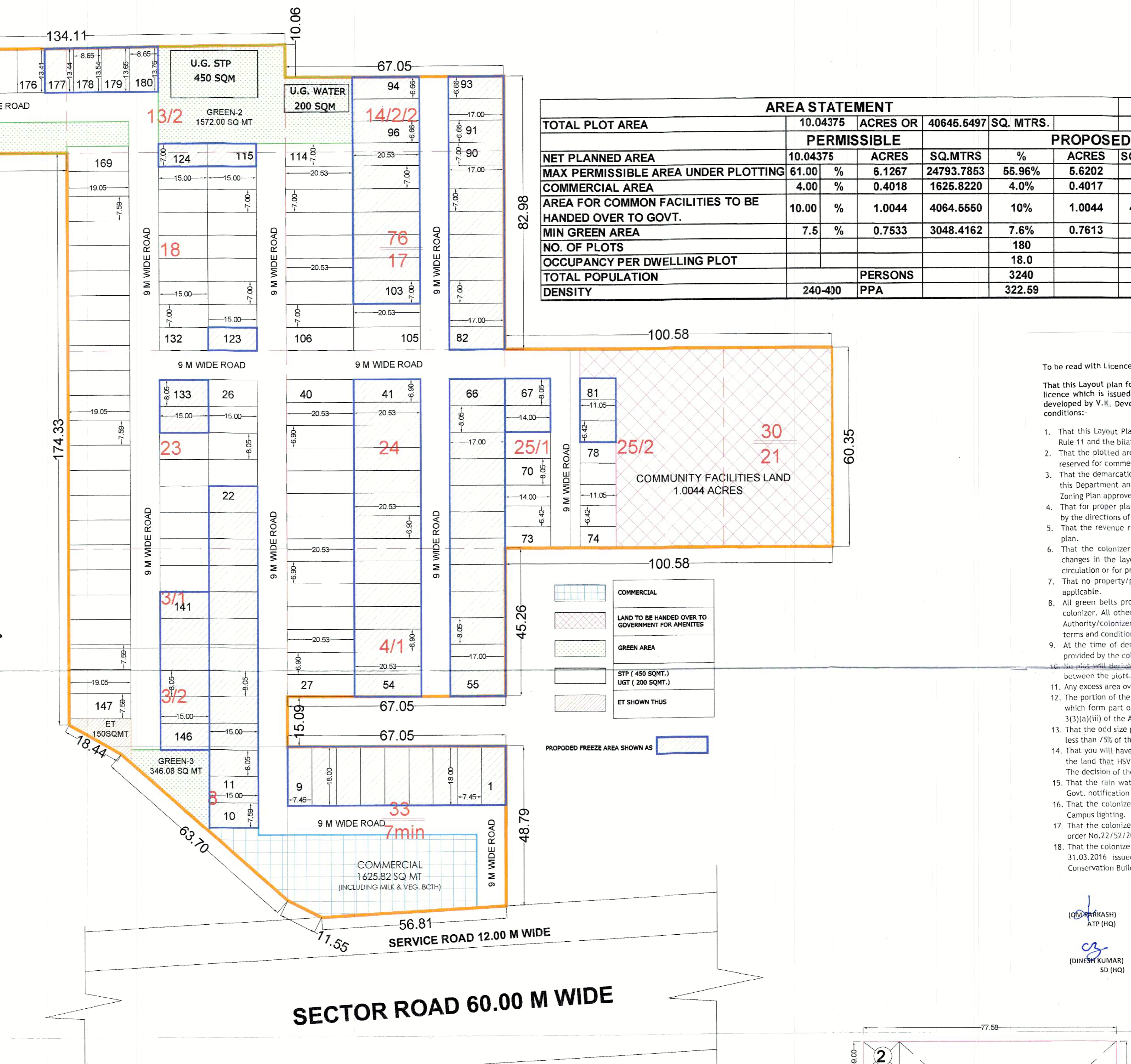


DETAIL OF TOTAL NO OF PLOTS					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
1 TO 9	7.45	18.00	134.100	9	1206.90
10	7.59	15.00	113.850	1	113.85
11 TO 26	8.05	15.00	120.750	16	1932.00
27 TO 54	6.90	20.53	141.657	28	3966.40
55 TO 66	8.05	17.00	136.850	12	1642.20
67 TO 70	8.05	14.00	112.700	4	450.80
71 TO 73	6.42	14.00	89.880	3	269.64
74 TO 81	6.42	11.05	70.941	8	567.53
82 TO 90	7.00	17.00	119.000	9	1071.00
91 TO 93	6.66	17.00	113.220	3	339.66
94 TO 96	6.66	20.53	136.730	3	410.19
97 TO 114	7.00	20.53	143.710	18	2586.78
115 TO 132	7.00	15.00	105.000	18	1890.00
133 TO 146	8.05	15.00	120.750	14	1690.50
147 TO 169	7.59	19.05	144.590	23	3325.56
170 TO 176	8.65	13.41	115.997	7	811.98
177	8.65	13.425	116.126	1	116.13
178	8.65	13.49	116.689	1	116.69
179	8.65	13.595	117.597	1	117.60
180	8.65	13.705	118.548	1	118.55
TOTAL				180	22743.94

