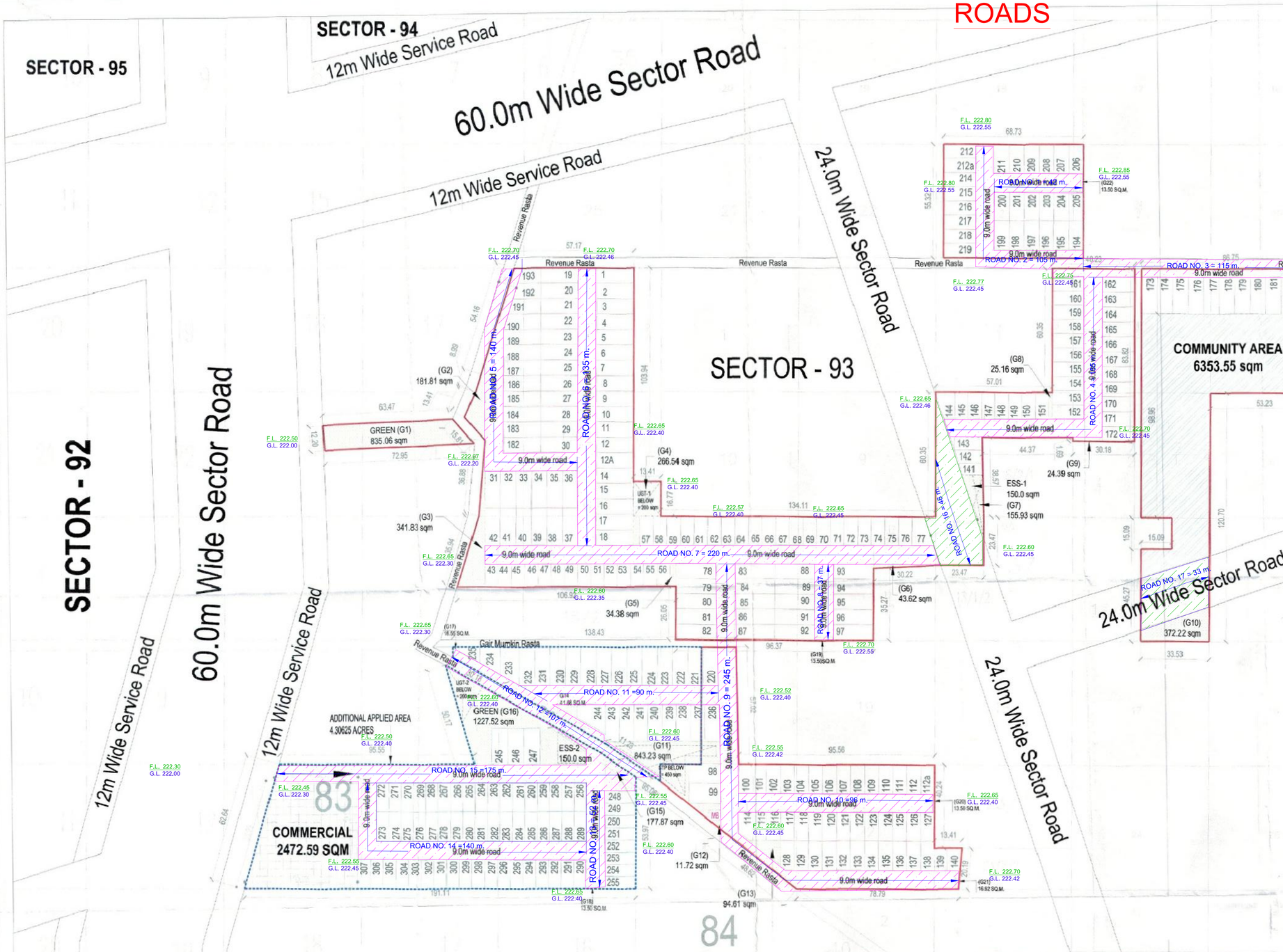

GREEN AREA CALCULATION		
DESCRIPTION	AREA	UNIT
G1	835.06	Sqm
G2	181.81	Sqm
G3	341.83	Sqm
G4	266.54	Sqm
G5	34.38	Sqm
G6	43.62	Sqm
G7	155.93	Sqm
G8	25.16	Sqm
G9	24.39	Sqm
G10	372.22	Sqm
G11	843.23	Sqm
G12	11.72	Sqm
G13	94.61	Sqm
G14	41.66	Sqm
G15	177.87	Sqm
G16	1227.52	Sqm
G17	18.55	Sqm
G18	13.50	Sqm
G19	13.50	Sqm
G20	13.50	Sqm
G21	16.92	Sqm
G22	13.50	Sqm
TOTAL	4767.02	Sqm
	1.178	Acres

AREA STATEMENT							
TOTAL SITE AREA	15.70 ACRES						
	63535.55 SQM						
	PERMISSIBLE AS/POLICY			ACHIEVED			
	%	AREA		%	AREA		
		in acres	In Sqm		in acres	in Sqm	
MAXIMUM AREA UNDER RESIDENTIAL USE	61.0%	9.577	38756.68	52.59%	8.257	33416.17	
MAXIMUM AREA UNDER COMMERCIAL USE	4.0%	0.628	2541.42	3.93%	0.618	2500.09	
MINIMUM AREA UNDER ORGANISED GREEN	7.50%	1.178	4765.17	7.50%	1.178	4767.02	
FACILITIES TO BE TRANSFER TO GOVT. FREE OF COST	10.0%	1.570	6353.55	10.00%	1.570	6353.55	
DENSITY PERMITTED	240 PPA (MIN)	3768	PERSONS	352 PPA	5526	PERSONS	
	400 PPA (MAX)	6280	PERSONS				
Nos OF PLOTS	18 PERSONS PER PLOT	209	MIN.		307	Nos	
		349	MAX.				

TOTAL RESIDENTIAL PLOTS AREA STATEMENT					
Plot No	Width (m)	Length (m)	Area (Sqm)	No. of Plots	Total Area (sq.m)
1 TO 30	7.48	18.20	136.14	30	4084.08
31 TO 42	7.54	17.93	135.19	12	1622.31
43 TO 56	6.46	11.46	74.03	14	1036.44
