

PLOT -F1 AREA DIAGRAM

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

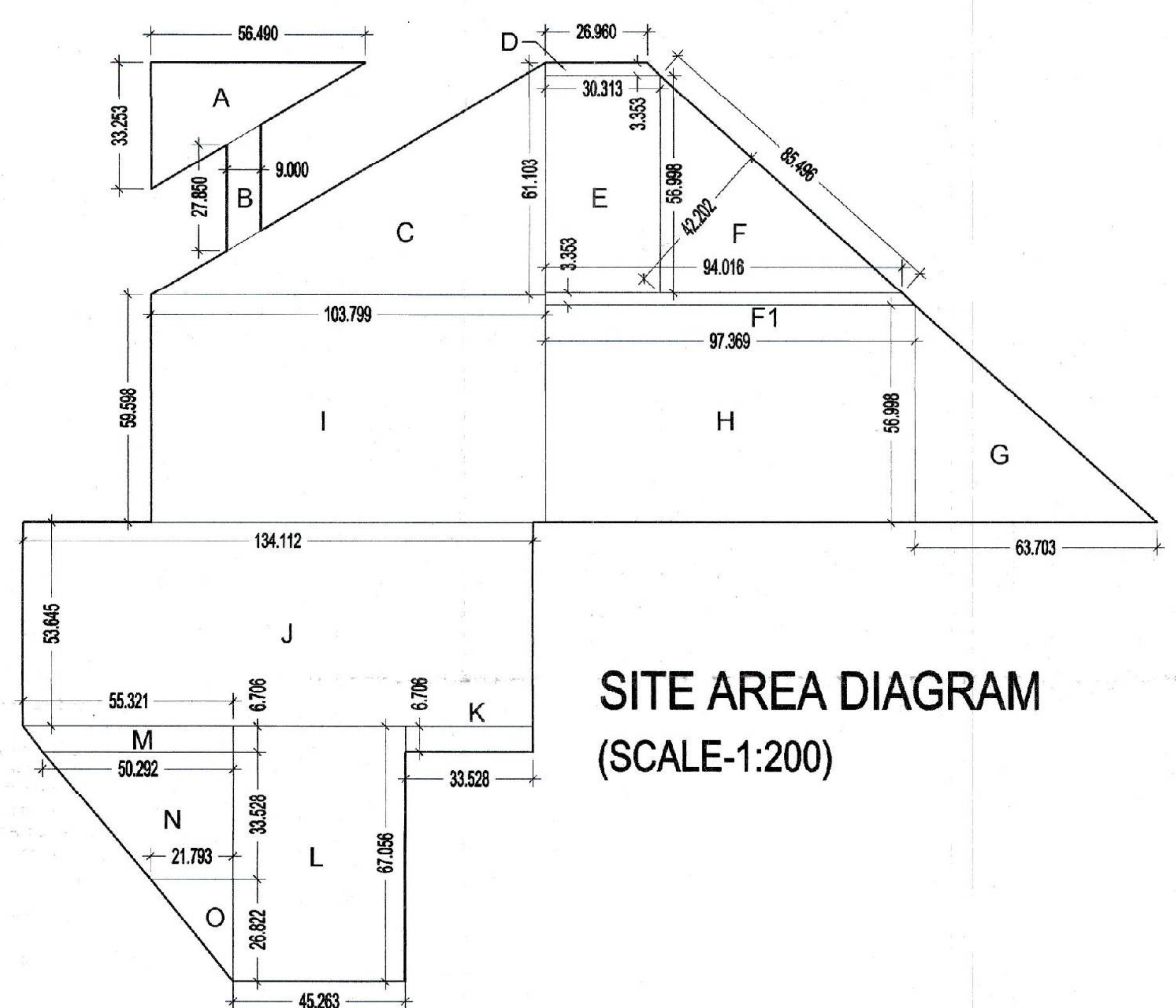
PLOT -A2 AREA DIAGRAM

PLOT AREA DETAIL-A2			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	7.500	19.390	145.425
2	0.610	(6.463+7.5)/2	4.259
TOTAL PLOT AREA			149.684

UGT & PUMP ROOM
Area = 180 Sqm.

STP
Capacity=420 KLD
Area = 500 Sqm.

