

**75.0 M WIDE ROAD**  
**18.0 M WIDE GREEN BELT**  
**12.0 M WIDE SERVICE ROAD**

Checked by Service Plan  
 Executive Engineer (I) UD  
 Gurugram Metropolitan Development Authority  
 Gurugram




Chief Engineer,  
 (Urban-II), GMDA  
 Gurugram

- To be read with Licence No. 102 of 2022 Dated: 27/07/2022 LC-4588
- This is the Revised Layout Plan for an additional area measuring 5.125 acres in Residential Plotted Colony under DDAY-2016 measuring 52.275 acres Licence No. 32 of 2021 dated 03.07.2021, total area 57.40 acres (Drawing No. B-17) under DDAY-2016. The Revised Layout Plan is being developed by Adhikaansh Realtors Pvt. Ltd., Sector-89, Gurugram. It is hereby approved subject to the following conditions:
1. That this Revised Layout Plan shall be read in conjunction with the clauses stipulated in the agreement executed under Rule 11 and the bye-laws.
  2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The remaining area reserved for common use services shall not be less than 35% of the net planned area.
  3. That the demarcation plans as per site of all the Residential Plots and Commercial sites shall be got approved from this Department and construction on these plots shall be governed by the Haryana Building Code, 2017 and the DCP Plan approved by the Director, Town & Country Planning, Haryana.
  4. That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DCP for the modification of layout plans of the colony.
  5. That the revenue roads falling in the colony shall be kept free for circulation as shown in the layout plan.
  6. That the collector shall abide by the direction of the DCP, 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.
  7. That the property shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
  8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Collector on the direction of the Director, Town and Country Planning, Haryana in accordance with terms and conditions of the agreements of the licensee.
  9. At the time of submission plan, if required percentage of required open space is not met, the same will be provided by the collector in the licensed area.
  10. No plot will derive an access from less than 6 metres wide road which shall have a minimum clear width of 5 metres between the plots.
  11. Any excess area over and above the permissible area shall be deemed to be open space.
  12. The portion of the sector development plan (green belts as provided in the Development Plan if applicable, which form part of the licensed area) shall be maintained free of any obstruction on the basis of Section 13(1) of the Act No. 8 of 1975.
  13. The odd size plots shall be approved subject to the condition that these plots shall not have a boundary of less than 30% of the width of the road.
  14. The you will have no objection to the regularization of the boundaries of the licensee through give and take with the land that is not already used to provide the intended planned development and integration of services. The decision of the competent authority shall be binding in this regard.
  15. That the rain water harvesting system shall be provided as per Central Ground Water Authority, Haryana (CGWA), not later than 30 days.
  16. That the roads/lanes shall use only Light Emitting Diode (LED) lighting for external lighting as well as campus lighting.
  17. That the collector/owner shall construct the STP & UST as underground and shall maintain the landscaped green on the entire surface of STP & UST property.
  18. That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order no. 22/52/2005-SP/Power dated 21.08.2016 issued by Haryana Government Renewable Energy Department.
  19. That the collector/owner shall strictly comply with the directions issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

FRESH AREA 5.125 ACRES  
 REVISED AREA 4.8 ACRES  
 50% FROZEN PLOTS SHOWN THUS

**ROAD LAYOUT**

(S.K. SEHRAWAT) (DTP/HR) (S.K. SEHRAWAT) (DTP/HR) (S.K. SEHRAWAT) (DTP/HR) (S.K. SEHRAWAT) (DTP/HR)  
 (M. K. SHARMA) (DTP/HR) (M. K. SHARMA) (DTP/HR) (M. K. SHARMA) (DTP/HR) (M. K. SHARMA) (DTP/HR)  
 (G. N. SINGH) (DTP/HR) (G. N. SINGH) (DTP/HR) (G. N. SINGH) (DTP/HR) (G. N. SINGH) (DTP/HR)

