

05 of 2022 dated 06/01/2023

To be read with License No. 126 of 2022 dated 17.08.2022. This is a layout plan for an additional area measuring 3.25 acres in the Residential Affordable Potted Colony under Order No. 2273 of 2022, dated 21.11.2022, measuring 10.825 acres in the Village - Harsaru Sector - 88A, Gurugram (HR).

- This layout plan shall be read in conjunction with the clauses appearing in the agreement associated under Rule 11 and the final agreement.
- The total plotted area of the colony shall be 100% of the net plotted area of the colony. The entire area required for the proposed project shall be shown in the layout plan.
- The development plan as per one of all the dimensions, plots and common area shall be approved by the Director, Town & Country Planning, Haryana and the layout plan approved by the Director, Town & Country Planning, Haryana.
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Signature of Developer: Vikas Navdeep
 Signature of Architect: Creative Line
 Signature of G.C.I. Infra: G.C.I. Infra

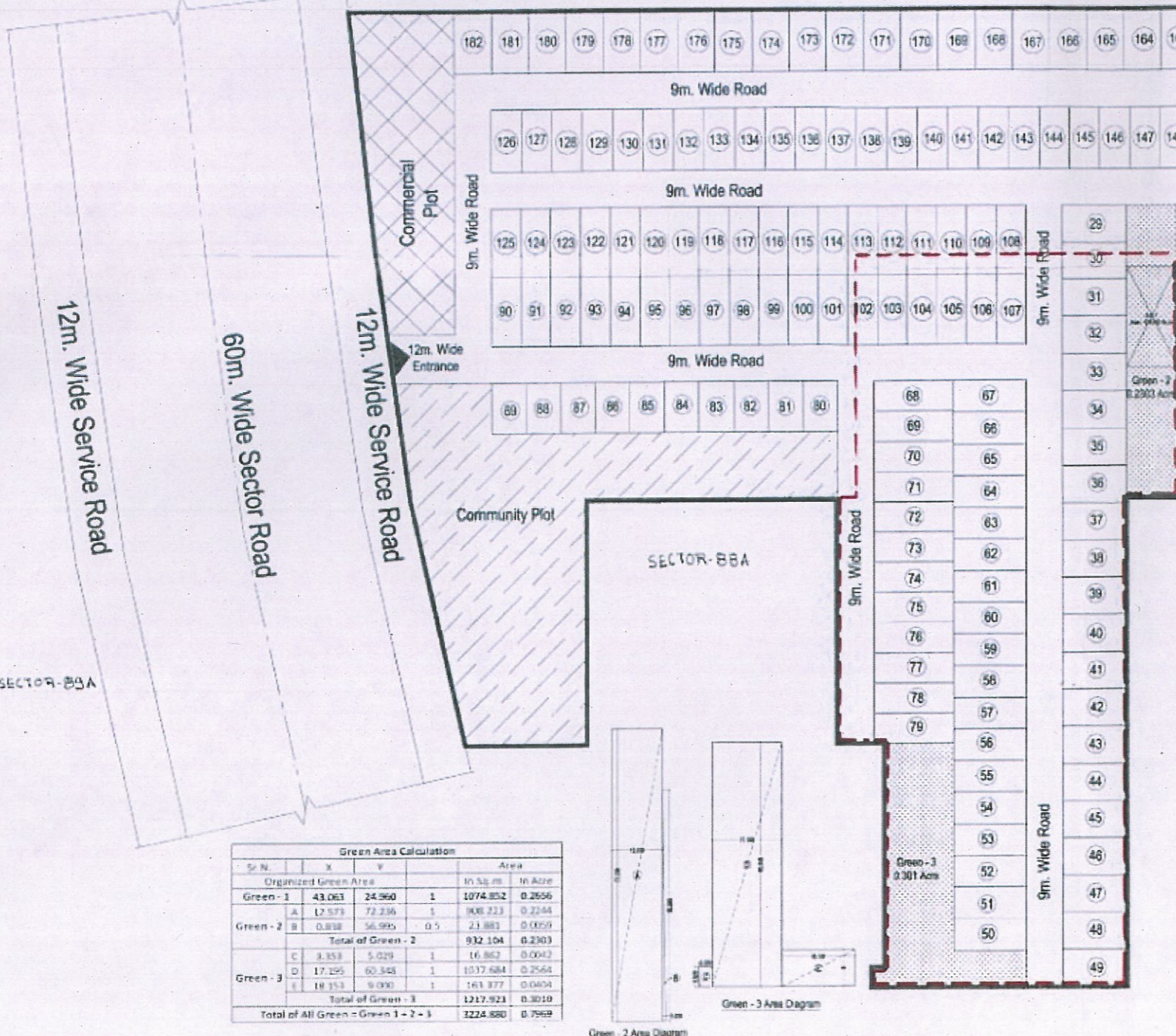
Sr. N.	Particular	In Sq. m.	In Acre
1	Already Licenced Area (Licence No. 126 of 2022)	29847.542	7.3755
2	Additional Plot Area	13149.243	3.25
3	Net Plot Area For Planning	42996.785	10.625
4	Required Green Area @7.5%	3224.759	0.797
5	Proposed Green Area @7.5%	3224.880	0.797
6	Required Community Plot @10%	4299.679	1.0625
7	Proposed Community Plot @10%	4299.703	1.0625
8	Permissible Plotted Area @65% (Residential + Commercial)	27947.910	6.906
9	Proposed Total Plotted Area @59.4%(Resi-commercial)	25538.120	6.311
10	Permissible Maximum Commercial Plotted Area @4%	1719.871	0.425
11	Proposed Commercial Plotted Area @4%	1719.656	0.425
12	Proposed Residential Plotted Area @55.4%	23818.464	5.886
13	Permissible Maximum Density @400 PPA	4250	
14	Permissible Minimum Density @240 PPA	2550	
15	Proposed Total Density @18 Persons Per Plot	3276	
16	Proposed Per Acre Density @18 Persons Per Plot	308.33	

