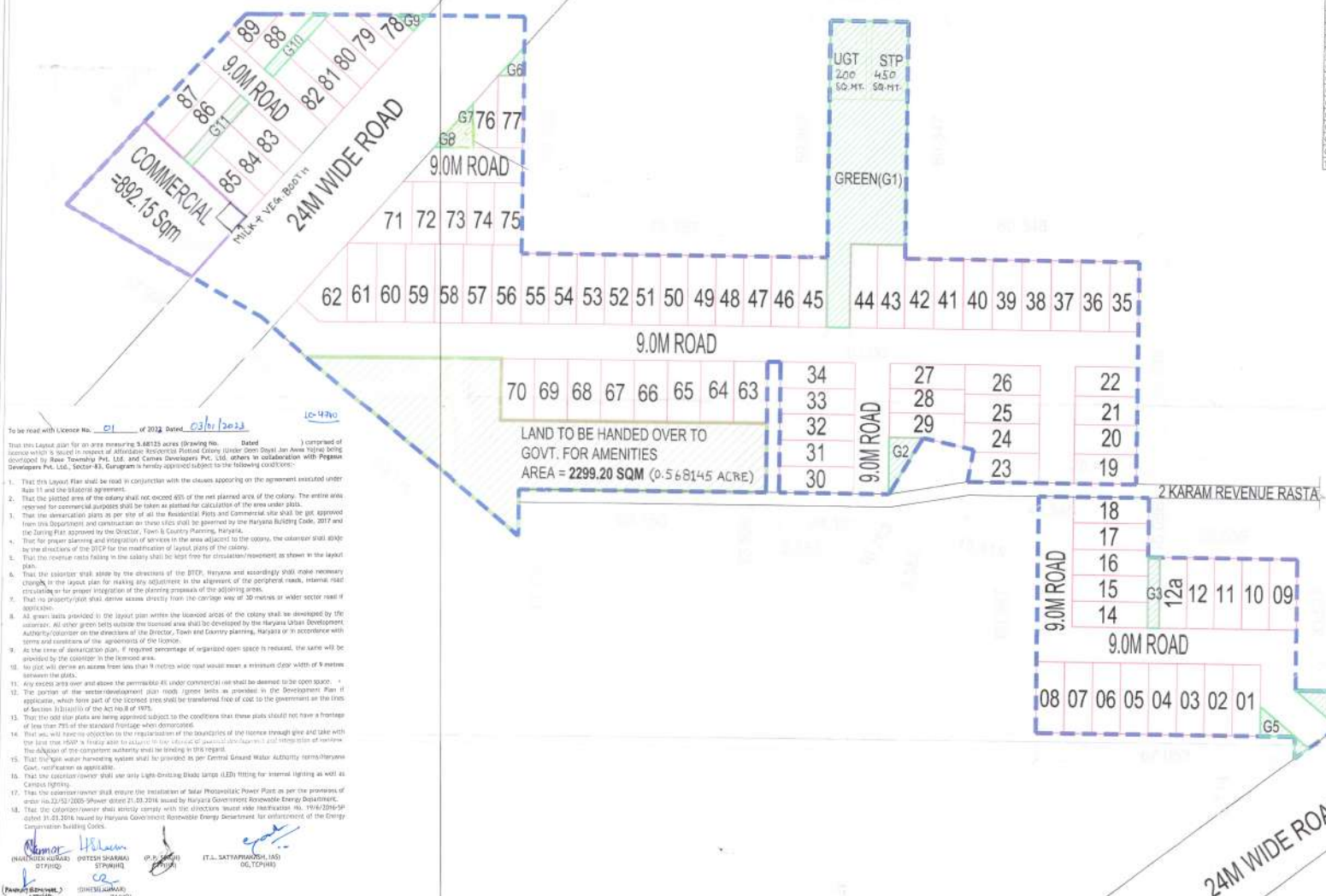


TOTAL PLOT AREA		AREA CALCULATION	
A. MAX PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	5.8122 Acres	OR	2296.17 Sqm
B. MAX PERMISSIBLE AREA UNDER COMMERCIAL	0.1%	OR	180.81 Sqm
C. AREA FOR COMMON FACILITIES TO BE HANDOVER TO GOVT	0.2277 Acres	OR	938.66 Sqm
D. MINIMUM FOR GREEN AREA	10% OF 5.8122 Acres	OR	2008.12 Sqm
E. MINIMUM PERMISSIBLE POPULATION DENSITY (PPD)	7.50%	OR	1342.84 Sqm
F. MAXIMUM PERMISSIBLE POPULATION DENSITY (PPD)	240 PERSONS PER ACRES		
G. MINIMUM PERMISSIBLE POPULATION	400 PERSONS PER ACRES		
H. MAXIMUM PERMISSIBLE NO. OF PLOTS	2272		
I. MINIMUM PERMISSIBLE NO. OF PLOTS	76		
J. MAXIMUM PERMISSIBLE NO. OF PLOTS	240		
K. PROPOSED AREA UNDER RESIDENTIAL PLOTS (50.46%)	2.9277 Acres	OR	11822.83 Sqm
L. PROPOSED AREA UNDER COMMERCIAL (4.0%)	0.2377 Acres	OR	938.66 Sqm
M. PROPOSED AREA FOR COMMON FACILITIES TO BE HANDOVER TO GOVT (39.0%)	2.0468 Acres	OR	7992.21 Sqm
N. PROPOSED GREEN AREA (7.54%)	0.4277 Acres	OR	1726.83 Sqm
O. PROPOSED DENSITY	1602 Nos.		
P. TOTAL PROPOSED POPULATION	18 Per Plot		
Q. TOTAL NO. OF PROPOSED PLOTS	80 Nos.		

Green Area Calculation		
Description	Area	Unit
G1	1272.43	Sqm
G2	63.83	Sqm
G3	34.19	Sqm
G4	107.29	Sqm
G5	44.37	Sqm
G6	24.6	Sqm
G7	13.90	Sqm
G8	23.53	Sqm
G9	16.35	Sqm
G10	60.68	Sqm
G11	65.4	Sqm
TOTAL	1736.83	Sqm