SITE AREA						
S.NO.	NO.	PREFIX	LENGTH 1	LENGTH 2	BREATH	AREA
A	1	0.5	56.490		33.253	939.231
B	1	1	9.000		27.650	250.650
C	1	0.5	103.799		61.103	3,171.215
D	1	0.5	26.960	30.313	3.353	96.018
E	1	1	30.313		56.998	1,727.780
F	1	0.5	85.496		42.202	1,804.051
F1	1	0.5	94.016	97.369	3.353	320.857
G	1	0.5	63.703		56.998	1,815.472
H	1	1	97.389		56.998	5,549.838
I	1	1	103.799		59.598	6,186.213
J	1	1	134.112		53.645	7,194.438
K	1	1	33.528		6.706	224.839
L	1	1	45.263		67.056	3,035.156
M	1	0.5	55.321	50.292	6.706	354.120
N	1	0.5	50.292	21.793	33.528	1,208.433
O	1	0.5	21.793		26.822	292.266
TOTAL SITE AREA (in sq.m.)						34,170.578
TOTAL SITE AREA (in Acres)						8.44375



	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				8.44375	34170.578	
OPEN SPACE	0.632	2562.793	7.5	0.684	2688.040	7.881
LAND FOR COMMUNITY FACILITIES	0.844	3417.058	10.0	0.845	3420.732	10.011
COMMERCIAL AREA	0.338	1368.823	4.0	0.169	683.663	2.001
AREA UNDER PLOT	5.151	20844.052	61.0	5.097	20627.244	60.386
TOTAL SALABLE AREA	5.488	22210.875	65.0	5.286	21310.907	62.366
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	2100.000	
A1	AS/DETAILS		148.232	3	1	148.232	
A2	AS/DETAILS		149.684	6	1	149.684	
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	20-28	9	1187.276	
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	2526.120	
F	7.265	20.646	149.993	47-80,96-122,114-120	58	8699.605	
F1	AS/DETAILS		148.028	113	1	148.028	
G	7.039	15.174	106.810	121-129	9	961.288	
H	6.700	15.000	100.500	130-137,139-146	18	1608.000	
H1	AS/DETAILS		117.666	139	1	117.666	
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	955.147	
K	7.544	18.000	135.792	81-88	8	1086.336	
TOTAL PLOT AREA					151	20627.244	
						IN ACRES	5.097

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	659.598	
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	1499.932	
F1	AS/DETAILS		148.028	113	1	148.028	
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	4208.589	
						IN ACRES	1.040

OPEN/GREEN AREA					
S.N.C	NO.	PREFIX	LENGTH 1	BREATH	AREA
G1	1	1	16.888	14.284	241.228
G1a	1		(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	26.546	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	96.012
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 -B AREA DIAGRAM

PLOT AREA DETAIL-B			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	9.285	10.717	99.507
2	5.464	(10.717+7.5)/2	49.769
TOTAL PLOT AREA			149.276

PLOT -H1 AREA DIAGRAM

PLOT AREA DETAIL-H1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	6.750	15.000	101.250
2	5.472	3.000	16.416
TOTAL PLOT AREA			117.666

