

AREA STATEMENT

TOTAL PLOT AREA	11.21875 ACRES	45400.5984 SQ.MTS.				
PERMISSIBLE			PROPOSED			
NET PLANNED AREA	11.21875	ACRES	SQ.MTS.	%	ACRES	SQ.MTS
MAX PERMISSIBLE AREA	65 %	7.2922	29510.3890	64.08%	7.187	29085.358
PROPOSED PLOTTED AREA				62.02%	6.958	28157.008
PROPOSED COMMERCIAL AREA				2.06%	0.231	928.35
AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10 %	1.1219	4540.0598	10%	1.122	4542.53
MIN. GREEN AREA	7.5 %	0.8414	3405.0449	7.50%	0.841	3405.092
NO. OF PLOTS				204		
OCCUPANCY PER DWELLING PLOT				18		
TOTAL POPULATION		PERSONS		3672		
DENSITY	240-400	PPA		327		

SECTOR 88B

12.0M WIDE SERVICE ROAD

60.0M WIDE CONSTRUCTED ROAD

To be read with Licence No. 70 of 2023 Dated 4/4/2023

This Layout plan for an area measuring 11.21875 acres (Drawing No. 9116 Dated 05-04-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Nani Resorts and Floriculture Pvt.Ltd., Sector-88A, 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 plots area reserved for commercial purposes shall be taken as plotted for calculation of the area under 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. 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 licenced areas 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, 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 licenced 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) 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 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-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 Codes.
- That the plot no. 1 to 17 (shown in blue colour) are freed and you shall not create any third party rights on the freed plots till the functional/construction of 24.0 mtr. wide road.

(NARENDER KUMAR) DTP(HQ)
 (HITESH SHARMA) STP(M)HQ
 (PANKAJ BANIWAL) ATP(HQ)
 (H. Lalwani) STP(M)HQ
 (DINESH KUMAR) PA(HQ)
 (P.P. ANISH) CTP(HR)
 (T.L. SATYAPRAKASH, IAS) DC, CTP(HR)

DETAIL OF TOTAL NOS OF PLOT

PLOT NO.	PLOT SIZE		AREA (SQMT)	NOS OF PLOT	AREA IN SQ.MT
	WIDTH	LENGTH			
1 TO 8	7.125	19.485	138.831	8	1110.645
9 TO 17	7.698	19.485	149.996	9	1349.960
18 TO 28	7.698	19.485	149.996	11	1649.951
29 TO 36	7.125	19.485	138.831	8	1110.645
37 TO 49	7.810	16.800	131.208	13	1705.704
50 TO 66	7.800	19.215	149.877	17	2547.909
67 TO 74	7.450	16.785	125.216	8	1001.729
75 TO 91	7.800	19.215	149.877	17	2547.909
92 TO 108	7.800	19.215	149.877	17	2547.909
109 TO 125	7.800	19.215	149.877	17	2547.909
126 TO 143	7.800	19.215	149.877	18	2697.786
144 TO 149	8.810	10.295	90.699	6	544.194
150 TO 152	7.800	19.215	149.877	3	449.631
153 TO 157	7.905	17.00	134.385	5	671.925
158	9.464	10.1	95.586	1	95.586
159 TO 166	7.630	10.875	82.976	8	663.810
167 TO 179	7.800	15.51	120.978	13	1572.714
180	12.360	8.38	103.577	1	103.577
181 TO 192	7.424	18.75	139.200	12	1670.400
193	6.820	18.75	AS/P LINE	1	127.240
194	6.820	16.105	AS/P LINE	1	109.820
195	6.820	12.315	AS/P LINE	1	83.970
196	7.424	17.66	AS/P LINE	1	131.120
197 TO 203	7.424	18.75	139.200	7	974.400
204	16.770	8.382	140.566	1	140.566
			TOTAL	204	28157.008
			OR	ACRES	6.958

SECTOR 88A

GREEN AREA CALCULATION					
SIZE	SIZE		AREA (SQMT)		
	WIDTH	LENGTH			
G-01	5.035	6.095	1	30.688	
G-02	14.470	17.825	1	257.928	
G-03	19.485	2.420	1	47.154	
G-04	AS/ PLINE			110.680	
G-05	15.635	101.405	1	1585.467	
G-06	15.635	31.2	1	487.812	
G-07	14.190	10.295	1	146.086	
G-08	3.000	10.875	2	65.250	
G-09	AS/ PLINE			243.600	
G-10	3.060	10.035	1	30.707	
G-11	AS/ PLINE			399.720	
			TOTAL AREA	3405.092	
			OR	ACRES	0.841
					7.50%

DETAIL OF TOTAL NOS OF FREEZE PLOTS TILL 24M WIDE ROAD IN FRONT IS ACCESSABLE

PLOT NO.	PLOT SIZE		AREA (SQMT)	NOS OF PLOT	AREA IN SQ.MT
	WIDTH	LENGTH			
1 TO 8	7.125	19.485	138.831	8	1110.645
9 TO 17	7.698	19.485	149.996	9	1349.960
			TOTAL	17	2460.605
			OR	ACRES	0.608