<b>PROJECT NAME &amp; ADDRESS</b> REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN SECTOR-89, GURUGRAM (HR.) LAND MEASURING 57.4000 ACRES. OF LICENSE NO 32 OF 2021 DATED 03.07.2021. BEING DEVELOPED BY ADHIKAANSH REALTORS PRIVATE LIMITED.	<b>OWNER'S NAME</b> M/s. ADHIKAANSH REALTORS PRIVATE LIMITED.
<b>DRAWING TITLE</b> REVISED LAYOUT PLAN ROAD	<b>AUTHORIZED SIGNATORY</b>  Adhikaansh Realtors Pvt. Ltd. Authorized Signatory.
<b>ARCHITECT SIGNATURE</b>  For Adhikaansh Realtors Pvt. Ltd.	<b>DATE:</b> <b>SHEET-01</b> <b>SCALE</b> <b>NORTH</b> 

**ORGANISED OPEN SPACE CALCULATION**

NO.	DESCRIPTION	TOTAL AREA (SQ.M)	TOTAL AREA (ACRES)
0001	ROAD	1318.00	0.30
0002	ROAD	221.70	0.05
0003	ROAD	148.83	0.03
0004	ROAD	461.12	0.10
0005	ROAD	264.54	0.06
0006	ROAD	208.30	0.05
0007	ROAD	268.51	0.06
0008	ROAD	63.95	0.01
0009	ROAD	170.18	0.04
0010	ROAD	286.54	0.06
0011	ROAD	234.48	0.05
0012	ROAD	141.00	0.03
0013	ROAD	161.00	0.04
0014	ROAD	188.75	0.04
0015	ROAD	60.20	0.01
0016	ROAD	80.18	0.02
0017	ROAD	82.10	0.02
0018	ROAD	45.90	0.01
0019	ROAD	137.97	0.03
0020	ROAD	141.19	0.03
0021	ROAD	338.62	0.08
0022	ROAD	381.01	0.08
0023	ROAD	137.82	0.03
0024	ROAD	41.81	0.01
0025	ROAD	263.04	0.06
0026	ROAD	110.41	0.02
0027	ROAD	140.20	0.03
0028	ROAD	42.10	0.01
0029	ROAD	47.00	0.01
0030	ROAD	231.66	0.05
0031	ROAD	153.25	0.03
0032	ROAD	212.22	0.05
0033	ROAD	109.28	0.02
0034	ROAD	167.08	0.04
0035	ROAD	178.78	0.04
0036	ROAD	248.01	0.06
0037	ROAD	153.20	0.03
0038	ROAD	301.16	0.07
0039	ROAD	81.48	0.02
0040	ROAD	26.83	0.00
0041	ROAD	50.00	0.01
0042	ROAD	88.15	0.02
TOTAL		17422.61	4.35

**MLK/VEGETABLE BOOTH**

NO.	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (SQ.M)	NO. OF PLOTS	TOTAL AREA (SQ.M)	TOTAL AREA (ACRES)
1	A	8.50	15.30	130.050	245	31262.250	7.12
2	A1	7.82	15.30	121.176	3	363.528	0.01
3	A2	7.38	15.30	112.914	2	225.828	0.01
4	A3	8.51	13.96	118.820	24	2851.680	0.07
5	A4	8.38	12.07	101.147	16	1618.544	0.04
6	A5	8.02	15.30	122.706	2	245.412	0.01
7	A6	8.36	15.30	127.907	3	383.721	0.01
8	A7	9.22	15.30	141.066	35	4937.310	0.11
9	A8	7.30	15.30	111.660	2	223.320	0.01
10	A9	9.44	15.30	144.432	5	722.160	0.02
11	B	7.20	14.00	100.800	291	29332.800	0.67
12	B1	8.08	12.07	97.506	32	3120.816	0.07
13	B2	7.50	15.69	117.675	7	823.725	0.02
14	C	7.20	15.30	110.160	7	771.120	0.02
15	D	8.50	16.12	137.020	8	1096.160	0.03
16	E	10.59	9.20	97.428	16	1558.848	0.04
17	E1	10.59	7.28	77.065	4	308.260	0.01
18	E2	9.20	10.53	96.676	4	386.704	0.01
19	E3	11.75	9.20	108.100	7	756.700	0.02
20	F1	86.967	1	86.967	1	86.967	0.00
21	F2	102.031	1	102.031	1	102.031	0.00
22	F3	8.54	15.30	130.662	2	261.324	0.01
23	F4	112.321	1	112.321	1	112.321	0.00
24	F5	109.168	1	109.168	1	109.168	0.00
25	F6	105.274	1	105.274	1	105.274	0.00
26	F7	121.106	1	121.106	1	121.106	0.00
27	F8	111.860	1	111.860	1	111.860	0.00
28	F9	128.869	1	128.869	1	128.869	0.00
29	F10	147.288	1	147.288	1	147.288	0.00
30	F11	98.148	1	98.148	1	98.148	0.00
31	F12	109.720	1	109.720	1	109.720	0.00
32	F13	129.388	1	129.388	1	129.388	0.00
33	F14	130.919	1	130.919	1	130.919	0.00
TOTAL					516	60963.634	1.39