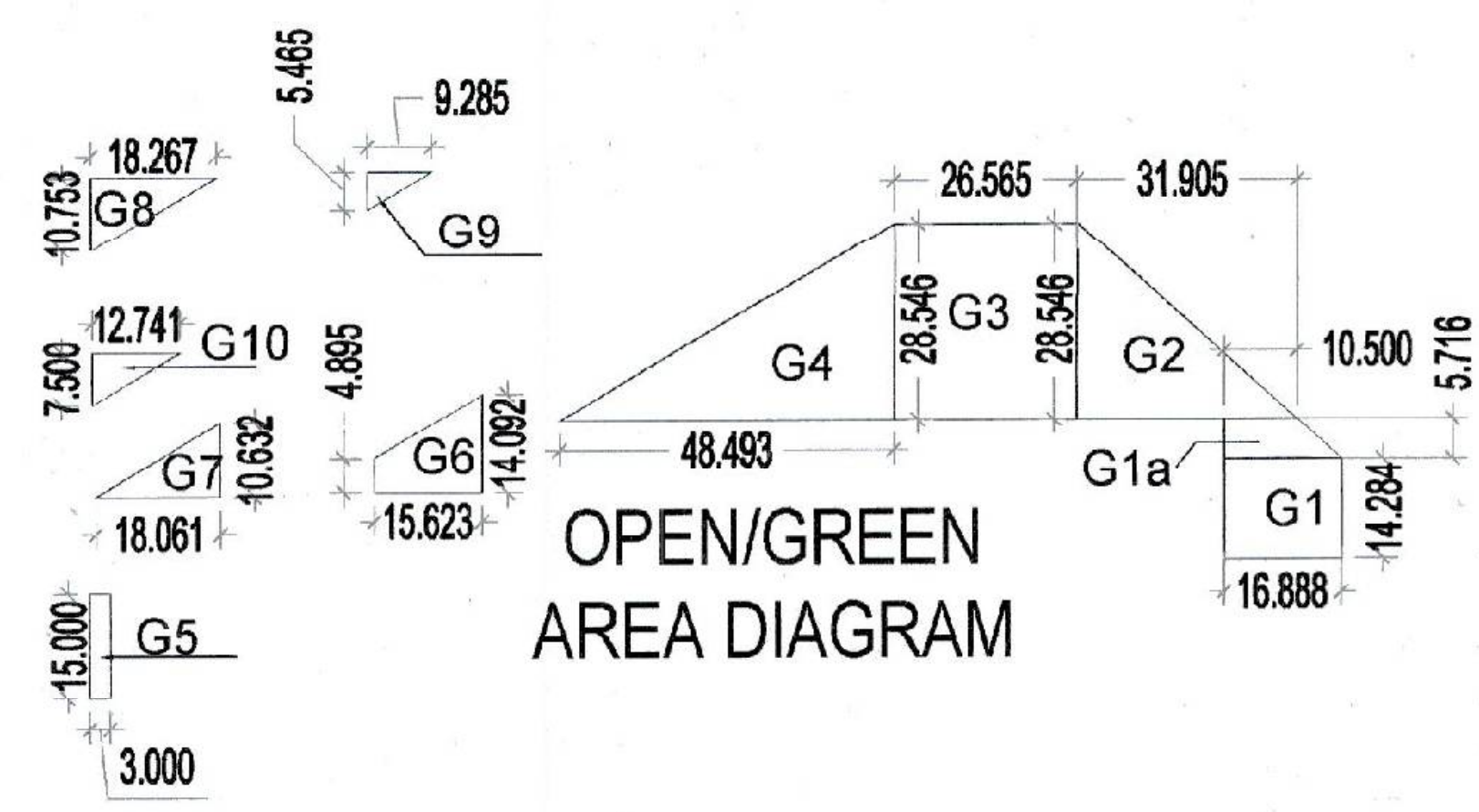
PLOT -A1 AREA DIAGRAM

PLOT AREA DETAIL-A1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	7.500	18.267	137.003
2	1.733	6.480	11.230
TOTAL PLOT AREA			148.232

PLOT -D1 AREA DIAGRAM

PLOT AREA DETAIL-D1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	17.297	7.017	121.373
2	1.503	(7.017+5.672)/2	9.536
TOTAL PLOT AREA			130.909

OPEN/GREEN AREA DIAGRAM



- To be read with Licence No. 90 of 2023 Dated 19/4/2023
- That this layout plan for an area measuring 8.44375 acres (Drawing No. 19/15/2023, Dated 2.6.04.21.) comprised of licence which is issued in respect of Affordable Residential Plotting Colony (Under Deen Dayal Jan Awas Yojna) for the developed 3B Homes Pvt. Ltd. and others, Sector-95, 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. The colonizer shall abide by the directions of the DGTC for the modification of layout plans of the colony.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTC 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 DGTC, 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 area 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 conditions of the agreements of the license.
 - 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 lines of Section 113(g)(ii) 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 7.5% of the standard frontage when demarcated.
 - That you will have no objection to the regularization of the boundaries of the license through give and take with the land HSP 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.22/51/2005-SPower 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 Code.

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:-
3B HOMES PVT. LTD.
Auth. Signatory

ARCHITECT SIGNATURE:-
A. VIKAS AHLAWAT
CA/2013/59929

DRAWING TITLE:
LAYOUT PLAN

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

SEWER LAYOUT