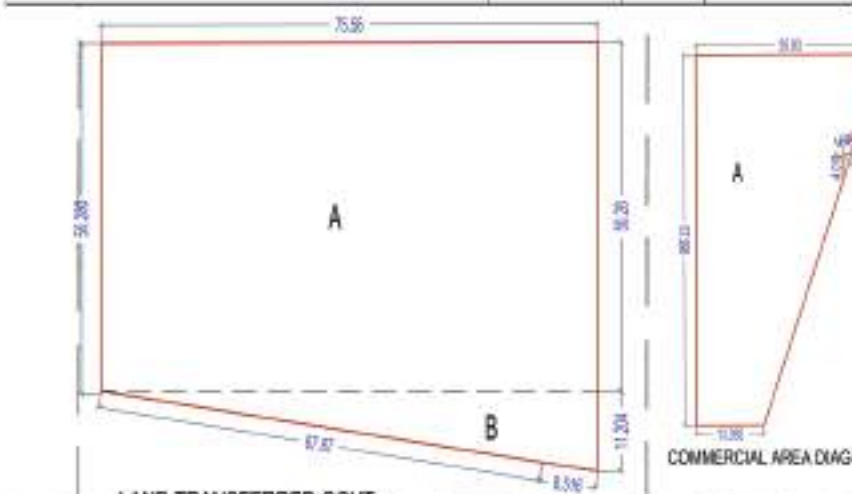


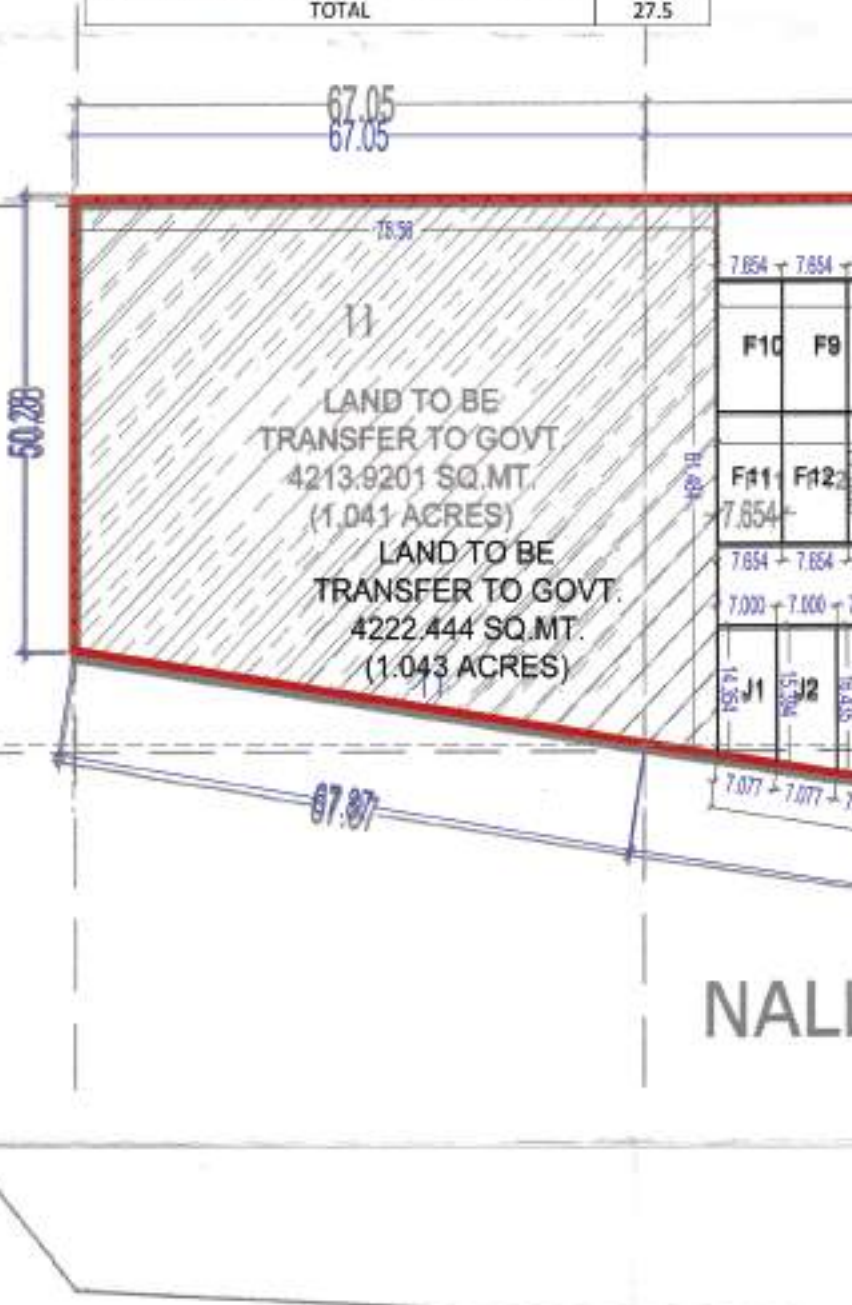
SITE	PERMISSIBLE				PROPOSED			
	AREA ACRES	AREA SQ.MTS	%	ACRES	AREA ACRES	AREA SQ.MTS	%	
Required Open Space	0.7809	3160.3368	7.50	0.9091	3579.7090	8.50%		
10% area to be Transferred free of cost to the govt.	1.0412	4213.7825	10.00	1.0412	4222.4440	10.02%		
Commercial Area	0.4164	1685.5130	4.00	0.4135	1673.6274	3.97%		
Area Under Plots	6.3516	25704.0732	61.00	6.0241	24359.0570	57.81%		
Total Permissible Area		27389.5862	65.00		26032.6844	61.78%		

