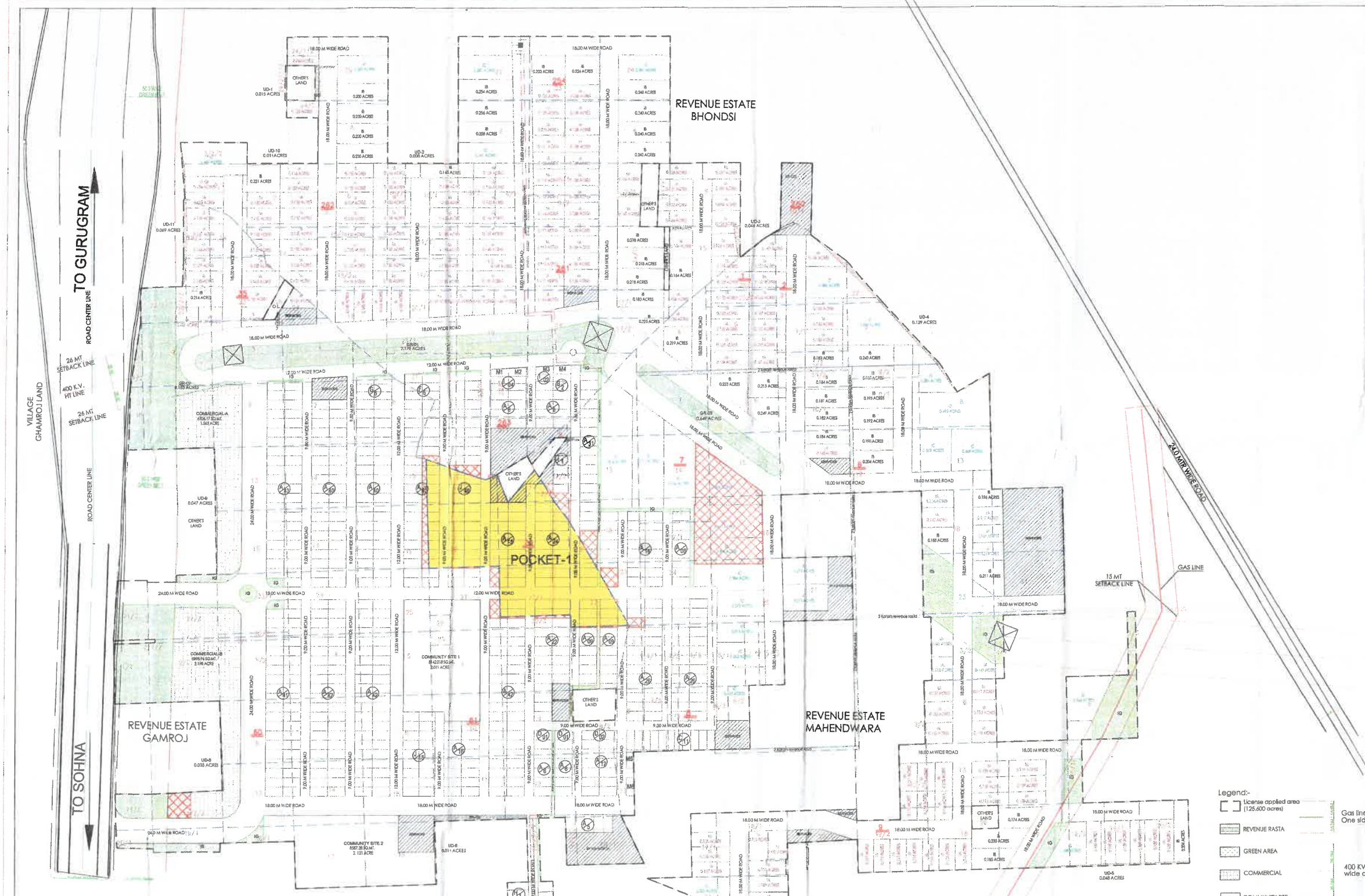


To be read with Licence No. 121 of 2024 dated 14-08-2024
This layout plan is prepared in accordance with the provisions of the Regional Urban Planning and Development Act, 1996 and the Regional Urban Planning and Development Rules, 1997 and other orders in Revenue State of Odisha, Ministry of Urban and Rural Development, Government of Odisha, District Panchayat, Tehsil Sohna, District Gurugram.
1. That the layout plan shall be valid in accordance with the provisions of the Regional Urban Planning and Development Act, 1996 and the Regional Urban Planning and Development Rules, 1997 and other orders in Revenue State of Odisha, Ministry of Urban and Rural Development, Government of Odisha, District Panchayat, Tehsil Sohna, District Gurugram.
2. That the developer shall be responsible for the construction of the roads, drains, sewerage lines, water supply lines, gas lines, etc. as shown in the layout plan.
3. That the developer shall be responsible for the provision of public amenities, such as schools, playgrounds, etc. as shown in the layout plan.
4. That the developer shall be responsible for the provision of parking spaces for the vehicles of the residents.
5. That the developer shall be responsible for the provision of fire fighting facilities.
6. That the developer shall be responsible for the provision of drainage system.
7. That the developer shall be responsible for the provision of water supply system.
8. That the developer shall be responsible for the provision of sewerage system.
9. That the developer shall be responsible for the provision of gas supply system.
10. That the developer shall be responsible for the provision of electricity supply system.
11. That the developer shall be responsible for the provision of telephone supply system.
12. That the developer shall be responsible for the provision of other public amenities as may be required.
13. That the developer shall be responsible for the provision of security facilities.
14. That the developer shall be responsible for the provision of maintenance facilities.
15. That the developer shall be responsible for the provision of other facilities as may be required.
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Legend:

