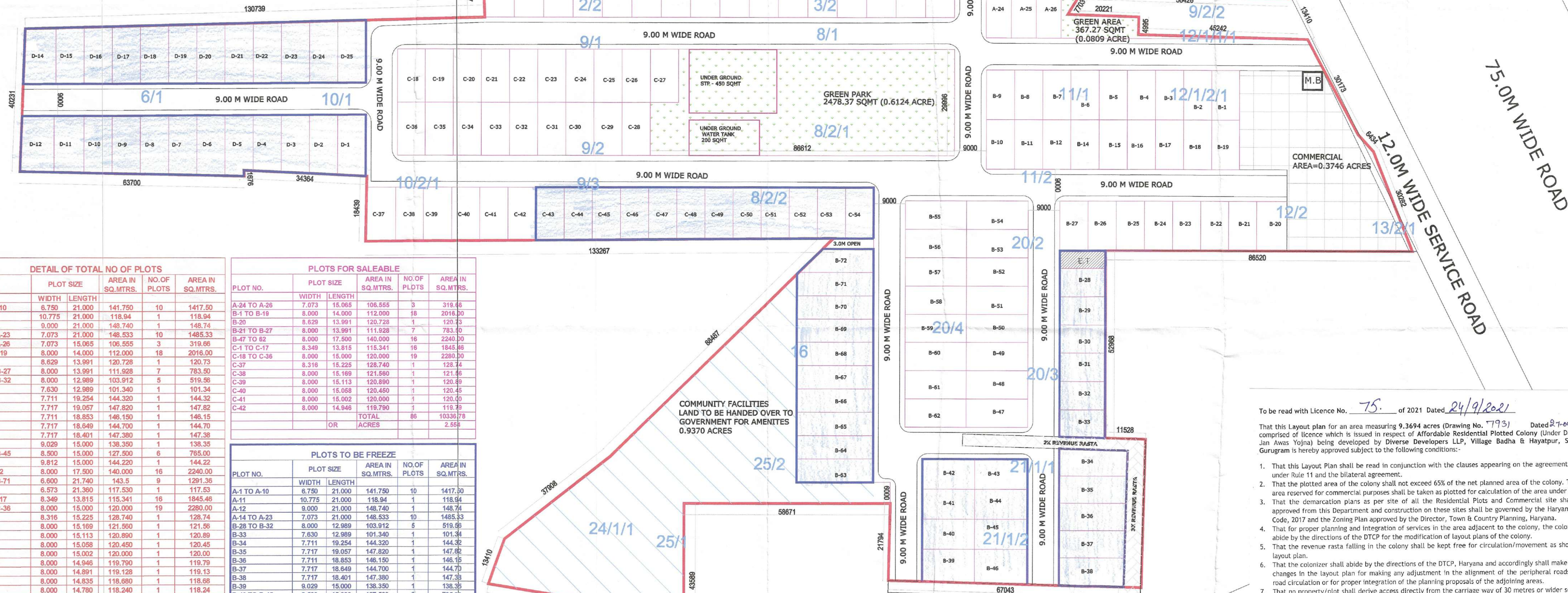


AREA STATEMENT

TOTAL PLOT AREA	9.3694	ACRES OR	37916.556	SQ. MTRS.
		PERMISSIBLE	PROPOSED	
		ACRE	ACRE	
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00 %	5.7153	5.4296	57.95%
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	7.51%
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%

