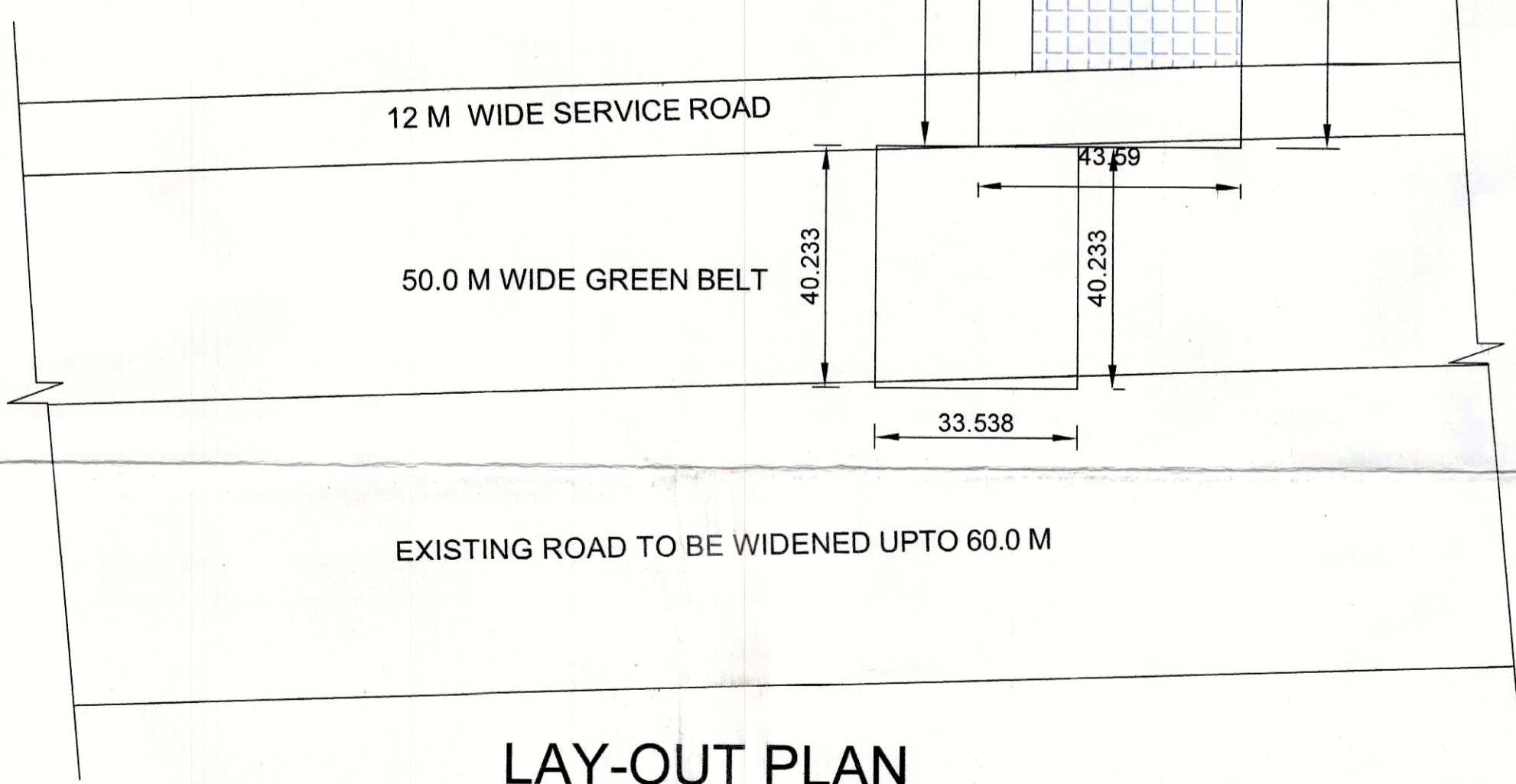
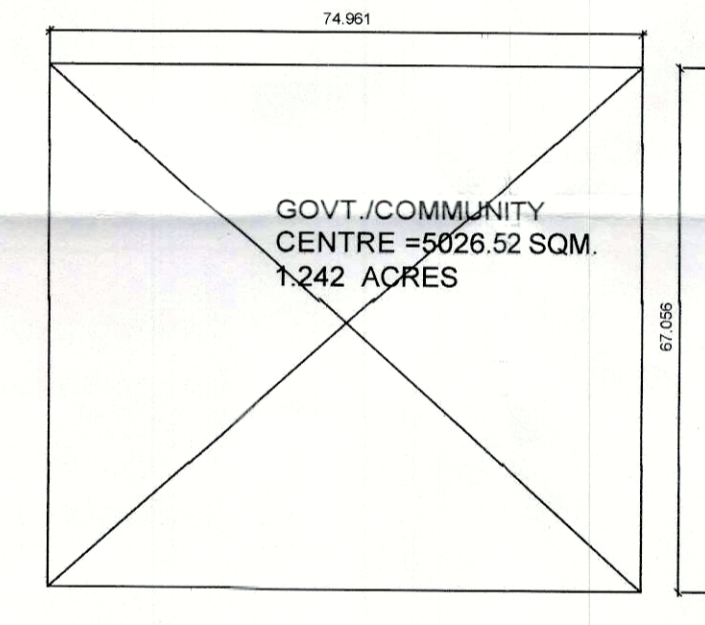
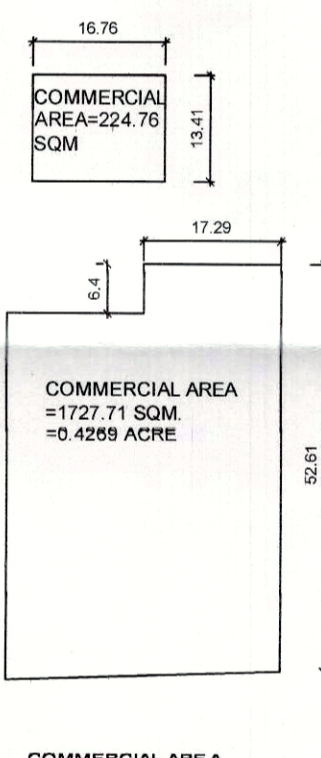