PLOTTED AREA CHART						
S.No	PLOT TYPE	WIDTH	LENGTH	AREA/PLOT SQ.MS	NO OF PLOTS	TOTAL AREA IN SQ.MT.
1	A	7.500	18.000	135.000	14	1890.000
2	B	7.286	20.000	145.720	28	4080.160
3	C	8.110	18.027	146.199	24	3508.776
4	D1	7.358	20.000	147.160	1	147.160
5	D2-D5	7.248	20.000	144.960	4	579.840
6	E1-E3	7.318	17.505	128.102	3	384.306
7	E4	(17.505+19.396)/(18+19.22)		129.05	1	129.05
8	E5-E11	7.318	18.000	131.724	7	922.068
9	E12	7.202	18	129.64	1	129.64
10	F	7.654	14.565	111.481	20	2229.620
11	G	7.000	18.000	126.000	12	1512.000
12	H	7.500	20.000	150.000	40	6000.000
13	H18 & H19	7.330	20.000	146.800	2	293.200
14	J1	(14.354 + 15.394) / 2 x 7.00		104.118	1	104.118
15	J2	(15.394 + 16.435) / 2 x 7.00		111.402	1	111.402
16	J3	(17.476 + 16.435) / 2 x 7.00		118.689	1	118.689
17	J4	(17.476 + 18.516) / 2 x 7.00		125.972	1	125.972
18	J5	(18.516 + 19.557) / 2 x 7.00		133.256	1	133.256
19	J6	(19.557 + 20.598) / 2 x 7.00		140.543	1	140.543
20	K	(8.831 + 5.650) / 2 x 19		145.17	1	145.17
21	L	7.500	19.000	142.500	4	570.000
22	M	(5.150 + 11.402) / 2 x 18.027		149.191	1	149.191
23	N	(4.402 + 10.654) / 2 x 18.027		135.707	1	135.707
24	N1	7.000	18.027	126.189	1	126.189
25	P	(18.908 + 18.901) / 2 x 7.50		141.773	1	141.773
26	Q	(18.901 + 18.898) / 2 x 7.50		141.746	1	141.746
27	R	(18.898 + 18.874) / 2 x 7.50		141.645	1	141.645
28	S	(18.874 + 18.860) / 2 x 7.50		141.503	1	141.503
29	T	(6.877 + 7.160) / 2 x 18.00		126.333	1	126.333
TOTAL					176	24359.0570



