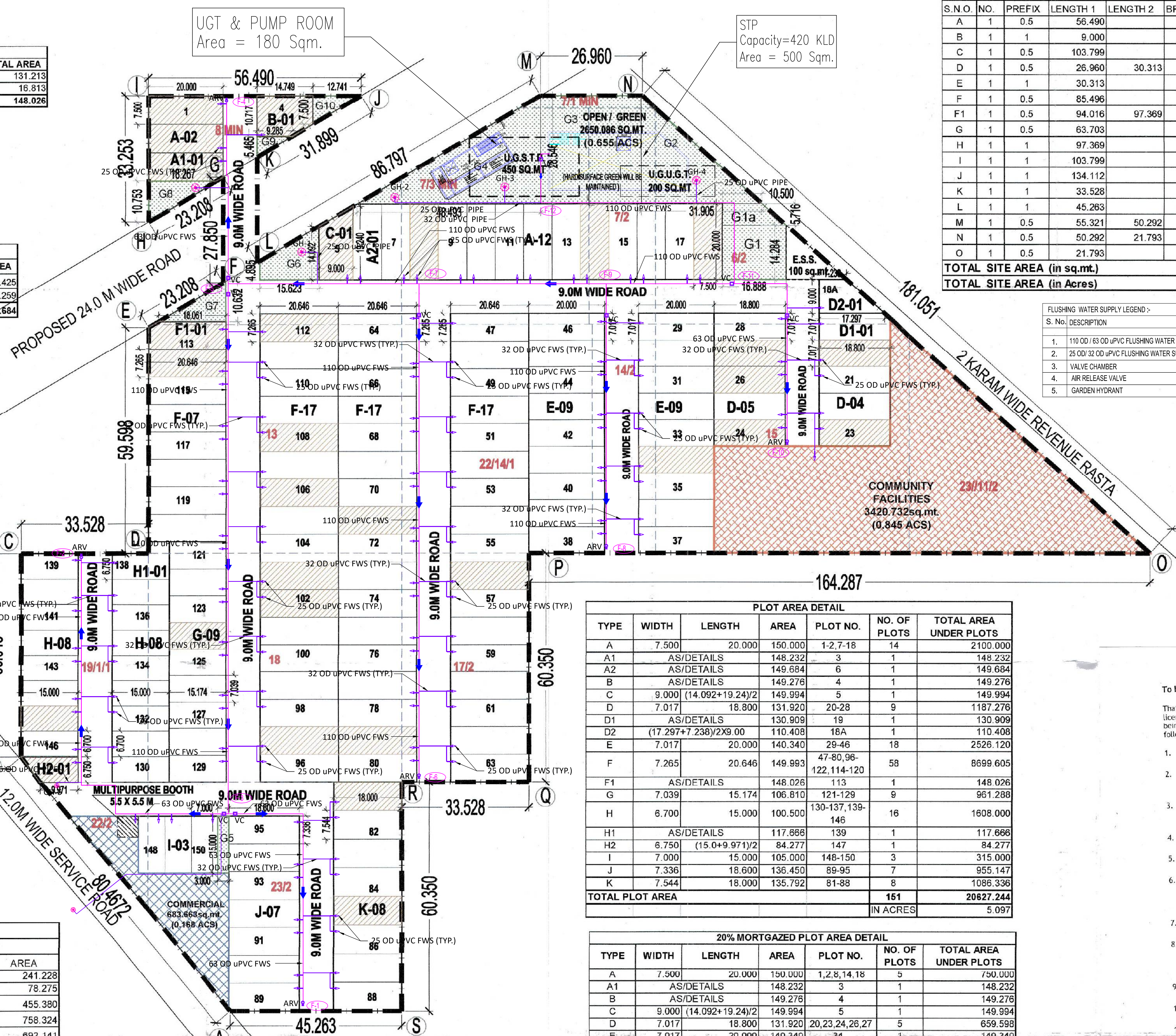




PLOT AREA DETAIL-F1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	7.265	18.061	131.213
2	2.585	(5.743+7.265)/2	16.813
TOTAL PLOT AREA			148.026

