AREA STATEMENT					
TOTAL AREA OF SCHEME				11.95205	ACRES
			OR	48368.10	SQM.
AREA UNDER PROPOSED 12M WIDE SERVICE ROAD				165.92	SQM.
			OR	0.041	ACRES
NET PLANNED PLOT AREA				48368.10	SQM.
			OR	11.95205	ACRES

AREA UNDER RESIDENTIAL PLOTS					
PLOT NUMBERS	WIDTH (M)	DEPTH (M)	AREA (SQM.)	NUMBERS	TOTAL AREA(SQM.)
N01 - N19	7.35	17.10	125.69	19	2388.02
N20	7.33	17.10	125.41	1	125.41
N21 - N27	7.59	18.55	140.85	7	985.98
N28 - N34	7.59	17.75	134.73	7	943.09
N35	7.08	17.10	121.14	1	121.14
N36 - N49	7.15	17.10	122.27	14	1711.71
N50	8.00	17.10	136.80	1	136.80
N51 - N57	7.59	17.75	134.73	7	943.09
N58 - N64	7.59	17.75	134.73	7	943.09
N65 - N71	7.59	17.75	134.73	7	943.09
N72 - N74	7.00	16.00	112.00	3	336.00
N75	8.00	17.10	136.80	1	136.80
N76 - N97	7.40	17.10	126.54	22	2783.88
N98 - N117	7.72	16.00	123.58	20	2471.68
N118 - N120	7.00	16.00	112.00	3	336.00
S151 - S170	7.00	18.20	127.40	20	2548.00
S171 - S174	7.00	18.32	128.23	4	512.93
S175	6.97	14.97	104.29	1	104.29
S176 - S192	7.50	14.97	112.24	17	1908.04
S193 - S197	8.00	14.97	119.72	5	598.60
S198 - S218	7.50	14.97	112.24	21	2356.99
S219 - S242	7.00	18.20	127.40	24	3057.60
TOTAL				**212**	**26392.24**
				OR	**6.522**

DENSITY CALCULATION					
TOTAL PROPOSED PERSONS 212@18 PERSONS/PLOT				3816	PERSONS
TOTAL PROPOSED DENSITY			3816/9.95830	383	PPA
(AGAINST 240-400 PPA PERMISSIBLE)					

AREA UNDER GREEN					
REQUIRED GREEN 7.5% OF 48368.10				3627.61	SQM.
			OR	0.896	ACRES
S.NO.	WIDTH	DEPTH	NOS.	AREA	
GREEN 1	19.47	53.14	1	1034.78	
GREEN 2	22.97	53.14	1	1220.78	
GREEN 3 (Part 1)	35.00	18.00	1	630.00	
GREEN 3 (Part 2)	7.50	10.00	2	150.00	
GREEN 4	21.45	28.00	1	600.60	
				3636.16	7.52%
				OR	0.9 ACRES
ONE ORGANISED GREEN SPACE PROVIDED (GREEN2)				**1220.78**	SQM.
			OR	**0.302**	ACRES

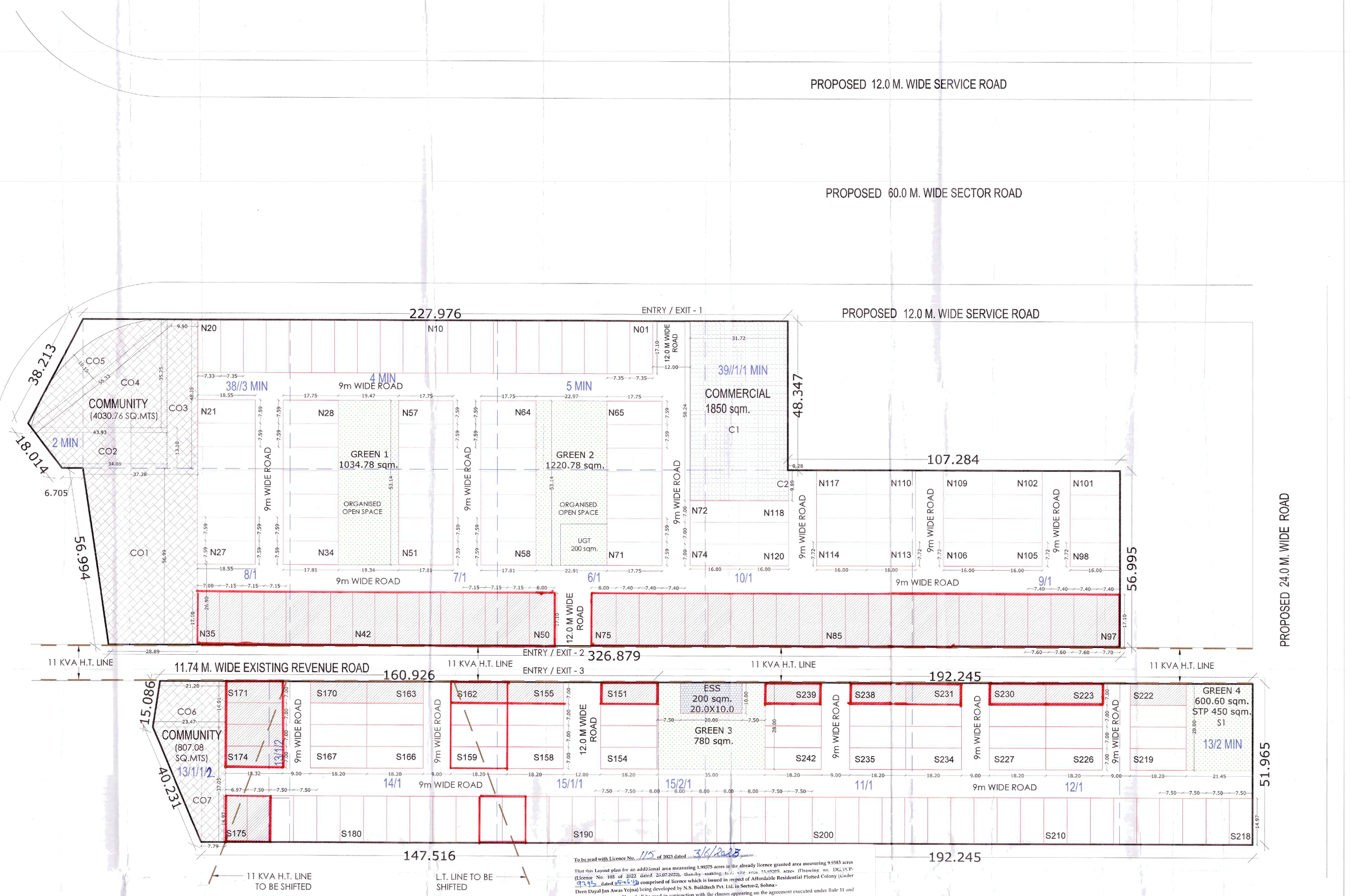
AREA FOR PROVISION OF COMMUNITY FACILITIES					
REQUIRED COMMUNITY 10% OF 48368.10 SQM.				4836.81	SQM.
			OR	1.195	ACRES
PROPOSED COMMUNITY AREA					
S.NO.	WIDTH	DEPTH 1	DEPTH 2	AREA (SQM.)	
CO1	57.00	37.28	28.90	1885.71	
CO2	13.10	34.08	43.93	510.76	
CO3	9.91		48.35	478.93	
CO4	35.25		43.93	774.24	
CO5	56.33		10.15	381.14	(2/3 LR)
CO6	14.91	21.20	23.47	280.52	
CO7	37.05	23.47	7.79	526.62	
TOTAL PROPOSED COMMUNITY AREA				**4837.92**	**10.00%**
					1.195 ACRES

