LC-5074.

DESCRIPSION	AREA IN SQMT.	%	AREA IN ACRE
TOTAL AREA OR LAND = (A)	**31868.944**	**100**	**7.8750**
AREA UNDER 12.0 M WIDE SERVICE ROAD WIDDENING = (B)	590.840	-	0.1460
AREA UNDER 38.0M GREEN BELT) = (C)	517.996	-	0.1280
TOTAL AREA UNDER 75.0M WIDE ROAD +30.0M GREEN BELT (B+C) = D	1108.836	-	0.2740
BALANCE SITE AREA (A -D) = E	**30760.108**	**-**	**7.6010**
ADD 50% AREA OF 12.0M M WIDE SERVICE ROAD, 38.0M GREEN BELT (1108.836/2) = F	554.418	-	0.1370
NET PLANNING AREA (F+F) = G	**31314.526**	-	**7.7380**
PERMISSIBLE RESIDENTIAL AREA @61% ON NET PLANNING = (G)	19101.861	61.00%	4.7202
PROPOSED RESIDENTIAL AREA	16869.265	53.87%	4.1685
PERMISSIBLE COMMERCIAL AREA @ 4% ON NET PLANNING = (G)	1252.581	4.00%	0.3095
PROPOSED COMMERCIAL AREA	1251.000	3.99%	0.3091
TOTAL SALEABLE AREA UNDER RESI. & COMMERCIAL	18120.265	57.87%	4.4776
REQUIRED AREA FOR COMMUNITY FACILITIES @ 10% OF TOTAL SITE AREA = (A)	3186.894	10.00%	0.7875
PROVIDED AREA FOR COMMUNITY FACILITIES	3190.527	10.01%	0.7884
REQUIRED GREEN AREA @7.5% OF TOTAL SITE AREA = (A)	2390.171	7.50%	0.5906
PROVIDED GREEN AREA	2392.712	7.51%	0.5913
PERMISSIBLE DENSITY	240-400	PPA	-
PROPOSED DENSITY =(139 X 13.5)= 1876.5 / 7.7380	242.504	PPA	-