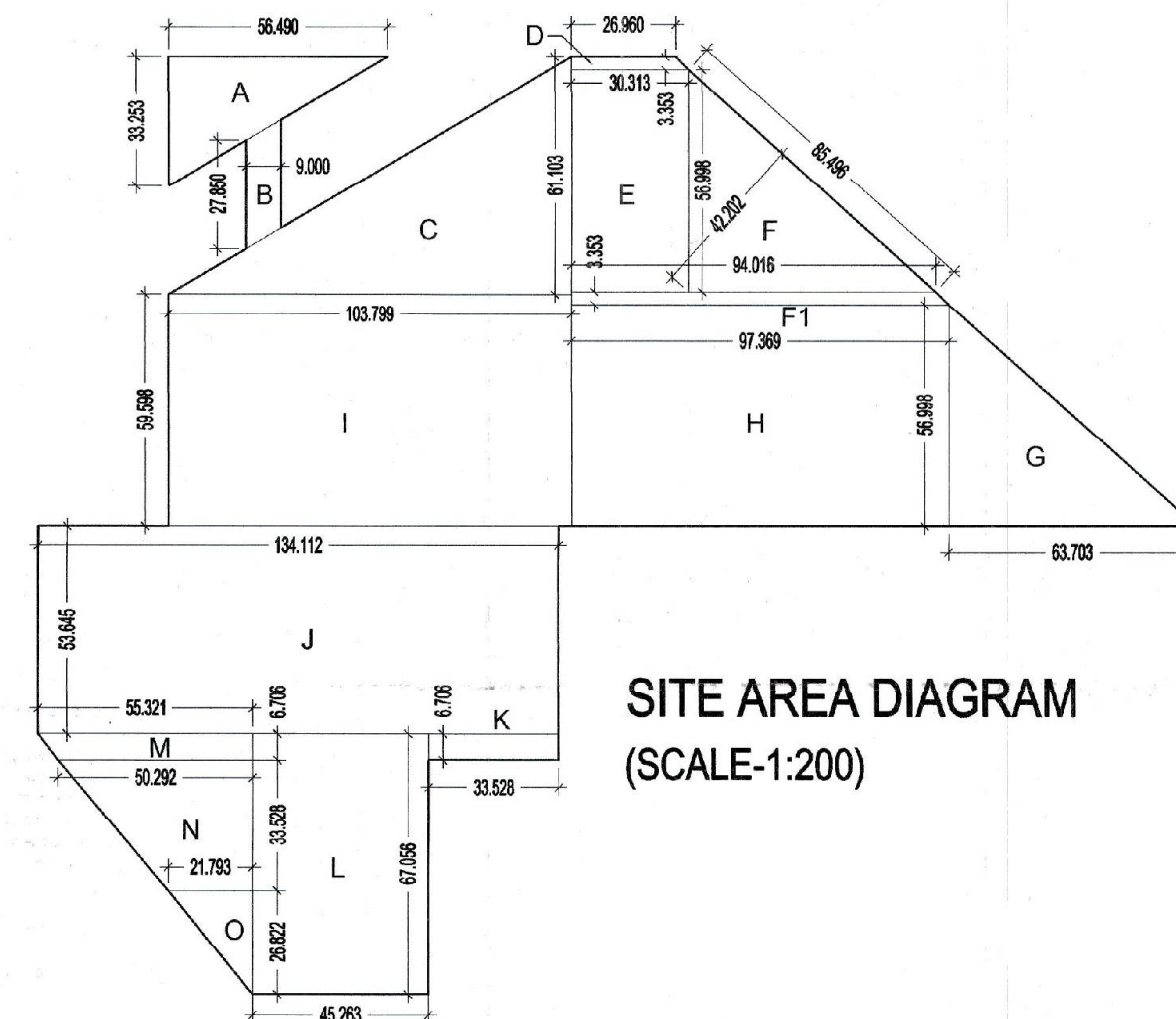


PLOT AREA DETAIL-A2			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	7.500	19.390	145.425
2	0.610	$(6.463+7.5)/2$	4.255
TOTAL PLOT AREA			149.680



