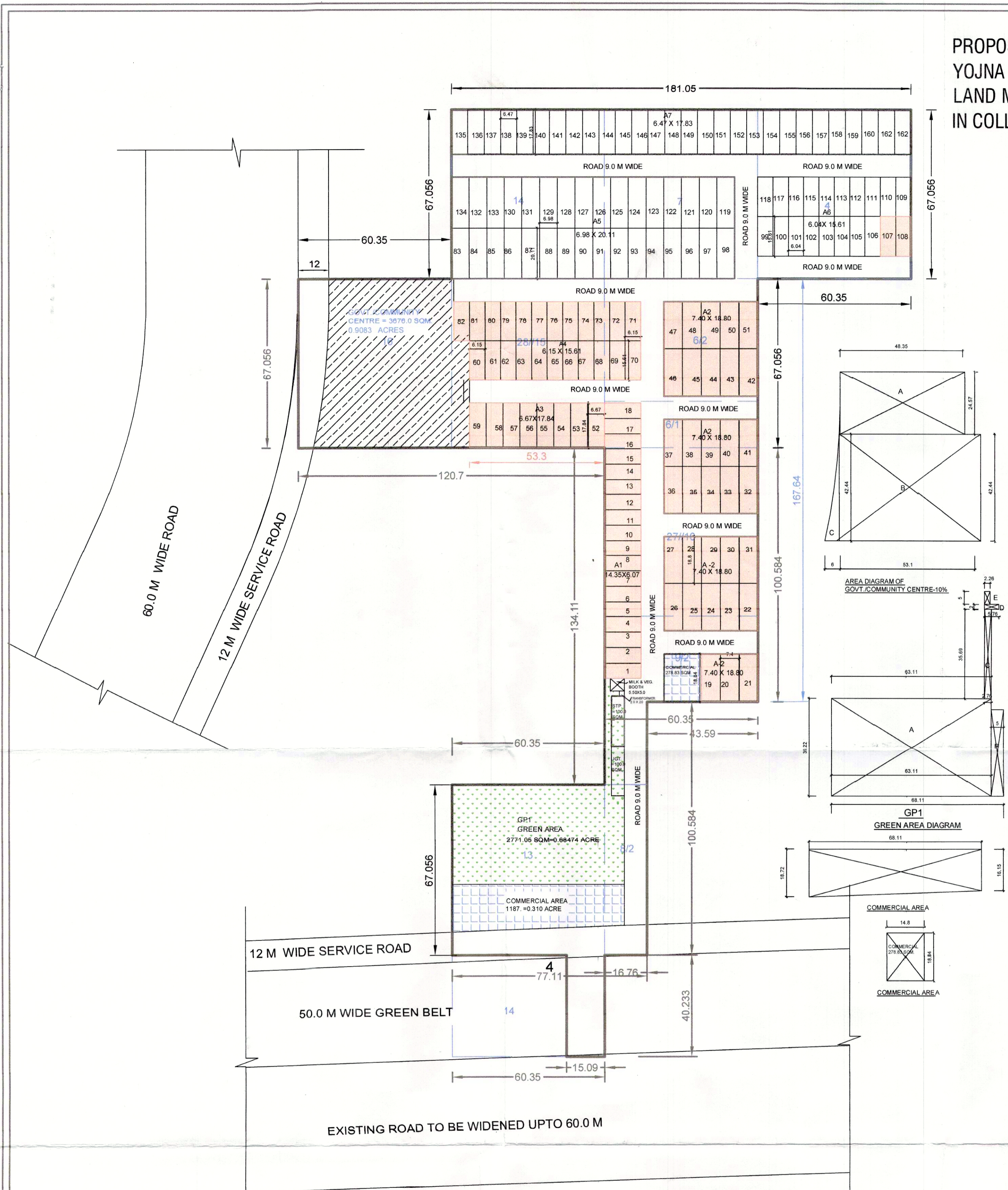


PROPOSED LAY-OUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN RENEVE ESTATE SOHNA, SECTOR- 35, SOHNA, DISTT. GURUGRAM (HR) LAND MEASURING 9.0625 ACRES. BELONGING TO LION INFRA DEVELOPERS LLP IN COLLABORATION WITH VIBHOR HOME DEVELOPERS PVT. LTD



LEGEND:-

| | |
|---------------------------------------|---------------|
| 50% AREA TO BE FROEZED | [Hatched Box] |
| 10% OF TOTAL LAND HANDED OVER TO GOVT | [Dotted Box] |
| COMMERCIAL AREA | [Blue Box] |
| 7.50% GREEN AREA | [Green Box] |

LAY-OUT PLAN

PLOT AREA CALCULATIONS

| S. NO. | Type of Plot | WIDTH (IN M) | LENGTH (IN M) | AREA (SQM) | TOTAL NO. OF PLOTS | AREA (SQM) |
|--------|--------------|--------------|---------------|--------------|--------------------|------------------|
| 1 | A1 | 6.07 | 14.35 | 87.105 | 18 | 1567.881 |
| 2 | A2 | 7.4 | 18.84 | 139.416 | 33 | 4600.728 |
| 3 | A3 | 6.67 | 17.84 | 118.993 | 8 | 951.942 |
| 4 | A4 | 6.15 | 20.11 | 124.616 | 23 | 2208.035 |
| 5 | A5 | 6.98 | 15.61 | 108.968 | 32 | 4491.770 |
| 6 | A6 | 6.04 | 15.61 | 94.284 | 20 | 1885.688 |
| 7 | A7 | 6.47 | 17.83 | 115.360 | 28 | 3230.083 |
| | | | | TOTAL | 162 | 18936.126 |

