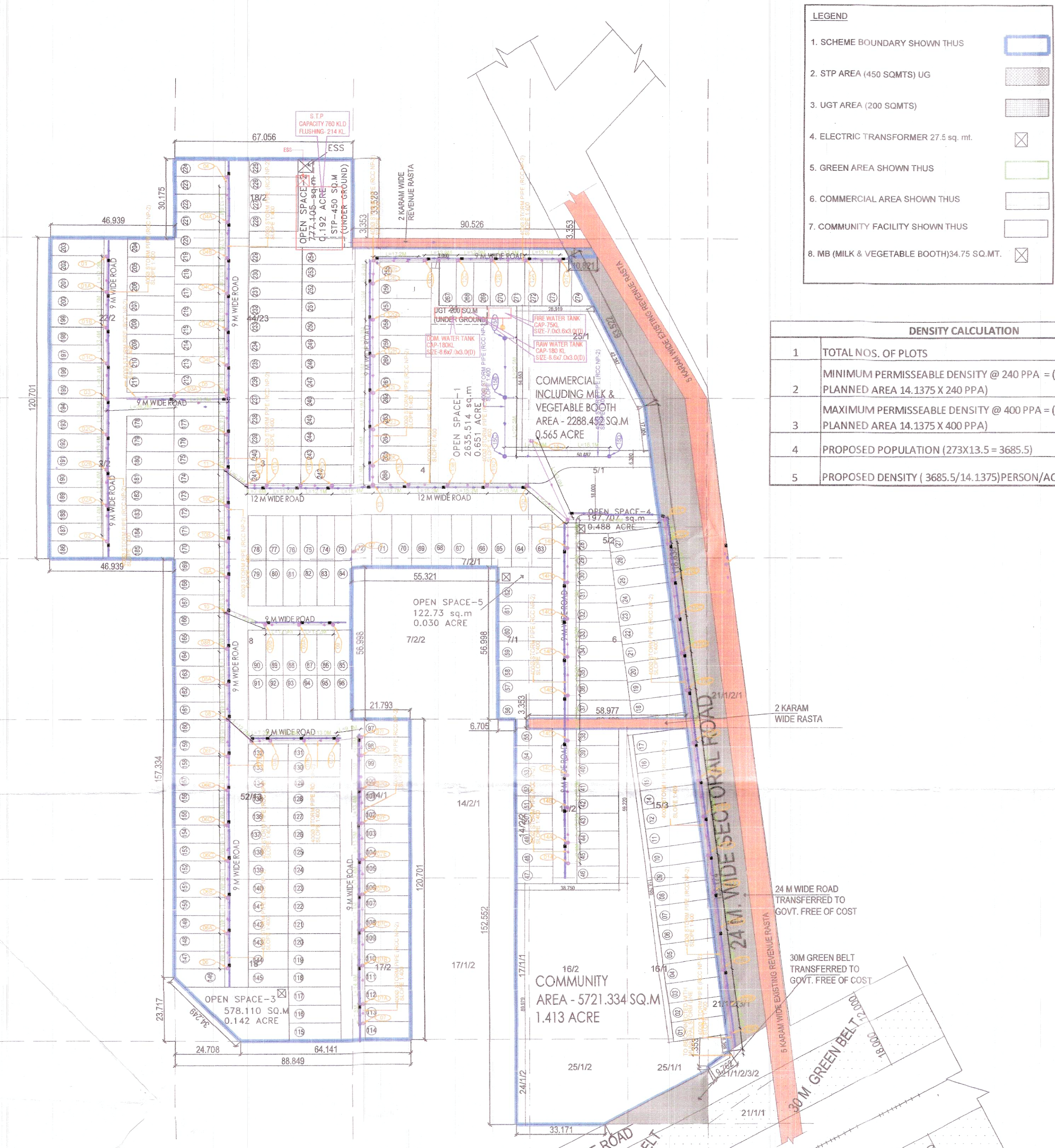




LEGEND

1. SCHEME BOUNDARY SHOWN THUS	[Blue outline]
2. STP AREA (450 SQMTS) UG	[Hatched pattern]
3. UGT AREA (200 SQMTS)	[Dotted pattern]
4. ELECTRIC TRANSFORMER 27.5 sq. mt.	[Square with cross]
5. GREEN AREA SHOWN THUS	[Green outline]
6. COMMERCIAL AREA SHOWN THUS	[Yellow outline]
7. COMMUNITY FACILITY SHOWN THUS	[Red outline]
8. MB (MILK & VEGETABLE BOOTH) 34.75 SQ.MT.	[Square with cross]

DENSITY CALCULATION

1	TOTAL NOS. OF PLOTS	273
2	MINIMUM PERMISSIBLE DENSITY @ 240 PPA = (NET PLANNED AREA 14.1375 X 240 PPA)	3393
3	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA = (NET PLANNED AREA 14.1375 X 400 PPA)	5655
4	PROPOSED POPULATION (273X13.5 = 3685.5)	3685.5
5	PROPOSED DENSITY (3685.5/14.1375)PERSON/ACRE	260.69

