117		139.310			1671.720	
			TOTAL			82		
					OR	=		ACRES
DENSITY CA	LCULATION							
	POSED PERSO			ОТ		=	1476	PERSONS
	POSED DENS			/	4.8	3800 =	305.085	PPA
	(AGAINST 24	0-400 PPA PE	ERMISSIBLE	<u>:)</u>				
AREA UNDE								
REQUIRED (REEN 7.5% ()F	20284.836	SQ.MTRS.		=	1521.363	SQ.MTRS.
	DEPTH 10 144							
	16.144							
G2		17.224		221.277				
G3 G4		15.224		30.448				
		11.724		58.620				
TOTAL PROF	POSED GREEN	N AREA =		1544.150	SQ.MT		7.61	
ONE ORGA	WITED COLER						0.3816	
ONE ORGAI	NIZED GREEN	SPACE PRO	VIDED (G1+	G2+G3+G4)		=	1544.150	SQ.MTRS.
ADEA FOR D	DOMESON O					OR	0.3816	ACRES
	ROVISION O							
	ROVISION O					=	2028.484	SQ.MTRS.
REQUIRED C	COMMUNITY	10% OF					2028.484	SQ.MTRS.
REQUIRED C	COMMUNITY	10% OF	20284.836	SQ.MTRS.		=	2028.484	SQ.MTRS.
PROPOSED (S.NO.	COMMUNITY COMMUNITY WIDTH	10% OF	20284.836 DEPTH	SQ.MTRS.		= OR	2028.484	SQ.MTRS.
PROPOSED S.NO.	COMMUNITY COMMUNITY WIDTH 35.028	10% OF	20284.836 DEPTH 20.117	SQ.MTRS. AREA 704.658	RECTA	= OR	2028.484	SQ.MTRS.
PROPOSED (S.NO. CO1	COMMUNITY COMMUNITY WIDTH	10% OF	20284.836 DEPTH 20.117 15.086	SQ.MTRS. AREA 704.658 1323.827	RECTAI RECTAI	= OR NGLE NGLE	2028.484 0.50125	SQ.MTRS. ACRES
PROPOSED (S.NO. CO1	COMMUNITY COMMUNITY WIDTH 35.028 87.752	10% OF	20284.836 DEPTH 20.117 15.086	SQ.MTRS. AREA 704.658 1323.827	RECTAI RECTAI	= OR NGLE NGLE	2028.484 0.50125 10.0000	SQ.MTRS. ACRES
PROPOSED (S.NO. CO1 CO2 TOTAL PROP	COMMUNITY COMMUNITY WIDTH 35.028 87.752	10% OF AREA MUNITY AREA	20284.836 DEPTH 20.117 15.086	SQ.MTRS. AREA 704.658 1323.827	RECTAI RECTAI	= OR NGLE NGLE RS. OR	2028.484 0.50125 10.0000	SQ.MTRS. ACRES
PROPOSED OF S.NO. CO1 CO2 TOTAL PROP	COMMUNITY COMMUNITY WIDTH 35.028 87.752 POSED COMM	10% OF AREA MUNITY AREA	20284.836 DEPTH 20.117 15.086	SQ.MTRS. AREA 704.658 1323.827 2028.485	RECTAI RECTAI SQ.MT	OR NGLE NGLE RS. OR OR	2028.484 0.50125 10.0000 0.50125	SQ.MTRS. ACRES
PROPOSED OF S.NO. CO1 CO2 TOTAL PROP	COMMUNITY COMMUNITY WIDTH 35.028 87.752 POSED COMM	10% OF AREA MUNITY AREA	20284.836 DEPTH 20.117 15.086	SQ.MTRS. AREA 704.658 1323.827 2028.485	RECTAI RECTAI SQ.MT	OR NGLE NGLE RS. OR OR	2028.484 0.50125 10.0000 0.50125 783.146	SQ.MTRS. ACRES % ACRES SQ.MTRS.
PROPOSED OF S.NO. CO1 CO2 TOTAL PROP	COMMUNITY WIDTH 35.028 87.752 POSED COMM	10% OF AREA MUNITY AREA IAL 4% OF	20284.836 DEPTH 20.117 15.086	SQ.MTRS. AREA 704.658 1323.827 2028.485 SQ.MTRS.	RECTAI RECTAI SQ.MT	= OR NGLE NGLE RS. OR OR	2028.484 0.50125 10.0000 0.50125 783.146	SQ.MTRS. ACRES % ACRES SQ.MTRS.
PROPOSED OF S.NO. CO1 CO2 TOTAL PROP	COMMUNITY WIDTH 35.028 87.752 POSED COMM	10% OF AREA MUNITY AREA IAL 4% OF	20284.836 DEPTH 20.117 15.086 A = 19578.661 WIDTH2	SQ.MTRS. AREA 704.658 1323.827 2028.485 SQ.MTRS. AREA	RECTAI RECTAI SQ.MT	= OR NGLE NGLE RS. OR OR	2028.484 0.50125 10.0000 0.50125 783.146	SQ.MTRS. ACRES % ACRES SQ.MTRS.
PROPOSED OF S.NO. CO1 CO2 TOTAL PROF	COMMUNITY WIDTH 35.028 87.752 POSED COMM	AREA MUNITY AREA IAL 4% OF WIDTH1 8.064	20284.836 DEPTH 20.117 15.086 A = 19578.661 WIDTH2	SQ.MTRS. AREA 704.658 1323.827 2028.485 SQ.MTRS. AREA 184.916	RECTAI RECTAI SQ.MT	= OR NGLE NGLE RS. OR OR	2028.484 0.50125 10.0000 0.50125 783.146	SQ.MTRS. ACRES % ACRES SQ.MTRS.
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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.



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

Conservation Building Codes.

That this revised layout plan for an area measuring 5.0125 acres (Drawing no. DTCP-8219 dated 01-04-22) 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
- 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.
- 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 the agreements of the licence.
- 9. 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.
- 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.
- 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

(OM PARKASH)
ATP (HQ)

(BABITA GUPTA)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(CTP(HR)

(CTP(HR)

(CTP(HR)

(RAJESH DUTT)
SD (HQ)

JD (HQ)

NORTH:
NORTH:
1:500

OWNER SIGN:
ARCHITECT:
For Wings Realtors (P) Limited

Authorised Signatory

Authorised Signatory