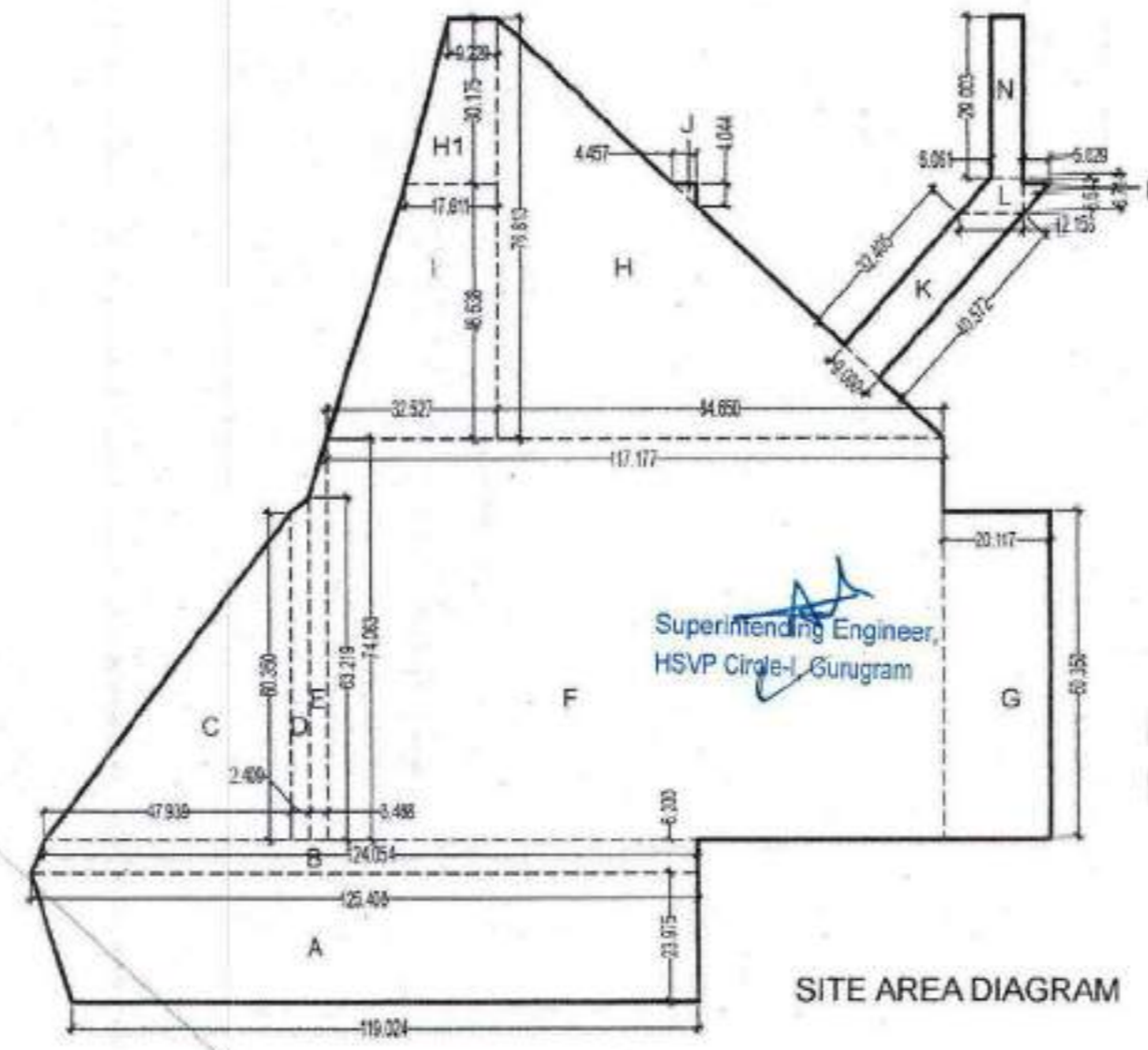


LEGEND	
SYMBOL	DESCRIPTION
	400mm RCC NP3 STORM WATER LINE RCC NP3 PIPE
	MANHOLE
	CATCH BASIN 600X600X600mm(TYP.)
	RAIN WATER HARVESTING PIT
	CATCH BASIN 450X450(TYP.)



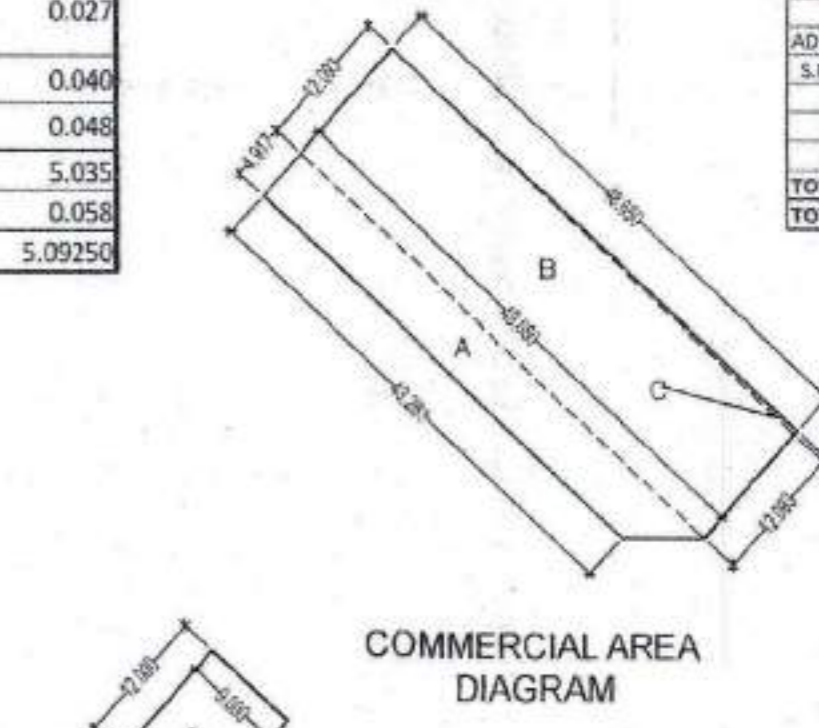
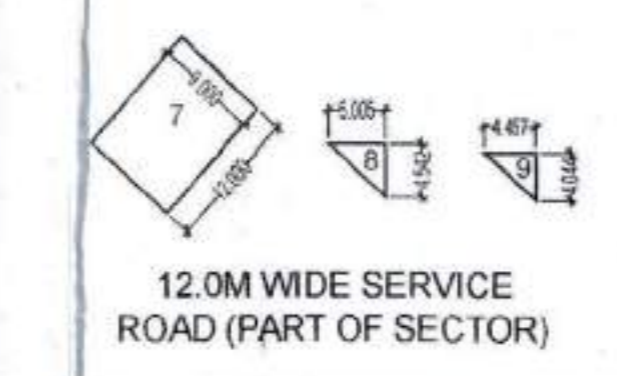
TOTAL AREA OF LAND = 5.15 ACRES (2081.278 SQ.MT.)					
PERMISSIBLE			PROPOSED		
AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
NET PLANNED AREA = 5.0925 ACRES = 20608.583 SQ.MT.					
Required Open Space Area (7.5%)	0.38525	1563.096	7.5	0.416	1682.916
10% area to be transferred free of cost to the govt.	0.515	2084.128	10.0	0.543	2195.620
Permissible commercial area	0.2037	824.343	4.0	0.2036	823.994
Area Under Plots	3.106	12571.236	61.0	2.8113	11376.938
Total permissible area	3.3101	13395.579	65.0	3.0149	12200.932
Achieved Density	240-400 ppa	-85 X 18 =	300.44	PPA	
			1530/5.0925		

