



TO BE READ WITH DRAWING No. 121 OF 2024 Dated 19-08-2024

This layout plan for an area measuring 125.600 acres, located in the Village of Mahendwara, Tehsil Sohna, District Gurugram, Haryana, is submitted for the approval of the Government of Haryana. The layout plan is prepared in accordance with the provisions of the Haryana Building Code, 2017 and the Haryana Urban (Regulation of Land Use) Act, 1975. The layout plan is prepared in accordance with the provisions of the Haryana Building Code, 2017 and the Haryana Urban (Regulation of Land Use) Act, 1975. The layout plan is prepared in accordance with the provisions of the Haryana Building Code, 2017 and the Haryana Urban (Regulation of Land Use) Act, 1975.

1. That the layout plan shall be read in conjunction with the following:-
 1.1 The Haryana Building Code, 2017.
 1.2 The Haryana Urban (Regulation of Land Use) Act, 1975.
 1.3 The Haryana Building Code, 2017 and the Haryana Urban (Regulation of Land Use) Act, 1975.
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 1.9 The Haryana Building Code, 2017 and the Haryana Urban (Regulation of Land Use) Act, 1975.
 1.10 The Haryana Building Code, 2017 and the Haryana Urban (Regulation of Land Use) Act, 1975.

Legend:
 [Symbol] Existing notified area
 [Symbol] 125.600 (acres)
 [Symbol] Revenue Area
 [Symbol] Green Area
 [Symbol] Commercial
 [Symbol] Community Site
 [Symbol] U.D.
 [Symbol] Proposed greenfield (1)
 [Symbol] 125.600 (acres)
 [Symbol] Freeze Area Due to Pocket-1
 [Symbol] Space for Services
 [Symbol] 400 KV HT Line 24.00 M wide one side R.O.W.
 [Symbol] 24.00 M SERBACK LINE
 [Symbol] Gas Line 15.00 M wide one side R.O.W.
 [Symbol] 24.00 M Wide Road

Calculations for the Affordable Plotted category

S. No.	Item	Unit	Efficiency(%)
1	Total Area under Residential Plots	25.47	65.00
2	Total Area under DDAV	39.38	65.00
3	Population of the plotted colony	9423.00	Persons
4	Population of the plotted colony as three show are now allowed	240.51	Persons
5	Area of Green required to be provided in 7.25% of the gross area under the DDAV	2.94	Acres
6	Area of Green provided	2.98	Acres
7	Area of community facilities to be provided in 10% of the gross area	3.938	Acres
8	Area of community facilities provided	4.13	Acres
9	Total land use efficiency	10.55%	65.00

DETAILS OF GREEN IN RESIDENTIAL ZONE

PLOTTING AREA	NO. OF PLOTS	TOTAL AREA (In Acres)	GREEN AREA (In Acres)	PERCENTAGE (%)
GR-01	1	2.178	0.15	6.89
GR-02	1	0.155	0.05	3.23
GR-03	1	0.649	0.05	7.70
Total		2.982	0.25	8.38

Freeze Land(Pocket-1)

Category	Area(Acres)	Plot No.	%
Freeze Residential Area	4.05235	85,911	3.22
Freeze Industrial Area	3.4848	35,797	2.77
Freeze Commercial Area	1.452	3,076	2.41
Total	8.98935	124,784	7.10

Freeze Area Detail

Category	Area(Acres)	Plot No.	%
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OWNER NAME
M/S SIGNATURE GLOBAL BUSINESS PARK PRIVATE LIMITED

ARCHITECTS SIGNATURE
M/S SIGNATURE GLOBAL BUSINESS PARK PRIVATE LIMITED

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

DRAWING TITLE:
LAYOUT PLAN

DATE: 02/08/2024

SCALE: 1:2000

DRAWING NO.:

REVISION NO.: