

60.0 M WIDE ROAD

SECTOR - 112

AREA STATEMENT					
TOTAL PLOT AREA	7.68125	ACRES OR	31084.87	SQ. MTRS.	
AREA UNDER 24 MTR WIDE ROAD	0.06612	ACRES OR	267.58	SQ. MTRS.	
NET BALANCE AREA	7.68125	ACRES OR	31084.87	SQ. MTRS.	
PERMISSIBLE					
NET PLANNED AREA	7.68125	ACRES	SQ. MTRS.	%	
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	4.69	18961.77	53.29%
COMMERCIAL AREA	4.00	%	0.31	1243.39	4.0%
AREA FOR COMMON FACILITIES	10.00	%	0.77	3108.49	10%
MIN GREEN AREA	7.5	%	0.58	2331.36	7.5%
NO. OF PLOTS				128	
OCCUPANCY PER DWELLING PLOT				18.0	
TOTAL POPULATION		PERSONS		2304	
DENSITY	240-400	PPA		299.95	18 PERSONS / PLOT

- To be read with Licence No. 177 of 2022 Dated 03/11/2022 1C-4491
- That this Layout plan for an area measuring 7.68125 acres (Drawing No. Dated) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Rishali Developers LLP, Sector-112, Gurugram 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 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 DTPC 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 DTPC, 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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 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 licenced 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) 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 HSPV 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

DETAIL OF TOTAL NO OF PLOTS				
PLOT NO.	PLOT SIZE	AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH LENGTH			
1 TO 4	9.210 11.730	108.033	4	432.13
5 TO 12	7.540 18.440	139.038	8	1112.30
12A TO 30	8.340 13.860	115.592	18	2080.66
31 TO 34	7.380 16.850	124.353	4	497.41
35	9.060 12.950	117.3270	1	117.33
36 TO 45	8.340 12.950	108.003	10	1080.03
46	8.290 12.950	107.356	1	107.36
47 TO 57	7.060 21.180	149.531	11	1644.84
58 TO 61	7.960 18.660	148.534	4	594.13
62 TO 71	8.000 16.340	130.720	10	1307.20
72 TO 76	7.340 13.630	100.044	5	500.22
77 TO 81	7.340 17.340	127.276	5	636.38
82 TO 84	7.340 16.340	119.936	3	359.81
85 TO 94	8.000 16.340	130.720	10	1307.20
95	8.000 18.700	132.680	1	132.68
96 TO 101	8.000 15.900	127.200	6	763.20
102 TO 104	8.800 17.000	149.600	3	448.80
105	8.800 17.000	149.600	1	149.60
106	10.000 17.000	170.000	1	170.00
107 TO 112	8.000 17.000	136.000	6	816.00
113 TO 115	7.500 20.000	150.000	3	450.00
116	7.260 20.000	137.420	1	137.42
117 TO 123	7.260 20.000	145.200	7	1016.40
124 TO 127	8.000 18.700	149.600	4	598.40
128	7.080 18.700	132.396	1	132.40
TOTAL			128	16566.20



PLOT NO.- 95
=(8.00 X 14.47) + (1/2 X 2.57 X 1.43)
+ (1.43 X 5.43)
= 115.76 + 1.837 + 7.64
AREA = 125.36 Sqmt.

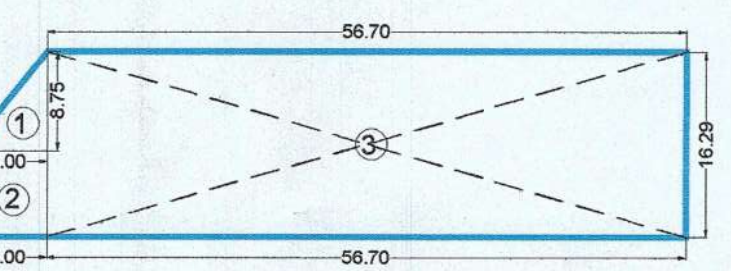
PLOT NO.- 105
=(7.26 X 8.80) + (2.75 X 6.79)
+ (1/2 X 2.01 X 2.75)
= 125.4 + 18.672 + 2.763
AREA = 146.84 Sqmt.

PLOT NO.- 106
=(17.00 X 4.21) + (9.08 X 5.79)
+ (1/2 X 5.79 X 7.92)
= 71.57 + 52.57 + 22.92
AREA = 147.06 Sqmt.