SITE AREA						
S.N.O	NO.	PREFIX	LENGTH 1	LENGTH 2	BREATH	AREA
A	1	0.5	56.490		33.253	939.23
B	1	1	9.000		27.850	250.65
C	1	0.5	103.799		61.103	3,171.21
D	1	0.5	26.960	30.313	3.353	96.01
E	1	1	30.313		56.998	1,727.78
F	1	0.5	85.496		42.202	1,804.05
F1	1	0.5	94.016	97.369	3.353	320.85
G	1	0.5	63.703		56.998	1,815.47
H	1	1	97.369		56.998	5,549.83
I	1	1	103.799		59.598	6,186.21
J	1	1	134.112		53.645	7,194.43
K	1	1	33.528		6.706	224.83
L	1	1	45.263		67.056	3,035.15
M	1	0.5	55.321	50.292	6.706	354.12
N	1	0.5	50.292	21.793	33.528	1,208.43
O	1	0.5	21.793		26.822	292.26
TOTAL SITE AREA (in sq.mt.)						34,170.67
TOTAL SITE AREA (in Acres)						8.4437

FLUSHING WATER SUPPLY LEGEND:-		
S. No.	DESCRIPTION	SYMBOL
1.	110 OD / 63 OD uPVC FLUSHING WATER SUPPLY PIPE	
2.	25 OD/ 32 OD uPVC FLUSHING WATER SUPPLY PIPE	
3.	VALVE CHAMBER	 VC
4.	AIR RELEASE VALVE	 ARV
5.	GARDEN HYDRANT	 GH



	PERMITS	TOTAL AREA = 8.44375 ACRES (34170.578 SQ/M)					
		PERMISSIBLE			PROPOSED		
	AREA IN ACS	AREA IN SQ/M	%	AREA IN ACS	AREA IN SQ/M	%	
TOTAL SITE		34170.578					
OPEN SPACE	0.633	2582.793	7.5	0.864	2688.040	7.9	
LAND FOR COMMUNITY FACILITIES	0.844	3417.058	10.0	0.845	3420.732	10.0	
COMMERCIAL AREA	0.338	1366.823	4.0	0.169	683.663	2.0	
AREA UNDER PLOT	5.151	20844.052	61.0	5.097	20627.244	60.7	
TOTAL SALABLE AREA	5.488	22210.875	65.0	5.268	21310.907	62.7	
PERMISSIBLE DENSITY		240.400				241.421	

PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.500	20.000	150.000	1-2,7-18	14	2100.00
A1	AS/DETAILS		148.232	3	1	148.232
A2	AS/DETAILS		149.684	6	1	149.684
B	AS/DETAILS		149.278	4	1	149.278
C	9.000	(14.092+19.24)/2	149.994	5	1	149.994
D	7.017	18.800	131.920	20-28	9	1187.27
D1	AS/DETAILS		130.909	19	1	130.909
D2	(17.297+7.238)/2	X9.00	110.408	18A	1	110.408
E	7.017	20.000	140.340	29-46	18	2526.12
F	7.265	20.646	149.993	47-80, 96-122, 114-120	58	8699.60
F1	AS/DETAILS		148.026	113	1	148.026
G	7.039	15.174	106.810	121-129	9	961.28
H	8.700	15.000	100.500	130-137, 139-146	16	1608.00
H1	AS/DETAILS		117.868	139	1	117.868
H2	6.750	(15.0+9.971)/2	84.277	147	1	84.277
I	7.000	15.000	105.000	148-150	3	315.000
J	7.336	18.600	136.450	89-95	7	955.14
K	7.544	18.000	135.792	81-88	8	1086.32
TOTAL PLOT AREA					151	20827.24
					IN ACRES	5.05