57.40000	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M	PERCENTAGE %	AREA ACRES	AREA SQ.M	PERCENTAGE %
TOTAL LICENCED AREA	57.40000	23289.534		57.40000	23289.534	
AREA UNDER UD	2.69693	10972.415		2.69693	10972.415	
BALANCE AREA	54.71337	22147.119		54.71337	22147.119	
NET BALANCE AREA (A)	54.71337	22147.119		54.71337	22147.119	
ORGANISED OPEN SPACE (ON APPLIED AREA)	4.305	17422.689	7.500	4.305	17422.689	7.500
COMMONITY FACILITIES (ON APPLIED AREA)	5.740	23289.534	10.000	5.740	23289.534	10.000
COMMERCIAL AREA (ON NET PLANNED AREA)	2.180	8868.672	4.000	2.180	8868.672	4.000
AREA UNDER PLOTS (ON NET PLANNED AREA)	33.375	135684.243	61.000	30.123	121610.670	55.000
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)	35.564	143920.914	65.000	31.741	128449.367	58.012
PERMISSIBLE DENSITY	240.400 PPA		MINIMUM REQUIRED PLOTS	1000.44		
ACHIEVED DENSITY	241.08	PPA	ACHIEVED PLOTS	1025		
Total Population		1000.44 persons per plot		13838 Person		