57 TO 76	6.66	13.91	92.64	20	1852.81
77	AS PER SIZE		116.40	1	116.40
78 TO 97	7.50	19.60	147.00	20	2940.00
98 TO 99	9.67	15.50	149.89	2	299.77
100 TO 112a	6.83	14.00	95.62	14	1338.68
114	AS PER SIZE		86.44	1	86.44
115 TO 127	6.83	14.00	95.62	13	1243.06
128	AS PER SIZE		94.71	1	94.71
129 TO 138	6.83	14.35	98.01	10	980.11
139	6.24	11.12	69.39	1	69.39
140	AS PER SIZE		74.54	1	74.54
141	AS PER SIZE		64.14	1	64.14
142	AS PER SIZE		80.53	1	80.53
143	AS PER SIZE		85.29	1	85.29
144	AS PER SIZE		97.24	1	97.24
145 TO 151	6.55	12.80	83.84	7	586.88
152 TO 161	6.92	15.50	107.26	10	1072.60
162 TO 172	7.26	15.73	114.20	11	1256.20
173 TO 181	7.57	17.75	134.37	9	1209.31
182 TO 189	7.48	18.06	135.09	8	1080.71
190	AS PER SIZE		127.43	1	127.43
191	AS PER SIZE		110.25	1	110.25
192	AS PER SIZE		93.04	1	93.04
193	AS PER SIZE		75.84	1	75.84
194 TO 211	7.29	14.12	102.93	18	1852.83
212 TO 219	6.92	16.00	110.72	8	885.76
220	AS PER SIZE		135.73	1	135.73
221 TO 232	7.50	18.82	141.15	12	1693.80
233	AS PER SIZE		148.82	1	148.82
234	AS PER SIZE		111.33	1	111.33
235	AS PER SIZE		53.75	1	53.75
236 TO 243	6.95	18.25	126.84	8	1014.70
244	AS PER SIZE		149.46	1	149.46
245 TO 247	7.83	17.42	136.40	3	409.20
248 TO 255	5.92	15.08	89.27	8	714.19
256 TO 289	6.02	14.12	85.00	34	2890.08
290 TO 307	6.21	14.12	87.69	18	1578.33
Grand Total				307	33416.17

