

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	5.4272 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%

THIS SECTOR-93

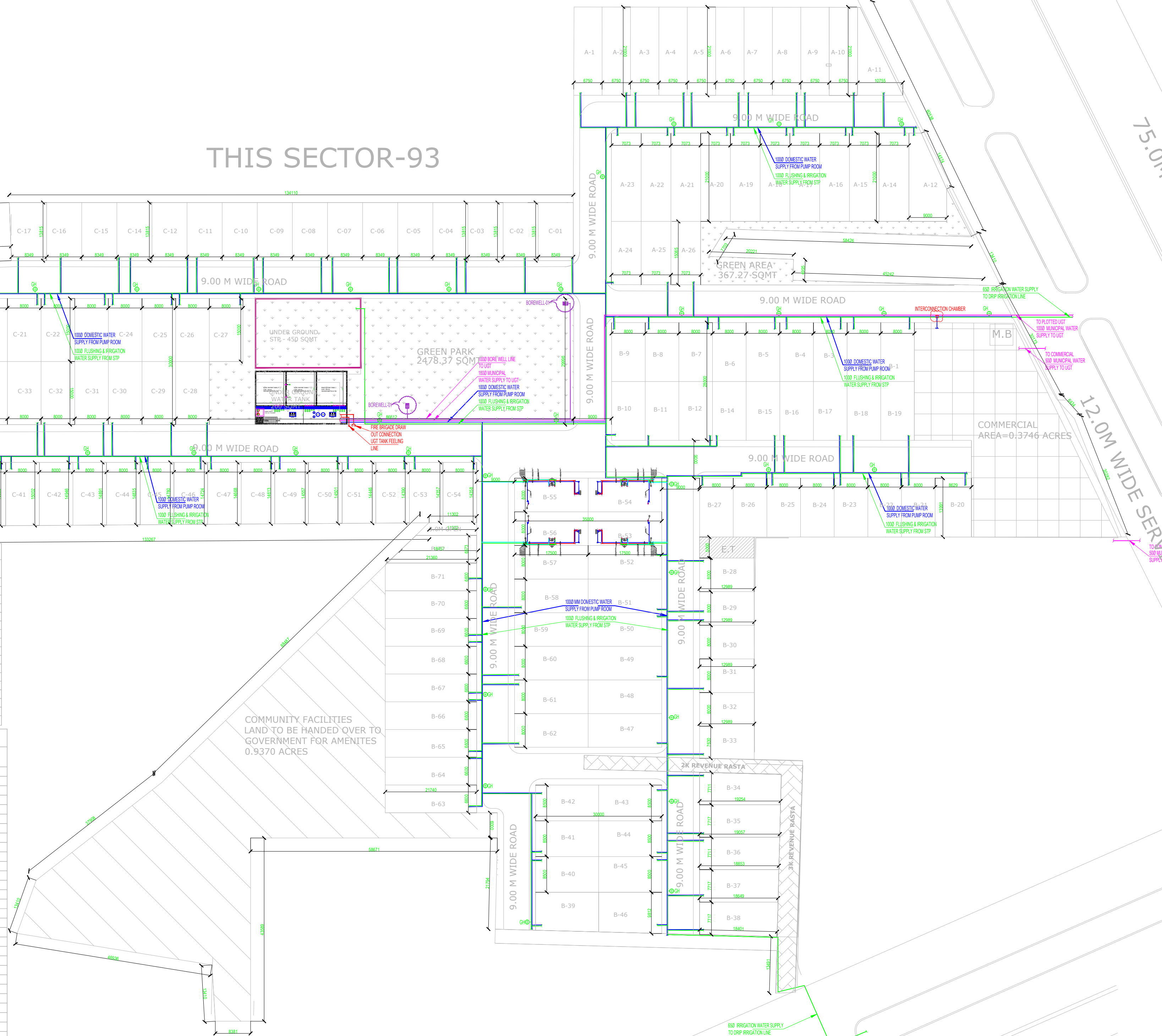
DETAIL OF TOTAL NO OF PLOTS				
PLOT NO.	PLOT SIZE	AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH LENGTH			
A-1 TO A-10	6.750 21.000	141.750	10	1417.50
A-11	10.775 21.000	118.94	1	118.94
A-12	9.000 21.000	148.740	1	148.74
A-14 TO A-23	7.073 21.000	148.533	10	1485.33
A-24 TO A-26	7.073 15.065	106.555	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	783.60
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 14.335	114.672	1	114.68
C-54	8.000 14.280	114.224	1	114.23
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	138.791	1	138.79
D-12	9.127 15.902	145.138	1	145.14
D-13	9.290 15.874	147.469	1	147.47
D-14	8.000 16.068	132.544	1	132.54
D-15	8.000 16.261	130.088	1	130.09
D-16	8.000 16.454	131.632	1	131.63
D-17	8.000 16.648	133.184	1	133.18
D-18	8.000 16.841	134.728	1	134.73
D-19	8.000 17.035	136.280	1	136.28
D-20	8.000 17.228	137.824	1	137.82
D-21	8.000 17.421	139.368	1	139.37
D-22	8.000 17.615	140.920	1	140.92
D-23	8.000 17.808	142.464	1	142.46
D-24	8.000 18.001	144.008	1	144.01
D-25	8.000 18.194	145.552	1	145.55
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	783.60
B-28 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
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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
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D-23	8.000 17.808	142.464	1	142.46
D-24	8.000 18.001	144.008	1	144.01
D-25	8.000 18.194	145.552	1	145.55
TOTAL		87	11635.80	
OR ACRES			2.875	
PERCENTAGE OF TOTAL RESIDENTIAL PLOTTING			52.973	

S.N.	PLUMBING LEGENDS:-	
01	DOMESTIC WATER SUPPLY	
02	IRRIGATION LINE	
03	GARDEN HYDRANT	GH
04	VALVE CHAMBER	

THIS SECTOR-93



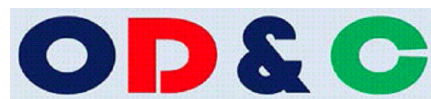
To be read with Licence No. 75 of 2021 Dated 24/9/2021

This Layout plan for an area measuring 9.3694 acres (Drawing No. 1793) 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:-

- 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.
- 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)(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 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-Power 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(M)HQ (RANDE SINGLA) ATP(HQ) (DINESH KUMAR) SD(HQ) (K. MAKRAND PANDURANG, IAS) DTCP(HR)

MEP CONSULTANTS



ONE DESIGN & CONSULTANTS

E-175, SECTOR-63

NOIDA, UTTAR PRADESH

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web mail:- info@onedesignconsultants.com

PROJECT NAME & ADDRESS :  
LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 9.3694 ACRES ( LICENSE NO.75 OF 2021 DATED 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 : EXT.WATER SUPPLY LAYOUT SITE PLAN

DRAWING NO:-

ODC-PL-WSL-O4

DRN. BY:- S.K.

CHD. BY:- A.S.

DATE:-31-07-2021

REV NO:- R3

SCALE : 1 : 450

NORTH :

N

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