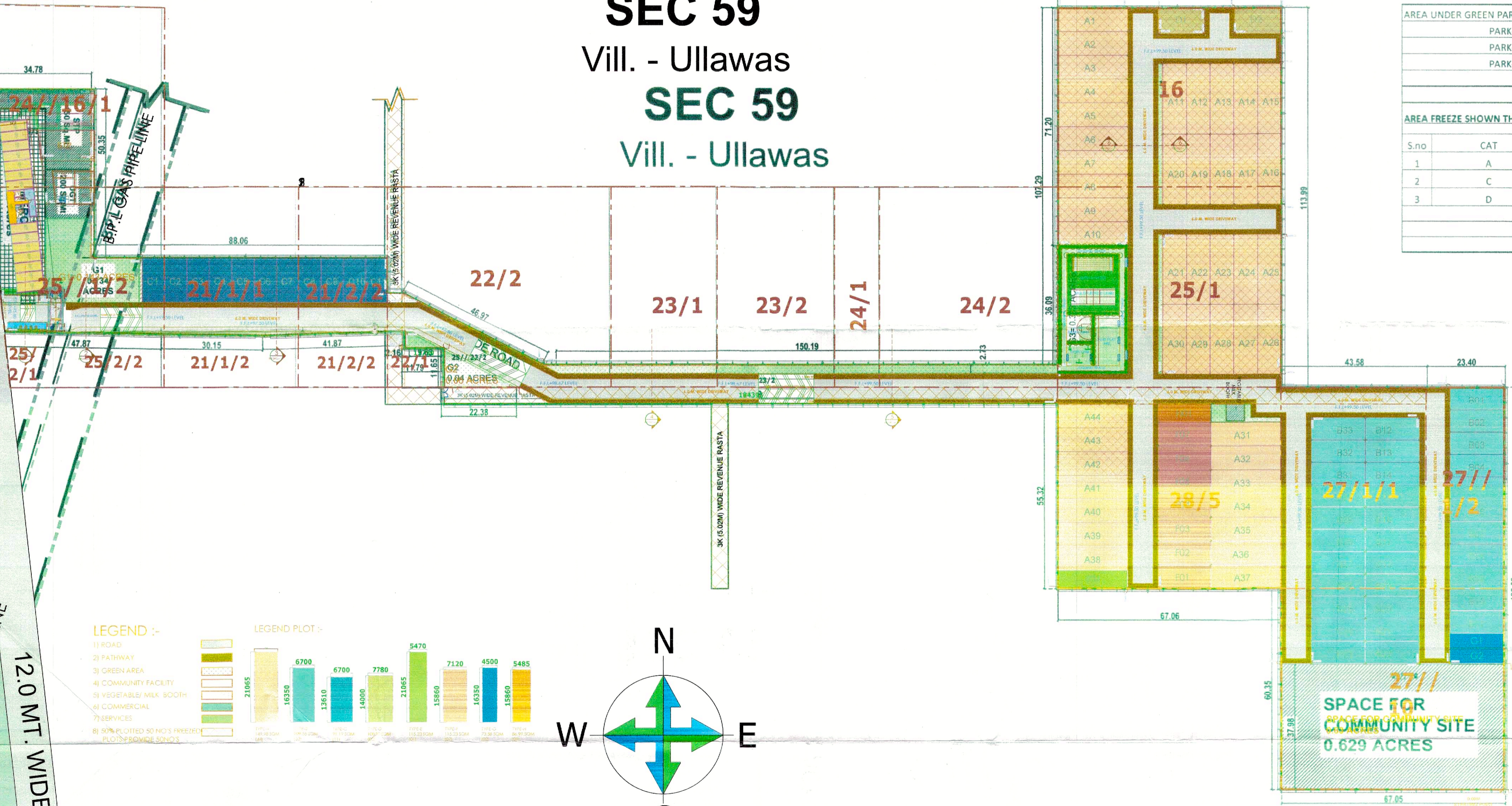


60.0 MT. WIDE ROAD

12.0 MT. WIDE SERVICE ROAD

24.0 MT. WIDE ROAD

12.0 MT. WIDE SERVICE ROAD

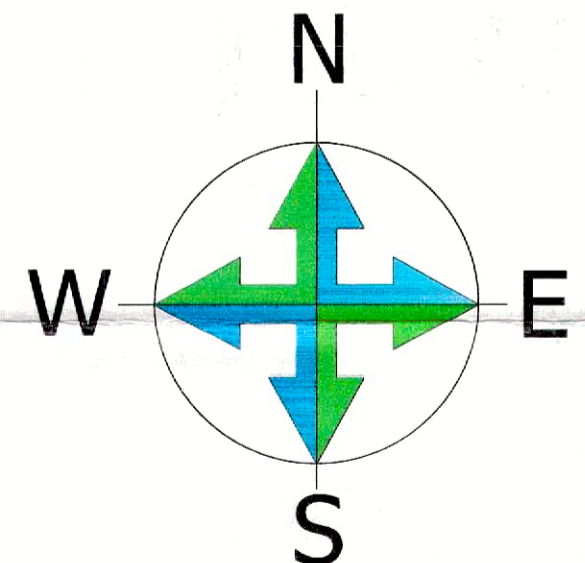


**LEGEND :-**

- 1) ROAD
- 2) PATHWAY
- 3) GREEN AREA
- 4) COMMUNITY FACILITY
- 5) VEGITABLE MIX. SOCIETY
- 6) COMMERCIAL
- 7) SERVICES
- 8) UNPLOTED SO HO'S FREELY PLOTS PROVIDE SERVICES

**LEGEND PLOT :-**

21065	6700	6700	7780	5470	7120	4500	5485
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**SEC 59**  
Vill. - Ullawas  
**SEC 59**  
Vill. - Ullawas

Checked subject to comments in forwarding letter No. ....  
Dt. .... and notes attached with the estimate

*Dr. Ramesh*  
Superintending Engineer (HQ) for Chief Engineer-I  
HSVP, Patanchikula  
8-9-2022  
SDF (w)  
9/9/2022

*Ramesh*  
Superintending Engineer,  
HVP Circle, Gurugram

**AREA STATEMENT**

TOTAL AREA OF THE SCHEME	=	6.22500	ACRES
NET PLANNED AREA	=	6.225	ACRES
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	=	0.249	ACRES 4.000%
AREA UNDER PLOTS @ 61% PERMISSIBLE	=	3.108	ACRES 49.929%
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE	=	3.357	ACRES 53.929%
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	=	0.488	ACRES 7.839%
AREA UNDER COMMUNITY SITE @ min. 10.0% PERMISSIBLE	=	0.629	ACRES 10.104%

**PLOTS AREA DETAIL**

S.no	CAT	Size	Area Sq.Mt	No's	Total Area	
1	A	7.120 x 21.060	= 149.947	44	6597.677 Sq.mt	
2	B	6.700 x 16.350	= 109.545	33	3614.985 Sq.mt	
3	C	6.700 x 13.610	= 91.187	11	1003.057 Sq.mt	
4	D	7.780 x 14.000	= 108.920	2	217.840 Sq.mt	
5	E	5.480 x 21.060	= 115.409	1	115.409 Sq.mt	
6	F	7.120 x 15.940	= 113.493	7	794.450 Sq.mt	
7	G	4.500 x 16.350	= 73.575	2	147.150 Sq.mt	
8	H	5.480 x 15.940	= 87.351	1	87.351 Sq.mt	
<b>TOTAL</b>					<b>101</b>	<b>12577.9184</b> Sq.mt
					OR	3.108 Acres

**DENSITY CALCULATION**

TOTAL DENSITY	=	101	X	18.00	@ PERSONS PER PLOT