PLOTS AREA DETAIL						
TYPE	WIDTH	DEPTH	AREA (sqmt.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.000	17.000	119.000	1-6	6	714.000
A1	AS PER DETAIL		118.633	7	1	118.633
B	7.290	16.970	123.821	37-40,49-56	19	2627.535
B1	AS PER DETAIL		134.057	47	1	134.057
C	7.450	20.117	149.872	57-63	7	1049.102
C1	AS PER DETAIL		149.005	64	1	149.005
D	7.550	17.000	128.350	6-16,18-25	25	3208.750
D1	7.630	17.000	129.612	16.17,36	3	389.436
D2	AS PER DETAIL		120.236	8	1	120.236
E	7.600	18.500	139.750	85-79	15	2096.250
E1	AS PER DETAIL		137.206	80	1	137.206
F	7.750	17.000	131.750	82-86	4	527.000
F1	AS PER DETAIL		120.829	81	1	120.829
TOTAL PLOT AREA					85	11376.938

ACRES	DESCRIPTION
5.15	A. TOTAL APPLIED SITE AREA
0.032	B. AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF SECTOR)
0.027	C. AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF 30.0 M WIDE GREEN BELT)
0.040	D. AREA FALLS IN 18.0 M WIDE GREEN BELT
0.048	E. AREA FALLS IN 75.0 M ROAD WIDENING
5.035	F. BALANCE SITE AREA ((A-(C+D+E)))
0.058	G. 50% AREA OF (C+D+E)
5.09250	H. NET PLANNED AREA (F+G)

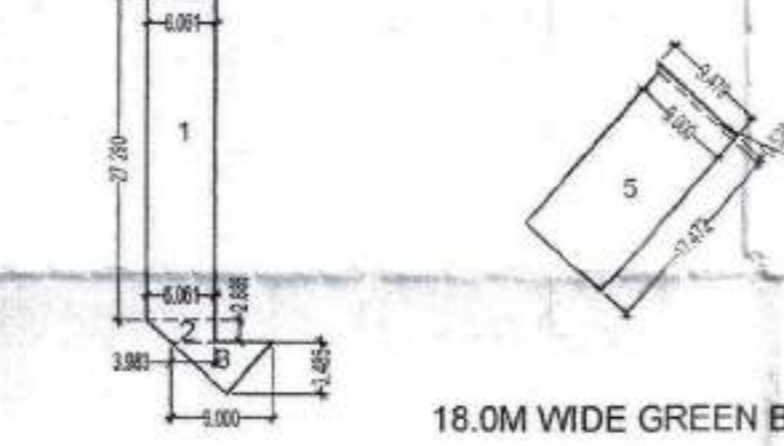
AREA UNDER COMMERCIAL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		(43.281+48.650)/2	4.917	226.012
B	1		12.093	48.650	588.124
C	1		0.397	48.650	9.427
TOTAL COMMERCIAL AREA					824.563
TOTAL COMMERCIAL AREA (In Acres)					0.204

SITE AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		(119.024+125.406)/2	23.975	2,593.129
B	1		(124.094+125.406)/2	6.200	771.332
C	1	0.5	47.939	60.350	1,446.559
D	1		(60.350+63.219)/2	2.409	146.338
E	1		(63.219+74.063)/2	3.458	239.347
F	1		117.177	74.063	8,625.482
G	1		20.117	60.350	1,214.061
H	1	0.5	84.650	76.813	3,251.110
HI	1		(9.229+17.611)/2	30.175	404.949
I	1		(17.611+32.527)/2	46.638	1,169.168
J	1	0.5	4.457	4.044	9.012
K	1		(32.405+40.573)/2	9.000	328.377
L	1		(6.061+12.153)/2	6.714	61.144
M	1	0.5	5.029	5.542	13.935
N	1		6.061	29.003	175.727
TOTAL SITE AREA					20,842.949
TOTAL SITE AREA (In Acres)					5.150



AREA FALLS IN 12.0M WIDE SERVICE ROAD (PART OF SECTOR)					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
P	1		9.000	12.000	108.000
Q	1	0.5	5.005	4.542	13.366
R	1	0.5	4.457	4.044	9.012
TOTAL ROAD AREA					130.378
TOTAL ROAD AREA (In Acres)					0.032

AREA FALLS IN 12.0M WIDE SERVICE ROAD (PART OF 30.0M WIDE GREEN BELT)					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
S	1		9.000	12.000	108.000
T	1		9.000	12.000	108.000
TOTAL ROAD AREA					216.000
TOTAL AREA (In Acres)					0.027



AREA FALLS IN 75.0M ROAD WIDENING					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	1		6.061	27.290	165.405
2	1		(6.061+3.983)/2	2.885	34.438
3	1	0.5	4.000	3.486	13.653
TOTAL ROAD AREA					213.500
TOTAL ROAD AREA (In Acres)					0.048

AREA FALLS IN 18.0M WIDE GREEN BELT					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
4	1		(9.479+9)/2	0.528	4.879
5	1		9.000	17.472	157.248
TOTAL ROAD AREA					162.127
TOTAL AREA (In Acres)					0.040

To be read with 192 of 2024 Dated 24.12.2024 ZP-2100

This Revised Layout-cum-Demarcation plan for an area measuring 5.15 acres (Drawing No. DTCP-11/2023 dated 21.03.2023) developed by Hemis Infrastructure and Developers in the revenue estate of village Sultanpur, Sector-1, Farukhnagar, Gurugram is hereby approved subject to the following conditions:-

1. That this Revised Layout-cum-Demarcation 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 except 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, Haryana 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 licensee.
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 metres wide road would mean a minimum clear width of 9 metres 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)(ii)(iii) of the Act No.8 of 1975.
13. That the add 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 licensee through give and take with the land that is not 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. notifications 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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/G/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