Sr. N.	X	Y	Area
1	4.027	25.980	0.5
2	19.383	12.281	1
3	52.839	12.136	1
4	12.413	60.348	0.5
5	30.172	60.348	1
Total			4299.703

Sr. N.	X	Y	Area
6	6.703	60.348	0.5
7	19.383	60.348	1
8	2.085	19.353	0.5
9	16.477	19.353	1
Total			1719.656

Sr. N.	X	Y	Area
Organized Green Area			
Green - 1	43.063	24.960	1
A	12.573	72.236	1
B	0.818	56.995	0.5
Total of Green - 2			932.104
C	3.858	5.029	1
D	17.295	60.348	1
E	18.153	9.090	1
Total of Green - 3			1217.923
Total of All Green = Green 1 + 2 + 3			3224.880

Type	Sr. Nos. of Plots	Front	Depth	Plot's Size	Nos. of Plot	Total Area	Area Unit
A	1 To 9	8.316	17.032	141.638	9	1274.743	Sq.M.
B	10 To 15	8.436	17.032	143.682	6	862.092	Sq.M.
C	16	9.754	15.241	148.661	1	148.661	Sq.M.
D	17 To 28	7.316	15.241	111.503	12	1338.038	Sq.M.
E	29 To 49	9.187	16.000	146.992	21	3086.832	Sq.M.
F	50 To 67	7.816	18.153	141.884	18	2553.909	Sq.M.
G	68 To 79	7.445	19.699	146.659	12	1759.909	Sq.M.
H	80 To 89	8.586	12.265	105.307	10	1053.073	Sq.M.
I	90 To 125	7.373	17.121	126.233	36	4544.393	Sq.M.
J	126 To 157	7.556	15.230	115.078	32	3682.492	Sq.M.
K	158 To 182	9.230	15.230	140.573	25	3514.323	Sq.M.
Total						182	23818.464
							5.886
							Acre



GENERAL NOTES:
 1. ALL DIMENSIONS & LINE ARE IN METERS
 2. ALL THE AREAS MENTIONED ARE IN HECTARE
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF THE REGULATIONS OF THE GOVERNMENT

DRG TITLE: SITE PLAN & LAYOUT PLAN

PROJECT: LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL POTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA MEASURING 10.825 ACRES (IN ADDITIONAL TO LICENSE NO. 126 OF 2022 DATED 17.08.2022) IN VILLAGE - HARSARU SECTOR - 88A, GURUGRAM (HR).

DEVELOPERS: G.C.I. INFRA

Architect's Signature: Creative Line
 Developer's Signature: Vikas Navdeep

ARCHITECT: creative line

DATE: Nov-2022
 SCALE: N.T.S.
 DEAL BY: VIKAS
 DRG NO: NAVDEEP 01