Checked for Service Plan estimate only

Executive Engineer  
Sewer Division No. 11  
GMDA, Gurugram

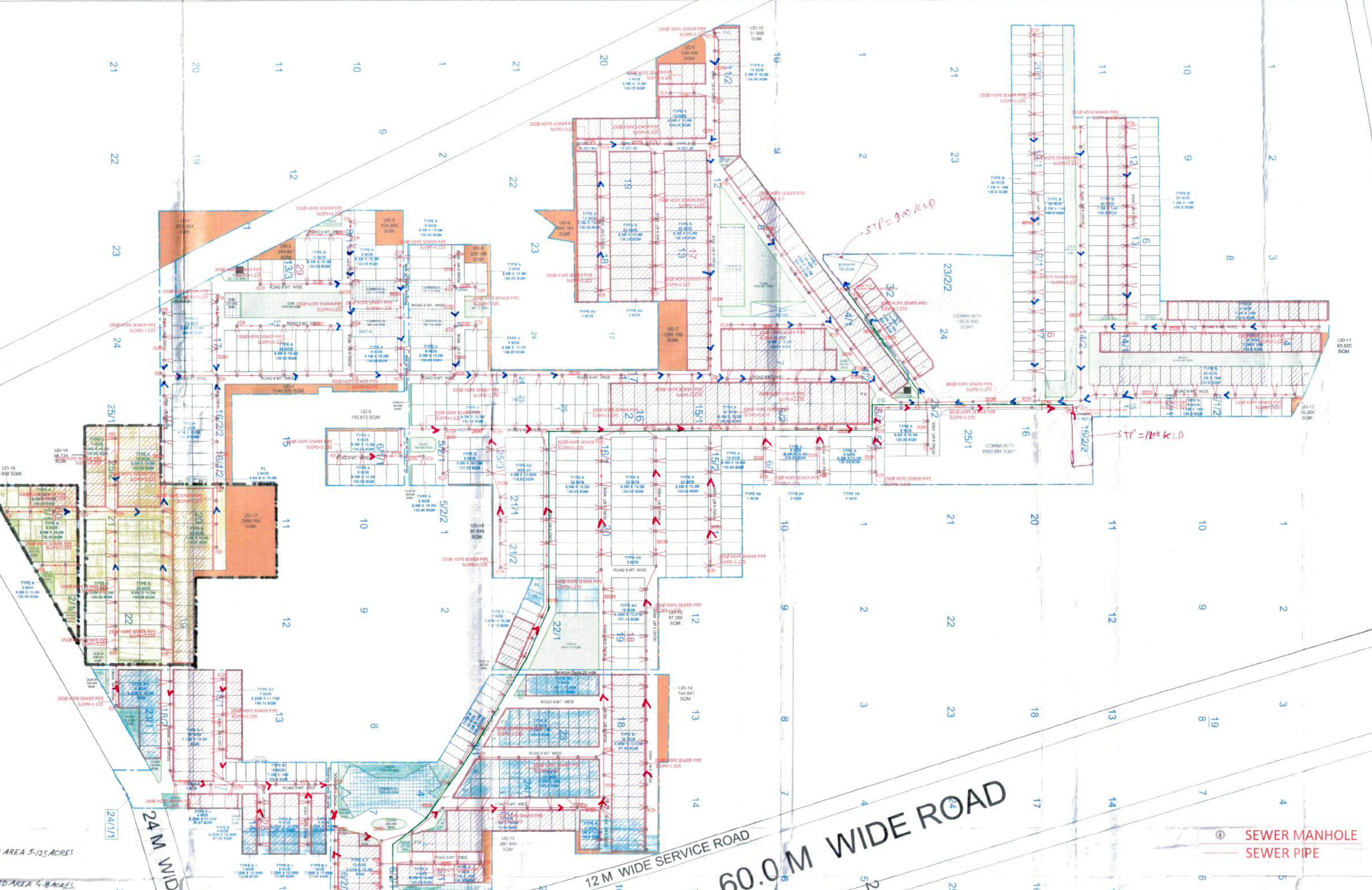
Chief Engineer  
(In-charge), GMDA  
Gurugram

**75.0 M WIDE ROAD**  
**18.0 M. WIDE GREEN BELT**  
**12.0 M. WIDE SERVICE ROAD**

**24 M WIDE ROAD**

**24 M WIDE ROAD**

**57.40000**



- To be read with Licence No. 102 of 2021 Dated 29/07/2021 LC-4588
- This Layout Plan for an additional area measuring 5.125 acres in Residential Plotted Colony under ODAR-2016 measuring 52.275 acres license No. 32 of 2021 dated 03.07.2021, total area 57.40 acres (Drawing No. 6/17) Dated 28-07-2021 comprises of license which is issued in respect of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna being developed by Adhikaansh Realtors Pvt. Ltd. Sector-89, Gurugram is hereby approved subject to the following conditions:
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the original agreement.
  2. That the plotted area of the colony shall not exceed 85% of the net planned area of the colony. The area reserved for 15% shall be reserved for the use of the colony.
  3. That the demarcation plans as per plan 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.
  4. That for proper planning and reception 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.
  5. That the reserved area falling in the colony shall be used free for education movement as shown in the layout plan.
  6. 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.
  7. That no property shall derive access directly from the cartage way of 30 metres or wider sector road if applicable.
  8. 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 & Country Planning, Haryana or in accordance with terms and conditions of the agreement of the licensee.
  9. At the time of demarcation plans, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
  10. No plot will derive an access from less than 9 metres wide road which shall maintain a clear width of 9 metres between the plots.
  11. Any access area over and above the permissible 4% under commercial use shall be deemed to be open space.
  12. 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 33(1) of the Act No. 8 of 1947.
  13. That the add side plots are being approved subject to the condition that these plots shall not have a frontage of less than 7.50 m to the road to which they are connected.
  14. That you will have no objection to the regularization of the boundaries of the license through grid and take with the land that will be made available to the licensee in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
  15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  16. That the colonizer shall use only Light Emitting Diode lamps (LED) for internal lighting as well as external lighting.
  17. That the colonizer shall construct the STP & UG as underpinned and shall maintain the landscaped green on the entire surface of STP & UG property.
  18. That the colonizer shall ensure the installation of Solar Photovoltaic Power Plant as per the Energy Department.
  19. From the colonizer shall strictly comply with the directions issued vide notification No. 1934/2016, SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(S.A. SEHWAKI) DTCP(G) (HITESH SHARMA) STP(G) (K. HARRAN RANJAN) ASL DTCP(G)