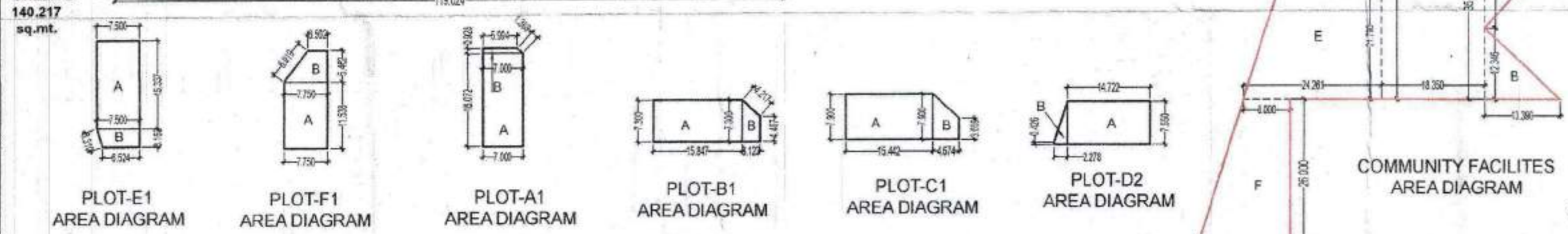
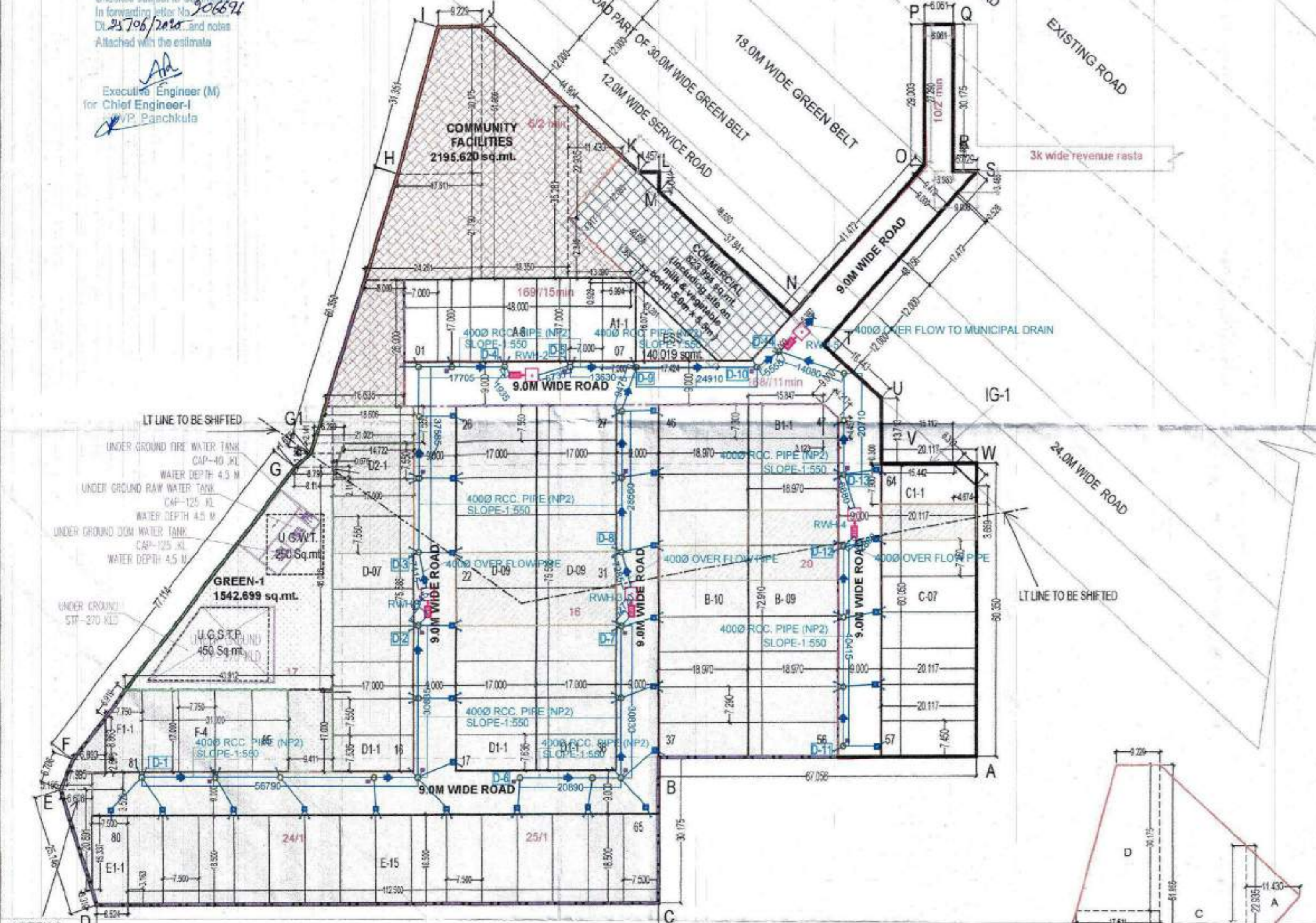
LEGEND:-	
	COMMERCIAL
	LAND TO BE TRANSFER TO GOVT.
	OPEN/GREEN
	FREZZED PLOT UNTIL REMOVAL OF LT LINE
	AREA CHANGED FROM APPROVED LAYOUT (12548.30 SQ.MT.)

TITLE:-
REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.J.A.Y AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES (41K-4M) LICENCE NO. 192 OF 2024 DATED 24-12-2024 FALLING IN THE REVENUE ESTATE OF VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR) BEING DEVELOPED BY- HEMIS INFRASTRUCTURE AND DEVELOPERS

OWNERS SIGNATURE: ARCHITECT SIGNATURE:
For Hemis Infrastructure and Developers
Authorised Signatory

DRAWING TITLE:
REVISED LAYOUT CUM DEMARCATION PLAN
DATE:- APR-2025 NORTH SHEET NO. 01
SCALE:- 1/70(A1)

Checked subject to Drawings in forwarding files No. 206894 Dt. 25/06/2025 and notes Attached with the estimate
Executive Engineer (M) for Chief Engineer-I P. Panchkula



PLOT-E1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.500	15.317	115.028
B	1		(7.50+6.524)/2	3.163	22.179
TOTAL AREA					137.207

PLOT-A1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.000	16.072	112.504
B	1		(5.994+7.0)/2	0.928	6.025
TOTAL AREA					118.529

PLOT-C1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.900	25.442	200.023
B	1		(7.90+3.659)/2	4.674	34.005
TOTAL AREA					234.028

PLOT-D2 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.550	14.722	111.151
B	1		(6.426+7.550)/2	2.278	9.065
TOTAL AREA					120.216

AREA UNDER COMMUNITY SITE					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	0.5	11.430	22.935	131.074
B	1	0.5	13.390	12.346	82.656
C	1		(51.966+35.281)/2	18.350	800.491
D	1		(9.229+17.611)/2	30.175	404.949
E	1		(17.611+32.527)/2	21.290	454.193
F	1		(8.0+16.635)/2	26.000	320.250
TOTAL AREA UNDER COMMUNITY SITE					2,195.620
TOTAL AREA UNDER COMMUNITY SITE (In Acres)					0.416

PLOT-F1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.250	11.538	83.420
B	1		(3.75+7.25)/2	5.462	31.409
TOTAL AREA					114.829

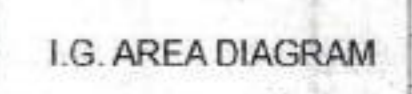
PLOT-B1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.000	15.847	110.933
B	1		(7.8+4.467)/2	3.122	13.457
TOTAL AREA					124.390

PLOT-C2 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.900	25.442	200.023
B	1		(7.90+3.659)/2	4.674	34.005
TOTAL AREA					234.028

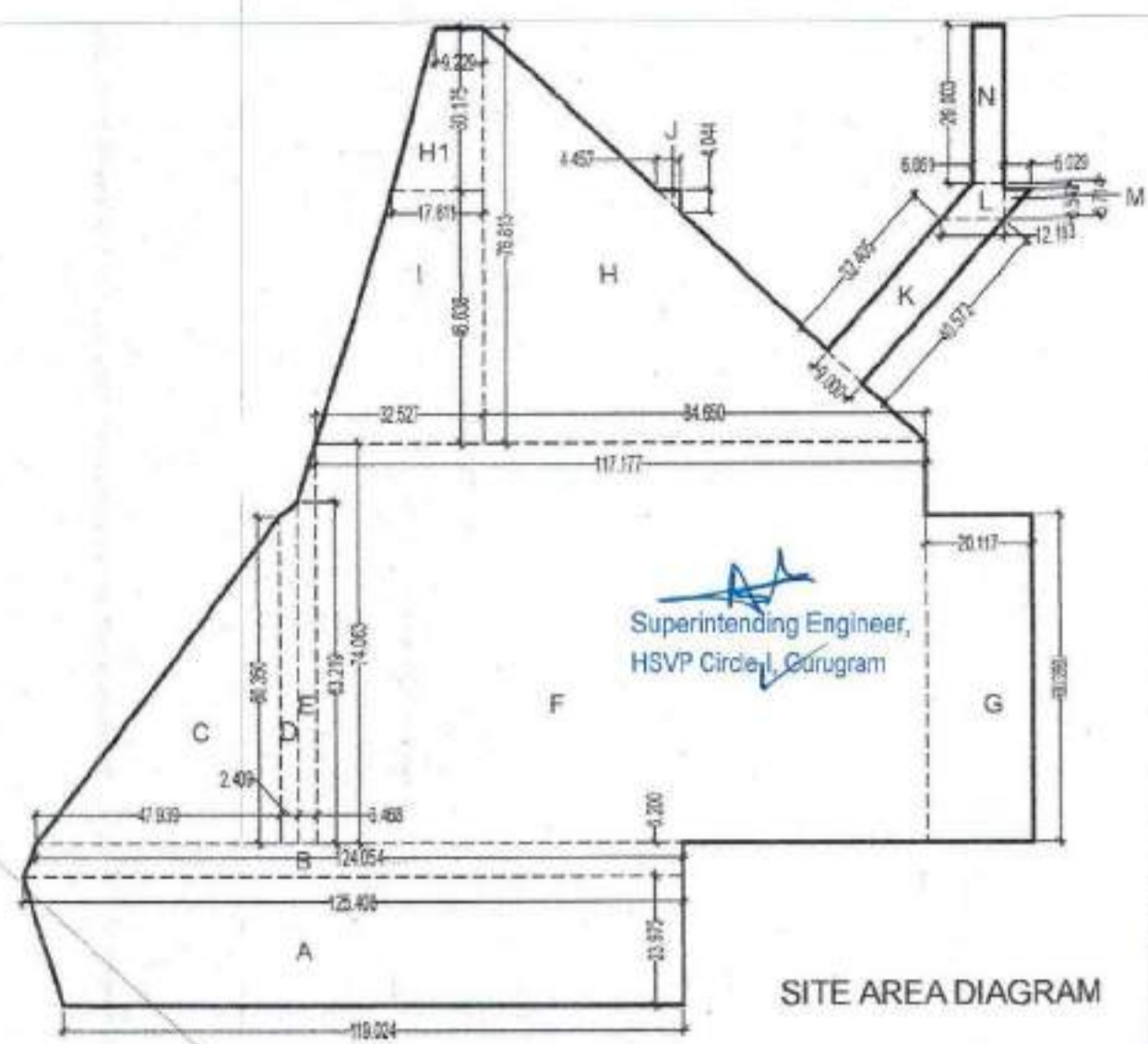
GREEN AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
G1	1		9.411	17.000	159.987
G2	1		(43.912+6.114)/2	46.026	1,197.274
G3	1		(8.790+6.299)/2	2.869	21.645
G4	1	0.5	0.676	2.114	0.715
G5	1		6.299	2.141	13.484
G6	1		(18.806+21.021)/2	7.550	149.592
G7	1	0.5	6.608	20.891	69.024
G8	1		(6.608+5.156)/2	3.525	20.734
G9	1		(7.595+6.893)/2	2.675	19.913
G10	1	0.5	6.893	8.853	30.546
TOTAL GREEN AREA					1,682.916
TOTAL GREEN AREA (In Acres)					0.416

