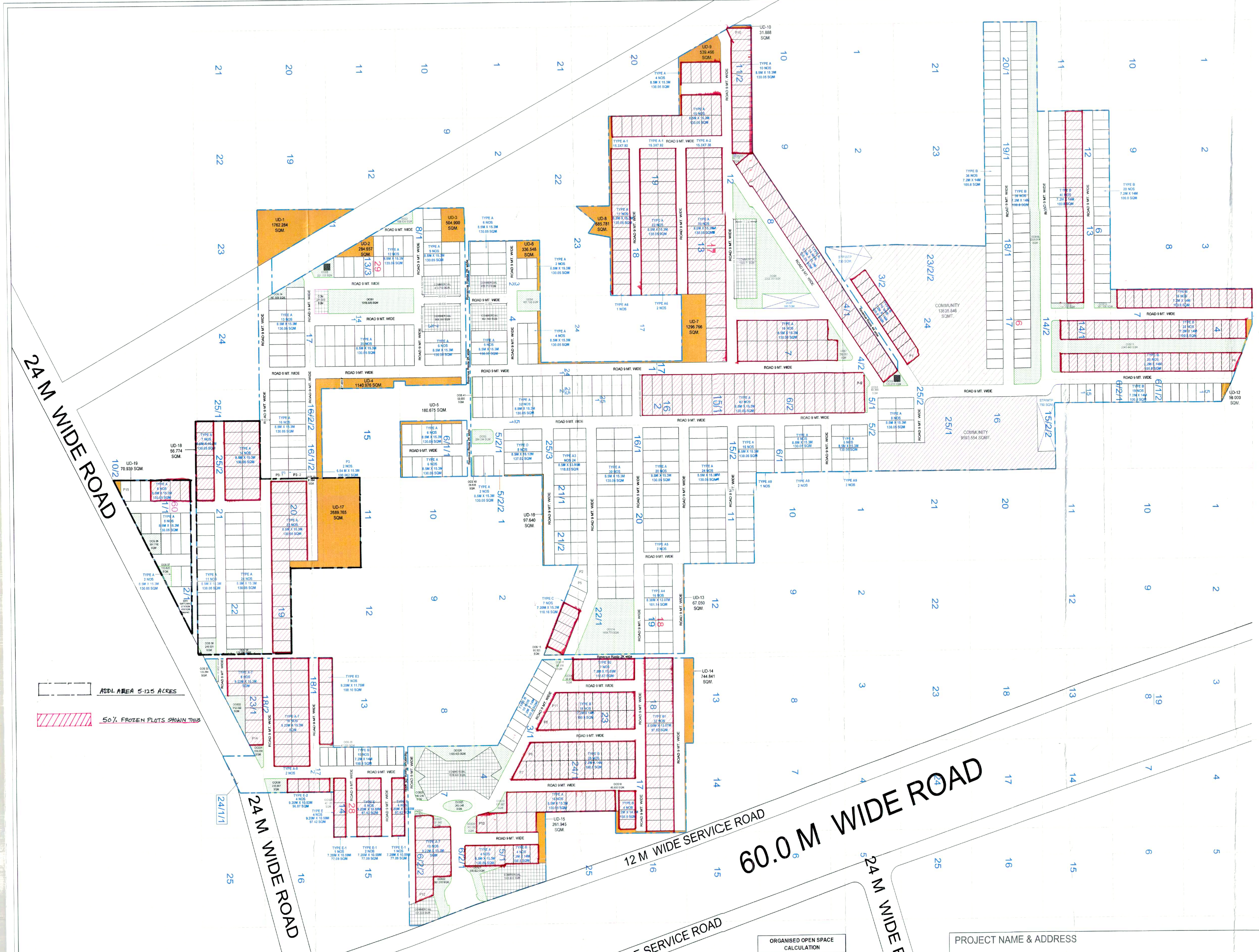

LC-4588

To be read with Licence No. 102 of 2022 Dated 27/07/2022

That this Layout plan for an additional area measuring 5.125 acres in Residential Affordable Plotted Colony (under DDJAY-2016) measuring 52.275 acres (Licence No. 32 of 2021 dated 03.07.2021), total area 57.40 acres (Drawing No. 8491 Dated 28-07-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Adhikaansh Realtors Pvt. Ltd., Sector-89, Gurugram 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 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.
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 licensed 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 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 construct the STP & UGT as underground and shall maintain the landscaped green on the entire surface of STP & UGT properly.
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.

