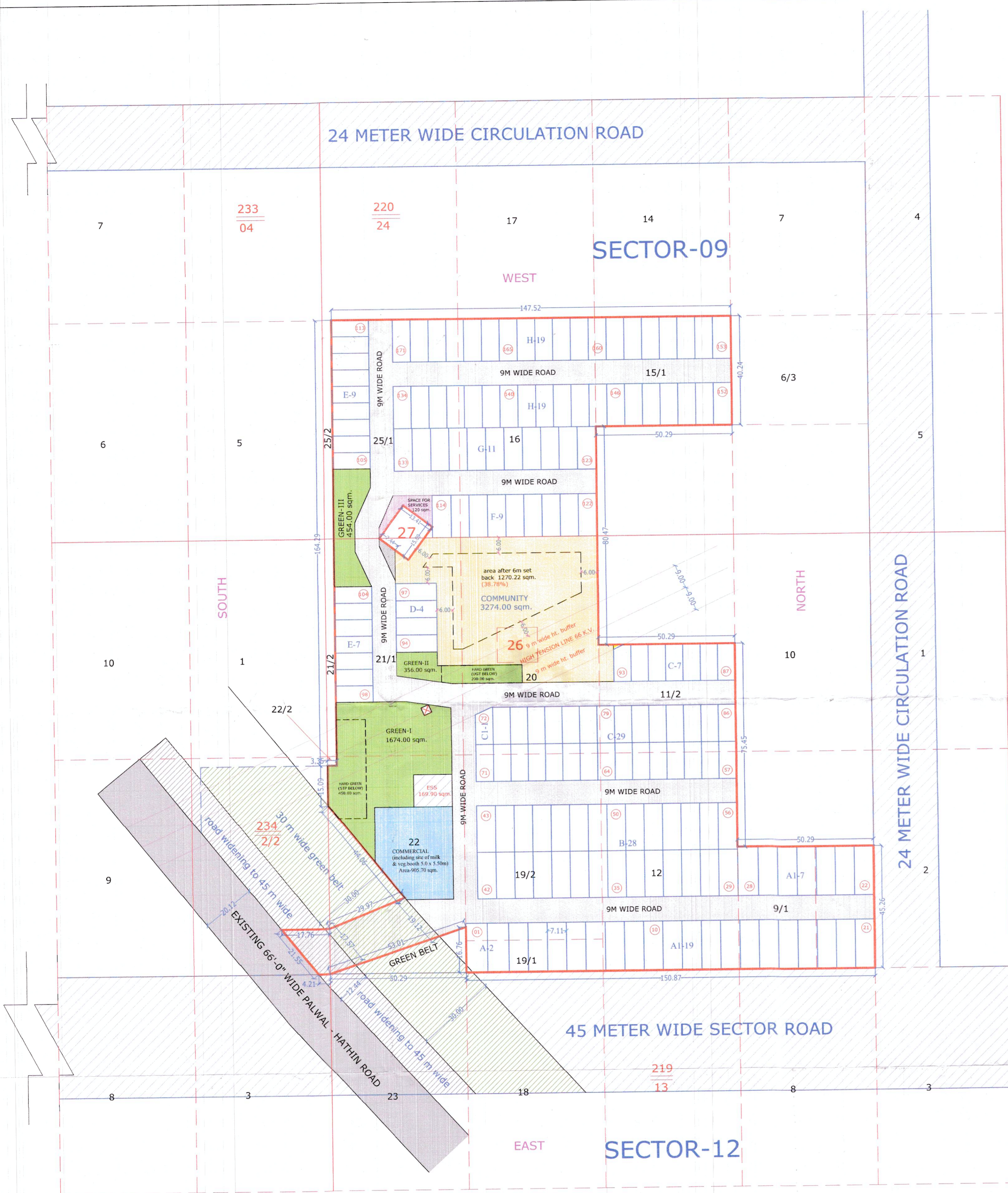


**LEGEND:-**

- OUTER BOUNDARY 8.0875 ACS.
- COMMERCIAL
- GREEN / OPEN SPACE
- COMMUNITY FACILITY
- 9M WIDE ROAD
- 30m wide green belt
- ROAD WIDENING UPTO 45 M WIDE