- License applied area (125.600 acres)
- REVENUE RASTA
- GREEN AREA
- COMMERCIAL
- COMMUNITY SITE
- U.D.
- Freeze area (Pocket-1) (4.05625 acres)
- Freeze area Due to Pocket-1
- Gas line 15.0 m wide One side R.O.W.
- 400 KV HT Line 26 m wide one side R.O.W.
- SPACE FOR SERVICES

Detail areas of the various plots in the layout						
S.No.	Type	Category	Standard Area (Acres)	No. of Plots	Total Area in each category (Acres)	Total Plot area %
1	Industrial	Net Planned Area		173	22.60	43.34
		A	0.151 (650 Sqm @ 50 Sqm)	173	22.60	
		B	0.220 (950 Sqm @ 50 Sqm)	44	9.36	
		IC	0.370 (1500 Sqm @ 3000 Sqm)	71	6.93	
		TD	0.494 (2000 Sqm @ 3000)	7	4.48	
2	Commercial	Comm. A	1.563	1	1.563	3.76
	Comm. B	2.139	1	2.139		
		Total		245		3.04
3	Affordable Plotted	A	148.97 (6407 Acres)	580	21.49	25.47
		B	147.33 (6354 Acres)	2	0.07	
		C	143.31 (6185 Acres)	31	0.99	
		D	147.79 (6385 Acres)	4	0.15	
		E	144.79 (6255 Acres)	5	0.18	
		F	136.11 (6035 Acres)	6	0.20	
		G	124.80 (5330 Acres)	6	0.18	
		H	148.85 (6429 Acres)	7	0.25	
		I	111.55 (4837 Acres)	8	0.27	
		J	136.57 (6033 Acres)	65	2.39	
		K	138.53 (6029 Acres)	1	0.029	
		L	132.48 (5733 Acres)	1	0.052	
		M	118.3 (5198 Acres)	1	0.029	
		N	134.62 (5883 Acres)	1	0.033	
Total		125.65 (5193 Acres)	1	0.031		

Sl. No.	Description	Total Area (In acres)
1	License apply area	125.6000
2	Area under proposed Green belt of Sohna-Gurugram Road (considering 50.0 m on either side)	3.196
3	Balance (1-2)	122.404
4	Baruff of area under Green Belt (50% of 2)	1.598
5	Net plot area (3+4)	124.002
6	Area under Undetermined	0.427
7	Net Planned Area (5-6)	123.575

S.No.	Facilities to be provided for Affordable Plotted	Provided	Area (Acres)	Remarks
1	Community Site 1	1	2.011	
2	Community Site 2	1	2.121	
	Total		4.13	

Land Use	Permissible area as per approved Policy dated 17.05.2023	Proposed Area in the Layout Plan (Cumulative area of 125.60 acres)	Remarks
Minimum area under Industrial Plots	35%	35.08%	58.73%
Area under Residential Component	25%	20.61%	
Maximum area under Commercial	5%	3.04%	
Balance area under Roads, Greens and Public Utilities	35%	41.27%	

Calculations for the Affordable Plotted category			
S.No.	Item	Unit	Efficiency (%)
1	Total Area under Residential Plots	25.47 Acres	65.00
2	Total Gross area under DDJAY	39.18 Acres	
3	Population of the plotted colony @ 3.59 Person/plot as three floors are now allowed	9423.00 Persons	
4	Density of the Plotted colony	240.51 PPA	
5	Area of Green required to be provided is 7.5% of the gross area under the DDJAY scheme	2.94 Acres	
6	Area of Green Provided	2.98 Acres	
7	Area of community facilities to be provided is 10% of the gross area	3.918 10%	
8	Area of community facilities provided	4.13 10.55%	
9	Total achieved Efficiency		65.00

DETAILS OF GREEN IN RESIDENTIAL ZONE			
PLOT-NO	AREA (In acres)	NOS PLOT	TOTAL AREA
GR-01	2.178	1	2.18
GR-02	0.153	1	0.15
GR-03	0.649	1	0.65

Freeze Land (Pocket-1)			
S.No.	Item	Area (Acres)	%
1	Total Freeze Land (Pocket-1)	4.05625	
2	Freeze Residential Area	3.4848	85.911
3	Freeze Industrial Area	1.452	35.797
4	Freeze Commercial Area	0.1248	3.076

Industrial Freeze Area Detail			
Category	Area (Acres)	Plot No.	%
ID	0.556	1	0.556
IC	0.497	1	0.497
IC	0.399	1	0.399
			1.452

Residential Freeze Area Detail			
Category	Area (Acres)	Plot No.	%
A	149.97 (0.037 Acres)	74	2.74
J	136.57 (0.033 Acres)	22	0.74
Total		96	3.4848

PROJECT TITLE:
PROPOSED LAYOUT PLAN FOR INDUSTRIAL PARK AREA MEASURING 125.600 ACRES AT VILLAGES: BHONDSI, MAHENDWARA & GHAMROJ, TEHSIL SOHNA, DISTRICT GURUGRAM, HARYANA

DRAWING TITLE:
LAYOUT PLAN

OWNER NAME:
M/S SIGNATURE GLOBAL BUSINESS PARK PRIVATE LIMITED

OWNER'S SIGNATURE:
(AUTHORIZED SIGNATORY)
Ar. Beemant Kumar Singh
Ar. Beemant Kumar Singh
C.No. 11/2023
11/2023

ARCHITECT'S SIGNATURE:
Ar. Beemant Kumar Singh
Ar. Beemant Kumar Singh
C.No. 11/2023
11/2023

SCALE: 1:2000
DATE: 02/08/2024
NORTH: [North Arrow]

DRAWING NO.: [Blank]
REVISION NO.: [Blank]