(S.K. SEHRAWAT) DTP(HQ)　(HITESH SHARMA) STP(M)HQ　(P. B. SINGH) CTP(HR)　(K.MAKRAND PANDURANG, IAS) DTCP(HR)

(SANJAY NARANG) ATP(HQ)　(DINESH KUMAR) SD(HQ)

57.40000	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQMT.	%	ACRES	SQMT.	%
TOTAL LICENCED AREA	57.40000	232289.534				
AREA UNDER UD	2.68663	10872.415				
BALANCE AREA	54.71337	221417.119				
NET BALANCE AREA (A)	54.71337	221417.119				95.319
ORGANISED OPEN SPACE (ON APPLIED AREA)	4.305	17421.689	7.500	4.305	17422.641	7.500
COMMUNITY FACILITIES (ON APPLIED AREA)	5.740	23228.953	10.000	5.740	23229.400	10.000
COMMERCIAL AREA (ON NET PLANNED AREA)	2.189	8856.672	4.000	1.617	6545.397	2.956
AREA UNDER PLOTS (ON NET PLANNED AREA)	33.375	135064.243	61.000	30.122	121901.222	55.055
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)	35.564	143920.914	65.000	31.740	128446.619	58.011
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS		1020.44	
ACHIEVED DENSITY	241.08	PPA	ACHIEVED PLOTS		1025	
Total Population	1025 @13.5 person per plot				13838 Person	

DETAIL OF PLOTS

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	8.50	15.30	130.050	541	70357.050
2	A1	7.92	15.30	121.176	3	363.528
3	A2	7.32	15.30	111.996	2	223.992
4	A3	8.50	13.98	118.830	24	2851.920
5	A4	8.38	12.07	101.147	16	1618.346
6	A5	8.00	15.30	122.400	2	244.800
7	A6	8.39	15.30	128.367	3	385.101
8	A7	9.22	15.30	141.066	35	4937.310
9	A8	7.30	15.30	111.690	2	223.380
10	A9	9.44	15.30	144.432	5	722.160
11	B	7.20	14.00	100.800	291	29332.800
12	B1	8.08	12.07	97.526	32	3120.819
13	B2	7.50	15.69	117.675	7	823.725
14	C	7.20	15.30	110.160	7	771.120
15	D	8.50	16.12	137.020	8	1096.160
16	E	10.59	9.20	97.428	16	1558.848
17	E1	10.59	7.28	77.095	4	308.381
18	E2	9.20	10.53	96.876	4	387.504
19	E3	11.75	9.20	108.100	7	756.700
20	P1			96.967	1	96.967
21	P2			102.031	1	102.031
22	P3	6.54	15.30	100.062	2	200.124
23	P4			112.337	1	112.337
24	P5			109.168	1	109.168
25	P6			105.274	1	105.274
26	P7			123.106	1	123.106
27	P8			111.980	1	111.980
28	P9			128.889	1	128.889
29	P10			147.288	1	147.288
30	P11			94.148	1	94.148
31	P12			109.720	1	109.720
32	P13			121.388	1	121.388
33	P14			130.879	1	130.879
34	P15			124.279	1	124.279
	TOTAL				1025	121901.222

