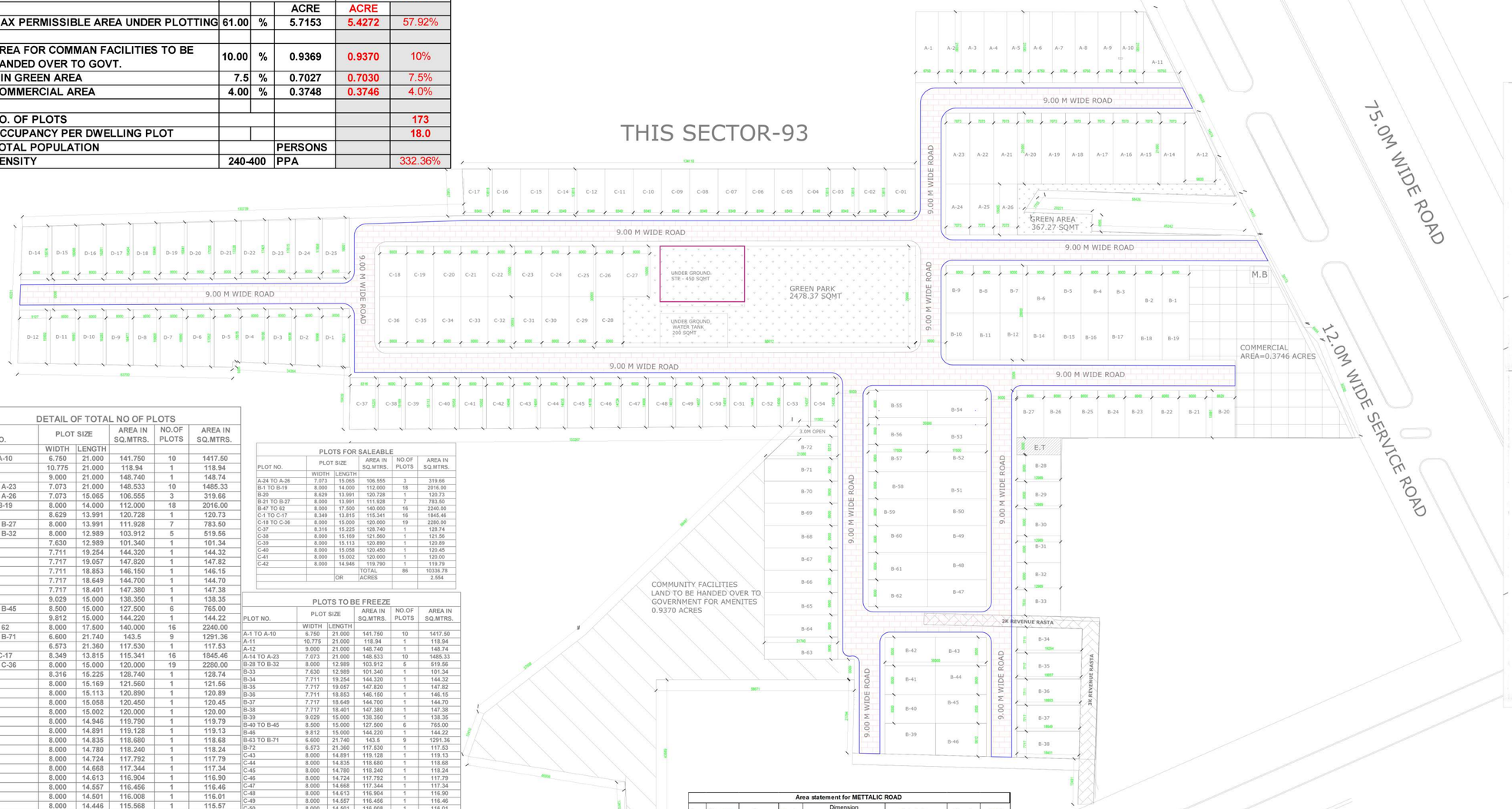
AREA STATEMENT					
TOTAL PLOT AREA	9.3694		ACRES OR	37916.556	SQ. MTRS.
	PERMISSIBLE			PROPSOED	
			ACRE	ACRE	
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	5.7153	5.4272	57.92%
AREA FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.	10.00	%	0.9369	0.9370	10%
MIN GREEN AREA	7.5	%	0.7027	0.7030	7.5%
COMMERCIAL AREA	4.00	%	0.3748	0.3746	4.0%
NO. OF PLOTS					173
OCCUPANCY PER DWELLING PLOT					18.0
TOTAL POPULATION			PERSONS		
DENSITY	240-400		PPA		332.36%