50% Area to be Freezed

DETAIL OF 50% FREEZED AREA

| S. NO. | Type of Plot | Nos. of Plot | PLOT AREA (SQM) | Total area (sqm) | TOTAL NO. OF PLOTS | Rectangle / Killa No. |
|--------|--------------|--------------|------------------|------------------|--------------------|-----------------------|
| 1 | A1 | 18 | 87.105 | 1567.881 | 1 to 18 | 9/2, 27/10, 6/1 |
| 2 | A2 | 33 | 139.416 | 4600.728 | 19 to 51 | 9/2, 27/10, 6/1, 6/2 |
| 3 | A3 | 8 | 118.993 | 951.942 | 52 to 59 | 28/15 |
| 4 | A4 | 23 | 96.002 | 2208.035 | 60 to 82 | 28/15, 6/2 |
| 5 | A6 | 2 | 94.284 | 188.569 | 107 to 108 | 4 |
| | | | | TOTAL | 162 | 18936.126 |

PROJECT AREA DETAIL

| Description | Area in Acres | Area in Sqm. |
|---|---------------|------------------|
| Total Plot Area | 9.0625 | 36674.578 |
| Area under Sector Road & Green Beld | 0.6688 | |
| Blance Area | 8.3937 | A |
| 50% Benefit of area falling under sector road & Green Belt | 0.3344 | B |
| Net Plan Area | 8.7281 | 35321.311 |

| | | |
|---|--------------------|-------------------|
| Required Green Area (7.50%) | 0.6796875 | 2750.593 |
| Proposed Green Area (7.556%) | 0.68474 | 2771.050 |
| 10% Area to be transferred free of cost to the Government for Community Site | 0.90625 | 3667.458 |
| Proposed Area to be transferred free of cost to the Government for Community Site (10.02%) | 0.9083 | 3675.753 |
| Permissible Area Under Plots (61%) | 55.28125 | 223714.927 |
| Proposed Area Under Plots (51.632%) | 4.67923 | 18936.126 |
| Permissible Commercial Area (4%) | 0.36250 | 1466.983 |
| Proposed Commercial Area (3.997%) | 0.36222 | 1465.83 |
| Area for STP (0.272%) | 0.0247 | 100.00 |
| Area for UGT (0.272%) | 0.0247 | 100 |
| Area for Milk & Vegetable booth (0.075%) | 0.0068 | 27.50 |
| Area for Transformer (0.01%) | 0.0010 | 4.00 |
| Total area for other services (0.629%) | 0.0572 | 231.5 |
| Proposed Plots | 162 | |
| Permissible Density | 240-400 PPA | |
| Total Population (@ 13.5 Persons per Plot | 2187 | |
| Proposed Density | 250.57 | |
| 50% Area to be Freezed of Area under Plotted Development required | 2.33961 | 9468.063 |
| Proposed 50% Area to be Freezed of Area under Plotted Development | 2.3517 | 9517.155 |
| Total saleble area | 5.04144 | 20401.956 |
| (51.632+3.997=55.629%) | | |

GREEN AREA

| CATEGORY | WIDTH | DEPTH | AREA IN SQM |
|------------------|-------|-------|----------------|
| GREEN GP1 (A) | 63.11 | 39.22 | 2475.17 |
| B | 5 | 34.91 | 174.55 |
| C | 2.76 | 35.69 | 98.50 |
| D | 5.76 | 2 | 11.52 |
| E | 2.26 | 5 | 11.30 |
| TOTAL | | | 2771.05 |
| MILK & VEG BOOTH | 5.5 | 5 | 27.50 |
| TRANSNF. | 2 | 2 | 4.00 |
| UGT | 5 | 20 | 100.00 |
| STP | 5 | 20 | 100.00 |

To be read with Licence No. 24 of 2019 Dated 20-02-2019 1c-3852

That this Layout plan for an area measuring 9.0625 acres (Drawing no. DTCP-6816 dated 13.02.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awast Yojna) being developed by Lion Infra Developers LLP & others in collaboration with Vibhor Home Developers Pvt. Ltd. in Sector-35, Sohna 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.
- 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. 14/4/2016-5 Power dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 Power 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.

(RAJESH KAUSHIK) DTP (HQ)
 (D.N. NIMBOKAR) STP (M) HQ
 (JITENDER SHAG) CTP (HR)
 (K.KRANND PANDURANG, IAS) DTCP (HR)
 (RAM AVTAR BASSI) AD (HQ)
 (SANJAY NARANG) ATP (HQ)

DRG. TITLE
LAY-OUT PLAN

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

(AR. VIVEK SINGH RAO)

PROJECT NO. **RA-5018** DRG. NO. **A-1** NORTH

SCALE 1:500 DATE

DRAWN BY -R.B. CKD.BY-- V.S. RAO

ARCHITECTS
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