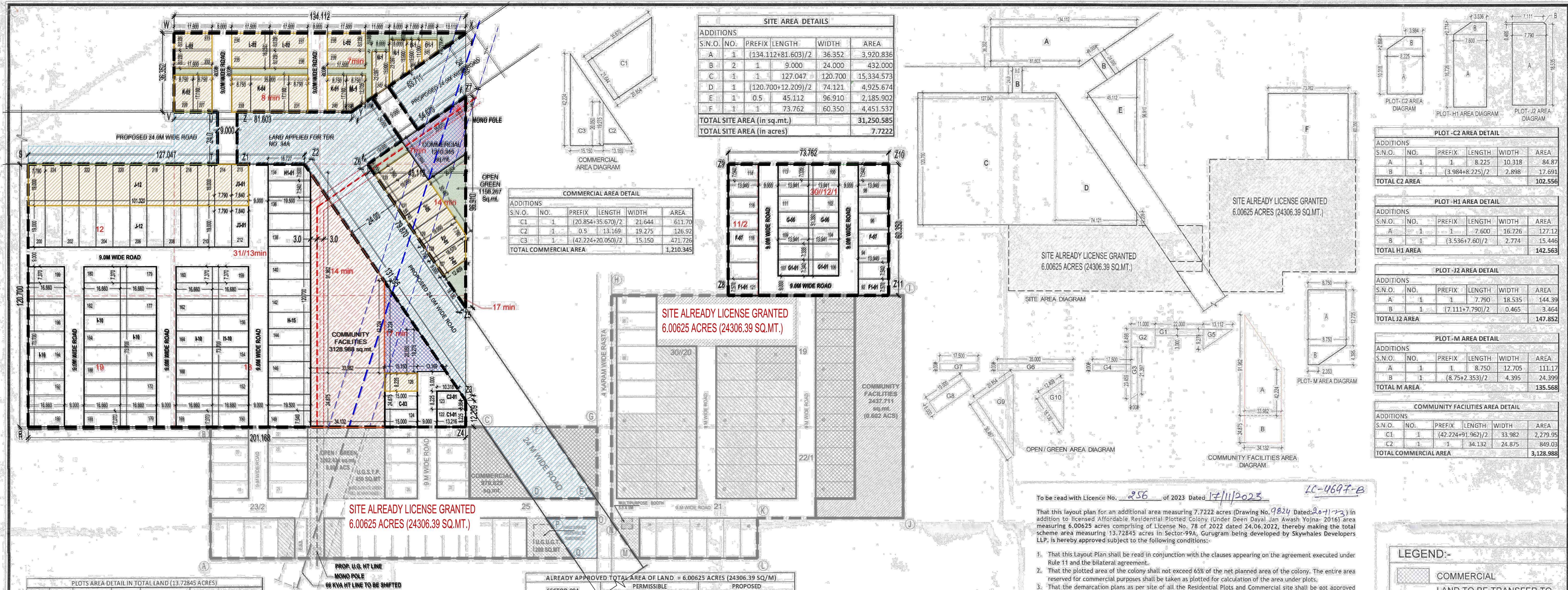




SITE AREA DETAILS					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	WIDTH	AREA
A	1	(134.112+81.603)/2		36.352	3,920.836
B	2	1	9.000	24.000	432.000
C	1	1	127.047	120.700	15,334.573
D	1	(120.700+12.209)/2		74.121	4,925.674
E	1	0.5	45.112	96.910	2,185.902
F	1	1	73.762	60.350	4,451.537
TOTAL SITE AREA (in sq.mt.)					31,250.585
TOTAL SITE AREA (in acres)					7.7222

COMMERCIAL AREA DETAIL					
ADDITIONS					
S.NO.	NO.	PREFIX	LENGTH	WIDTH	AREA
C1	1	(20.854+35.670)/2		21.644	611.70
C2	1	0.5	13.169	19.275	126.92
C3	1	(42.224+20.050)/2		15.150	471.726
TOTAL COMMERCIAL AREA					1,210.345

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PLOT - C2 AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	WIDTH	AREA
A	1	1	8.225	10.318	84.87
B	1	(3.984+8.225)/2		2.898	17.691
TOTAL C2 AREA					102.556

PLOT - H1 AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	WIDTH	AREA
A	1	1	7.600	16.726	127.12
B	1	(3.536+7.60)/2		2.774	15.446
TOTAL H1 AREA					142.563

