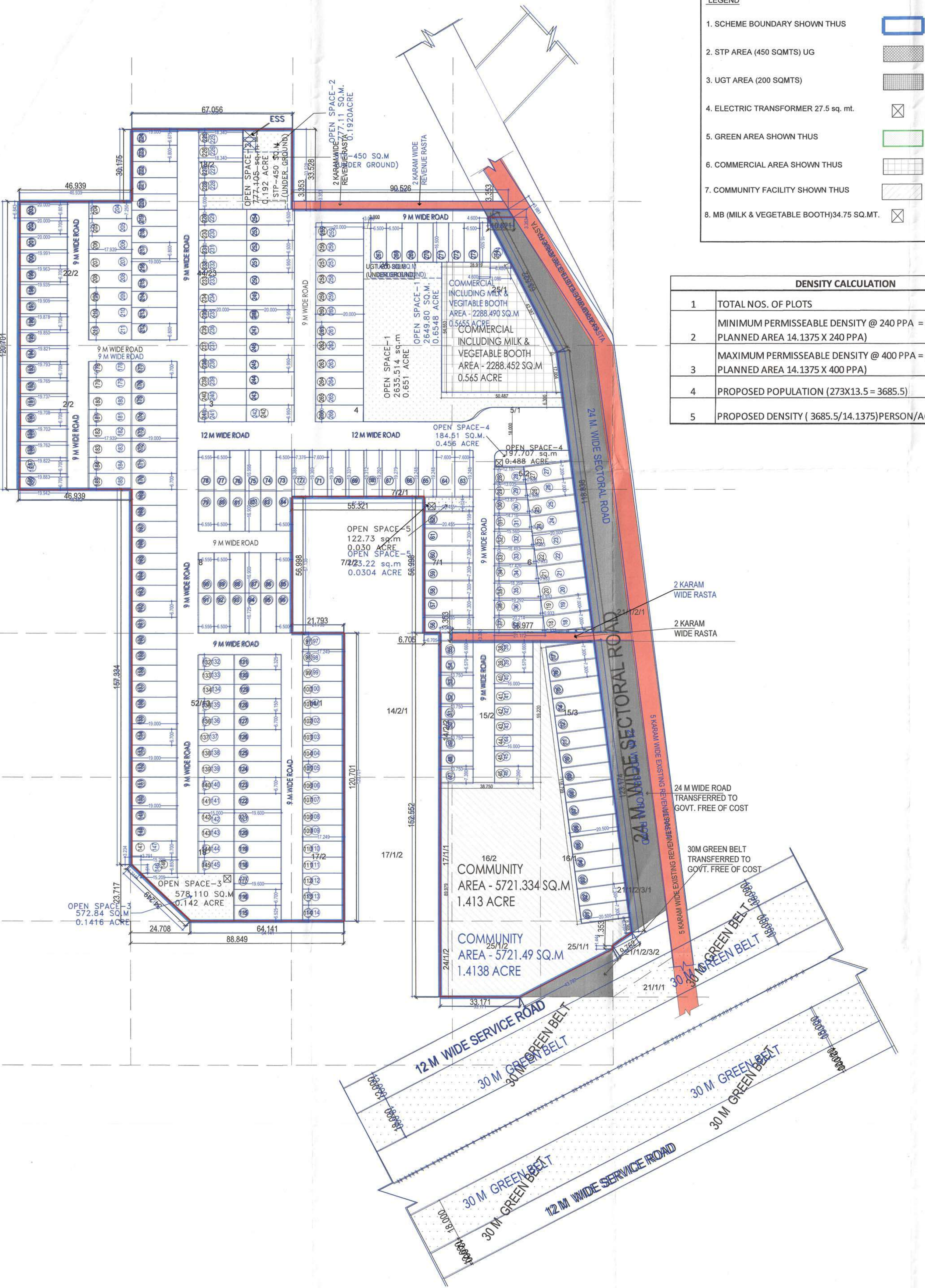


DEMARCATON LAYOUT PLAN OVERLAPPED ON APPROVED LAYOUT PLAN



LEGEND	
1. SCHEME BOUNDARY SHOWN THUS	
2. STP AREA (450 SQMTS) UG	
3. UGT AREA (200 SQMTS)	
4. ELECTRIC TRANSFORMER 27.5 sq. mt.	
5. GREEN AREA SHOWN THUS	
6. COMMERCIAL AREA SHOWN THUS	
7. COMMUNITY FACILITY SHOWN THUS	
8. MB (MILK & VEGETABLE BOOTH) 34.75 SQ.MT.	

