

To be read with Licence no. 118 of 2025 dated 14-07-2025.

That this Layout plan for an area measuring 11.0875 acres (Drawing no. DTCP-11255 dated 14-07-2025) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sh. Satpal Singh and others in collaboration with Ekaakshara Builders LLP in Sector-5, Sohna is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

1. That this Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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.
4. 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.
5. That the Revenue Rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-3Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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.

(RAM AVTAR BASSI) (YAJAN CHAUDHARY) (SUNENA) (HITESH SHARMA) (BIHUVNESH KUMAR) (AMIT KHATRI, IAS)
JD (HQ) DTP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)

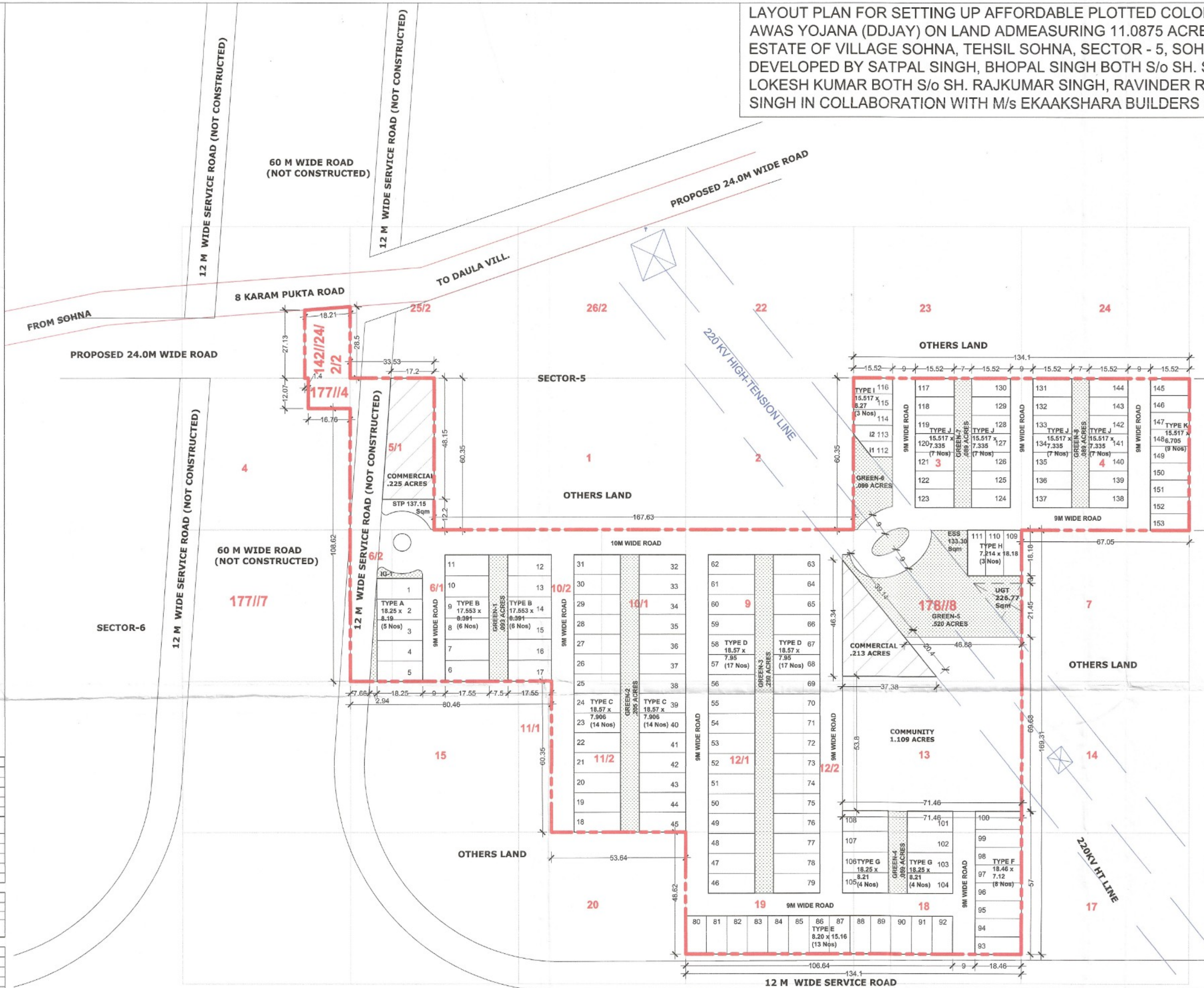
AREA STATEMENT			
A	TOTAL AREA OF THE SCHEME	11.0875 Acres	44069.52 Sqm
B	AREA UNDER 60M WIDE SECTOR ROAD	0.2065 Acres	835.78 Sqm
C	50% OF B	0.1033 Acres	417.89 Sqm
D	AREA UNDER I/D	0.0000 Acres	0 Sqm
NET PLANNED AREA (A - B + C - D)		10.9842 Acres	44451.63 Sqm
Permissible Area Detail		Area Detail (In Acres)	Proposed Area Detail
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE		0.439 =	0.439 Acres 3.999%
AREA UNDER PLOTS @ 61% PERMISSIBLE		6.700 =	5.061 Acres 44.074%
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE		7.140 =	5.500 Acres 50.073%
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE		0.832 =	1.311 Acres 11.82%
AREA UNDER COMMUNITY SITE @ min. 10.0% PERMISSIBLE		1.109 =	1.109 Acres 10.00%