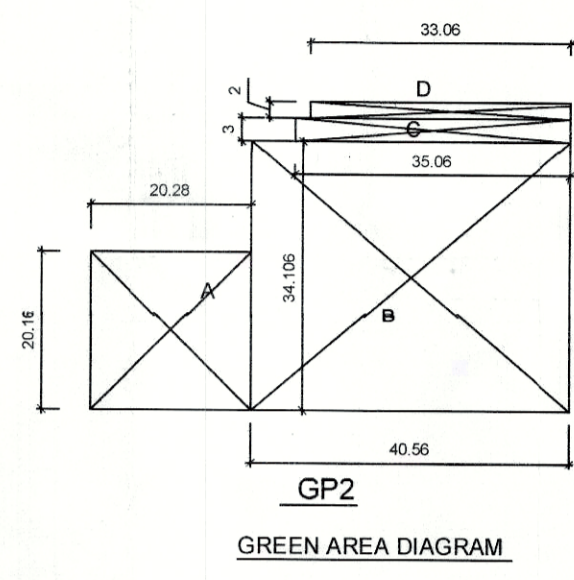
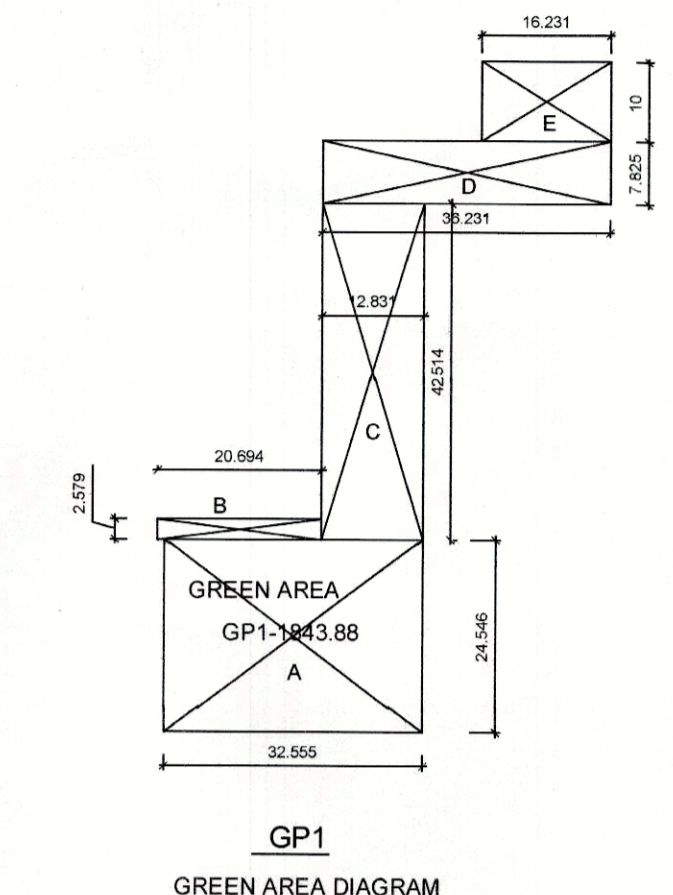


