



	Area in acres	%	Proposed (Area in acres)	%
Total area of land	12.11250			
Area falling under sector road/green belt	0.19250			
Net Balance area (A)	11.92000			
50% of sector area (B)	0.09625			
Total of A + B	12.01625			
Required open space area (7.5%)	0.90122	7.50	0.90132	7.50
10% area to be transferred free of cost to the Government	1.20163	10.00	1.20163	10.00
Permissible commercial area	0.48065	4.00	0.48030	4.00
Area under plots	7.32991	61.00	6.47246	53.86
Total permissible saleable area	7.81056	65.00	6.95276	57.86
Minimum permissible density	240.00000		253.91	
Maximum permissible density	400.00000			

Type	Width	Length	Area	No. of Plots	Total Area under Plots
A	6.0000	12.1500	72.9	19	1385.1000
B	6.3860	16.0000	102.176	42	4291.3920
C	7.0580	16.7280	118.066	21	2479.3907
D	7.0580	17.5000	123.515	63	7781.4450
E	5.5880	13.4112	74.9418	12	899.3014
F	6.7056	14.1165	94.6596	9	851.9364
G	8.3600	17.4697	146.047	40	5841.8677
H	6.4188	21.5280	138.184	16	2210.9428
B'	7.0580	16.0000	112.928	4	451.7120
				226	26193.0881
				In acre	6.47246

Proposed Population (226 x 13.5) = 3051 person
 Density Achieved (3051/12.01625) = 253.9062 person per acre

50 % PLOTS FREEZ SHOWN AS

To be read with Licence no. 101 Dated 05/09/2019. LC-3865+LC-3888

- That this Layout plan for an area measuring 12.1125 acres (Drawing no. DTCP-7132 dated 30.08.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Rambha Construction Pvt. Ltd. in Sector-5, 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 licence through give and take with the land that Haryana 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. 19/4/2016-5 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.

DETAILS OF FREEZ PLOTS ARE AS UNDER:-

Type	Width	Length	Area	No. of Plots	Total Area under Plots
A	6.0000	12.1500	72.9	9	656.1000
B	6.3860	16.0000	102.176	22	2247.8720
C	7.0580	16.7280	118.066	10	1180.6622
D	7.0580	17.5000	123.515	29	3581.9350
E	5.5880	13.4112	74.9418	11	824.3596
F	6.7056	14.1165	94.6596	9	851.9364
G	8.3600	17.4697	146.047	26	3797.2140
				116	13140.0793
				In acre	3.24699

ADDITIONAL AREA SHOWN AS

MIGRATED AREA SHOWN AS

15 % PLOTS TO BE MORTGAGED SHOWN AS

DETAILS OF 15% PLOTS TO BE MORTGAGED ARE AS UNDER:-

Type	Width	Length	Area	No. of Plots	Total Area under Plots
D	7.0580	17.5000	123.515	29	3581.9350
E	5.5880	13.4112	74.9418	5	374.7089
				34	3956.6439
				In acre	0.97771

(NEHA YADAV) ATP (HQ) (RAJESH KAUSHIK) DTP (HQ) (D.N. NIMBOKAR) STP (M) HQ (JITENDER SHAG) CTP (HR) (K. MAKRAND PANDURANG, IAS) DTCP (HR) (RAM AVTAR BASSI) AD (HQ) (DINESH KUMAR) SD (HQ)

LAYOUT PLAN OF PROPOSED AFFORDABLE PLOTTED COLONY OVER AN AREA MEASURING 12.1125 ACRES, AT VILLAGE & TEHSIL SOHNA, DISTRICT GURGAON.

OWNER: RAMBHA CONSTRUCTION PRIVATE LIMITED, VILLAGE- SOHNA, DISTRICT- GURGAON.

ARCHITECT SIGNATURE:

ENGINEER SIGNATURE:

DATE: 05/09/2019

SITE LAYOUT PLAN