DENSITY CALCULATION		
1	TOTAL NOS. OF PLOTS	273
2	MINIMUM PERMISSIBLE DENSITY @ 240 PPA = (NET PLANNED AREA 14.1375 X 240 PPA)	3393
3	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA = (NET PLANNED AREA 14.1375 X 400 PPA)	5655
4	PROPOSED POPULATION (273X13.5 = 3685.5)	3685.5
5	PROPOSED DENSITY (3685.5/14.1375) PERSON/ACRE	260.69

PLOT AREA & CALCULATION						
S.NO	PLOT NO.		WIDTH	LENGTH	NO. OF PLOT	TOTAL AREA
	FROM	TO				
1	1	12	7.300	20.500	12	149.650
2	14	17	7.300	20.500	4	149.650
3	18	26	7.000	20.000	9	140.000
4	27		7.200	20.000	1	144.000
5	28		$(6.512 \times 12.117) + (6.512 \times 0.839) / 2 = 78.905 + 2.731$		1	81.636
6	29		$(6.512 \times 12.956) + (6.512 \times 0.839) / 2 = 84.369 + 2.731$		1	87.100
7	30		$(6.550 \times 13.796) + (6.550 \times 0.844) / 2 = 90.363 + 2.764$		1	93.127
8	31		$(6.550 \times 14.640) + (6.550 \times 0.844) / 2 = 95.892 + 2.764$		1	98.656
9	32		$(7.250 \times 15.484) + (7.250 \times 0.934) / 2 = 112.259 + 3.385$		1	115.644
10	33		$(7.250 \times 16.419) + (7.250 \times 0.935) / 2 = 119.037 + 3.389$		1	122.426
11	34		$(7.250 \times 17.353) + (7.250 \times 0.935) / 2 = 125.809 + 3.389$		1	129.198
12	35		$(7.250 \times 18.288) + (7.250 \times 0.935) / 2 = 132.588 + 3.389$		1	135.977
13	36		$(7.250 \times 19.222) + (7.250 \times 0.935) / 2 = 139.359 + 3.389$		1	142.748
14	37		$(7.250 \times 20.157) + (7.250 \times 0.935) / 2 = 146.138 + 3.389$		1	149.527
15	38		6.660	16.000	1	106.560
16	39	46	6.570	16.000	8	105.120
17	47	54	6.570	13.750	8	90.338
18	55		6.660	13.750	1	91.575
19	56	61	7.300	20.455	6	149.322
20	62		7.198	20.455	1	147.235
21	63	71	7.600	19.700	9	149.720
22	72		7.376	19.700	1	145.307
23	73	77	6.500	16.998	5	110.487
24	78		6.556	16.998	1	111.439
25	79		6.556	16.900	1	110.796
26	80	84	6.500	16.900	5	109.850
27	85	89	6.500	16.900	5	109.850
28	90	91	6.556	16.900	2	110.796
29	92	96	6.500	16.900	5	109.850
30	97		6.801	17.249	1	117.310
31	98	114	6.700	17.249	17	115.568
32	115	127	6.700	19.600	13	131.320
33	128	130	6.150	19.600	3	120.540
34	131		6.151	19.600	1	120.560
35	132		6.151	15.000	1	92.265
36	133	135	6.150	15.000	3	92.250
37	136	145	6.700	15.000	10	100.500
38	146		$(6.851 \times 15.232) + (3.768 \times 3.234) + (3.617 \times 3.768) / 2 = 104.354 + 12.185 + 6.814$		1	123.354
39	147	177	6.700	19.000	31	127.300
40	178	185	6.700	17.939	8	120.191
41	186	202	6.700	20.000	17	134.000
42	203		6.801	20.000	1	136.020
43	204	209	7.250	17.939	6	130.058
44	210	211	7.300	17.939	2	130.955
45	212	223	6.800	19.000	12	129.200
46	224		6.676	19.000	1	126.844
47	225	227	6.800	18.340	3	124.712
48	228		7.128	18.340	1	130.728
49	229		6.547	20.000	1	130.940
50	230	231	6.500	20.000	2	130.000
51	232	241	6.950	20.000	10	139.000
52	242		6.950	20.000	1	104.250
53	243	251	6.950	20.000	9	139.000
54	252	253	6.500	20.000	2	130.000
55	254		6.547	20.000	1	130.940
56	255		6.903	20.000	1	138.060
57	256	266	6.950	20.000	11	139.000
58	267	273	6.500	16.500	7	107.250
59	274		$(4.512 \times 16.500) + (8.491 \times 16.50) / 2 = 74.448 + 70.050$		1	144.498
			Total		273	34300.530
						8.4759
						ACRE