To be read with Licence No. 75. of 2021 Dated 24/9/2021

That this **Layout plan** for an area measuring **9.3694 acres (Drawing No.** 7931) Dated 27-09-2021) comprised of licence which is issued in respect of **Affordable Residential Plotted Colony** (Under Deen Dayal Jan Awas Yojna) being developed by **Diverse Developers LLP, Village Badha & Hayatpur, Sector-93, 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 bilateral agreement.
2. 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.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/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/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. 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.
11. Any excess 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 3(3)(a)(iii) of the Act No.8 of 1975.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
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/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(S.K. SEHRAWAT) DTP(HQ)	(HITESH SHARMA) STP(M)HQ	(P.S. SINGH) CTP(HR)	(K.MAKRAND PANDURANG, IAS) DTCP(HR)
(RAHUL SINGLA) ATP(HQ)	(DINESH KUMAR) SD(HQ)		

DETAIL OF TOTAL NO OF PLOTS

PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
A-1 TO A-10	6.750	21.000	141.750	10	1417.50
A-11	10.775	21.000	118.94	1	118.94
A-12	9.000	21.000	148.740	1	148.74
A-14 TO A-23	7.073	21.000	148.533	10	1485.33
A-24 TO A-26	7.073	15.065	106.555	3	319.66
B-1 TO B-19	8.000	14.000	112.000	18	2016.00
B-20	8.629	13.991	120.728	1	120.73
B-21 TO B-27	8.000	13.991	111.928	7	783.50
B-28 TO B-32	8.000	12.989	103.912	5	519.56
B-33	7.630	12.989	101.340	1	101.34
B-34	7.711	19.254	144.320	1	144.32
B-35	7.717	19.057	147.820	1	147.82
B-36	7.711	18.853	146.150	1	146.15
B-37	7.717	18.649	144.700	1	144.70
B-38	7.717	18.401	147.380	1	147.38
B-39	9.029	15.000	138.350	1	138.35
B-40 TO B-45	8.500	15.000	127.500	6	765.00
B-46	9.812	15.000	144.220	1	144.22
B-47 TO 62	8.000	17.500	140.000	16	2240.00
B-63 TO B-71	6.600	21.740	143.5	9	1291.36
B-72	6.573	21.360	117.530	1	117.53
C-1 TO C-17	8.349	13.815	115.341	16	1845.46
C-18 TO C-36	8.000	15.000	120.000	19	2280.00
C-37	8.316	15.225	128.740	1	128.74
C-38	8.000	15.169	121.560	1	121.56
C-39	8.000	15.113	120.890	1	120.89
C-40	8.000	15.058	120.450	1	120.45
C-41	8.000	15.002	120.000	1	120.00
C-42	8.000	14.946	119.790	1	119.79
C-43	8.000	14.891	119.128	1	119.13
C-44	8.000	14.835	118.680	1	118.68
C-45	8.000	14.780	118.240	1	118.24
C-46	8.000	14.724	117.792	1	117.79
C-47	8.000	14.668	117.344	1	117.34
C-48	8.000	14.613	116.904	1	116.90
C-49	8.000	14.557	116.456	1	116.46
C-50	8.000	14.501	116.008	1	116.01
C-51	8.000	14.446	115.568	1	115.57
C-52	8.000	14.390	115.120	1	115.12
C-53	8.000	14.357	114.856	1	114.86
C-54	8.000	14.358	114.864	1	114.86
D-1	8.000	17.395	139.160	1	139.16
D-2	8.000	16.966	135.728	1	135.73
D-3	8.000	16.536	132.288	1	132.29
D-4	8.000	16.106	128.848	1	128.85
D-5	8.000	15.676	125.408	1	125.41
D-6	8.000	17.052	136.416	1	136.42
D-7	8.000	16.860	134.880	1	134.88
D-8	8.000	16.668	133.344	1	133.34
D-9	8.000	16.477	131.816	1	131.82
D-10	8.000	16.285	130.280	1	130.28
D-11	8.500	16.093	136.791	1	136.79
D-12	9.127	15.902	145.138	1	145.14
D-14	9.290	15.874	147.469	1	147.47
D-15	8.000	16.068	128.544	1	128.54
D-16	8.000	16.261	130.088	1	130.09
D-17	8.000	16.454	131.632	1	131.63
D-18	8.000	16.648	133.184	1	133.18
D-19	8.000	16.841	134.728	1	134.73
D-20	8.000	17.035	136.280	1	136.28
D-21	8.000	17.228	137.824	1	137.82
D-22	8.000	17.421	139.368	1	139.37
D-23	8.000	17.615	140.920	1	140.92
D-24	8.000	17.808	142.464	1	142.46
D-25	8.000	18.001	144.008	1	144.01
			TOTAL	173	21972.58
		OR	ACRES		5.430