AREA FOR COMMERCIAL					
PERMISSIBLE COMMERCIAL 4% OF 48368.10 SQM.				1934.72	SQM.
			OR	0.478	ACRES
S.NO.	WIDTH	DEPTH 1	DEPTH 2	AREA (SQM.)	
C1	31.72		58.24	1847.20	
C2	0.28		9.89	2.77	
TOTAL PROPOSED COMMERCIAL AREA				1849.97	
			OR	3.82	%
			OR	0.457	ACRES
TOTAL PROPOSED RESIDENTIAL PLOTTING AREA				26392.24	SQM.
			OR	**54.57**	%
			OR	6.522	ACRES
TOTAL PROPOSED COMMERCIAL AREA				1849.97	SQM.
			OR	**3.82**	%
			OR	0.457	ACRES
TOTAL PROPOSED SALABLE AREA				28242.21	SQM.
			OR	**58.39**	%
			OR	6.979	ACRES

AREA FOR STP (UNDERGROUND)					
PERMISSIBLE AREA FOR STP				450	SQM.
S.NO.	WIDTH	DEPTH 2	AREA (SQM.)		
S1	20	22.5	450		
TOTAL PROPOSED STP AREA			**450**	**SQM.**	

AREA FOR UGT					
PERMISSIBLE AREA FOR UGT				200	SQM.
S.NO.	WIDTH	DEPTH 2	AREA (SQM.)		
1	15	13.334	200.01		
TOTAL PROPOSED UGT AREA			**200.01**	**SQM.**	

AREA FOR ESS					
TOTAL PROPOSED ESS AREA (20.0X10.0)				200	SQM.



LEGEND:

- COMMUNITY FACILITIES
- COMMERCIAL
- ORGANISED OPEN SPACE
- ELECTRICAL SUB STATION (ESS)
- PLOTS LYING IN R.O.W. OF H.T. LINE

NOTE: PLOTS FALLING UNDER R.O.W. OF H.T. LINE WILL NOT BE SOLD TILL SHIFTING OF H.T. LINE FROM SITE

To be read with Licence No. 115 of 2023 dated 3/6/2023

That this **Layout plan** for an additional area measuring 1.99375 acres in the already licence granted area measuring 9.9583 acres (Licence No. 103 of 2022 dated 21.07.2022), thereby making total site area 11.95205 acres (Deemed no. DG(TCP)-9395 dated 25-5-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by N.S. Buildtech Pvt. Ltd. in Sector-2, Sohna:-

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 General, 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 DG,TCP 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 DG,TCP, 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 area 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 General, 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 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.
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 fasally 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government. Renewable Energy Department vide Notification No. 19/4/2016-3 Power dated 14.03.2016.
18. 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.
19. 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

(SANJAY NARANG) ATP (HQ)
(R.S. SAFFIL) DTP (HQ)
(HITISH SHARMA) STP (M) HQ
(P.S. SINGH) CTP(HR)
(T.L. SATYANARAKASH, IAS) DG,TCP (HR)
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NORTH :-

SCALE :- 1:500

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OWNER SIGN :- NS Buildtech Pvt. Ltd. Director

ARCH. SIGN :- ARCHITECT CA/ 97 / 22288

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS YOJNA ON LAND 11.95205 ACRES, AT VILLAGE SOHNA, SECTOR-2, SOHNA, DISTT. GURUGRAM. BEING DEVELOPED BY SH. SURJEET ARORA & SH. ANOOP ARORA IN COLLABORATION WITH M/S N.S. BUILDTECH PVT. LTD.

LICENCE FOR 9.9583 ACRES ALREADY TAKEN UNDER LICENCE NO. 103 OF 2022 DATED 28/07/2022
AREA FOR ADDITIONAL LICENCE IS 1.99375 ACRES