PROJECT NAME & ADDRESS :
 SITE LAYOUT PLAN FOR Deen Dayal Jan Awas Yojna Affordable Plotted Housing Colony over an area measuring 11.3492 acres.
 Site measuring = 11.21875 acres
 [Rect/Killa No.33/6/2,7/2,9/1,11/2,12/1,13,14,15/1/1,15/2,16/2,17,18,20/1/1,20/2/1,23,24,26,55/3
 M/S NANI RESORTS AND FLORICULTURE PRIVATE LIMITED, falling in the Revenue Estate of Village HARSARU Sector-88A, Gurugram.
 DEVELOPED BY

M/S NANI RESORTS AND FLORICULTURE PRIVATE LIMITED

JYOTI PRAKASH SHARMA
 CA/2008/43101

ARCHITECT'S SIGNATURE :

OWNER'S SIGNATURE :

DRAWING TITLE :

SITE & LAYOUT PLAN

SCALE :

1 : 700

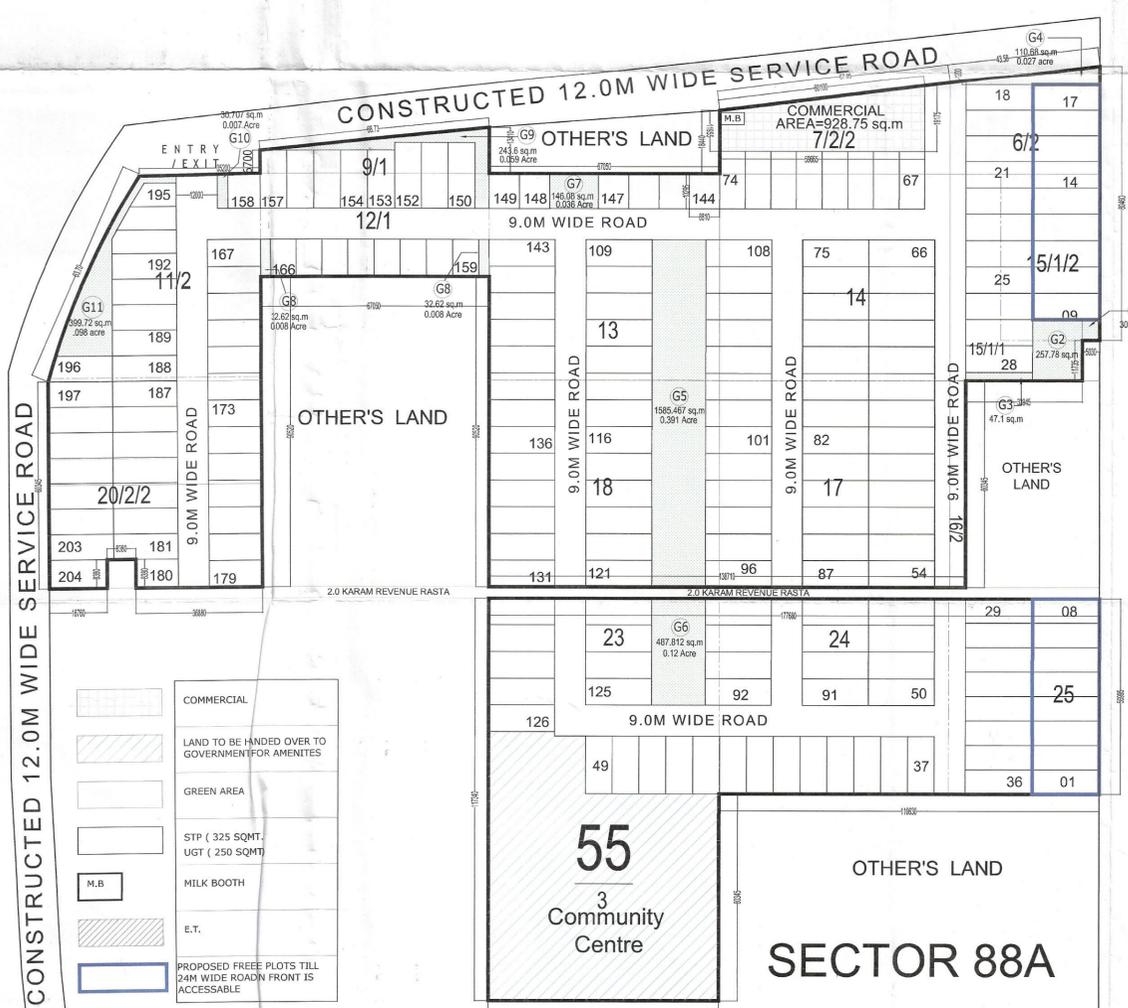
NORTH :

N



SECTOR 89A
 PROPOSED 12.0M WIDE SERVICE ROAD
 60.0M WIDE CONSTRUCTED ROAD
 CONSTRUCTED 12.0M WIDE SERVICE ROAD

60.0M WIDE CONSTRUCTED ROAD



24.0 M WIDE ROAD

SECTOR 88A