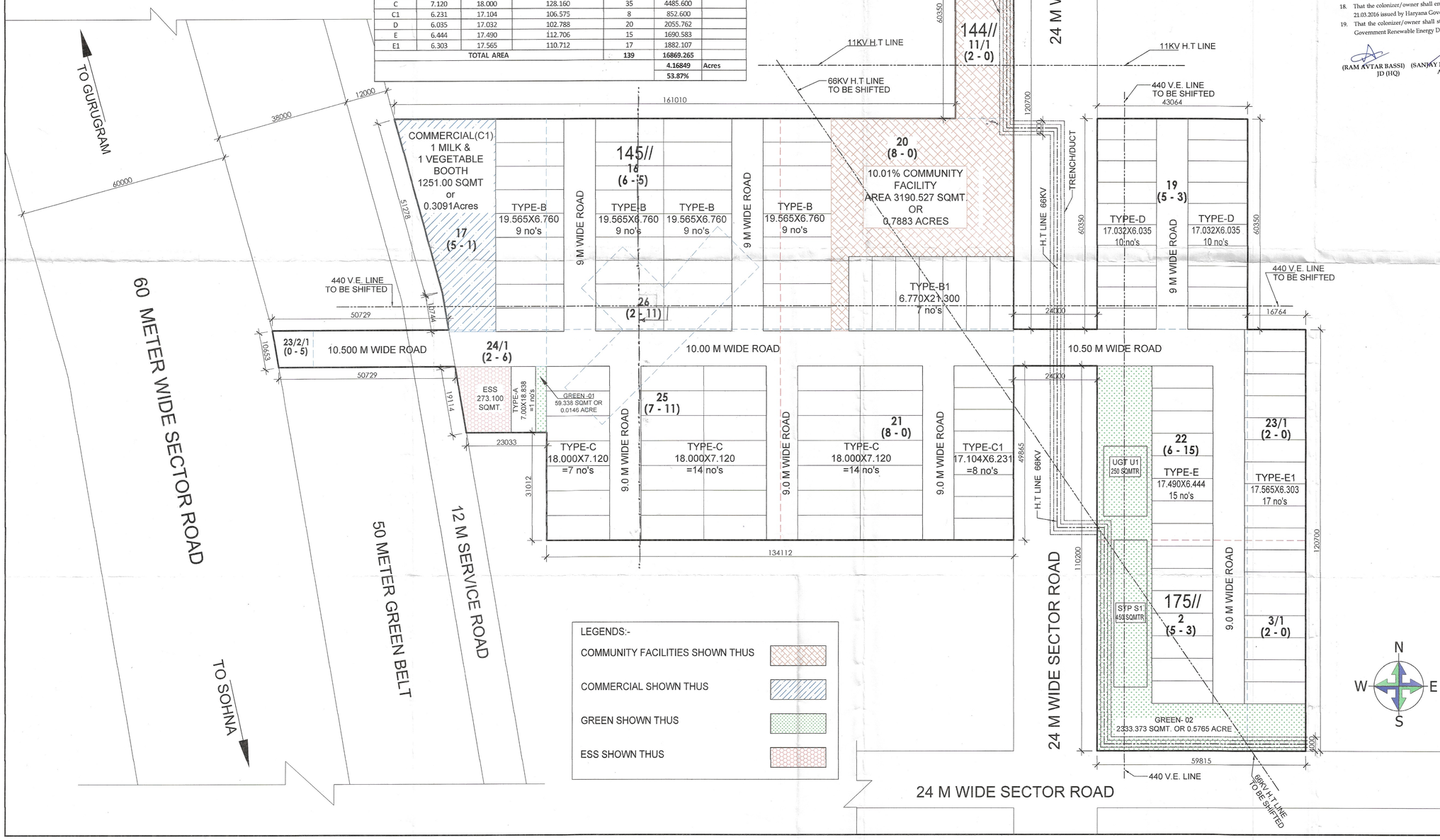
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.	
A	7.000	18.838	131.866	1	131.866	
B	6.760	19.565	132.259	36	4761.338	
B1	6.770	21.300	144.201	7	1009.407	
C	7.120	18.000	128.160	35	4485.600	
C1	6.231	17.104	106.575	8	852.600	
D	6.035	17.032	102.788	20	2055.762	
E	6.444	17.490	112.706	15	1690.583	
E1	6.303	17.565	110.712	17	1882.107	
TOTAL AREA				139	16869.265	
					4.16849	Acres
					53.87%	

To be read with Licence No. 14 of 2023 dated 29/01/2024

That this **Layout plan** for an **area measuring 7.875 acres (Drawing no. DTCP- 9986 dated 30/01/24 comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed **Smt. Shashi Gaur & others in collaboration with Greenfield Infraproject Pvt. Ltd in Sector-6, Sohna** s 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 andCommercialsite 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. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director General, 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 9metres wide road would mean a minimum clear width of 9metres 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 3(3)(a)(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 HSVP 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 coloniser/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. 19/4/2016-5 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.

(RAM AVTAR BASSI) JD (HQ) | (SANJAY NARANG) ATP (HQ) | (R.S. BATTH) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (DP SINGH) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)



PROJECT TITLE
PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA AREA MEASURING 7.875 ACRES IN SECTOR-6, VILLAGE & TEHSIL SOHNA, DISTRICT GURUGRAM BEING DEVELOPED BY GREEN FIELDS INFRA PROJECTS PVT. LTD. IN COLLABORATION WITH SMT. SHYAM KUMARI wd/o LATE SH RAGHU NANDAN SINGH AND SH RAKESH BHARDWAJ s/o SH RAGHU NANDAN SINGH
OWNER
GREEN FIELDS INFRAPROJECTS PVT LTD IN COLLABORATION WITH SMT SHYAM KUMARI wd/o LATE SH RAGHU NANDAN SINGH AND SH RAKESH BHARDWAJ s/o SH RAGHU NANDAN SINGH
TOTAL LAND AREA (APPLY FOR LICENCE) 63K-0M = 38115.257 SQYD OR 31868.944 SQMT. OR 7.875 ACRES
SCALE:- 1 : 500

CA- 30575/2003
ARCHITECT'S SIGN.

For GREENFIELD INFRAPROJECTS PVT. LTD.
Authorised Signatory
OWNER/AUTH. SIGN.