

Roads

AREA STATEMENT				
AREA UNDER COMMERCIAL	#	SIZE	AREA	%
AREA UNDER PLOTS	1	7.840	126.440	1.91%
TOTAL SALEABLE AREA			6.50625	100%

AREA UNDER PLOTS				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
BLOCK A	1-3	7.840	3	23.520
A1	4-10	7.840	7	61.880
A2	11-12	8.618	2	17.236
BLOCK B	13-28	7.840	14	113.760
B1	13-14, 29-30	8.618	4	34.472
BLOCK C	31-32	7.840	2	15.680
C1	31-32	8.618	2	17.236
BLOCK D	40-40	7.840	1	7.840
D1	41-47	7.840	7	54.880
BLOCK E	51-58	7.840	8	62.720
E1	59-59	7.840	1	7.840
E2	60-60	7.840	1	7.840
E3	61-61	7.840	1	7.840
BLOCK F	62-72	7.840	11	86.240
F1	63-74	7.840	12	94.080
F2	63-74	8.618	2	17.236
F3	62-72	8.618	2	17.236
BLOCK G	73-85	7.840	13	101.920
G1	73-85	8.618	2	17.236
G2	73-85	8.618	2	17.236
BLOCK H	86-89	7.840	4	31.360
H1	90-97	7.840	8	62.720
BLOCK I	98-103	7.840	6	47.040
I1	104-105	8.618	2	17.236
BLOCK J	106-122	7.840	17	133.280
J1	123-124	8.618	2	17.236
J2	123-124	8.618	2	17.236
TOTAL			124	1011.200

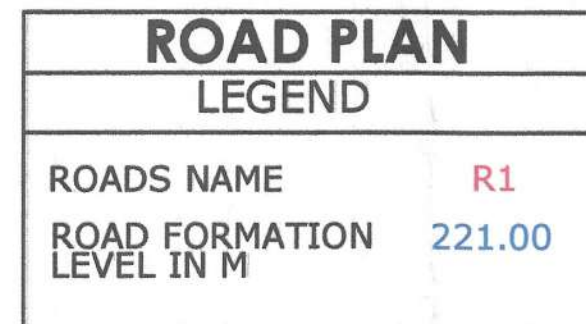
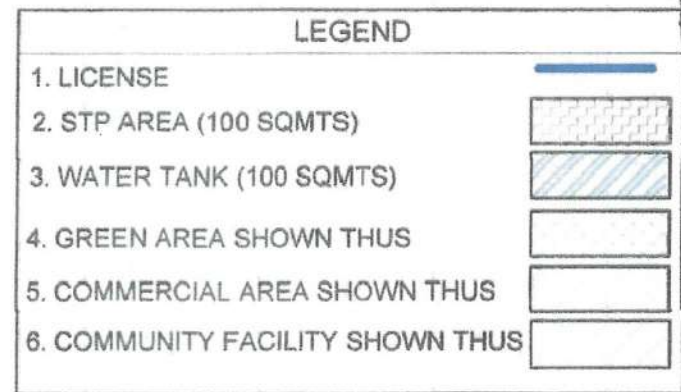
  

DENSITY CALCULATION				
PARAMETER	VALUE	UNIT	PARAMETER	VALUE
TOTAL DENSITY	124		PERSONS PER	13.50
REQUIRED GREEN	0.48797	Acres	7.80% Total area	0.12118