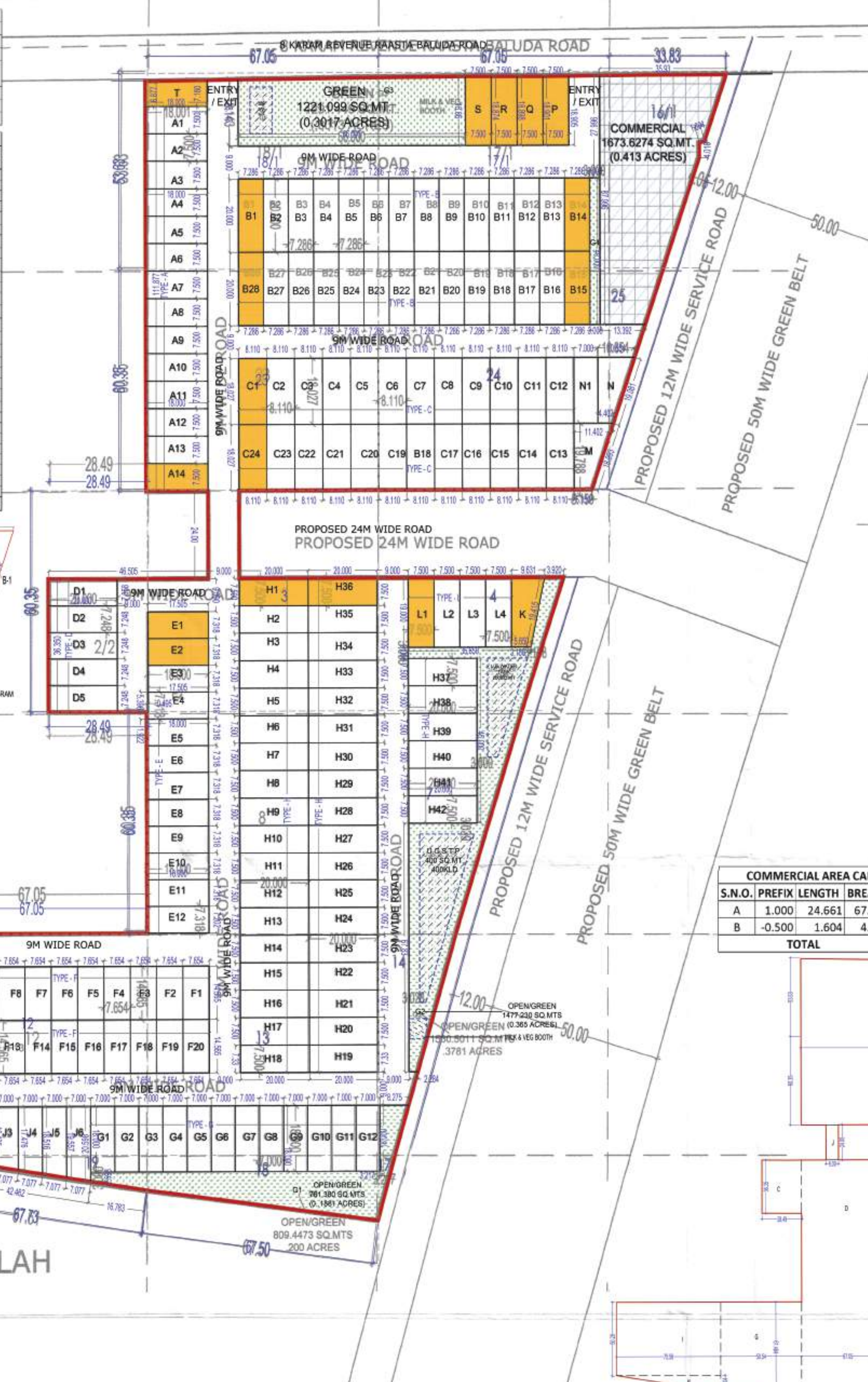
GOVT./COMMUNITY AREA CALCULATION				
S.No.	LENGTH	BREATH	NO.	AREA(sq.m)
A	75.560	50.280	1	3799.157
B	75.560	11.204	0.5	423.287
TOTAL				4222.444

TOTAL		4222.444	
VEGETABLE/MILK BOOTH			
	LENGTH	BREATH NO.	AREA(sq.m)
VEGETABLE/MILK BOOTH	5	5.5 1	50 27.5



SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS	%	AREA ACRES	AREA SQ.MTS	%
Required Open Space	0.7809	3160.3368	7.50	0.9091	3679.3974	8.7318
10% area to be Transferred free of cost to the govt.	1.0412	4213.7825	10.00	1.0412	4213.9201	10.0003
Commercial Area	0.4164	1685.5130	4.00	0.4135	1673.6274	3.9717
Area Under Plots	6.3516	25704.0732	61.00	6.0241	24378.7354	57.8547
Total Permissible Area		27389.5862	65.00		26052.3628	61.8264