DENSITY CALCULATION			
TOTAL DENSITY	=	153	X 18.00 @ Person Per Plot
	=	275400	+ 10.9842
	=	251	PPA AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK			
Minimum Required @ 7.50%	=	0.832	Acres
Proposed Green			
Green-1	=	0.093	Acres
Green-2	=	0.205	Acres
Green-3	=	0.250	Acres
Green-4	=	0.061	Acres
Green-5	=	0.397	Acres
Green-6	=	0.099	Acres
Green-7	=	0.089	Acres
Green-8	=	0.089	Acres
UG-1	=	0.628	Acres
Total Area	=	1.311	Acres
OR	=	11.82%	

PLOT AREA DETAILS						
S.No.	Type	Plot Nos	Size	Area (In Sqm)	Nos	Total Area
1	Type A	1-5	8.190 x 18.250	149.468	5	747.34 Sqm
2	Type B	6-17	8.391 x 17.553	147.287	12	1767.45 Sqm
3	Type C	18-45	7.906 x 18.570	146.814	28	4110.804 Sqm
4	Type D	46-79	7.950 x 18.570	147.632	34	5019.471 Sqm
5	Type E	80-92	8.200 x 15.160	124.312	13	1616.056 Sqm
6	Type F	93-100	7.120 x 18.460	131.435	8	1051.482 Sqm
7	Type G	101-108	8.210 x 18.250	149.833	8	1198.660 Sqm
8	Type H	109-111	7.214 x 18.180	131.151	3	393.452 Sqm
9	Type I	114-116	6.270 x 15.517	97.292	3	291.875 Sqm
9	Type J	117-144	7.335 x 15.517	113.817	28	3186.881 Sqm
10	Type K	145-153	6.705 x 15.517	104.041	9	936.373 Sqm
11	11	112		67.000	1	67.000 Sqm
12	12	113		94.010	1	94.010 Sqm
TOTAL					153	20480.848 Sqm
						5.0609277 Acres

LAYOUT PLAN FOR SETTING UP AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA (DDJAY) ON LAND ADMEASURING 11.0875 ACRES SITUATED IN REVENUE ESTATE OF VILLAGE SOHNA, TEHSIL SOHNA, SECTOR - 5, SOHNA, DISTRICT GURUGRAM. DEVELOPED BY SATPAL SINGH, BHOPAL SINGH BOTH S/O SH. SURTA, PRAVEEN KUMAR, LOKESH KUMAR BOTH S/O SH. RAJKUMAR SINGH, RAVINDER RAGHAV S/O SH. NARENDER SINGH IN COLLABORATION WITH M/s EKAASHARA BUILDERS LLP.



For EKAASHARA BUILDERS LLP
Authorized Signatory

AUTHORIZED'S SIGN.

Ar. Puneet Sharma
CA/2007/40868
ARCHITECT SIGN.

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