THIS SECTOR-93



PLOT NO.	WIDTH	LENGTH	AREA IN SQ.MTRS.	NO. OF PLOTS	AREA IN SQ.MTRS.
A-1 TO A-10	6.750	21.000	141.750	10	1417.50
A-11	10.775	21.000	226.275	1	2262.75
A-12	9.000	21.000	189.000	1	1890.00
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	1207.30
B-21 TO B-27	8.000	13.991	111.928	7	783.40
B-28 TO B-32	8.000	12.989	103.912	5	519.56
B-33	7.630	12.989	99.140	1	991.40
B-34	7.711	19.254	148.320	1	1483.20
B-35	7.711	19.057	147.820	1	1478.20
B-36	7.711	18.853	145.150	1	1451.50
B-37	7.711	18.649	143.700	1	1437.00
B-38	7.711	18.401	141.750	1	1417.50
B-39	9.029	15.000	135.450	1	1354.50
B-40 TO B-45	8.500	15.000	127.500	6	765.00
B-46	9.812	15.000	147.180	1	1471.80
B-47 TO B-51	8.000	17.500	140.000	16	2240.00
B-52	6.600	21.740	143.50	9	1291.35
B-53	6.750	21.360	144.180	1	1441.80
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	126.740	1	1267.40
C-38	8.000	15.169	121.350	1	1213.50
C-39	8.000	15.113	120.890	1	1208.90
C-40	8.000	15.068	120.540	1	1205.40
C-41	8.000	15.002	120.000	1	1200.00
C-42	8.000	14.946	119.790	1	1197.90
C-43	8.000	14.891	119.580	1	1195.80
C-44	8.000	14.835	119.370	1	1193.70
C-45	8.000	14.779	119.160	1	1191.60
C-46	8.000	14.723	118.950	1	1189.50
C-47	8.000	14.667	118.740	1	1187.40
C-48	8.000	14.611	118.530	1	1185.30
C-49	8.000	14.555	118.320	1	1183.20
C-50	8.000	14.500	118.110	1	1181.10
C-51	8.000	14.444	117.900	1	1179.00
C-52	8.000	14.388	117.690	1	1176.90
C-53	8.000	14.332	117.480	1	1174.80
C-54	8.000	14.276	117.270	1	1172.70
D-1	8.000	17.395	139.160	1	1391.60
D-2	8.000	16.966	135.728	1	1357.28
D-3	8.000	16.536	132.288	1	1322.88
D-4	8.000	16.106	128.848	1	1288.48
D-5	8.000	15.676	125.408	1	1254.08
D-6	8.000	15.246	121.968	1	1219.68
D-7	8.000	14.816	118.528	1	1185.28
D-8	8.000	14.386	115.088	1	1150.88
D-9	8.000	13.956	111.648	1	1116.48
D-10	8.000	13.526	108.208	1	1082.08
D-11	8.000	13.096	104.768	1	1047.68
D-12	8.000	12.666	101.328	1	1013.28
D-13	8.000	12.236	97.888	1	978.88
D-14	8.000	11.806	94.448	1	944.48
D-15	8.000	11.376	91.008	1	910.08
D-16	8.000	10.946	87.568	1	875.68
D-17	8.000	10.516	84.128	1	841.28
D-18	8.000	10.086	80.688	1	806.88
D-19	8.000	9.656	77.248	1	772.48
D-20	8.000	9.226	73.808	1	738.08
D-21	8.000	8.796	70.368	1	703.68
D-22	8.000	8.366	66.928	1	669.28
D-23	8.000	7.936	63.488	1	634.88
D-24	8.000	7.506	60.048	1	600.48
D-25	8.000	7.076	56.608	1	566.08
TOTAL			173		21972.58
OR			ACRES		6.430

PLOT NO.	WIDTH	LENGTH	AREA IN SQ.MTRS.	NO. OF PLOTS	AREA IN SQ.MTRS.
A-1 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	1207.30
B-21 TO B-27	8.000	13.991	111.928	7	783.40
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B-36	7.711	18.853	145.150	1	1451.50
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B-38	7.711	18.401	141.750	1	1417.50
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B-53	6.750	21.360	144.180	1	1441.80
C-1 TO C-17	8.349	13.815	115.341	16	1845.46
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C-42	8.000	14.946	119.790	1	1197.90
C-43	8.000	14.891	119.580	1	1195.80
C-44	8.000	14.835	119.370	1	1193.70
C-45	8.000	14.779	119.160	1	1191.60
C-46	8.000	14.723	118.950	1	1189.50
C-47	8.000	14.667	118.740	1	1187.40
C-48	8.000	14.611	118.530	1	1185.30
C-49	8.000	14.555	118.320	1	1183.20
C-50	8.000	14.500	118.110	1	1181.10
C-51	8.000	14.444	117.900	1	1179.00
C-52	8.000	14.388	117.690	1	1176.90
C-53	8.000	14.332	117.480	1	1174.80
C-54	8.000	14.276	117.270	1	1172.70
D-1	8.000	17.395	139.160	1	1391.60
D-2	8.000	16.966	135.728	1	1357.28
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D-19	8.000	9.656	77.248	1	772.48
D-20	8.000	9.226	73.808	1	738.08
D-21	8.000	8.796	70.368	1	703.68
D-22	8.000	8.366	66.928	1	669.28
D-23	8.000	7.936	63.488	1	634.88
D-24	8.000	7.506	60.048	1	600.48
D-25	8.000	7.076	56.608	1	566.08
TOTAL			87		11835.60
OR			ACRES		2.875
PERCENTAGE OF TOTAL RESIDENTIAL PLOTTING					52.97%

COMMERCIAL	
LAND TO BE HANDED OVER TO GOVERNMENT FOR AMENITIES	
GREEN AREA	
STP (450 SQMT.)	
UGT (200 SQMT.)	
MILK BOOTH (28 SQMT.)	
E.T.	

PROPOSED FREEZE AREA SHOWN AS

PROJECT NAME & ADDRESS :
LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 9.3694 ACRES (LICENSE NO.) JAN AWAS YOJNA , IN THE REVENUE ESTATE OF VILLAGE BADHA AND HAYATPUR , SECTOR-93, GURUGRAM

DEVELOPED BY
M/S DIVERSE DEVELOPERS LLP

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

ARCHITECT'S SIGNATURE : OWNER'S SIGNATURE :

DRAWING TITLE :
LAYOUT PLAN

SCALE : 1 : 600



- 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. 7793) Dated 24-09-2021 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:-
- 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 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 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.
 - All 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 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.
 - 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) (HITESH SHARMA) STP(MHQ) (R.N. SINGH) CTP(HR) (K.MAKRAN PANDURANG, IAS) DTCP(HR)

(RANDE SINGHA) ATP(HQ) (DINESH KUMAR) SD(HQ)