PLOT -J2 AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	WIDTH	AREA
A	1	1	7.790	18.535	144.39
B	1	(7.111+7.790)/2		0.465	3.464
TOTAL J2 AREA					147.852

PLOT - M AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	WIDTH	AREA
A	1	1	8.750	12.705	111.17
B	1	(8.75+2.353)/2		4.395	24.399
TOTAL M AREA					135.568

COMMUNITY FACILITIES AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH	WIDTH	AREA
C1	1	(42.224+91.962)/2		33.982	2,279.95
C2	1	1	34.132	24.875	849.03
TOTAL COMMERCIAL AREA					3,128.988

To be read with Licence No. 256 of 2023 Dated 17/11/2023 LC-4697-B

That this layout plan for an additional area measuring 7.7222 acres (Drawing No. 9824 Dated: 20-11-23) in addition to licensed Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna- 2016) area measuring 6.00625 acres comprising of License No. 78 of 2022 dated 24.06.2022, thereby making the total scheme area measuring 13.72845 acres in Sector-99A, Gurugram being developed by Skywhales Developers LLP, 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 entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- 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 General, 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 DGTP for the modification of layout plans of the colony.
- That 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 DGTP, 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensee.
- 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 licensed 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 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.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage or 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. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- That the Plot Nos. 217-225 shall be freed till the time excess road in front of the plot of at least 9 mtr; width is made operational and functional and the plot no. 126, 128-133 shall be freed till shifting the 66 KV HT Line.

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN

COMMERCIAL PLOTS OPENING TOWARD 24 MTR. ROAD & FALLING UNDER 66 KV HT LINE

LAND APPLIED FOR TDR

TITLE:-
PROPOSED DEMARCATION CUM ADDITIONAL LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 13.72845 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE GOPALPUR, SECTOR 99A, TEHSIL & DISTT. GURUGRAM. BEING DEVELOPED BY - SKYWHALES DEVELOPERS LLP

Authorised Signatory
Architect Signature:-

DRAWING TITLE:-
DEMARCATION CUM LAYOUT PLAN
DATE:- JAN-2023 NORTH SHEET NO. 01
SCALE:- 1:800(A1)

PLOTS AREA DETAIL IN TOTAL LAND (13.72845 ACRES)					
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	TOTAL AREA UNDER PLOTS
A	7.750	18.440	142.910	1-17, 34-40	24
B	8.225	17.500	143.938	18-20	3
B1	8.235	17.500	144.113	21	1
B2	8.225	18.200	149.695	23-25	3
B3	8.235	18.200	149.877	22	1
C	8.225	15.000	123.375	26-28, 31-33	6
C1	8.235	15.000	123.525	29-30	2
D	7.770	18.000	139.860	41-51	11
D1	7.790	18.000	140.220	52	1
E	7.770	18.390	142.890	53-61, 62-70, 71-79, 80-90	38
E1	7.790	18.390	143.258	91	1
E2	7.770	18.390	142.558	92	1
F	7.540	13.940	105.108	93-99, 114-120	14
F1	7.570	13.940	105.528	92 & 121	2
G	7.335	13.940	102.257	100-105, 108-113	12
G1	7.340	13.940	102.327	106 & 107	2
H	7.540	19.500	147.030	135-149	15
H1	AS PER DETAIL	142.563	134	1	142.563
I	7.370	16.680	122.784	160-199	40
I1	7.370	16.680	122.932	150-159	10
J	7.790	19.000	148.010	129-133, 200-211, 214-225	29
J1	(18.57+12.409)/2X9.0	139.406	127	1	139.406
J2	AS PER DETAIL	147.852	128	1	147.852
J3	7.840	19.000	148.960	212-213	2
K	8.750	17.100	149.625	226-231 & 240	7
L	8.126	17.500	142.205	232-239	8
M	AS PER DETAIL	135.568	241	1	135.568
N	(21.397+15.900)/2X8.0	149.188	242 & 243	2	298.376
O	(15.90+11.090)/2X7.0	94.465	244	1	94.465
O1	(11.090+6.279)/2X7.0	60.792	245	1	60.792
TOTAL PLOT AREA					245
TOTAL AREA UNDER PLOTS					3,267.858
TOTAL AREA UNDER PLOTS					3,267.858
TOTAL AREA UNDER PLOTS					3,267.858