OR 5.6202 Acres

PLOTS TO BE FREEZE					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
1 TO 9	7.45	18.00	134.100	9	1206.90
10	7.59	15.00	113.850	1	113.85
11 TO 22	8.05	15.00	120.750	12	1449.00
41 TO 54	6.90	20.53	141.657	14	1983.20
55 TO 66	8.05	17.00	136.850	12	1642.20
67 TO 68	8.05	14.00	112.700	2	225.40
79 TO 81	6.42	11.05	70.941	3	212.82
82 TO 90	7.00	17.00	119.000	9	1071.00
91 TO 93	6.66	17.00	113.220	3	339.66
94 TO 96	6.66	20.53	136.730	3	410.19
97 TO 103	7.00	20.53	143.710	7	1005.97
115	7.00	15.00	105.000	1	105.00
123 TO 124	7.00	15.00	105.000	2	210.00
133 TO 134	8.05	15.00	120.750	2	241.50
141 TO 146	8.05	15.00	120.750	6	724.50
177	8.65	13.425	116.126	1	116.13
178	8.65	13.49	116.689	1	116.69
179	8.65	13.595	117.597	1	117.60
180	8.65	13.705	118.548	1	118.55
TOTAL				90	11410.15

PLOTS FOR SALE					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
23 TO 26	8.05	15.00	120.750	4	483.00
27 TO 40	6.90	20.53	141.657	14	1983.20
69 TO 70	8.05	14.00	112.700	2	225.40
71 TO 73	6.42	14.00	89.880	3	269.64
74 TO 78	6.42	11.05	70.941	5	354.71
104 TO 114	7.00	20.53	143.710	11	1580.81
116 TO 122	7.00	15.00	105.000	7	735.00
125 TO 132	7.00	15.00	105.000	8	840.00
135 TO 140	8.05	15.00	120.750	6	724.50
147 TO 169	7.59	19.05	144.590	23	3325.56
170 TO 176	8.65	13.41	115.997	7	811.98
TOTAL				90	11333.79



AREA STATEMENT						
TOTAL PLOT AREA	10.04375	ACRES OR	40645.5497	SQ. MTRS.		
PERMISSIBLE		PROPOSED				
NET PLANNED AREA	10.04375	ACRES	SQ.MTRS	%	ACRES	SQ. MTRS.
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	6.1267	24793.7853	55.96%	5.6202
COMMERCIAL AREA	4.00	%	0.4018	1625.8220	4.0%	0.4017
AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10.00	%	1.0044	4064.5550	10%	1.0044
MIN GREEN AREA	7.5	%	0.7533	3048.4162	7.6%	0.7613
NO. OF PLOTS				180		
OCCUPANCY PER DWELLING PLOT				18.0		
TOTAL POPULATION				3240		
DENSITY	240-400	PPA			322.59	

To be read with Licence No. 109 of 2022 Dated 05-08-2022. LC-4718

This Layout plan for an area measuring 10.04375 acres (Drawing no. 6504 Dated 08-08-22) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by V.K. Developers, in Sector-4, Sohna, District Gurugram 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 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 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.
- 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 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 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 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(DIPANKASH) ATP (HQ) (BABITA GUPTA) DTP (HQ) (HISHAM SHARMA) STP (HQ) (P.D. SINGH) CTP (HR) (K.MARRAND PANDURANG, IAS) DTCP (HR) (DINESH KUMAR) SD (HQ) (RAJESH DUTT) JD (HQ)

GREEN AREA CHART				
NAME	PLOT SIZES		AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
	WIDTH	LENGTH		
GREEN AREA-1	9.46	9.44	44.65	1162.61
	101.88	9.44	961.75	
GREEN AREA-2	19.05	8.20	156.21	1572.00
	59.53	19.98	1189.41	
GREEN AREA-3	39.000	9.81	382.59	346.08
	24.00	3.92	94.08	
	24.00	21.00	252.00	
TOTAL			3080.89 SQMT	0.76 ACRES

COMMERCIAL AREA				
NAME	SHAPE	PLOT SIZES		AREA (SQ.MTRS.)
		WIDTH	LENGTH	
1	RECTANGLE	47.78	22.32	1069.45
2	RECTANGLE	10.30	19.69	202.26
3	RECTANGLE	5.01	12.09	60.67
4	RECTANGLE	15.00	1.22	18.30
5	TRIANGLE	13.12	15.00	96.40
6	TRIANGLE	7.88	9.07	35.50
7	TRIANGLE	5.19	10.30	20.18
8	TRIANGLE	47.74	2.79	66.60
TOTAL			1625.77 SQMT	0.40 ACRES

COMMUNITY LAND AREA				
NAME	SHAPE	PLOT SIZES		TOTAL AREA
		WIDTH	LENGTH	
1	RECTANGLE	98.530	80.360	4015.9655
2	RECTANGLE	11.050	9.000	48.7250
TOTAL			4064.6905	1.0044 ACRES

PROJECT NAME & ADDRESS :
LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY OVER AN AREA MEASURING 10.04375 ACRES. SITUATED IN REVENUE ESTATE OF VILLAGE KHAILKA, SECTOR 4 TEHSIL SOHNA DISTT GURUGRAM BEING DEVELOPED BY V.K. DEVELOPERS

OWNER NAME :
V.K. DEVELOPERS

DRAWING TITLE :
LAYOUT PLAN

ARCHITECT'S SIGNATURE : VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

OWNER'S SIGNATURE : For V.K. DEVELOPERS
Authorised Signatory

NORTH :

SCALE : 1 : 700