20% MORTGAGED PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.500	20.000	150.000	1,2,8,14,18	5	750.000
A1	AS/DETAILS		148.232	3	1	148.232
B	AS/DETAILS		149.276	4	1	149.276
C	9.000	(14.092+19.24)/2	149.994	5	1	149.994
D	7.017	18.800	131.920	20,23,24,26,27	5	659.590
E	7.017	20.000	140.340	34.	1	140.340
F	7.265	20.646	149.993	56,71,79,97,102,103,,106,108,112,114	10	1499.936
F1	AS/DETAILS		148.026	113	1	148.026
G	7.039	15.174	106.810	124..	1	106.810
H	6.700	15.000	100.500	145..	1	100.500
H2	6.750	(15.0+9.971)/2	84.277	147	1	84.277
K	7.544	18.000	135.792	81,85	2	271.584
TOTAL PLOT AREA					30	4208.556
					IN ACRES	10.000

OPEN/GREEN AREA					
S.N.O	NO.	PREFIX	LENGTH 1	BREATH	AREA
G1	1	1	16.888	14.284	241.228
G1a		(16.888+10.50)/2		5.716	78.275
G2	1	0.5	28.546	31.905	455.380
G3	1	1	26.565	28.546	758.324
G4	1	0.5	48.493	28.546	692.141
G5	1	1	15.000	3.000	45.000
G6	1	(14.092+4.895)/2		15.623	148.317
G7	1	0.5	18.061	10.632	98.012
G8	1	0.5	18.267	10.753	98.213
G9	1	0.5	5.4650	9.285	25.371
G10	1	0.5	12.7410	7.500	47.779
TOTAL GREEN AREA					2,686.040

PLOT AREA DETAIL-B			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	9.285	10.717	99.50
2	5.464	(10.717+7.5)/2	49.76
TOTAL PLOT AREA			149.27

PLOT AREA DETAIL-D1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	17.297	7.017	121.37
2	1.503	(7.017+5.672)/2	9.53
TOTAL PLOT AREA			130.90

PLOT AREA DETAIL-H1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	6.750	15.000	101.25
2	5.472	3.000	16.41
TOTAL PLOT AREA			117.66

PLOT AREA DETAIL-A1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	7.500	18.267	137.00
2	1.733	6.480	11.23
TOTAL PLOT AREA			148.23

To be read with Licence No. 40 of 2023 dated 19/04/2023 comprised of 119.19 Acres

That this Layout plan for an area measuring 8.44375 acres (Drawing No. 119/19 Dated 20.04.23.) comprised of licence which is issued in respect of Affordable Residential Plotted Cooda (Under Denai - Jan Awas Yojna) being developed 39 Homes Pvt. Ltd. and others, Sector-95, 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 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, 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 DGTCPP for the modification of layout plans of the colony.
5. That the revenue raster 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 DGTCPP, 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 a 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 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 licensee.
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 licensed 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 lines of Section 3(a)(ii)(iii) of the Act No.8 of 1975.
13. That the odd size plots are 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 regularisation of the boundaries of the licensee through give and take with the land that is 150P 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) lighting 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-SPOWER 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. 10/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for Conservation Building Codes.

notes:-

PAYMENT AND B.G.REGARDING, E.D.C., I.D.C. & I.D.W. HAS BEEN CLEARED AS REQUESTED BY THE DEPARTMENT, SO THERE IS NO RESTRICTION REGARDING MORTGAGED OF PLOTS.

LEGEND:-

	COMMERCIAL
	LAND TO BE TRANSFER TO GOVT.
	SERVICES
	OPEN/GREEN
	20% MORTGAGED PLOTS SHOWN AS

TITLE:-

PROPOSED SITE FOR D.D.J.A.Y.
AFFORDABLE PLOTTED
COLONY OVER AN OVER
AREA OF 8.44375 ACRES
(67K-11M) AT FALLING IN THE
REVENUE ESTATE OF
VILLAGE DHORKA, SECTOR 95,
TEHSIL-HARSARU & DISTT.
GURUGRAM. BEING
DEVELOPED BY - 3B HOMES
P V T L T D

OWNERS SIGNATURE: _____

ARCHITECT SIGNATURE:- A

3B HOMES PVT. LTD.
Auth. Signature

AL. VIKAS AHLAWAT
CA/2013/59929

DRAWING TITLE :

LAYOUT PLAN

DATE:- MARCH. -2022	NORTH ↑	SHEET NO.
SCALE:- 1:650(A1)		01

FLUSHING WATER SUPPLY LAYOUT