	=	1818.00	=	6.2250	
	=	292.048	PPA	AGAINST 400 PPA PERMISSIBLE	

**AREA UNDER GREEN PARKS PROVIDED**

PARK-G1	=	0.134	Acres
PARK-G2	=	0.041	Acres
PARK-G3	=	0.313	Acres
<b>Total Area</b>	=	<b>0.488</b>	<b>Acres</b>

**AREA FREEZE SHOWN THUS**

S.no	CAT	Size	Area Sq.Mt	No's	Total Area	
1	A	7.120 x 21.060	= 149.947	34	5098.205 Sq.mt	
2	C	6.700 x 13.610	= 91.187	11	1003.057 Sq.mt	
3	D	7.780 x 14.000	= 108.920	2	217.840 Sq.mt	
<b>TOTAL</b>					<b>47</b>	<b>6319.1018</b> Sq.mt
					OR	1.5615 Acres
					OR	50.24 %

To be read with Licence No. 89 of 2022 dated 07/07/2022

This Layout plan for an area measuring 6.225 acres (Drawing no. DTCP-3453 dated 08-07-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Corona Realtors Pvt. Ltd. In Sector-59, Gurugram Manesar Urban Complex 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 DTCP 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 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.
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, 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 313(ii)(iii) 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 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.
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. 194/2016-5 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.

(RAKESH BANSAL) ATP (HQ) (AMIT MAHOLIA) DTR (HQ) (HITESH SHARMA) STP (M) HQ (P. SINGH) CTE (HR) (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ) Executive Engineer HSVP Division No.V, Gurugram

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 6.225Acres, UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR-59, GURUGRAM, HARYANA BEING DEVELOPED BY COMMANDER REALTORS PVT. LTD C/O CORONA REALTORS PVT.LTD.

ARCHITECT  
*Ar. Ramesh*  
CA/2015/72115

OWNER  
FOR CORONA REALTORS PRIVATE LIMITED