PROPOSED LAY-OUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN RENEVE ESTATE SOHNA, SECTOR- 35, SOHNA, DISTT. GURUGRAM (HR) LAND MEASURING 12.41875 ACRES. BELONGING TO VALLABHAM BUILDCON PVT. LTD. & VIBHOR HOME DEVELOPERS PVT. LTD. IN COLLABORATION WITH LION INFRA DEVELOPERS LLP

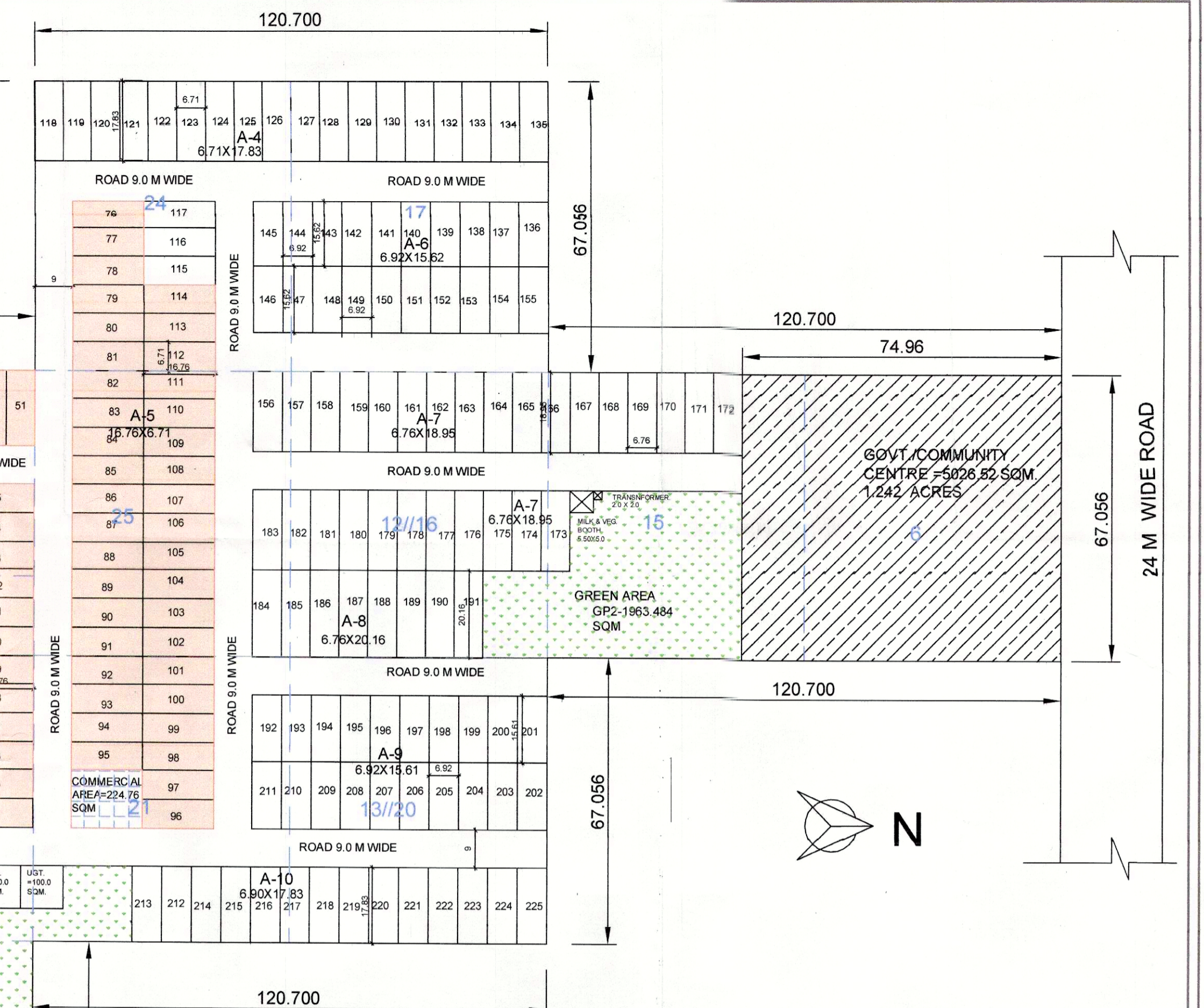
PLOT AREA CALCULATIONS						
S. NO.	Type of Plot	PLOT NOS	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (SQM)	TOTAL NO. OF PLOTS
1	A1	1 to 9	6.4	17.29	110.656	9
2	A2	10 to 13	6.13	18.8	115.244	4
3	A3	14 to 21	7.22	20.69	149.3818	8
4	A4	22 to 51, 118 to 135	6.71	17.83	119.6393	48
5	A5	52 to 117	6.71	16.76	112.4596	66
6	A6	136 to 155	6.92	15.62	108.0904	20
7	A7	156 to 183	6.76	18.95	128.102	28
8	A8	184 to 191	6.76	20.16	136.2816	8
9	A9	192 to 211	6.92	15.61	108.0212	20
10	A10	213 to 225	6.95	17.83	123.9185	14
11				TOTAL	1211.7944	225