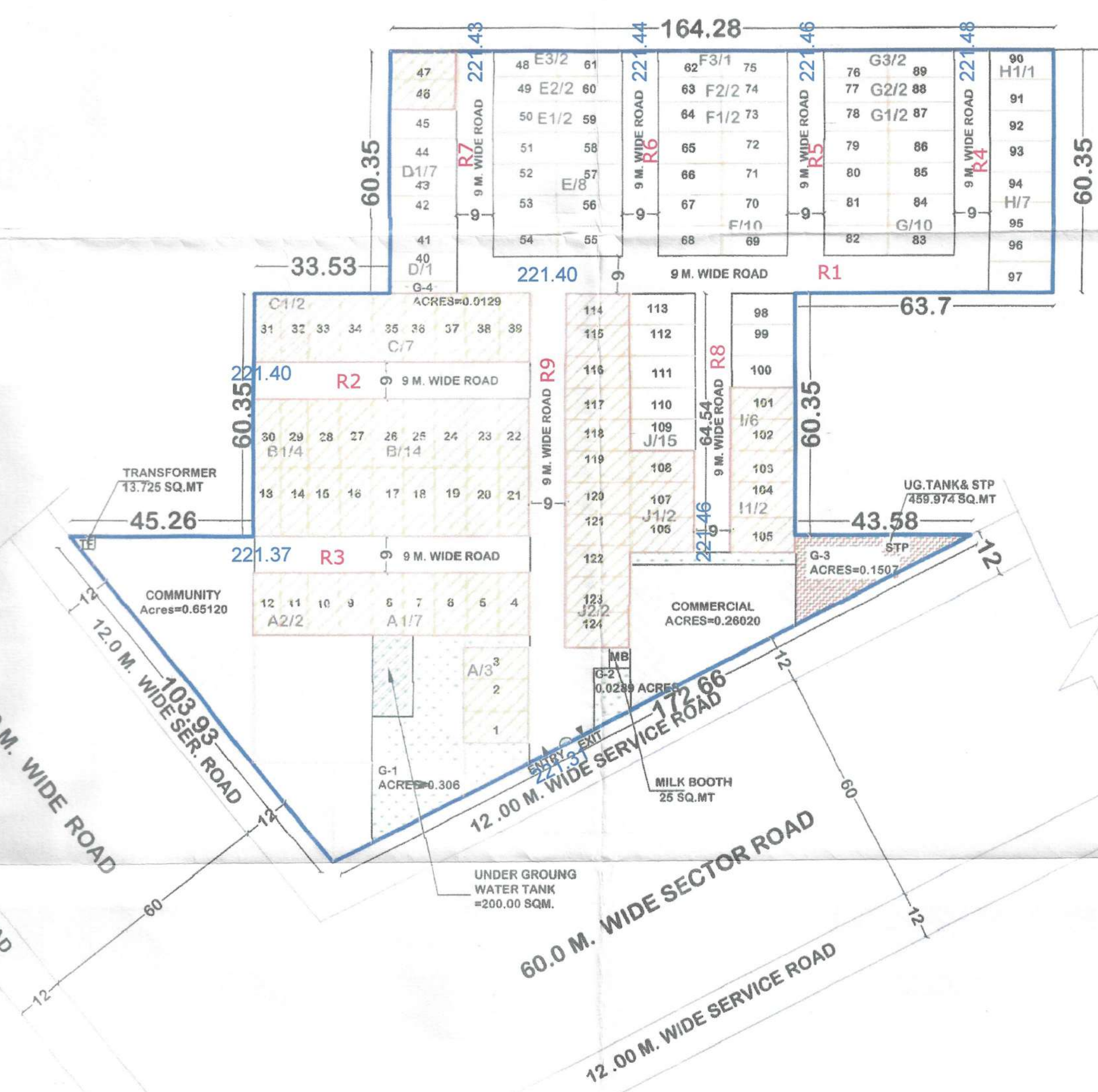
  

AREA FOR PROVISION OF COMMUNITY FACILITIES				
TYPE	SIZE	AREA	PROVIDED AREA	%
COMMUNITY FACILITIES	1	7.840	7.840	100%
UG WATER TANK	10.000	380.000	380.000	100%
S.T.P.	43.562	44.159	44.159	100%

PLOTS TO BE FREEZED				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
BLOCK A	1-3	7.840	3	23.520
A1	4-10	7.840	7	61.880
A2	11-12	8.618	2	17.236
BLOCK B	13-28	7.840	14	113.760
B1	13-14, 29-30	8.618	4	34.472
BLOCK C	31-32	7.840	2	15.680
C1	31-32	8.618	2	17.236
BLOCK D	40-40	7.840	1	7.840
D1	41-47	7.840	7	54.880
BLOCK E	51-58	7.840	8	62.720
E1	59-59	7.840	1	7.840
E2	60-60	7.840	1	7.840
E3	61-61	7.840	1	7.840
BLOCK F	62-72	7.840	11	86.240
F1	63-74	7.840	12	94.080
F2	63-74	8.618	2	17.236
F3	62-72	8.618	2	17.236
BLOCK G	73-85	7.840	13	101.920
G1	73-85	8.618	2	17.236
G2	73-85	8.618	2	17.236
BLOCK H	86-89	7.840	4	31.360
H1	90-97	7.840	8	62.720
BLOCK I	98-103	7.840	6	47.040
I1	104-105	8.618	2	17.236
BLOCK J	106-122	7.840	17	133.280
J1	123-124	8.618	2	17.236
J2	123-124	8.618	2	17.236
TOTAL			124	1011.200



NO	NAME OF ROAD	LENGTH IN M
1	R1	122.00
2	R2	66.00
3	R3	66.00
4	R4	66.00
5	R5	66.00
6	R6	66.00
7	R7	66.00
8	R8	66.00
9	R9	122.00



To be read with Licence No. 17 of 2022 Dated 09/03/2022

This Layout Plan for an area measuring 6.50625 acres (Drawing No. 8/72 Dated 10-03-2022) is hereby approved subject to the following conditions:-

- This Layout Plan shall be read in conjunction with the clauses appearing on the agreement entered under Rule 11 and the bilateral agreement.
- 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 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.
- 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 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 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, 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 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 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 construct the STP & UGT as underground and shall maintain the landscaped green on the entire surface of STP & UGT property.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Power 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.

(S.K. SEHRAWAT) DTP(HQ)  
 (HITESH SHARMA) STP(MHQ)  
 (SANJAY NARANG) ATP(HQ)  
 (DINESH JUMAR) SD(HQ)  
 (K. MAHENDRAN) DTCP(HR)

Project: DEEN DYAL AWAS PLOTTED HOUSING COLONY V ON LAND MEASURING 6.50625 ACRES SECTOR 95 GURUGRAM VILLAGE DHORKA TEHSIL HARSARU DISTRICT GURUGRAM HARYANA

Client: SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD. THE CORENTIUM, PLOT NO. A-41, TOWER B, GROUND FLOOR SECTOR 62 NOIDA UP-201301

Sheet Title: LAYOUT PLAN

Architects: DESIGN DYNAMICS INDIA PRIVATE LIMITED ARCHITECTS, INTERIOR DESIGNERS & CONSTRUCTORS

SCALE = 1:1

ARCHITECTS: SIG. OWNERS: SIG.

Director Town & Country Planning Haryana, Chandigarh

For Services Plan Estimate

Executive Engineer HSPV Division No. 12 Gurugram

For SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD. Panchsheel, Panchsheel

Authorised Signatory