I.G. AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
I.G.1	1		(15.112+15.442)/2	0.300	4.583
TOTAL AREA					4.583

DRAINAGE LAYOUT



Checked subject to Comments in drawing No. 20/2024
25/06/2025 and notes Attached with the estimate
A.P.
Executive Engineer (M)
Chief Engineer
M.P. Panchkula



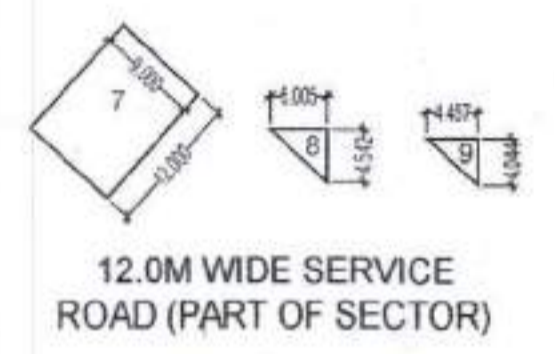
TOTAL AREA OF LAND = 5.15 ACRES (20841.278 SQ.MT.)					
PERMISSIBLE		PROPOSED			
AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
NET PLANNED AREA = 5.0925 ACRES = 20608.583 SQ.MT.					
Required Open space Area (7.5%)	0.38625	1563.096	7.5	0.416	1682.916
10% area to be transferred free of cost to the Govt.	0.515	2084.128	10.0	0.543	2195.620
Permissible commercial area	0.2037	824.343	4.0	0.2036	823.994
Area Under Plots	3.106	12571.236	61.0	2.8113	11376.938
Total permissible area	3.3101	13395.579	65.0	3.0149	12200.932
Permissible Density	240-400 ppa	=85 X 18 =	300.44	PPA	
Achieved Density	300.44	PPA	1530/5.0925		

PLOTS AREA DETAIL						
TYPE	WIDTH	DEPTH	AREA (sq.mt.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.000	17.000	119.000	1-6	6	714.000
A1	AS PER DETAIL		118.533	7	1	118.533
B	7.290	16.970	123.291	37-40,40-56	19	2627.535
B1	AS PER DETAIL		134.057	47	1	134.057
C	7.450	20.117	149.872	57-63	7	1049.102
C1	AS PER DETAIL		140.006	64	1	140.006
D	7.550	17.000	128.350	9-15,18-35	25	3208.750
D1	7.636	17.000	129.612	16,17,36	3	389.436
D2	AS PER DETAIL		120.236	8	1	120.236
E	7.800	18.500	138.760	65-79	15	2081.250
E1	AS PER DETAIL		137.205	80	1	137.206
F	7.750	17.000	131.750	82-85	4	527.000
F1	AS PER DETAIL		130.829	81	1	130.829
TOTAL PLOT AREA					85	11376.938

AREA UNDER COMMERCIAL						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1			(43.281+48.650)/2	4.917	226.012
B	1			12.095	48.950	588.324
C	1			0.5	0.997	0.498
TOTAL COMMERCIAL AREA						823.994
TOTAL COMMERCIAL AREA (in Acres)						0.204

	ACRES
A. TOTAL APPLIED SITE AREA	5.15
B. AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF SECTOR)	0.032
C. AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF 30.0 M WIDE GREEN BELT)	0.027
D. AREA FALLS IN 18.0 M WIDE GREEN BELT	0.040
E. AREA FALLS IN 75.0 M ROAD WIDENING	0.048
F. BALANCE SITE AREA ((A-(C+D+E))	5.035
G. 50% AREA OF (C+D+E)	0.058
H. NET PLANNED AREA (F+G)	5.09250

SITE AREA DETAIL						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1			(119.004+125.408)/2	23.975	2,910.125
B	1			(124.054+125.408)/2	6.200	773.23
C	1			0.5	47.999	60.350
D	1			(60.350+63.219)/2	2.469	148.889
E	1			(63.219+74.063)/2	3.466	239.84
F	1			117.177	74.063	8,679.88
G	1			20.117	60.350	1,214.06
H	1			0.5	84.650	76.813
H1	1			(6.229+17.611)/2	30.175	404.581
I	1			(17.611+32.527)/2	46.638	1,169.361
J	1			0.5	4.457	4.044
K	1			(32.405+40.573)/2	9.000	328.397
L	1			(6.061+12.153)/2	6.714	61.34
M	1			0.5	5.029	5.547
N	1			0.5	4.457	4.044
TOTAL SITE AREA						5.331



AREA FALLS IN 12.0M WIDE SERVICE ROAD (PART OF 30.0M WIDE GREEN BELT)						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
7	1			9.000	12.000	108.000
8	1			0.5	5.005	4.542
9	1			0.5	4.457	4.044
TOTAL ROAD AREA						126.586
TOTAL ROAD AREA (in Acres)						0.032

To be read with 192 of 2024 Dated 24.12.2024

That this Revised Layout-cum-Demarcation plan for an area measuring 5.15 acres (Drawing No. DTCP-11/233 dated 24.12.2024) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Hema Infrastructure and Developers in the revenue estate of village Sultanpur, Sector-1, Farruknagar, Gurugram is hereby approved subject to the following conditions-

- That this Revised Layout-cum-Demarcation 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 except 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, Haryana 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 licencor.
- 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)(ii) 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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notifications 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/S2/2005 Sp/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. 19/5/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

LEGEND:-	
[Pattern]	COMMERCIAL
[Pattern]	LAND TO BE TRANSFER TO GOVT.
[Pattern]	OPEN/GREEN
[Pattern]	FREEDZED PLOT UNTIL REMOVAL OF LT LINE
[Pattern]	AREA CHANGED FROM APPROVED LAYOUT (12548.30 SQ.MT.)