50% Area to be Freezed						
DETAIL OF 50% FREEZED AREA						
S. NO.	Type of Plot	Nos. of Plot	Plot area (sqm)	Total area (sqm)	Plot No.	Rectangle / Killa No.
1	A1	9	110.656	995.904	1 to 9	8,1,3,1
2	A2	4	115.244	460.976	10 to 13	2
3	A3	8	149.382	1195.054	14 to 21	2, 27/1
4	A4	30	119.639	3589.179	22 to 51	2, 27/1, 28/5/2, 28/1/2, 24, 17
5	A5	63	112.460	7084.955	52 to 114	27/1, 28/5/2, 28/1/2, 24, 25, 21
	TOTAL	115		13326.068		

PROJECT AREA DETAIL		
Description	Area in Acres	Area in Sqm.
Total Plot Area	12.41875	50256.818
Area under Sector Road & Green Beld	0.46286	
Blance Area	11.95589	A
50% Benefit of area falling under sector road & Green Belt	0.23143	B
Net Plan Area	12.18732	49320.256
Required Green Area (7.50%)	0.93141	3769.261
Proposed Green Area (7.65%)	0.94080	3807.264
10% Area to be transferred free of cost to the Government for Community Site	1.24188	5025.6818
Proposed Area to be transferred free of cost to the Government for Community Site (10%)	1.24208	5026.520
Permissible Area Under Plots (61%)	7.57544	30656.659
Proposed Area Under Plots (52.83%)	6.56094	26551.154
Permissible Commercial Area (4%)	0.49675	2010.273
Proposed Commercial Area (3.8849%)	0.48247	1952.47
Area for STP (0.2%)	0.0030	100.00
Area for UGT (0.2%)	0.0247	100
Area for Milk & Vegetable booth (0.055%)	0.0068	27.50
Area for Transformer (0.08%)	0.0010	4.00
Total area for other services (0.429%)	0.0355	231.5
Proposed Plots	225	
Permissible Density	240-400 PPA	
Total Population (@ 13.5 Persons per Plot	3037.5	
Proposed Density	249.23	
50% Area to be Freezed of Area under Plotted Development required	3.28047	13275.577
Proposed 50% Area to be Freezed of Area under Plotted Development	3.2931	13326.68
Total saleable area (52.83+3.8849=56.7149%)	7.04341	28503.624



LAY-OUT PLAN



To be read with Licence No. 23 of 2019 Dated 20/02/2019 LC-3804.

- This that Layout plan for an area measuring 12.41875 acres (Drawing No. DTCP-5817 dated 13.02.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna) being developed by Vallabham Buildcon Pvt. Ltd. and others in collaboration with Lion Infra-developers LLP 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.
 - 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 plots through government take with the land that HSVP 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 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/1/2016-5 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.22/52/2005-5Power 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.

GREEN AREA				
CATEGORY	WIDTH	DEPTH	AREA IN SQM	
GREEN GP1 (A)	32.555	X	24.546	799.095
B	20.694	X	2.579	53.370
C	12.831	X	42.514	545.497
D	36.231	X	7.825	283.508
E	16.231	X	10.000	162.310
				1843.780
GREEN GP2 (A)	20.280	X	20.160	408.845
B	40.560	X	34.106	1383.339
C	35.060	X	3.000	105.180
D	33.060	X	2.000	66.120
TOTAL			GP1+GP2	1963.484
MILK & VEG BOOTH	5.500	X	5.000	27.500
TRANSFORMER	2.000	X	2.000	4.000
STP	10.000	X	10.000	100.000
UGT	10.000	X	10.000	100.000

DRG. TITLE
LAY-OUT PLAN

OWNER'S SIGNATURE
Joshi

ARCHITECT'S SIGNATURE
Vivek Singh RAO

(AR. VIVEK SINGH RAO)

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

SCALE 1:500 DATE

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

ARCHITECTS
RAO AND ASSOCIATE

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