**AREA STATEMENT :**

DESCRIPTION	AREA IN SQ. METER	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIBLE
TOTAL AREA OF THE SCHEME	32728.90	8.0875	—	65%
AREA UNDER 30M WIDE GREEN BELT (alongwith Palwal Hathin Road) and road widening upto 45 m wide.	790.52	0.1953		
BALANCE AREA -A	31938.38	7.8922		
50% AREA FALLING UNDER 30m Green Belt and road widening upto 45 m wide	395.26	0.09765		
NET PLANNED AREA (A + B)	32333.64	7.99		
A - AREA UNDER PLOTS Permissible 61% (19723.94 sqm.)	17897.443	4.4225	55.35%	ACHIEVED (A+B)
B - AREA UNDER COMMERCIAL Permissible 4% (1293.37 sqm.)	905.70	0.2238	2.80%	58.15%
TOTAL PLOTS			171	

	REQUIRED AREA	PROVIDE AREA
COMMUNITY FACILITY	10% 3272.89 (0.80875 acs.)	3274.00 (0.8090 acs.) 10.12%
GREEN	7.5% 2454.67 (0.60656 acs.)	2484.00 (0.6138 acs.) 7.68 %

**DETAIL OF PLOTS**

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	7.88	18.13	142.864	2	285.729
A1	7.11	18.13	128.904	26	3351.512
B	6.85	17.21	117.889	28	3300.878
C	6.40	13.72	87.808	36	3161.088
C1	6.40 x 13.72 - (5.92 x 2.74/2)			1	79.698
D	6.32	15.00	94.800	4	379.200
E	6.10	13.72	83.692	16	1339.072
F	6.71	15.62	104.810	9	943.292
G	6.77	15.62	105.747	11	1163.221
H	6.56	15.62	102.467	38	3893.754
<b>TOTAL.</b>				<b>171</b>	<b>17897.443</b>

TOTAL AREA UNDER PLOTS = 4.4225 ACS.

**DETAIL OF GREEN**

	AREA OF PLOTS IN SQM.	AREA IN ACRES	AREA PROVIDE	AREA REQUIRED 7.50%
GREEN-I	1674.00	0.4137	5.1147	(2454.67 sqm.) 0.6065 acs.
GREEN-II	356.00	0.0880	1.0877	
GREEN-III	454.00	0.1122	1.3872	
<b>TOTAL.</b>	<b>2484.00</b>	<b>0.6138</b>	<b>7.5896</b>	

0.8090 acres Land Reserved For Community Facilities for Transfer to Government.

TOTAL PLOTS	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
171	13.5	2308.50	2308.50 / 7.99 = 288.92 PPA SAY = 289.00 PPA

For SNKV REAL ESTATE PRIVATE LIMITED

**Seema Rani**  
Signature of Architect  
**SEEMA RANI**  
CA/2015/72259

AUTHORIZED SIGNATORY ARCHITECT SIGNATURE

**M/S SNKV REAL ESTATE PRIVATE LIMITED.**

CLIENT:- PLOT NO. 746-P, Sector-38 NEAR SUBHASH CHOWK, ADDRESS. GURUGRAM-122001.

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY) AT SECTOR-09, AREA MEASURING 8.0875 ACS. IN VILLAGE PALWAL, DISTRICT-PALWAL, HARYANA.

SCALE :- 1:900 DATE:-10-MAY-2024 DESIGN BY:-PANKAJ KAPOOR M-8800093157

To be read with Licence No. 75 Dated 02/07/2024.

That this Layout plan for an area measuring 8.0875 acres (Drawing no. DTCPL/317 dated 02-07-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by M/S SNKV Real Estate Pvt. Ltd. in sector-9, Palwal 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, 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 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.
- 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.
- 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 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.
- 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 coloniser/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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

- (SAVITA JINDAL) DTP (HQ)
- (SUNITA SETHI) STP (EV)
- (P. P. SINGH) CTP (HR)
- (AMIT KHATRI, IAS) DTCP (HR)
- (GURPREET KHEPAR) AD (HQ)
- (RAJAT CHAUHAN) ATP (HQ)