

PLOT -F1 AREA DIAGRAM

PLOT AREA DETAIL-F1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	7.265	18.061	131.213
2	2.585	(6.743+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

SITE AREA					
S.NO.	NO.	PREFIX	LENGTH 1	LENGTH 2	BREATH AREA
A	1	0.5	56.490	33.253	189.231
B	1	1	9.000	27.850	250.650
C	1	0.5	103.799	61.103	3,171.215
D	1	0.5	26.960	30.313	83.353
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
G	1	0.5	63.703	56.998	1,815.472
H	1	1	97.369	56.998	5,549.638
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	224.859
L	1	1	45.263	67.056	3,035.156
M	1	0.5	55.321	50.292	2,786.420
N	1	0.5	50.292	21.793	1,100.433
O	1	0.5	21.793	26.822	584.266
TOTAL SITE AREA (in sq.mt.)					34,170.578
TOTAL SITE AREA (in Acres)					8.44375

SITE AREA DIAGRAM
(SCALE:1:200)

	TOTAL AREA = 8.44375 ACRES (34170.578 SQ.M)			
	PERMISSIBLE		PROPOSED	
	AREA IN ACRES	%	AREA IN ACRES	%
TOTAL SITE	8.44375	100.0	8.44375	100.0
OPEN SPACE	0.833	9.75	0.664	7.86
LAND FOR COMMUNITY FACILITIES	0.844	10.0	0.845	10.01
COMMERCIAL AREA	0.338	4.0	0.169	2.00
AREA UNDER PLOT	5.151	61.0	5.097	60.36
TOTAL SALEABLE AREA	5.488	65.0	5.266	62.36
PERMISSIBLE DENSITY	240.400		241.421	

PLOT AREA DETAIL					
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	TOTAL AREA UNDER PLOTS
A	7.500	20.000	150.000	1-2, 7-18	14
A1	AS/DETAILS	148.232	148.232	3	148.232
A2	AS/DETAILS	149.684	149.684	6	149.684
B	AS/DETAILS	149.276	149.276	4	149.276
C	9.000	(14.092+19.24)/2	149.994	5	149.994
D	7.017	18.800	131.920	20-28	9
D1	AS/DETAILS	130.909	130.909	19	130.909
D2	(17.297+7.238)/2	20.000	110.408	16A	1
E	7.017	20.000	140.340	29-46	18
F	7.265	20.646	149.993	47-50, 96	58
F1	AS/DETAILS	148.026	148.026	113	148.026
G	7.039	15.174	106.810	121-129	9
H	6.700	15.000	100.500	130-137, 139-146	16
H1	AS/DETAILS	117.666	117.666	139	117.666
H2	(15.0+9.971)/2	84.277	84.277	147	84.277
I	7.000	15.000	105.000	148-150	3
J	7.336	18.600	136.450	89-95	7
K	7.544	18.000	135.792	81-88	8
TOTAL PLOT AREA					20627.244
					IN ACRES 5.097

20% MORTGAGED PLOT AREA DETAIL					
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	TOTAL AREA UNDER PLOTS
A	7.500	20.000	150.000	1-2, 8, 14, 18	5
A1	AS/DETAILS	148.232	148.232	3	148.232
B	AS/DETAILS	149.276	149.276	4	149.276
C	9.000	(14.092+19.24)/2	149.994	5	149.994
D	7.017	18.800	131.920	20, 23, 24, 26, 27	5
E	7.017	20.000	140.340	34	140.340
F	7.265	20.646	149.993	56, 71, 79, 97, 102	10
F1	AS/DETAILS	148.026	148.026	113	148.026
G	7.039	15.174	106.810	124	106.810
H	6.700	15.000	100.500	145	100.500
H2	(15.0+9.971)/2	84.277	84.277	147	84.277
K	7.544	18.000	135.792	81, 85	2
TOTAL PLOT AREA					4208.569
					IN ACRES 1.040

- To be read with Licence No. 90 of 2023 dated 19/04/2023
- That this layout plan for an area measuring 8.44375 acres (Drawing No. 19/04/2023) is hereby approved subject to the following conditions:-
- That this layout plan shall be read in conjunction with the rules appearing on the layout plan.
 - 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 kept reserved for calculation of the area under plots.
 - That the demarcation plans as per site of all the Residential Plots and Commercial sites shall be got approved from this department and construction on these sites shall be governed by the bye-laws of the Department of Urban Development and Planning, Government of Haryana, dated 20/04/2017 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 following shall abide by the directions of the DCP for the modification of the layout plan of the colony.
 - That the revenue area falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the colony shall abide by the directions of the DCP, 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 carriageway of 30 metres or wider feeder road if applicable.
 - All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colony. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colony on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
 - At the time of demarcation plan, if required percentage of reserved open spaces is reduced, the same will be provided by the colony in the licensed area.
 - No plot will derive an access from less than 9 metres wide road, which is a minimum width of 9 metres between the plots.
 - Any access from over and above the permissible 4% under commercial use shall be deemed to be open access.
 - The position of the electric lines shall be provided in the layout plan in accordance with the applicable rules of the Department of Public Works, Haryana, dated 19/04/2023.
 - That the utility plots are being approved subject to the condition that these plots should not have a frontage of less than 22% of the standard frontage when demarcated.
 - That you will have no objection to the regularization of the boundaries of the licensed area and take with the land that HUP 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 road water harvesting system shall be provided as per Central Water Board's approved norms/Haryana Govt. notification applicable.
 - That the colony/owner shall use only light-emitting diodes (LED) lighting for street lighting of the colony.
 - That the colony/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/62/2005-SP/Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colony/owner shall strictly comply with the directions issued with notification No. 13/2016-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

NOTES:-

PAYMENT AND B.G.R.F.G.A.R.D.I.N.G., 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 DHOKA, SECTOR 95, TEHSIL-HARSARU & DISTT. GURUGRAM. BEING DEVELOPED BY - 3B HOMES P V T L T D

OWNERS SIGNATURE: ARCHITECT SIGNATURE:

3B HOMES PVT. LTD. AUTH. SIGNATORY

Auth. Signatory

DRAWING TITLE: LAYOUT PLAN

DATE: MARCH-2022 NORTH SHEET NO.

SCALE: 1:650(A1) 01

OPEN/GREEN AREA				
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH AREA
G1	1	1	16.888	14.284
G1a	1	(10.888+10.50)/2	5.716	78.275
G2	1	0.5	26.546	31.905
G3	1	1	26.565	26.546
G4	1	0.5	48.493	28.546
G5	1	1	15.000	3.000
G6	1	(14.092+4.895)/2	15.623	148.317
G7	1	0.5	18.061	10.632
G8	1	0.5	18.267	10.753
G9	1	0.5	5.4650	9.285
G10	1	0.5	12.7410	7.500
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+5.5)/2	49.769
TOTAL PLOT AREA			149.276

PLOT -D1 AREA DIAGRAM

PLOT AREA DETAIL-D1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	17.297	7.017	121.979
2	1.503	(7.017+5.672)/2	9.536
TOTAL PLOT AREA			130.909

PLOT -H1 AREA DIAGRAM

PLOT AREA DETAIL-H1			
TYPE	WIDTH	LENGTH	TOTAL AREA
1	6.758	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			148.233

OPEN/GREEN AREA DIAGRAM