STP, ESS & UGT		
DESCRIPTION	AREA	UNIT
STP	150	Sqm
UGT - 1	200	Sqm
UGT - 2	200	Sqm
ESS - 2	150	Sqm
ESS - 1	150	Sqm

TOTAL COMMERCIAL AREA STATEMENT			
Plot No	Width (m)	Length	Area (in Sqm)
COMMERCIAL - 1	AS PER SIZE		2472.59
Milk & Vegetable booth	5	5.50	27.50
TOTAL PROPOSED COMMERCIAL AREA			2500.09

ALREADY LICENSED AREA
11.39375 ACRES

ADDITIONAL APPLIED AREA
4.30625 ACRES

LEGEND :-

1. 9.0 M. WIDE ROAD
2. 24.00 M. WIDE ROAD
3. F.L. 222.65 G.L. 222.30

To be read with Licence No. 33 of 2023 Dated 16/02/2023

That this Layout plan for an additional area measuring 4.30625 acres in the Affordable Residential Plotted Colony (under DDJAY-2016) over an measuring 11.39375 acres (Licence No. 108 of 2022 dated 05.08.2022), thereby making total site area 15.70 acres (Drawing No. 9695 Dated 16/02/23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Ora Land and Housing Pvt. Ltd., 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 55% 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 line of Section 3(1)(a)(iii) of the Act No.8 of 1973.
13. That the odd size plots are being approved subject to the conditions that those 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.P. SINGH) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP(HR)

(PANKAJ BENIWAL) ATP(HQ) | (DINESH KUMAR) PA(HQ)

Project :-
LAYOUT PLAN FOR
LAND BEARING KHASRA NOS.
35// 25/2, 34// 23/2, 24/1, 36// 4, 5/1, 6 / 1 / 2, 6/2 , 7, 14/1, 15/1, 16/2,
37// 3/2, 4/1, 4/3, 5/1, 7/1, 7/3, 8 / 1 / 1, 8 / 1 / 2, 8 / 2 / 2, 11/1, 12/1,
12 / 2 / 1, 13 / 1 / 1, 14/3 , 20/3, 20/4, 21,22, 23 / 2 / 1 OF REVENUE STATE OF VILLAGE HAYATPUR,
LAND BEARING KHASRA NOS.
72// 23/2MIN., 24MIN.,
83// 6, 7/1, 13/2, 14/1, 14/2, 15 OF REVENUE STATE OF VILLAGE WAZIRPUR,
TEHSIL & DISTRICT GURUGRAM FOR THE GRANT OF AFFORDABLE PLOTTED COLONY SETUP IN SECTOR-93 GURUGRAM UNDER THE MASTER PLAN OF GURGAON MANESAR URBAN COMPLEX 2031

Developer :-
M/S ORA LAND AND HOUSING PVT.LTD.

CORPORATE OFFICE :-
J-10/9 DLF PHASE II,MEHRAULI GURGAON ROAD
GURGAON-122002, HARYANA (INDIA)

Scale :- 1 : 1000

Date :- 11.02.2023

Owner's Signature
ORA LAND AND HOUSING PVT. LTD
Authorised Signatory

AR. ANITA SHARMA
CA No. 30575/2003
MOBILE : 9417350590

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