SITE	SITE AREA (ACRES)	SITE AREA (SQ.MTS.)
Area for plotting	10.4125	42137.8250



SIBLE		PROPOSED		
AREA	AREA	AREA	AREA	AREA
MTS	%	ACRES	SQ.MTS	%
3368	7.50	0.9091	3679.3974	8.7318
7825	10.00	1.0412	4213.9201	10.0003
5130	4.00	0.4135	1673.6274	3.9717
4732	61.00	6.0241	24378.7354	57.8547
95862	65.00		26052.3628	61.8264

PLOTTED AREA CHART						
S.No	PLOT TYPE	WIDTH	LENGTH	AREA/PLOT SQ.MS	NO OF PLOTS	TOTAL AREA IN SQ.MT.
1	A	7.500	18.000	135.000	14	1890.0000
2	B	7.286	20.000	145.720	28	4080.1600
3	C	8.110	18.027	146.199	24	3508.7793
4	D	7.248	20.000	144.960	5	724.8000
5	E	7.218	18.000	131.724	12	1580.6880
6	F	7.654	14.566	111.481	20	2229.6102
7	G	7.000	18.000	126.000	12	1512.0000
8	H	7.500	20.000	150.000	42	6300.0000
9	J1	(14.354 + 15.394) / 2 x 7.00	104.118			104.1180
10	J2	(15.394 + 16.435) / 2 x 7.00	111.402		1	111.4015
11	J3	(16.435 + 17.476) / 2 x 7.00	118.689		1	118.6888
12	J4	(17.476 + 18.516) / 2 x 7.00	125.972		1	125.9720
13	J5	(18.516 + 19.557) / 2 x 7.00	133.256		1	133.2555
14	J6	(19.557 + 20.598) / 2 x 7.00	140.543		1	140.5425
15	K	(8.831 + 5.650) / 2 x 19	145.170		1	145.1695
16	L	7.500	19.000	142.500	4	570.0000
17	M	(5.150 + 11.402) / 2 x 18.027	149.191		1	149.1915
18	N	(4.402 + 10.654) / 2 x 18.027	135.707		1	135.7073
19	N1	7.000	18.027	126.189		126.1890
20	P	(18.905 + 18.931) / 2 x 7.50	141.510		1	141.5100
21	Q	(18.926 + 18.901) / 2 x 7.50	141.476		1	141.4763
22	R	(18.90 + 18.84) / 2 x 7.50	141.525		1	141.5250
23	S	(18.908 + 18.880) / 2 x 7.50	141.620		1	141.6225
24	T	(6.877 + 7.160) / 2 x 18.00	126.333		1	126.3350
TOTAL					476	24378.7354



SITE AREA			
S.N.O.	PREFIX	LENGTH	BREATH
A	1	129.470	113.980
B	0.5	38.51	113.98
B-1	-0.5	1.604	4.018
C	1	28.49	36.350
D	1	67.05	158.680
E1	1	19.000	47.818
E2	0.5	19.000	4.698
E3	1	48.000	32.000
E4	0.5	48.000	15.818
E5	1	21.192	30.000
E6	0.5	10.808	30.000
E7	0.5	21.192	77.433
F	0.5	15.75	125.59
G	1	58.54	61.484
H	0.5	75.56	11.204
I	1	75.560	50.280
J		9	24.000
TOTAL ADDITION			42,137.4623