TITLE:
REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES (41K-4M) LICENCE NO. 192 OF 2024 DATED 24-12-2024
FALLING IN THE REVENUE ESTATE OF VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR) BEING DEVELOPED BY - HEMIS INFRASTRUCTURE AND DEVELOPERS

OWNERS SIGNATURE: ARCHITECT SIGNATURE:

(SANDEEP KUMAR) ATP(HQ)
(RARESH KANSAL) DTP(HQ)
(VIJENDER SINGH) STPH(Q)
(BHUVESH KUMAR) CTP(HR)
(AMIT KHATRI, IAS) DTCP(HR)

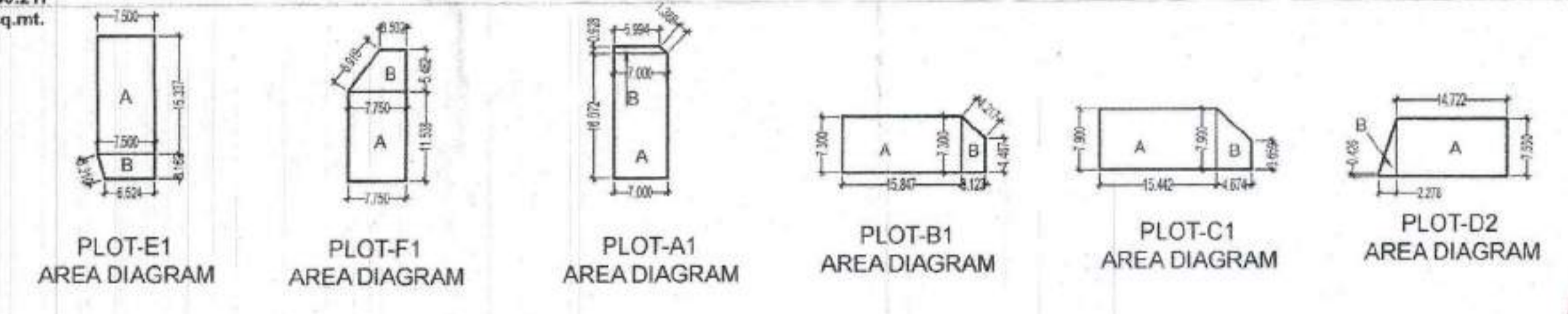
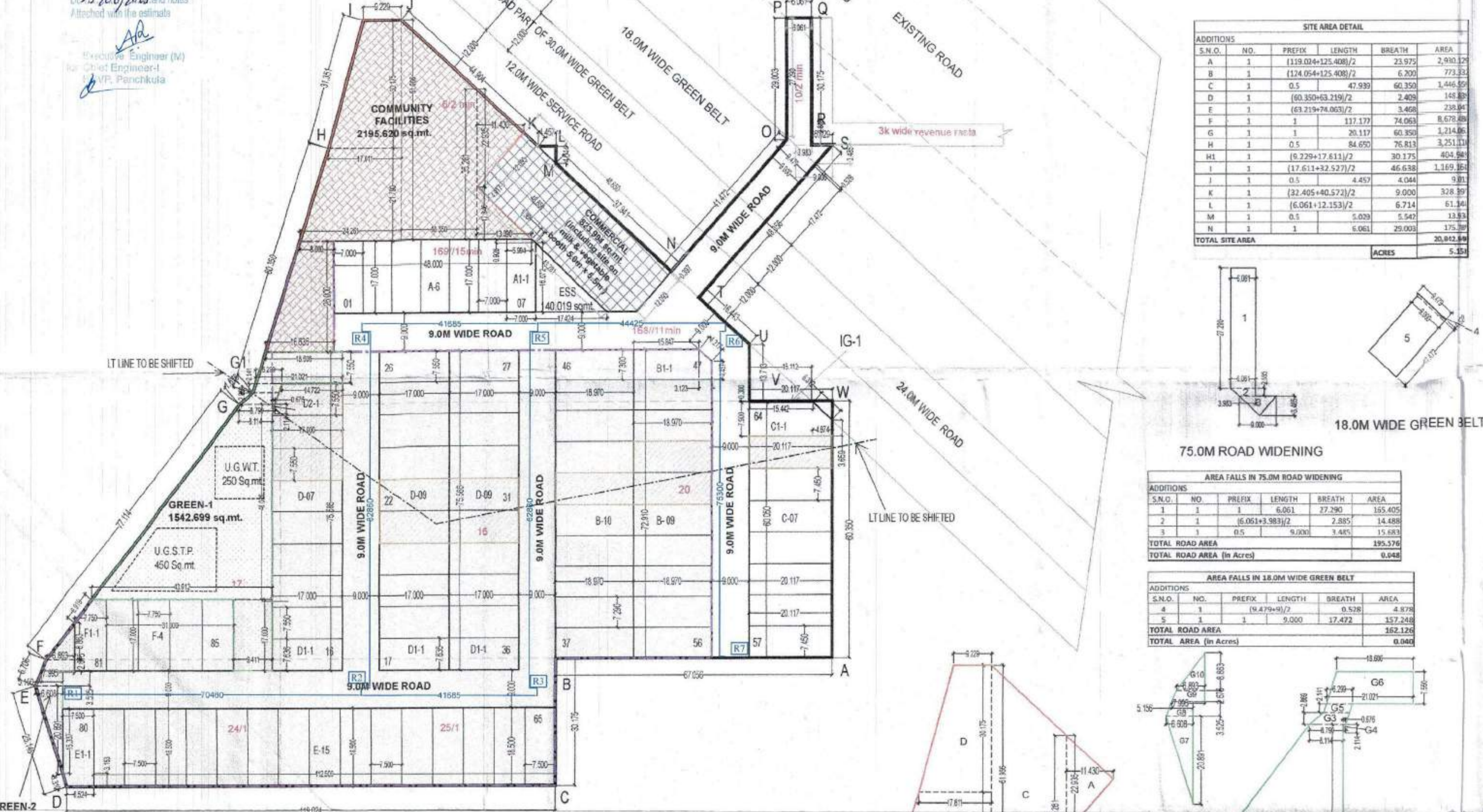
(PARVEEN KUMAR) SD(HQ)

For Hema Infrastructure & Developers
Vikas Kumar
Authorised Signatory



DRAWING TITLE:
REVISED LAYOUT CUM DEMARCATION PLAN

DATE:- APR. 2025 NORTH SHEET NO. 01
SCALE:- 1:700(A1)



PLOT-E1 AREA DETAIL						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1			7.500	15.337	115.628
B	1			(7.500+6.524)/2	3.169	22.179
TOTAL AREA						137.806

PLOT-A1 AREA DETAIL						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1			7.000	16.072	112.504
B	1			(5.994+7.0)/2	0.928	6.079
TOTAL AREA						118.583

PLOT-C1 AREA DETAIL						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1			7.900	15.442	121.992
B	1			(7.900+3.659)/2	4.674	27.013
TOTAL AREA						149.005

AREA UNDER COMMUNITY SITE						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1			0.5	11.430	22.935
B	1			0.5	13.390	12.346
C	1			(51.966+35.281)/2	18.350	800.491
D	1			(6.219+17.611)/2	30.175	404.581
E	1			(17.611+34.261)/2	21.790	456.155
F	1			(8.0+16.635)/2	26.000	320.355
TOTAL AREA UNDER COMMUNITY SITE						2,495.020

GREEN AREA DETAIL						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
G1	1			9.411	17.000	159.987
G2	1			(43.912+8.114)/2	46.026	1,197.274
G3	1			(8.790+6.299)/2	2.869	21.645
G4	1			0.5	0.676	0.715
G5	1			6.299	2.141	13.489
G6	1			(18.606+22.022)/2	7.550	149.595
G7	1			0.5	6.608	20.891
G8	1			(6.608+5.156)/2	3.525	20.734
G9	1			(7.995+6.893)/2	2.675	19.113
G10	1			0.5	6.893	8.863
TOTAL GREEN AREA						1,682.916

PLOT-F1 AREA DETAIL						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1			7.500	15.337	115.628
B	1			(8.751+7.75)/2	5.462	31.499
TOTAL AREA						147.126

PLOT-B1 AREA DETAIL						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1			7.000	15.847	110.883
B	1			(7.3+4.467)/2	3.123	18.374
TOTAL AREA						129.257