RESIDENTIAL PLOT AREA CALCULATION						
Sl. No.	Plot No.	Length (In M)	Breadth (In M)	Area of Single Plot (In Sqm)	No. of Plots	Area (In Sqm)
1	310 B	2.250	28.131	63.295	4	253.18
2	310 B	2.250	28.131	63.295	5	316.48
3	310 B	2.250	28.131	63.295	5	316.48
4	310 B	2.250	28.131	63.295	4	253.18
5	310 B	2.250	28.131	63.295	5	316.48
6	310 B	2.250	28.131	63.295	5	316.48
7	310 B	2.250	28.131	63.295	5	316.48
8	310 B	2.250	28.131	63.295	5	316.48
9	310 B	2.250	28.131	63.295	5	316.48
10	310 B	2.250	28.131	63.295	5	316.48
11	310 B	2.250	28.131	63.295	5	316.48
12	310 B	2.250	28.131	63.295	5	316.48
13	310 B	2.250	28.131	63.295	5	316.48
14	310 B	2.250	28.131	63.295	5	316.48
15	310 B	2.250	28.131	63.295	5	316.48
16	310 B	2.250	28.131	63.295	5	316.48
17	310 B	2.250	28.131	63.295	5	316.48
18	310 B	2.250	28.131	63.295	5	316.48
19	310 B	2.250	28.131	63.295	5	316.48
20	310 B	2.250	28.131	63.295	5	316.48
21	310 B	2.250	28.131	63.295	5	316.48
22	310 B	2.250	28.131	63.295	5	316.48
23	310 B	2.250	28.131	63.295	5	316.48
24	310 B	2.250	28.131	63.295	5	316.48
25	310 B	2.250	28.131	63.295	5	316.48
26	310 B	2.250	28.131	63.295	5	316.48
27	310 B	2.250	28.131	63.295	5	316.48
28	310 B	2.250	28.131	63.295	5	316.48
29	310 B	2.250	28.131	63.295	5	316.48
30	310 B	2.250	28.131	63.295	5	316.48
31	310 B	2.250	28.131	63.295	5	316.48
32	310 B	2.250	28.131	63.295	5	316.48
33	310 B	2.250	28.131	63.295	5	316.48
34	310 B	2.250	28.131	63.295	5	316.48
35	310 B	2.250	28.131	63.295	5	316.48
36	310 B	2.250	28.131	63.295	5	316.48
37	310 B	2.250	28.131	63.295	5	316.48
38	310 B	2.250	28.131	63.295	5	316.48
39	310 B	2.250	28.131	63.295	5	316.48
40	310 B	2.250	28.131	63.295	5	316.48
41	310 B	2.250	28.131	63.295	5	316.48
42	310 B	2.250	28.131	63.295	5	316.48
43	310 B	2.250	28.131	63.295	5	316.48
44	310 B	2.250	28.131	63.295	5	316.48
45	310 B	2.250	28.131	63.295	5	316.48
46	310 B	2.250	28.131	63.295	5	316.48
47	310 B	2.250	28.131	63.295	5	316.48
48	310 B	2.250	28.131	63.295	5	316.48
49	310 B	2.250	28.131	63.295	5	316.48
50	310 B	2.250	28.131	63.295	5	316.48
51	310 B	2.250	28.131	63.295	5	316.48
52	310 B	2.250	28.131	63.295	5	316.48
53	310 B	2.250	28.131	63.295	5	316.48
54	310 B	2.250	28.131	63.295	5	316.48
55	310 B	2.250	28.131	63.295	5	316.48
56	310 B	2.250	28.131	63.295	5	316.48
57	310 B	2.250	28.131	63.295	5	316.48
58	310 B	2.250	28.131	63.295	5	316.48
59	310 B	2.250	28.131	63.295	5	316.48
60	310 B	2.250	28.131	63.295	5	316.48
61	310 B	2.250	28.131	63.295	5	316.48
62	310 B	2.250	28.131	63.295	5	316.48
63	310 B	2.250	28.131	63.295	5	316.48
64	310 B	2.250	28.131	63.295	5	316.48
65	310 B	2.250	28.131	63.295	5	316.48
66	310 B	2.250	28.131	63.295	5	316.48
67	310 B	2.250	28.131	63.295	5	316.48
68	310 B	2.250	28.131	63.295	5	316.48
69	310 B	2.250	28.131	63.295	5	316.48
70	310 B	2.250	28.131	63.295	5	316.48
71	310 B	2.250	28.131	63.295	5	316.48
72	310 B	2.250	28.131	63.295	5	316.48
73	310 B	2.250	28.131	63.295	5	316.48
74	310 B	2.250	28.131	63.295	5	316.48
75	310 B	2.250	28.131	63.295	5	316.48
76	310 B	2.250	28.131	63.295	5	316.48
77	310 B	2.250	28.131	63.295	5	316.48
78	310 B	2.250	28.131	63.295	5	316.48
79	310 B	2.250	28.131	63.295	5	316.48
80	310 B	2.250	28.131	63.295	5	316.48
TOTAL					80	25318.40

COMMERCIAL AREA CALCULATION						
Sl. No.	Plot No.	Length (In M)	Breadth (In M)	Area of Single Plot (In Sqm)	No. of Plots	Area (In Sqm)
1	COMMERCIAL	4.000	23.425	93.700	1	93.700
2	COMMERCIAL	4.000	23.425	93.700	1	93.700
TOTAL					2	187.400



To be read with License No. 01 of 2012 Dated 03/01/2013

This site layout plan for an area measuring 5.8122 acres (Drawing No. 10-4790) comprised of various plots is submitted in respect of Affordable Residential Plotted Colony Under DDJAY Scheme developed by Pegasus Developers Pvt. Ltd. and Carve Developers Pvt. Ltd. in collaboration with Pegasus Developers Pvt. Ltd., Sector-83, Gurugram is hereby approved subject to the following conditions:

- This layout plan shall be read in conjunction with the clauses appearing on the agreement executed under plan 11 and the 11/2012 agreement.
- The plotted area of the colony shall not exceed 80% 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 plan.
- The reservation plans as per site of all the Residential Plots and Commercial plots shall be approved from this Department and commission on these ULCs shall be governed by the Haryana Building Code, 2017 and the zoning plan approved by the Director, Town & Country Planning, Haryana.
- For the proper planning and regulation of services in the area adjacent to the colony, the outdoor shall abide by the structures of the DTP for the modification of layout plans of the colony.
- The revenue-rata falling in the colony shall be kept free for circulation/assessment as shown in the layout plan.
- The collector shall advise by the directions of the DTP, Haryana and accordingly shall provide necessary clearance in the layout plan for making any adjustment in the alignment of the arterial roads, internal road, circulating or for proper integration of the planning proposals of the adjoining areas.
- The no. of property/plot shall never exceed directly from the coverage area of 30 meters or wider sector road if applicable.
- All green belts provided in the layout plan within the bounded areas of the colony shall be developed by the owners. All other green belts within the bounded area shall be developed by the Haryana Urban Development Authority/Collector on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the homes.
- In the case of development plan, if required percentage of organized open space is required, the same will be provided by the collector in the reserved area.
- No plot will encroach an access from less than 10 meters wide road would mean a minimum clear width of 9 meters between the plots.
- Any excess area over and above the permissible all under commercial use shall be deemed to be open space.
- The portion of the water development plan (road) ignores levels as provided in the Development Plan if applicable, which have part of the reserved area shall be transferred free of cost to the government as the land of Section 3(i) of the Act No. 16 of 1974.
- The cost of the plots are being approved subject to the condition that these plots should not have a frontage of less than 7% of the standard frontage when developed.
- This plan will be subject to the modification of the boundaries of the houses through line and take with the least cost 100% in being able to adjust to the future of the plots and the structure of the colony.
- The addition of the common authority shall be binding in the region.
- The right water harvesting system shall be provided as per Central Ground Water Authority (CGWA)/Haryana Govt. notification as applicable.
- The site collector/owner shall use any light-emitting diode (LED) lighting for internal lighting as well as common lighting.
- The collector/owner shall ensure the installation of Solar Photovoltaic Power Plant on the premises of area 10/20/2012/2013/2014 issued by Haryana Government Renewable Energy Department.
- The collector/owner shall strictly comply with the directions issued under notification No. 19/16/2012/SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(Name of Applicant) (Name of Applicant) (Name of Applicant) (Name of Applicant) (Name of Applicant)

SITE LAYOUT PLAN FOR LAND BEARING KHASRA NOS. 37//17/2, 19, 20, 22/1, 22/2, 23/1, 23/2, 24/1, 24/2, 25/1/1, 25/1/2, 38// 5/1, 5/3, 39// 1/2/1min., 10/2(min.) OF REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL-MANESAR & DISTRICT GURUGRAM FOR THE GRANT OF AFFORDABLE PLOTTED COLONY (UNDER DDJAY SCHEME ) SETUP IN SECTOR-83, GURUGRAM UNDER THE MASTER PLAN OF GURGAON MANESAR URBAN COMPLEX 2031

DEVELOPER:  
PEGASUS DEVELOPERS PVT LTD.  
J-10/9, DLF PHASE-II, MG ROAD  
SECTOR-25, GURUGRAM - 122002  
(HARYANA)

DATE: 21-01-2022

SCALE: 1 : 500

OWNER'S SIGNATURE: *K.S.*

ARCHITECT'S SIGNATURE: *Ar. Anita Sharma*

AR. ANITA SHARMA  
CA No. 30670/2003  
MOBILE : 9417350590