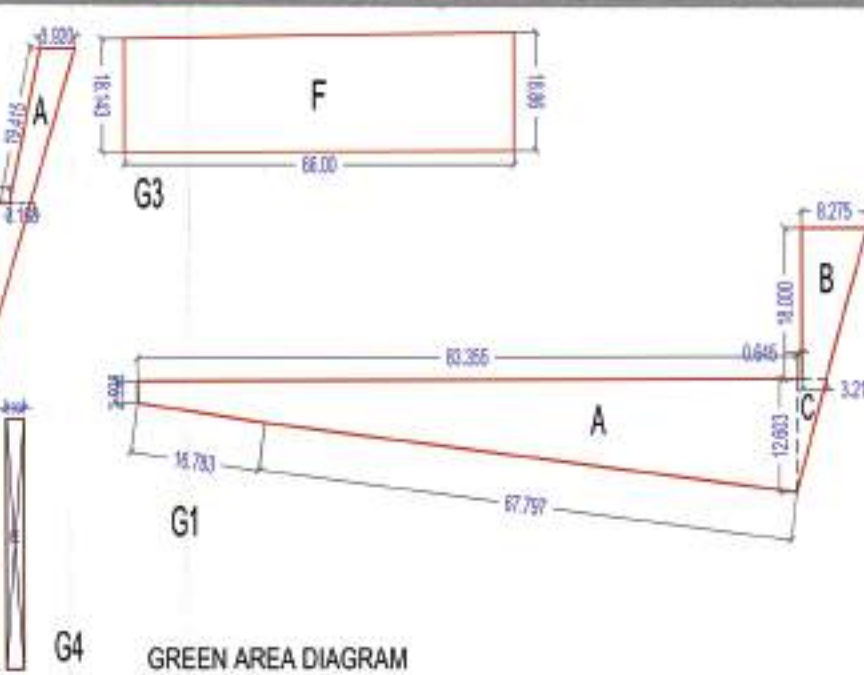
COMMERCIAL AREA CALCULATION			
S.N.O.	PREFIX	LENGTH	BREATH
A	1.000	24.661	77.996
B	-0.500	1.604	4.018
TOTAL			1673.6274

OPEN/GREEN AREA			
S.N.O.	PREFIX	LENGTH	BREATH
A	1.000	24.661	77.996
B	-0.500	1.604	4.018
TOTAL			1673.6274

To be read with Licence No. 168 of 2022 dated 21/10/2022.

This Layout Plan for an area measuring 10.4125 acres (Drawing No. DG.TCP.8692 dated 21-10-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by N.B. BUILDCON PVT. LTD. in Sector-7, Sohna 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 plot.
- 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 General, 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 DG, TCP 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 DG, TCP, 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 metres 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 General, Town & 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 metres wide road would mean a minimum clear width of 9 metres 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 HSNP 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 coloniser/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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5P dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5P dated 21.01.2016 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.



OPEN/GREEN AREA				
S.N.O.	NO.	LENGTH	BREATH	AREA(sq.m)
G1	1			809.447
G2	1			1530.501
G3	1	(18.143+18.81) / 2	66.00	1219.449
G4	1	3.00	40.00	120.000
TOTAL OPEN/GREEN AREA				3679.397

POPULATION CALCULATION	
TOTAL NO OF PLOTS	176
18 PERSON PER PLOT	3168
PROPOSED POPULATION	304.2497
SAY 306 PERSON PER ACRE	

MORTGAGE PLOTS AREA DETAIL				
LENGTH	AREA/PLOT SQ.MS	NO OF PLOTS	TOTAL AREA IN SQ.MT.	
18.000	135.000	1	135.0000	
20.000	145.720	4	582.8800	
18.027	146.199	2	292.3979	
18.000	131.724	2	263.4480	
20.000	150.000	2	300.0000	
0) / 2 x 19	145.170	1	145.1695	
19.000	142.500	1	142.5000	
1) / 2 x 7.50	141.510	1	141.5100	
1) / 2 x 7.50	141.476	1	141.4763	
1) / 2 x 7.50	141.525	1	141.5250	
0) / 2 x 7.50	141.623	1	141.6225	
/ 2 x 18.00	126.333	1	126.3330	
		18	2553.8622	

NOTE-AREA ABOVE U.G.S.T.P & U.G.W.T. TO BE MAINTAINED AS HARD SURFACE GREEN

LEGEND:-

- 10% MORTGAGE PLOTS
- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- OPEN/GREEN

PROJECT:-

LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 10.4125 ACRES IN VILLAGE SOHNA, SECTOR-7, BALUDA RD, SOHNA RURAL, HARYANA 122102

OWNER:-

DEVELOPED BY

M/S N.B.BUILDCON PVT.LTD.

RUBY JAIN

ARCHITECTURE , INTERIOR DESIGNING , PLANNING

CRS TOWERS 77-8, Shaheed Rapon Karyal Marg, Sector 18, Gurgaon, Haryana 122015

M:- 08103088520

Mail :- project@crsindia.com

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

For NB BUILDCON PVT. LTD.

Ar. RUBY JAIN

CA/2014/85532

Ar. RUBY JAIN

CA/2014/85532

DRAWING TITLE:

LAYOUT PLAN

REVISED LAYOUT-CUM-DEMARCATON PLAN

DATE:- FEB 2022

SCALE:- 1:550 (A1)

NORTH

SHEET NO.

01