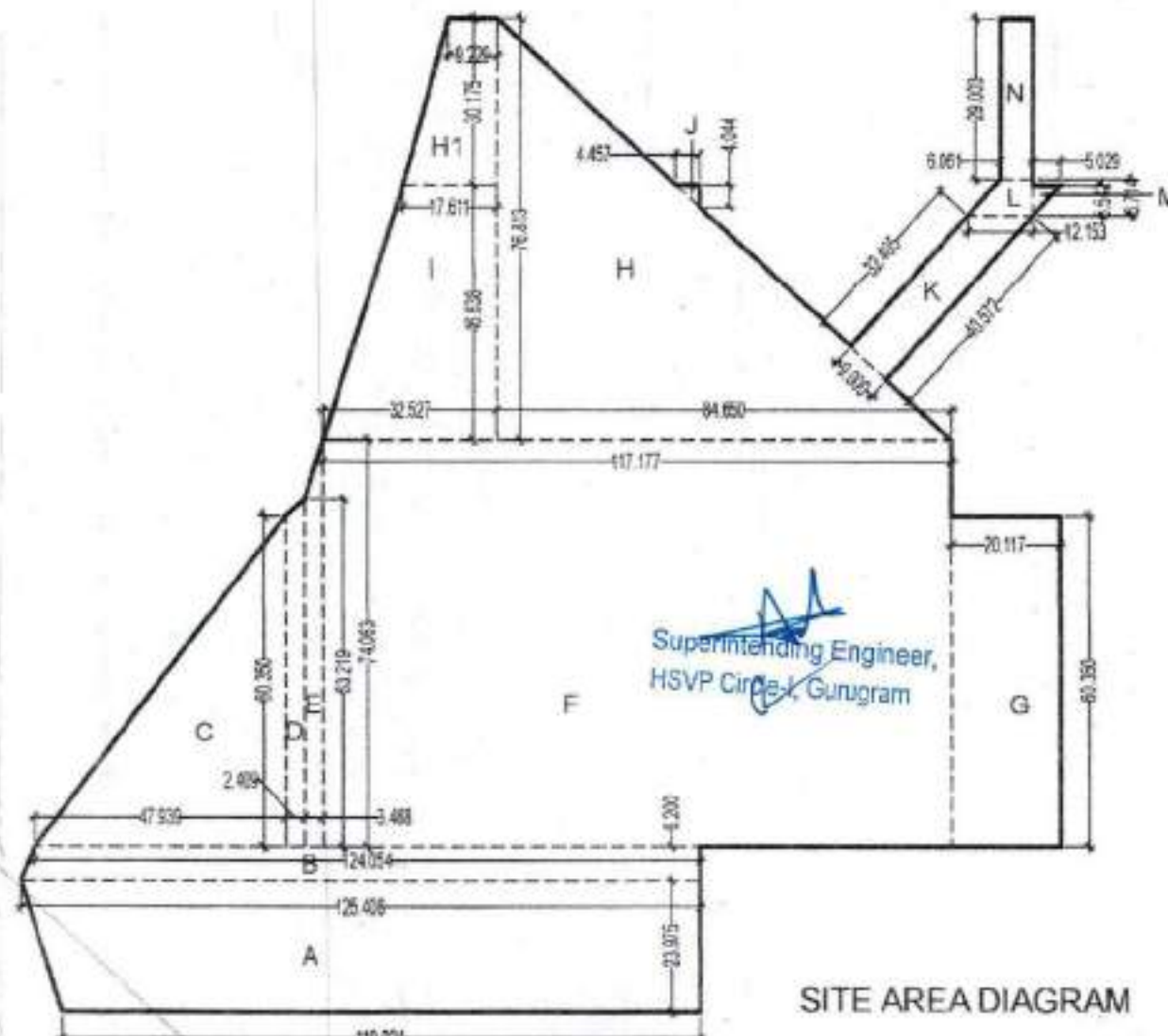
PLOT-D2 AREA DETAIL						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1			7.550	14.722	111.151
B	1			(0.426+7.550)/2	2.378	9.085
TOTAL AREA						120.236

EXTERNAL ROAD LAYOUT

I.G. AREA DETAIL						
ADDITIONS	S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
I.G-1	1			(15.112+15.442)/2	0.306	4.583
TOTAL AREA						4.583

I.G. AREA DIAGRAM

LEGEND	
SYMBOL	DESCRIPTION
	MANHOLE
	SEWER LINE (DWC PIPE)
	STP RISER (HDPE PIPE PE-100 PN-6)
	SEWER CHAMBER 600X600X600mm(TYP.)



TOTAL AREA OF LAND = 5.15 ACRES (20841.278 SQ.MT.)					
PERMISSIBLE			PROPOSED		
AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
0.38625	1563.096	7.5	0.416	1682.916	8.07
0.515	2084.128	10.0	0.543	2195.620	10.53
0.2037	824.343	4.0	0.2036	823.994	4.00
3.106	12571.236	61.0	2.8113	11376.938	55.20
3.3101	13395.679	65.0	3.0149	12200.932	59.20
240-400 ppa		=85 X 18 =			
300.44	PPA	1530/5.0925	300.44	PPA	

PLOTS AREA DETAIL							
TYPE	WIDTH	DEPTH	AREA (sq.mt.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS	
A	7.000	17.000	119.000	1-6	6	714.000	
A1	AS PER DETAIL		118.633	7	1	118.633	
B	7.290	18.970	138.291	37-46,48-56	10	2627.538	
B1	AS PER DETAIL		134.057	47	1	134.057	
C	7.450	20.117	149.872	57-63	7	1049.102	
C1	AS PER DETAIL		148.005	64	1	148.005	
D	7.550	17.000	128.350	9-15,18-35	26	3208.750	
D1	7.636	17.000	129.812	16,17,36	3	389.436	
D2	AS PER DETAIL		120.236	B	1	120.236	
E	7.500	18.500	138.750	65-79	15	2081.250	
E1	AS PER DETAIL		137.206	80	1	137.206	
F	7.750	17.000	131.750	82-85	4	527.000	
F1	AS PER DETAIL		120.826	B1	1	120.826	
TOTAL PLOT AREA						85	11376.938

ADDITIONS AREA UNDER COMMERCIAL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		(43.283+48.650)/2	4.917	226.012
B	1		12.093	48.650	588.374
C	1	0.5	0.327	48.650	6.613
TOTAL COMMERCIAL AREA					823.994
TOTAL COMMERCIAL AREA (in Acres)					0.204

Checked subject to Comments in forwarding letter No. 968/16 Dt. 8/16/2024 and notes Attached with the estimate.