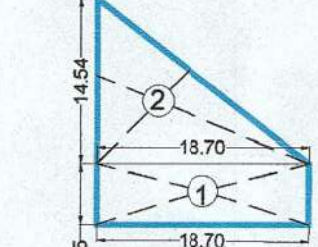
COMMUNITY LAND AREA CHART				
NAME	SHAPE	PLOT SIZES	AREA (SQ.MTRS.)	
		WIDTH LENGTH		
1	RECTANGLE	25.50 38.05	970.28	
2	RECTANGLE	21.68 16.51	357.94	
3	RECTANGLE	22.77 37.07	844.08	
4	RECTANGLE	23.34 18.77	438.09	
5	TRIANGLE	13.73 18.77	128.86	
6	TRIANGLE	23.25 31.78	369.44	
TOTAL COMMUNITY AREA			3108.69	
			0.77 ACRES	

PLOT NO.- 116
=(7.26 X 15.53) + (4.47 X 3.78)
+ (1/2 X 3.48 X 4.47)
= 112.747 + 16.896 + 7.777
AREA = 137.42 Sqmt.

GREEN AREA CHART				
NAME	PLOT SIZES	AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)	
	WIDTH LENGTH			
GREEN AREA-1	3.35 9.43	31.59	31.59	
GREEN AREA-2	5.21 7.27	37.88	37.88	
GREEN AREA-3	36.72 3.00	110.16	110.16	
GREEN AREA-4	5.03 13.63	68.56	68.56	
GREEN AREA-5	14.66 15.34	225.34	225.34	
GREEN AREA-6	15.04 20.57	154.69	154.69	
GREEN AREA-7	13.14 4.67	61.36	61.36	
GREEN AREA-8	22.46 40.39	454.19	454.19	
GREEN AREA-9	17.63 13.04	116.25	116.25	
GREEN AREA-10	26.62 12.75	337.93	337.93	
GREEN AREA-11	11.11 16.59	92.16	92.16	
GREEN AREA-12	10.42 14.25	74.24	74.24	
GREEN AREA-13	6.64 9.08	30.15	30.15	
GREEN AREA-14	15.39 16.51	254.09	254.09	
GREEN AREA-15	7.50 23.25	174.38	174.38	
GREEN AREA-16	5.49 7.50	20.59	20.59	
GREEN AREA-17	3.00 20.00	60.00	60.00	
TOTAL		2331.93 SQMT	2331.93 SQMT	0.58 ACRES



COMMERCIAL-1 AREA				
NAME	SHAPE	PLOT SIZES	AREA (SQ.MTRS.)	
		WIDTH LENGTH		
1	TRIANGLE	7.00 8.75	30.63	
2	RECTANGLE	7.00 7.54	52.78	
3	RECTANGLE	56.70 16.29	923.84	
TOTAL			1007.05 SQMT	0.25 ACRES



COMMERCIAL-2 AREA				
NAME	SHAPE	PLOT SIZES	AREA (SQ.MTRS.)	
		WIDTH LENGTH		
1	RECTANGLE	5.35 18.70	100.05	
2	TRIANGLE	18.70 14.54	135.95	
TOTAL			235.99 SQMT	0.06 ACRES

66 KV H.T. LINE

24.0 M WIDE ROAD

LEGEND:-
DOMESTIC WATER LINE
BALL VALVE

PROJECT NAME & ADDRESS :
DEMARCATON PLAN FOR DEEN DAYAL JAN AWAS YOJNA AFFORDABLE PLOTTED HOUSING COLONY OVER AN AREA MEASURING 7.68125 ACRES. (LOI NO.LC-4491-JE (DS)/2021/19348 DATED.11.08.2021)
SITE MEASURING = 7.68125 ACRES
[RECT(KILLA NO.40/24/1/2/2-19), 24/2(0-7), 25/1/1/2(0-16), 25/2(2-7), 27(1-13), 44/1/2(0-5), 4/3(10-10), 4/3(20-9), 5/1(1-11), 5/2(13-4), 5/2(23-5), 6/1(7-0), 15/2/1/2(3-12), 45/1/1/1(1-16), 1/1/2(1-16), 10(7-19), 11/1(6-13-1), 12(6-3-5), 13(7-7), 18/1(0-18), 19/1(0-18), 20/1MIN(0-0-3) TOTAL 50K-228M OR 7.68125 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE BAJGHARA IN SECTOR-112, DISTRICT GURUGRAM BEING DEVELOPED BY PINNE INDUSTRIAL CONSULTANT PVT. LTD., RISHALI DEVELOPERS LLP, ZONEX DEVELOPERS PVT. LTD., LOGICAL ESTATE PVT. LTD., SHRI BHAGWAN-ZILAY SINGH, KAPOOR S/O NIHAL SINGH C/O RISHALI DEVELOPERS LLP.

OWNER NAME :
Rishali Developers LLP.

DRAWING TITLE :
WATER SUPPLY PLAN
SITE & LAYOUT PLAN

ARCHITECT'S SIGNATURE : **VIMAL BAJAJ**
Architect CA/96/19791
938, Sector-14, Gurugram

OWNER'S SIGNATURE : *[Signature]*

NORTH :
N

SCALE :
1 : 600