FREEZED PLOTS AREA DETAIL IN ALREADY LICENSE LAND 6.00625 ACRES					
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	TOTAL AREA UNDER PLOTS
A	7.750	18.440	142.910	12-13	2
D	7.770	18.000	139.860	41-51	11
D1	7.790	18.000	140.220	52	1
E	7.770	18.390	142.890	53-61, 62-70, 71-79, 80-84	32
TOTAL AREA FREEZED					46
TOTAL AREA UNDER PLOTS					6,536.990
TOTAL AREA UNDER PLOTS					6,536.990
TOTAL AREA UNDER PLOTS					6,536.990

PLOTS AREA DETAIL IN ALREADY LICENSE LAND 6.00625 ACRES (LICENSE NO. 78 OF 2022 DATED 24-06-2022)					
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	TOTAL AREA UNDER PLOTS
A	7.750	18.440	142.910	1-17, 34-40	24
B	8.225	17.500	143.938	18-20	3
B1	8.235	17.500	144.113	21	1
B2	8.225	18.200	149.695	23-25	3
B3	8.235	18.200	149.877	22	1
C	8.225	15.000	123.375	26-28, 31-33	6
C1	8.235	15.000	123.525	29-30	2
D	7.770	18.000	139.860	41-51	11
D1	7.790	18.000	140.220	52	1
E	7.770	18.390	142.890	53-61, 62-70, 71-79, 80-90	38
E1	7.790	18.390	143.258	91	1
TOTAL PLOT AREA					91
TOTAL AREA UNDER PLOTS					1,284.797
TOTAL AREA UNDER PLOTS					1,284.797

PLOTS AREA DETAIL IN ADDITIONAL (7.7222 ACRES)					
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	TOTAL AREA UNDER PLOTS
C	8.225	15.000	123.375	124-126	3
C1	8.225	13.218	108.702	122	1
C2	AS PER DETAIL	102.558	123	1	102.558
F	7.540	13.940	105.108	93-99, 114-120	14
F1	7.570	13.940	105.528	92 & 121	2
G	7.335	13.940	102.257	100-105, 108-113	12
G1	7.340	13.940	102.327	106 & 107	2
H	7.540	19.500	147.030	135-149	15
H1	AS PER DETAIL	142.563	134	1	142.563
I	7.370	16.680	122.784	160-199	40
I1	7.370	16.680	122.932	150-159	10
J	7.790	19.000	148.010	129-133, 200-211, 214-225	29
J1	(18.57+12.409)/2X9.0	139.406	127	1	139.406
J2	AS PER DETAIL	147.852	128	1	147.852
J3	7.840	19.000	148.960	212-213	2
K	8.750	17.100	149.625	226-231 & 240	7
L	8.126	17.500	142.205	232-239	8
M	AS PER DETAIL	135.568	241	1	135.568
N	(21.397+15.900)/2X8.0	149.188	242 & 243	2	298.376
O	(15.90+11.090)/2X7.0	94.465	244	1	94.465
O1	(11.090+6.279)/2X7.0	60.792	245	1	60.792
TOTAL SITE AREA					154
TOTAL AREA UNDER PLOTS					1,983.601
TOTAL AREA UNDER PLOTS					1,983.601

ALREADY APPROVED TOTAL AREA OF LAND = 6.00625 ACRES (24306.39 SQ/M)					
SECTOR-99A PLOTTED SCHEME			PERMISSIBLE		
AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
Required Open/Green space Area (7.5%)	0.450	1822.979	7.5	0.806	3262.434
10% area to be transferred free of cost to the govt.	0.601	2430.639	10.0	0.6024	2437.7110
Permissible commercial area	0.240	972.256	4.00	0.2399	970.829
Area Under Plots	3.664	14826.898	61.0	3.174	12843.797
Total permissible area	3.904	15799.154	65.0	3.4137	13814.626
Permissible Density	240.400 ppa		272.72	PPA	
Achieved Density	272.77	PPA		1,041.762	

ADDITIONAL AREA OF LAND = 7.7222 ACRES (31250.585 SQ/M)					
SECTOR-99A PLOTTED SCHEME			PERMISSIBLE		
AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
Required Open/Green space Area (7.5%)	0.579	2343.794	7.5	0.257	1041.762
10% area to be transferred free of cost to the govt.	0.772	3125.059	10.0	0.7732	3128.988
Permissible commercial area	0.309	1250.023	4.00	0.2991	1210.345
Area Under Plots	4.711	19062.857	61.0	4.902	19836.061
Total permissible area	5.019	20312.880	65.0	5.2007	21046.406
Permissible Density	240.400 ppa		269.22	PPA	