PLOT AREA & CALCULATION

S.NO	PLOT NO.	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA
1	1	12	7.300	12	149.650	1795.800
2	14	17	7.300	4	149.650	598.600
3	18	26	7.000	9	140.000	1260.000
4	27	7.200	20.000	1	144.000	144.000
5	28	(6.512x12.117)+(6.512x0.839)/2=78.905+2.731		1	81.636	81.636
6	29	(6.512x12.956)+(6.512x0.839)/2=84.369+2.731		1	87.100	87.100
7	30	(6.550x13.796)+(6.550x0.844)/2=90.363+2.764		1	93.127	93.127
8	31	(6.550x14.640)+(6.550x0.844)/2=95.892+2.764		1	98.656	98.656
9	32	(7.250x15.484)+(7.250x0.934)/2=112.259+3.385		1	115.644	115.644
10	33	(7.250x16.419)+(7.250x0.935)/2=119.037+3.389		1	122.426	122.426
11	34	(7.250x17.353)+(7.250x0.935)/2=125.809+3.389		1	129.198	129.198
12	35	(7.250x18.288)+(7.250x0.935)/2=132.588+3.389		1	135.977	135.977
13	36	(7.250x19.222)+(7.250x0.935)/2=139.359+3.389		1	142.748	142.748
14	37	(7.250x20.157)+(7.250x0.935)/2=146.138+3.389		1	149.527	149.527
15	38	6.660	16.000	1	106.560	106.560
16	39	6.570	16.000	8	105.120	840.960
17	47	6.570	13.750	8	90.338	722.700
18	55	6.660	13.750	1	91.575	91.575
19	56	6.570	20.455	6	109.850	895.920
20	62	7.198	20.455	1	147.235	147.235
21	63	7.600	19.700	9	149.720	1347.480
22	72	7.376	19.700	1	145.307	145.307
23	73	6.500	16.998	5	110.487	552.435
24	78	6.556	16.998	1	111.439	111.439
25	79	6.556	16.900	1	110.796	110.796
26	80	6.500	16.900	5	109.850	549.250
27	85	6.500	16.900	5	109.850	549.250
28	90	6.556	16.900	2	110.796	221.593
29	92	6.500	16.900	5	109.850	549.250
30	97	6.801	17.249	1	117.310	117.310
31	98	6.700	17.249	17	115.568	1964.661
32	115	6.700	19.600	13	131.320	1707.160
33	128	6.150	19.600	3	120.540	361.620
34	131	6.151	19.600	1	120.560	120.560
35	132	6.151	15.000	1	92.265	92.265
36	133	6.150	15.000	3	92.250	276.750
37	136	6.700	15.000	10	100.500	1005.000
38	146	(6.851x15.232)+(3.768x3.234)/(3.617x3.768)/2=104.354+12.185+6.814		1	123.354	123.354
39	147	6.700	19.000	31	127.300	3946.300
40	178	6.700	17.939	8	120.191	961.530
41	186	6.700	20.000	17	131.000	2227.000
42	203	6.801	20.000	1	136.020	136.020
43	204	7.250	17.939	6	130.058	780.347
44	210	7.300	17.939	2	130.955	261.909
45	212	6.800	19.000	12	129.200	1550.400
46	224	6.676	19.000	1	126.844	126.844
47	225	6.800	18.340	3	124.712	374.136
48	228	7.128	18.340	1	130.728	130.728
49	229	6.547	20.000	1	130.940	130.940
50	230	6.500	20.000	2	130.000	260.000
51	232	6.950	20.000	10	139.000	1390.000
52	242	6.950	20.000	1	104.250	104.250
53	243	6.950	20.000	9	139.000	1251.000
54	252	6.500	20.000	2	130.000	260.000
55	254	6.547	20.000	1	130.940	130.940
56	255	6.903	20.000	1	138.060	138.060
57	256	6.950	20.000	11	139.000	1529.000
58	267	6.500	16.500	7	107.250	750.750
59	274	(4.512x16.500)+(8.491x16.500)/2=74.448+70.050		1	144.498	144.498
Total					273	34300.530
						8.4759

AREA STATEMENT

TOTAL AREA OF SCHEME UNDER DDJAY-2016	14.1375	ACRE
NET PLANNED AREA	14.1375	ACRE
AREA UNDER COMMERCIAL	0.5655	ACRE
AREA UNDER RESIDENTIAL PLOTS	8.4759	ACRE
TOTAL SALEABLE AREA	9.0414	ACRE