(GANJAY NARAIN) AT(P) (JONESH KUMAR) S(P)

PROJECT NAME & ADDRESS  
**REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN SECTOR-89, GURUGRAM(HR.) LAND MEASURING 57.4000 ACRES. OF LICENSE NO 32 OF 2021 DATED 03.07.2021. BEING DEVELOPED BY ADHIKAANSH REALTORS PRIVATE LIMITED.**

OWNER'S NAME  
**M/s. ADHIKAANSH REALTORS PRIVATE LIMITED.**

DRAWING TITLE  
**REVISED LAYOUT PLAN SEWER**

ARCHITECT SIGNATURE  
**For Adhikaansh Realtors Pvt. Ltd. Authorized Signatory**

AUTHORIZED SIGNATORY  
**Adhikaansh Realtors Pvt. Ltd. Authorized Signatory**

DATE:  
SHEET-01  
SCALE  
NORTH

**DETAIL OF PLOTS**

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	8.50	15.30	130.00	541	70530.00
2	A1	7.92	15.30	121.176	3	363.528
3	A2	7.38	15.30	112.914	2	225.828
4	A3	8.50	13.86	116.835	24	2804.040
5	A4	8.38	12.07	101.147	16	1618.352
6	A5	8.07	15.30	122.706	2	245.412
7	A6	8.36	15.30	127.808	3	383.424
8	A7	9.22	15.30	141.066	32	4514.112
9	A8	7.30	15.30	111.090	2	222.180
10	A9	9.44	15.30	143.432	5	717.160
11	B	7.20	14.60	104.880	291	29638.680
12	B1	8.08	12.07	97.526	32	3120.832
13	B2	7.50	15.69	117.675	7	823.725
14	C	7.20	15.30	110.160	7	771.120
15	D	8.50	16.12	137.030	8	1096.240
16	E	10.59	9.20	97.428	16	1558.848
17	E1	10.59	7.28	77.095	4	308.380
18	E2	9.20	10.51	96.876	4	387.504
19	E3	11.75	9.20	108.100	7	756.700
20	F1			96.967	1	96.967
21	F2			102.031	1	102.031
22	F3	6.54	15.30	100.062	2	200.124
23	F4			112.337	1	112.337
24	F5			108.168	1	108.168
25	F6			105.274	1	105.274
26	F7			123.106	1	123.106
27	F8			111.980	1	111.980
28	F9			126.808	1	126.808
29	F10			147.288	1	147.288
30	F11			94.148	1	94.148
31	F12			109.703	1	109.703
32	F13			121.368	1	121.368
33	F14			130.879	1	130.879
34	F15			124.276	1	124.276
TOTAL					1025	12790.876

**DETAIL OF 50% FROZEN PLOTS AS PER POLICY**

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	8.50	15.30	130.000	245	31800.000
2	A1	7.92	15.30	121.176	3	363.528
3	A2	7.38	15.30	112.914	2	225.828
4	A3	8.50	13.86	116.835	24	2804.040
5	A4	8.38	12.07	101.147	16	1618.352
6	A5	8.07	15.30	122.706	2	245.412
7	A6	8.36	15.30	127.808	3	383.424
8	A7	9.22	15.30	141.066	32	4514.112
9	A8	7.30	15.30	111.090	2	222.180
10	A9	9.44	15.30	143.432	5	717.160
11	B	7.20	14.60	104.880	291	29638.680
12	B1	8.08	12.07	97.526	32	3120.832
13	B2	7.50	15.69	117.675	7	823.725
14	C	7.20	15.30	110.160	7	771.120
15	D	8.50	16.12	137.030	8	1096.240
16	E	10.59	9.20	97.428	16	1558.848
17	E1	10.59	7.28	77.095	4	308.380
18	E2	9.20	10.51	96.876	4	387.504
19	E3	11.75	9.20	108.100	7	756.700
20	F1			96.967	1	96.967
21	F2			102.031	1	102.031
22	F3	6.54	15.30	100.062	2	200.124
23	F4			112.337	1	112.337
24	F5			108.168	1	108.168
25	F6			105.274	1	105.274
26	F7			123.106	1	123.106
27	F8			111.980	1	111.980
28	F9			126.808	1	126.808
29	F10			147.288	1	147.288
30	F11			94.148	1	94.148
31	F12			109.703	1	109.703
32	F13			121.368	1	121.368
33	F14			130.879	1	130.879
34	F15			124.276	1	124.276
TOTAL					516	6993.834