AREA STATEMENT		
TOTAL AREA OF SCHEME UNDER DDJAY-2016	14.1375	ACRE
NET PLANNED AREA	14.1375	ACRE
AREA UNDER COMMERCIAL	0.5655	ACRE
AREA UNDER RESIDENTIAL PLOTS	8.4759	ACRE
TOTAL SALEABLE AREA	9.0414	ACRE

AREA STATEMENT		
TOTAL AREA OF SCHEME UNDER DDJAY-2016	14.1375	ACRE
NET PLANNED AREA	14.1375	ACRE
AREA UNDER COMMERCIAL	0.5655	ACRE
AREA UNDER RESIDENTIAL PLOTS	8.4759	ACRE
TOTAL SALEABLE AREA	9.0414	ACRE

AREA FOR RESIDENTIAL PLOTS		
MAXIMUM PERMISSIBLE AREA @ 61% OF NPA	8.6239	ACRE
PROVIDED AREA	8.4759	ACRE

AREA FOR COMMERCIAL		
MAXIMUM PERMISSIBLE AREA @ 4% OF NPA	0.5655	ACRE
PROVIDED AREA	0.5655	ACRE

AREA FOR PROVISION OF COMMUNITY FACILITIES		
REQUIRED AREA @ 10% OF NPA	1.4138	ACRE
PROVIDED AREA	1.4138	ACRE

AREA FOR PROVISION OF OPEN SPACE		
REQUIRED OPEN SPACE @ 7.5% OF NPA	1.0603	ACRE
OPEN SPACE PROVIDED	1.0603	ACRE
OPEN SPACE - 1	0.6513	ACRE
OPEN SPACE - 2	0.1920	ACRE
OPEN SPACE - 3	0.1429	ACRE
OPEN SPACE - 4	0.0489	ACRE
OPEN SPACE - 5	0.0303	ACRE
TOATL OPEN SPACE PROVIDED	1.0653	ACRE

AREA FOR UGT, STP & OTHERS		
AREA FOR UGT (PROVIDED IN UNDER GROUND STRUCTURE)	0.049	ACRE
AREA FOR STP (PROVIDED IN UNDER GROUND STRUCTURE)	0.111	ACRE
MILK & VEGETABLE BOOTH (5X6.95 M)	0.009	ACRE
ESS (5X5.5 M)	0.007	ACRE

To be read with Licence No. 174 of 2022 Dated 21/10/2022 LC-4227

This is a layout plan for an area measuring 14.1375 acres (Drawing No. 9705 Dated 26/10/22) comprised of land which is in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sadan Realtech Pvt. Ltd., Sector-104, Gurugram is hereby approved subject to the following conditions:

- That the demarcation plans 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 plot or 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 area 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 licensee.
- At the time of demarcation plan, if required provision 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 313(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 HUP 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT) DTP(HQ)
(H.T. SHARMA) STP(HQ)
(D. SINGH) STP(HQ)
(T.L. SATYAPRAKASH, IAS) ICGTCH(HQ)
(DINESH KUMAR) PA(HQ)

ELECTRIC SUBSTATION / SERVICES

PROJECTS
AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER "DDJAY 2016") OVER AN AREA MEASURING 14.1375 ACRES SITUATED AT SECTOR-104, VILL. DHANWAPUR, GURUGRAM, OWNED BY SADAN REALTECH PVT.LTD.

DRAWING TITLE
LAYOUT PLAN

OWNER

ARCHITECT

SCALE

love S

AR. AMANDEEP BANSAL
CA/2015/72167

