

SECTOR - 95

SECTOR - 94

STROM WATER DRAINAGE SCHEME

SECTOR - 92

60.0m Wide Sector Road

12m Wide Service Road

60.0m Wide Sector Road

12m Wide Service Road

24.0m Wide Sector Road

SECTOR - 93

COMMUNITY AREA
6353.55 sqm

24.0m Wide Sector Road

24.0m Wide Sector Road

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	41.56	Sqm
G15	122.52	Sqm
G16	18.55	Sqm
G17	13.50	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	
	6353.55 SQM	
PERMISSIBLE AS/POLICY		
%	IN ACRES	IN SQM
61.0%	9.577	38758.88
4.0%	0.628	2541.42
7.50%	1.178	4767.17
ACHIEVED	%	AREA
	IN ACRES	IN SQM
61.0%	9.577	38758.88
4.0%	0.628	2541.42
7.50%	1.178	4767.17
MAXIMUM AREA UNDER RESIDENTIAL USE	61.0%	38758.88
MINIMUM AREA UNDER ORGANISED GREEN	7.50%	4767.17
FACILITIES TO BE TRANSFER TO GOVT. FREE OF COST	30.0%	1570.00
DENSITY PERMITTED	400 PPA (MAX)	6280 PERSONS
NO. OF PLOTS	18 PERSONS PER PLOT	349 MAX.

TOTAL RESIDENTIAL PLOTS AREA STATEMENT				
Plot No	Width (m)	Length (m)	Area (Sqm)	Total Area (sq.m)
1 TO 30	7.48	18.20	136.14	4084.08
31 TO 42	7.54	17.93	135.19	1622.31
43 TO 56	6.46	11.46	74.03	1036.44
57 TO 76	6.66	13.91	92.64	1852.81
77	AS PER SIZE		116.40	116.40
78 TO 97	7.50	19.60	147.00	2940.00
98 TO 99	9.67	15.50	149.89	299.77
100 TO 112a	6.83	14.00	95.62	1338.68
113	AS PER SIZE		86.44	86.44
114	AS PER SIZE		86.44	172.88
115 TO 127	6.83	14.00	95.62	1243.06
128	AS PER SIZE		94.71	94.71
129 TO 138	6.83	14.35	98.01	980.11
139	6.24	11.12	69.39	69.39
140	AS PER SIZE		74.54	74.54
141	AS PER SIZE		64.14	64.14
142	AS PER SIZE		80.53	80.53
143	AS PER SIZE		85.29	85.29
144	AS PER SIZE		97.24	97.24
145 TO 151	6.55	12.80	83.84	586.88
152 TO 161	6.92	15.50	107.26	1072.60
162 TO 172	7.26	15.73	114.20	1256.20
173 TO 181	7.57	17.75	134.37	1209.31
182 TO 189	7.48	18.06	135.09	1080.71
190	AS PER SIZE		127.43	127.43
191	AS PER SIZE		110.25	110.25
192	AS PER SIZE		93.04	93.04
193	AS PER SIZE		75.84	75.84
194 TO 211	7.29	14.12	102.93	1852.83
212 TO 219	6.92	16.00	110.72	885.76
220	AS PER SIZE		135.73	135.73
221 TO 232	7.50	18.82	141.15	1693.80
233	AS PER SIZE		148.82	148.82
234	AS PER SIZE		111.33	111.33
235	AS PER SIZE		53.75	53.75
236 TO 243	6.95	18.25	126.84	1014.70
244	AS PER SIZE		149.46	149.46
245 TO 247	7.83	17.42	136.40	409.20
248 TO 255	5.92	15.08	89.27	714.19
256 TO 289	6.02	14.12	85.00	2890.08
290 TO 307	6.21	14.12	87.69	1578.33
Grand Total			307	33416.17

DESCRIPTION	AREA	UNIT
SSP	450	Sqm
SSP-1	180	Sqm
SSP-2	270	Sqm
SSP-3	150	Sqm
SSP-4	150	Sqm
SSP-5	150	Sqm
TOTAL PROPOSED COMMERCIAL AREA	2472.59	Sqm

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 DDA/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. 90/15 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:-

- 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 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.
- 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensed 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 licensed area shall be transferred free of cost to the government on the terms of Section 30(1)(ii) of the Act No.5 of 1973.
- 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-SP 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. SHARMA) DTP(HQ)
(MITHESH SHARMA) STP(MH)
(P.B. SINGH) CH(HR)
(T.L. SATYAPRAKASH, IAS) DG, TCP(HR)

(PANKAJ BERNIAL) ATP(HQ)
(DINESH KUMAR) PA(HQ)
AR. ANITA SHARMA
CA No. 30575/2003
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ALREADY LICENSED AREA
11.39375 ACRES

ADDITIONAL APPLIED AREA
4.30625 ACRES

LEGEND

- STORM WATER DRAINAGE LINE
 - MAIN GOVT./GMDA SWD LINE
 - RAIN WATER HARVESTING
 - F.L. = 222.60
G.L. = 222.40
I.L. = 221.60
- M.H.
R.W.H.

Project :-
LAYOUT PLAN FOR
LAND BEARING KHASRA NOS.
35// 25/2, 34// 23/2, 24// 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, 20// 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