**ORGANISED OPEN SPACE CALCULATION**

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
00081				128.000	0.000	0.000
00082				221.799	0.000	0.000
00083				108.754	0.000	0.000
00084				401.000	0.000	0.000
00085				264.544	0.000	0.000
00086				202.391	0.000	0.000
00087				280.141	0.000	0.000
00088				83.555	0.000	0.000
00089				170.118	0.000	0.000
00090				285.141	0.000	0.000
00091				234.546	0.000	0.000
00092				141.400	0.000	0.000
00093				181.000	0.000	0.000
00094				164.775	0.458	0.458
00095				80.320	0.015	0.015
00096				80.319	0.020	0.020
00097				92.120	0.023	0.023
00098				43.900	0.011	0.011
00099				137.967	0.034	0.034
00100				141.139	0.035	0.035
00101				320.618	0.000	0.000
00102				323.622	0.083	0.083
00103				381.019	0.064	0.064
00104				131.642	0.033	0.033
00105				41.891	0.019	0.019
00106				280.141	0.065	0.065
00107				1103.403	0.273	0.273
00108				142.210	0.025	0.025
00109				42.120	0.010	0.010
00110				47.000	0.012	0.012
00111				233.996	0.058	0.058
00112				153.248	0.038	0.038
00113				317.322	0.077	0.077
00114				108.700	0.027	0.027
00115				109.294	0.027	0.027
00116				187.319	0.041	0.041
00117				178.388	0.044	0.044
00118				248.011	0.061	0.061
00119				153.410	0.038	0.038
00120				301.716	0.075	0.075
00121				91.232	0.023	0.023
00122				298.819	0.077	0.077
00123				53.550	0.013	0.013
00124				86.819	0.024	0.024
TOTAL				1742.641	4.325	4.325

**UD AREA CALCULATION**

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
001				128.000	0.000	0.000
002				221.799	0.000	0.000
003				108.754	0.000	0.000
004				401.000	0.000	0.000
005				264.544	0.000	0.000
006				202.391	0.000	0.000
007				280.141	0.000	0.000
008				83.555	0.000	0.000
009				170.118	0.000	0.000
010				285.141	0.000	0.000
011				234.546	0.000	0.000
012				141.400	0.000	0.000
013				181.000	0.000	0.000
014				164.775	0.458	0.458
015				80.320	0.015	0.015
016				80.319	0.020	0.020
017				92.120	0.023	0.023
018				43.900	0.011	0.011
019				137.967	0.034	0.034
020				141.139	0.035	0.035
021				320.618	0.000	0.000
022				323.622	0.083	0.083
023				381.019	0.064	0.064
024				131.642	0.033	0.033
025				41.891	0.019	0.019
026				280.141	0.065	0.065
027				1103.403	0.273	0.273
028				142.210	0.025	0.025
029				42.120	0.010	0.010
030				47.000	0.012	0.012
031				233.996	0.058	0.058
032				153.248	0.038	0.038
033				317.322	0.077	0.077
034				108.700	0.027	0.027
035				109.294	0.027	0.027
036				187.319	0.041	0.041
037				178.388	0.044	0.044
038				248.011	0.061	0.061
039				153.410	0.038	0.038
040				301.716	0.075	0.075
041				91.232	0.023	0.023
042				298.819	0.077	0.077
043				53.550	0.013	0.013
044				86.819	0.024	0.024
TOTAL				10972.415	2.667	2.667

**MILK/VEGETABLE BOOTH**

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1				9.20	3.00	27.600
2				9.20	3.00</	