AREA STATEMENT

TOTAL AREA OF SCHEME UNDER DDJAY-2016	14.1375	ACRE		
NET PLANNED AREA	14.1375	ACRE		
AREA UNDER COMMERCIAL	0.5655	ACRE		
AREA UNDER RESIDENTIAL PLOTS	8.4759	ACRE		
TOTAL SALEABLE AREA	9.0414	ACRE		
AREA FOR RESIDENTIAL PLOTS				
MAXIMUM PERMISSIBLE AREA @ 61% OF NPA	8.6239	ACRE	OR IN SQ.M	34899.53
PROVIDED AREA	8.4759	ACRE	OR IN SQ.M	34300.530
AREA FOR COMMERCIAL				
MAXIMUM PERMISSIBLE AREA @ 4% OF NPA	0.5655	ACRE	OR IN SQ.M	2288.494
PROVIDED AREA	0.5655	ACRE	OR IN SQ.M	2288.452
AREA FOR PROVISION OF COMMUNITY FACILITIES				
REQUIRED AREA @ 10% OF NPA	1.4138	ACRE	OR IN SQ.M	5721.234
PROVIDED AREA	1.4138	ACRE	OR IN SQ.M	5721.334
AREA FOR PROVISION OF OPEN SPACE				
REQUIRED OPEN SPACE @ 7.5% OF NPA	1.0603	ACRE	OR IN SQ.M	4290.926
OPEN SPACE PROVIDED				
OPEN SPACE - 1	0.6513	ACRE	OR IN SQ.M	2635.516
OPEN SPACE - 2	0.1920	ACRE	OR IN SQ.M	777.105
OPEN SPACE - 3	0.1429	ACRE	OR IN SQ.M	578.110
OPEN SPACE - 4	0.0489	ACRE	OR IN SQ.M	197.707
OPEN SPACE - 5	0.0303	ACRE	OR IN SQ.M	122.730
TOATL OPEN SPACE PROVIDED	1.0653	ACRE	OR IN SQ.M	4311.166
AREA FOR UGT, STP & OTHERS				
AREA FOR UGT (PROVIDED IN UNDER GROUND STRUCTURE)	0.049	ACRE	OR IN SQ.M	200.00
AREA FOR STP (PROVIDED IN UNDER GROUND STRUCTURE)	0.111	ACRE	OR IN SQ.M	450.00
MILK & VEGETABLE BOOTH (5X6.95 M)	0.009	ACRE	OR IN SQ.M	34.75
ELL (5X5.5 M)	0.007	ACRE	OR IN SQ.M	27.50

REVISED DENSITY CALCULATION

1	TOTAL NOS. OF PLOTS	273
2	MINIMUM PERMISSIBLE DENSITY @ 240 PPA = (NET PLANNED AREA 14.1375 X 240 PPA)	3393
3	MINIMUM PERMISSIBLE DENSITY @ 400 PPA = (NET PLANNED AREA 14.1375 X 400 PPA)	5655
4	PROPOSED POPULATION (273X13.5 = 3685.5)	3685.5
5	PROPOSED DENSITY (3685.5/14.1375) PERSON / AREA	260.69
6	REVISED POPULATION (273X18= 4914)	4914
7	REVISED PROPOSED DENSITY (4914/14.1375) PERSON / ACRE	347.58



ELECTRIC SUBSTATION / SERVICES

PROJECTS
AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER "DDJAY 2016") OVER AN AREA MEASURING 14.1375 ACRES SITUATED AT SECTOR-104, VILL DHANWAPUR, GURUGRAM, OWNED BY SADAN REALTECH PVT.LTD.

DRAWING TITLE
LAYOUT PLAN
OWNER

ARCHITECT
AR. ANAND DEEP BANSAL
CADD/15/7/2017

SCALE
N

To be read with Licence No. 174 of 2022 Dated 21/10/2022
That this Layout plan for an area measuring 14.1375 acres (Drawing No. 5705) dated 15.04.2016 is confirmed of licence which is issued in respect of Affordable Residential Plotted Colony under Deem (Joint) Sanction being developed by Sadan Realtech Pvt. Ltd., Sector-104, Gurugram 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 Master 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 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 DTPC for the modification of layout plans of the colony.
- That the revenue rates 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 DTPC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the perimeter roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no proprietor 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 area of the colony shall be developed by the colonizers. 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 & Country Planning, Haryana and in accordance with terms and conditions of the agreements of the license.
- At the time of demarcation plan, if required an average 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(b)(ii)(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 footage 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 term the term is hereby 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.22/12/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued under Notification No. 19/02/2016-SP dated 11.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(S.K. SENHAWATI) (T.T. SATHYAPRASAD) (T.S. SATYAPRASAD) (S.K. SENHAWATI) (T.T. SATHYAPRASAD) (T.S. SATYAPRASAD) (S.K. SENHAWATI) (T.T. SATHYAPRASAD) (T.S. SATYAPRASAD)

For Sadan Realtech Pvt. Ltd.

Director Authorized Signatory