Executive Engineer (V) for Chief Engineer-I HVP, Panchkula

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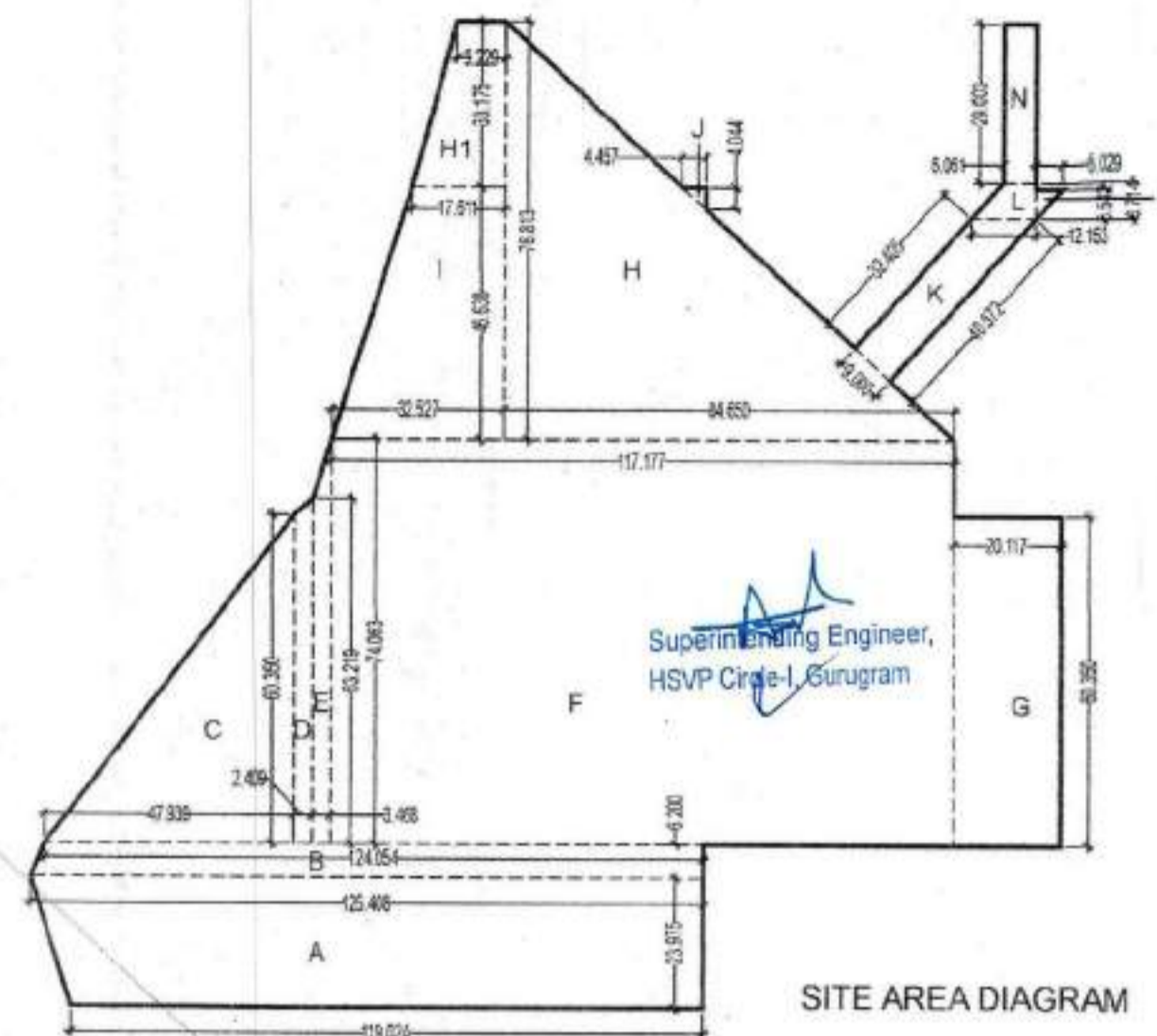
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LEGEND	
SYMBOL	DESCRIPTION
	FLUSHING LINE (HDPE PIPE)
	GARDEN HYDRENT
	DOMESTIC LINE (K7 / K-9 PIPE)
	MUNICIPAL LINE (K7 / K-9 PIPE)
	BORE WELL LINE (K7 / K-9 PIPE)
	EXTERNAL FIRE HYDRENT
	VALVE CHAMBER 750X750mm
	ARV WITH VALVE

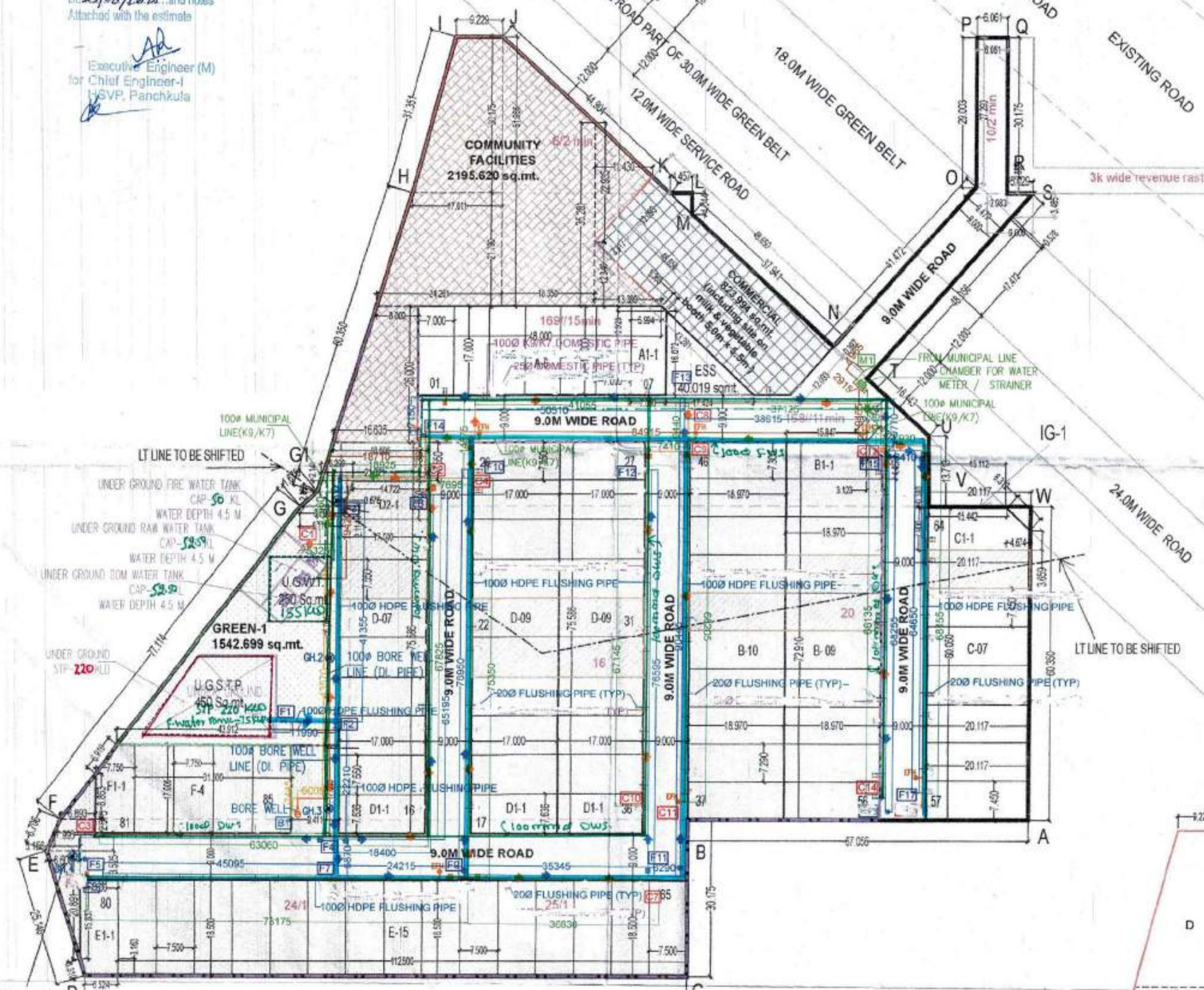


TOTAL AREA OF LAND = 5.15 ACRES (20841.278 SQ.MT.)					
		PERMISSIBLE		PROPOSED	
AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
ACRES	%	ACRES	%	ACRES	%
NET PLANNED AREA = 5.0925 ACRES = 20608.583 SQ.MT.					
Required Open space Area (7.5%)	0.38625	1563.096	7.5	0.416	1682.916
30% area to be transferred free of cost to the govt.	0.515	2084.128	10.0	0.543	2195.620
Permissible commercial area	0.2037	824.343	4.0	0.2036	823.994
Area Under Plots	3.106	12571.236	61.0	2.8113	11376.938
Total permissible area	3.3101	13395.579	65.0	3.0149	12200.932
Permissible Density	240-400 ppa	+85 X 18 =	300.44	PPA	
Achieved Density	300.44	PPA	1530/5.0925		

PLOTS AREA DETAIL						
TYPE	WIDTH	DEPTH	AREA (sq.mt.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.000	17.000	119.000	1-6	6	714.000
A1	AS PER DETAIL		118.533	7	1	118.533
B	7.200	18.970	136.291	37-46, 48-58	10	2627.836
B1	AS PER DETAIL		134.057	47	1	134.057
C	7.450	20.117	149.872	57-63	7	1049.102
C1	AS PER DETAIL		149.005	64	1	149.005
D	7.550	17.000	128.350	6-15, 18-35	25	3208.750
D1	7.636	17.000	129.812	16, 17, 36	3	389.436
D2	AS PER DETAIL		120.236	8	1	120.236
E	7.600	18.500	138.750	65-79	15	2081.250
E1	AS PER DETAIL		137.206	80	1	137.206
F	7.750	17.000	131.750	82-85	4	527.000
F1	AS PER DETAIL		120.829	81	1	120.829
			TOTAL PLOT AREA	85	11376.938	