PLOTS FOR SALEABLE

PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
A-24 TO A-26	7.073	15.065	106.555	3	319.66
B-1 TO B-19	8.000	14.000	112.000	18	2016.00
B-20	8.629	13.991	120.728	1	120.73
B-21 TO B-27	8.000	13.991	111.928	7	783.50
B-47 TO 62	8.000	17.500	140.000	16	2240.00
C-1 TO C-17	8.349	13.815	115.341	16	1845.46
C-18 TO C-36	8.000	15.000	120.000	19	2280.00
C-37	8.316	15.225	128.740	1	128.74
C-38	8.000	15.169	121.560	1	121.56
C-39	8.000	15.113	120.890	1	120.89
C-40	8.000	15.058	120.450	1	120.45
C-41	8.000	15.002	120.000	1	120.00
C-42	8.000	14.946	119.790	1	119.79
			TOTAL	86	10336.78
		OR	ACRES		2.554

PLOTS TO BE FREEZE

PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
A-1 TO A-10	6.750	21.000	141.750	10	1417.50
A-11	10.775	21.000	118.94	1	118.94
A-12	9.000	21.000	148.740	1	148.74
A-14 TO A-23	7.073	21.000	148.533	10	1485.33
B-28 TO B-32	8.000	12.989	103.912	5	519.56
B-33	7.630	12.989	101.340	1	101.34
B-34	7.711	19.254	144.320	1	144.32
B-35	7.717	19.057	147.820	1	147.82
B-36	7.711	18.853	146.150	1	146.15
B-37	7.717	18.649	144.700	1	144.70
B-38	7.717	18.401	147.380	1	147.38
B-39	9.029	15.000	138.350	1	138.35
B-40 TO B-45	8.500	15.000	127.500	6	765.00
B-46	9.812	15.000	144.220	1	144.22
B-63 TO B-71	6.600	21.740	143.5	9	1291.36
B-72	6.573	21.360	117.530	1	117.53
C-43	8.000	14.891	119.128	1	119.13
C-44	8.000	14.835	118.680	1	118.68
C-45	8.000	14.780	118.240	1	118.24
C-46	8.000	14.724	117.792	1	117.79
C-47	8.000	14.668	117.344	1	117.34
C-48	8.000	14.613	116.904	1	116.90
C-49	8.000	14.557	116.456	1	116.46
C-50	8.000	14.501	116.008	1	116.01
C-51	8.000	14.446	115.568	1	115.57
C-52	8.000	14.390	115.120	1	115.12
C-53	8.000	14.357	114.856	1	114.86
C-54	8.000	14.358	114.864	1	114.86
D-1	8.000	17.395	139.160	1	139.16
D-2	8.000	16.966	135.728	1	135.73
D-3	8.000	16.536	132.288	1	132.29
D-4	8.000	16.106	128.848	1	128.85
D-5	8.000	15.676	125.408	1	125.41
D-6	8.000	17.052	136.416	1	136.42
D-7	8.000	16.860	134.880	1	134.88
D-8	8.000	16.668	133.344	1	133.34
D-9	8.000	16.477	131.816	1	131.82
D-10	8.000	16.285	130.280	1	130.28
D-11	8.500	16.093	136.791	1	136.79
D-12	9.127	15.902	145.138	1	145.14
D-14	9.290	15.874	147.469	1	147.47
D-15	8.000	16.068	128.544	1	128.54
D-16	8.000	16.261	130.088	1	130.09
D-17	8.000	16.454	131.632	1	131.63
D-18	8.000	16.648	133.184	1	133.18
D-19	8.000	16.841	134.728	1	134.73
D-20	8.000	17.035	136.280	1	136.28
D-21	8.000	17.228	137.824	1	137.82
D-22	8.000	17.421	139.368	1	139.37
D-23	8.000	17.615	140.920	1	140.92
D-24	8.000	17.808	142.464	1	142.46
D-25	8.000	18.001	144.008	1	144.01
			TOTAL	87	11635.80
		OR	ACRES		2.875
PERCENTAGE OF TOTAL RESIDENTIAL PLOTTING					52.973