DETAIL OF 50% FROZEN PLOTS AS PER POLICY

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	8.50	15.30	130.050	245	31862.250
2	A1	7.92	15.30	121.176	3	363.528
3	A2	7.32	15.30	111.996	2	223.992
5	A6	8.39	15.30	128.367	3	385.101
6	A7	9.22	15.30	141.066	35	4937.310
7	A8	9.44	15.30	144.432	2	288.864
9	B	7.20	14.00	100.800	140	14112.000
10	B1	8.08	12.07	97.526	32	3120.819
11	B2	7.50	15.69	117.675	7	823.725
14	C	7.20	15.30	110.160	5	550.800
14	E	10.59	9.20	97.428	16	1558.848
15	E1	10.59	7.28	77.095	4	308.381
16	E2	9.20	10.53	96.876	4	387.504
17	E3	11.75	9.20	108.100	7	756.700
18	P1			96.967	1	96.967
19	P4			112.337	1	112.337
20	P6			105.274	1	105.274
21	P7			123.106	1	123.106
22	P8			111.980	1	111.980
23	P9			128.889	1	128.889
24	P10			147.288	1	147.288
25	P11			94.148	1	94.148
26	P12			109.720	1	109.720
27	P13			121.388	1	121.388
28	P14			130.879	1	130.879
	TOTAL				516	60961.798

MILK/ VEGETABLE BOOTH

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT	NO OF PLOTS	TOTAL AREA (IN
1		5.00	5.500	27.500	2	55.000

ORGANISED OPEN SPACE CALCULATION

	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
OOS1	1318.500	0.326
OOS2	221.709	0.055
OOS3	108.834	0.027
OOS4	401.193	0.099
OOS5	264.594	0.065
OOS6	2052.391	0.507
OOS7	260.051	0.064
OOS8	93.365	0.023
OOS9	170.618	0.042
OOS10	2855.514	0.706
OOS11	2343.446	0.579
OOS12	141.400	0.035
OOS13	161.000	0.040
OOS14	1854.775	0.458
OOS15	60.320	0.015
OOS16	80.318	0.020
OOS17	92.106	0.023
OOS18	45.900	0.011
OOS19	137.997	0.034
OOS20	141.139	0.035
OOS21	335.622	0.083
OOS22	381.010	0.094
OOS23	131.842	0.033
OOS24	41.891	0.010
OOS25	263.045	0.065
OOS26	1103.403	0.273
OOS27	140.230	0.035
OOS28	42.120	0.010
OOS29	47.000	0.012
OOS30	235.667	0.058
OOS31	153.258	0.038
OOS32	312.322	0.077
OOS33	109.294	0.027
OOS34	167.308	0.041
OOS35	178.398	0.044
OOS36	248.031	0.061
OOS37	153.620	0.038
OOS38	301.716	0.075
OOS39	91.494	0.023
OOS40	29.835	0.007
OOS41	53.550	0.013
OOS42	96.815	0.024
TOTAL	17422.641	4.305

UD AREA CALCULATION

	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
UD1	1762.284	0.435
UD2	284.657	0.070
UD3	504.900	0.125
UD4	1140.976	0.282
UD5	180.675	0.045
UD6	336.548	0.083
UD7	1296.766	0.320
UD8	685.781	0.169
UD9	539.466	0.133
UD10	31.888	0.008
UD11	63.520	0.016
UD12	56.000	0.014
UD13	67.050	0.017
UD14	744.841	0.184
UD15	261.945	0.065
UD16	97.640	0.024
UD17	2689.765	0.665
UD18	56.774	0.014
UD19	70.939	0.018
TOTAL	10872.415	2.687

PROJECT NAME & ADDRESS

REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN SECTOR-89, GURUGRAM(HR.) LAND MEASURING 57.4000 ACRES. OF LICENSE NO 32 OF 2021 DATED 03.07.2021. BEING DEVELOPED BY ADHIKAANSH REALTORS PRIVATE LIMITED.

OWNER'S NAME

M/s. ADHIKAANSH REALTORS PRIVATE LIMITED.

DRAWING TITLE

REVISED LAYOUT PLAN

AUTHORIZED SIGNATORY

Adhikaansh Realtors Pvt. Ltd. Authorized Signatory.

ARCHITECT SIGNATURE

GIAN P. MATHUR ARCHITECT B.Arch., M.I.I.A.

DATE:

SHEET-01

SCALE

NORTH

N