Area statement for METTALIC ROAD

S.no.	Discription	Type	Number	Dimension Length	Height	Breadth	Calculation	Result	UNIT
Addition									
41	M41	Rectangle	1	105.279		6.000	Length X breadth	631.674	SQ.MT
42	M42	Rectangle	1	28.008		5.700	Length X breadth	159.634	SQ.MT
43	M43	Rectangle	1	44.223		6.000	Length X breadth	265.338	SQ.MT
44	M44	Rectangle	1	15.512		4.571	Length X breadth	70.905	SQ.MT
45	M45	Rectangle	1	6.000		34.096	Length X breadth	204.576	SQ.MT
46	M46	Rectangle	1	12.300		6.000	Length X breadth	73.800	SQ.MT
47	M47	Rectangle	1	32.934		6.000	Length X breadth	197.604	SQ.MT
							Total Addition =	**1603.532**	SQ.MT
							ADD 10 % FOR CURVED ROAD	**160.353**	SQ.MT
							Total Mettalic Road Area (A1)=	**1763.885**	SQ.MT

Area statement for HARD PAVED ROAD

S.no.	Discription	Type	Number	Dimension Length		Breadth	Calculation	Result	UNIT
Addition									
31	H31	Rectangle	1	6.000		12.410	Length X breadth	74.460	SQ.MT
32	H32	Rectangle	1	6.000		59.388	Length X breadth	356.328	SQ.MT
33	H33	Rectangle	1	6.000		28.700	Length X breadth	172.200	SQ.MT
34	H34	Rectangle	1	6.000		18.915	Length X breadth	113.490	SQ.MT
35	H35	Rectangle	1	6.000		7.930	Length X breadth	47.580	SQ.MT
36	H36	Rectangle	1	6.000		117.316	Length X breadth	703.896	SQ.MT
37	H37	Rectangle	1	6.000		20.632	Length X breadth	123.792	SQ.MT
38	H38	Rectangle	1	6.000		96.407	Length X breadth	578.442	SQ.MT
39	H39	Rectangle	1	6.000		28.093	Length X breadth	168.558	SQ.MT
40	H40	Rectangle	1	6.000		115.778	Length X breadth	694.668	SQ.MT
41	H41	Rectangle	1	6.000		51.727	Length X breadth	310.362	SQ.MT
42	H42	Rectangle	1	6.000		46.759	Length X breadth	280.554	SQ.MT
43	H43	Rectangle	1	6.000		5.640	Length X breadth	33.840	SQ.MT
44	H44	Rectangle	1	6.000		63.310	Length X breadth	379.860	SQ.MT
45	H45	Rectangle	1	6.000		9.270	Length X breadth	55.620	SQ.MT
46	H46	Rectangle	1	6.000		19.182	Length X breadth	115.092	SQ.MT
							Total Addition =	**4208.742**	SQ.MT
							ADD 10 % FOR CURVED ROAD	**420.874**	SQ.MT
							Total Mettalic Road Area (B1)=	**4629.616**	SQ.MT

LEGEND:-

ROAD AND PAVEMENT/LANDSCAPE

MEP CONSULTANTS

ONE DESIGN & CONSULTANTS
E-175, SECTOR-63
NOIDA, UTTAR PRADESH
E-MAIL:- onedesignconsultants@gmail.com
web mail:- info@onedesignconsultants.com

PROJECT NAME & ADDRESS :

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 9.3694 ACRES (LICENSE NO.75 OF 2021DATED 24/09/2021) UNDER 'DEEN DAYAL JAN AWAS YOJNA , IN THE REVENUE ESTATE OF VILLAGE BADHA AND HAYATPUR , SECTOR 93 , GURUGRAM

DEVELOPED BY

M/S DIVERSE DEVELOPERS LLP

ARCHITECT'S SIGNATURE : OWNER'S SIGNATURE :

DRAWING TITLE : **ROADS & PAVEMENT PLAN & LANDSCAPE PLAN**

DRAWING NO:-	DRN. BY:- S.K.	NORTH :
ODC-PL-WSL-O4	CHD. BY:- A.S.	N
SCALE : 1 : 450	DATE:-31-07-2021	
	REV NO.:- R3	