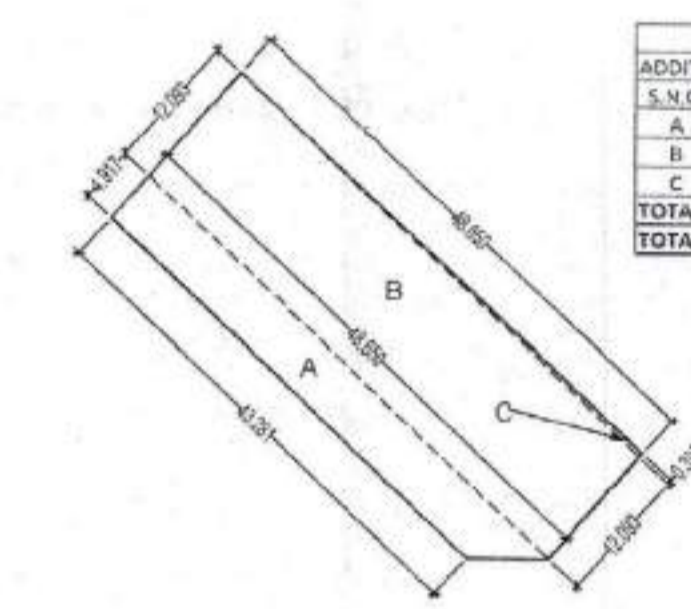
Checked subject to Comments in forwarding letter No. 2018/6 Dt. 25/06/2024 and notes Attached with the estimate.

Executive Engineer (M) for Chief Engineer-I HSPV, Panchkula



SITE AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	(118.024+125.408)/2	23.975	2.930.129	
B	1	(124.054+125.408)/2	6.200	773.331	
C	1	0.5	47.939	60.350	1,446.559
D	1	(60.350+63.219)/2	2.409	148.839	
E	1	(63.219+74.003)/2	3.464	236.047	
F	1	1	117.177	74.009	8,576.488
G	1	1	20.117	60.350	1,214.061
H	1	0.5	84.890	76.813	3,251.110
H1	1	(9.229+17.611)/2	30.175	404.949	
I	1	(17.611+32.527)/2	46.638	1,169.168	
J	1	0.5	4.457	4.044	9.012
K	1	(32.405+40.572)/2	9.000	128.397	
L	1	(6.061+12.153)/2	6.714	61.144	
M	1	0.5	5.029	3.547	13.931
N	1	1	6.061	29.039	175.781
TOTAL SITE AREA					20,842.948
					ACRES 5.150

ACRES	
A. TOTAL APPLIED SITE AREA	5.15
B. AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF SECTOR)	0.032
C. AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF 30.0 M WIDE GREEN BELT)	0.027
D. AREA FALLS IN 18.0 M WIDE GREEN BELT	0.040
E. AREA FALLS IN 75.0 M ROAD WIDENING	0.048
F. BALANCE SITE AREA ((A)-(C)+(D+E))	5.035
G. 50% AREA OF (C+D+E)	0.058
H. NET PLANNED AREA (F+G)	5.0925



AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF SECTOR)					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
7	1	1	9.000	12.000	108.000
8	1	0.5	5.025	4.542	11.364
9	1	0.5	4.457	4.044	9.012
TOTAL ROAD AREA					128.376
TOTAL ROAD AREA (in Acres)					0.032

AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF 30.0 M WIDE GREEN BELT)					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
7	1	1	9.000	12.000	108.000
8	1	0.5	5.025	4.542	11.364
9	1	0.5	4.457	4.044	9.012
TOTAL ROAD AREA					128.376
TOTAL ROAD AREA (in Acres)					0.032

AREA FALLS IN 18.0 M WIDE GREEN BELT					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
7	1	1	9.000	12.000	108.000
8	1	0.5	5.025	4.542	11.364
9	1	0.5	4.457	4.044	9.012
TOTAL ROAD AREA					128.376
TOTAL ROAD AREA (in Acres)					0.032

To be read with 192 of 2024 Dated 24.12.2024

ZP-2100

This Revised Layout-cum-Demarcation plan for an area measuring 5.15 acres (Drawing No. DTCP-11232 dated 21.11.2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony Under Dcon Doyal Jan Awas Yojna) being developed by Hemis Infrastructure and Developers in the revenue estate of village Sultanpur, Sector-1, Farruknagar, Gurugram is hereby approved subject to the following conditions:-

- That this Revised Layout-cum-Demarcation 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 except 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, Haryana 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 licensed area 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.
- 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.
- 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(3)(a)(ii) 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 95% 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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notifications as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode (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.22/52/2005 SPower dated 21.03.2015 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-50 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

LEGEND:-	
	COMMERCIAL
	LAND TO BE TRANSFER TO GOVT.
	OPEN/GREEN
	FROZEN PLOT UNTIL REMOVAL OF LT LINE
	AREA CHANGED FROM APPROVED LAYOUT (12548.30 SQ.MT.)

REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES (41K-4M) LICENCE NO. 192 OF 2024 DATED 24-12-2024 FALLING IN THE REVENUE ESTATE OF VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR) BEING DEVELOPED BY - HEMIS INFRASTRUCTURE AND DEVELOPERS

OWNERS SIGNATURE: (SANDEEP KUMAR) ATP(HQ) (RAKESH MANSA) DTP(HQ) (VIJENDER SINGH) STP(HQ) (BHUVNESH KUMAR) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)

ARCHITECT SIGNATURE: (PARVEEN KUMAR) SD(HQ)

For Hemis Infrastructure & Developers
WIKAS JAWAT
13/59929
Authorised Signatory

PLOT-E1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	7.500	17.000	127.750
B	1	1	7.500	17.000	127.750
TOTAL AREA					255.500

PLOT-F1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	7.200	18.970	136.291
B	1	1	7.200	18.970	136.291
TOTAL AREA					272.582

PLOT-A1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	7.450	20.117	149.872
TOTAL AREA					149.872

PLOT-B1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	7.636	17.000	129.812
TOTAL AREA					129.812

PLOT-C1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	7.550	17.000	128.350
TOTAL AREA					128.350

PLOT-D2 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	7.600	18.500	138.750
TOTAL AREA					138.750

PLOT-E1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	7.750	17.000	131.750
TOTAL AREA					131.750

PLOT-F1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	7.500	14.722	110.415
B	1	1	7.500	14.722	110.415
TOTAL AREA					220.830

PLOT-A1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	7.900	15.442	121.992
B	1	1	7.900	15.442	121.992
TOTAL AREA					243.984

PLOT-B1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	8.000	16.350	130.800
TOTAL AREA					130.800

PLOT-C1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	8.000	16.350	130.800
TOTAL AREA					130.800

PLOT-D2 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	8.000	16.350	130.800
TOTAL AREA					130.800

PLOT-E1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	8.000	16.350	130.800
TOTAL AREA					130.800

PLOT-F1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	1	8.000	16.350	130.800
TOTAL AREA					130.800

GREEN AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
G1	1	1	9.411	17.000	159.987
G2	1	1	(43.912+8.114)/2	46.026	1,197.274
G3	1	1	(8.790+6.299)/2	2.869	21.645
G4	1	1	0.5	0.676	0.338
G5	1	1	6.299	2.114	13.406
G6	1	1	(18.606+21.021)/2	7.550	149.592
G7	1	0.5	6.608	20.891	69.024
G8	1	1	(6.608+5.136)/2	3.525	20.734
G9	1	1	(7.995+6.893)/2	2.675	19.913
G10	1	0.5	6.893	8.863	30.546
TOTAL GREEN AREA					1,682.916
ACRES					0.416

WATER SUPPLY LAYOUT

LG. AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
LG-1	1	1	(15.112+15.442)/2	0.300	4.583
TOTAL AREA					4.583

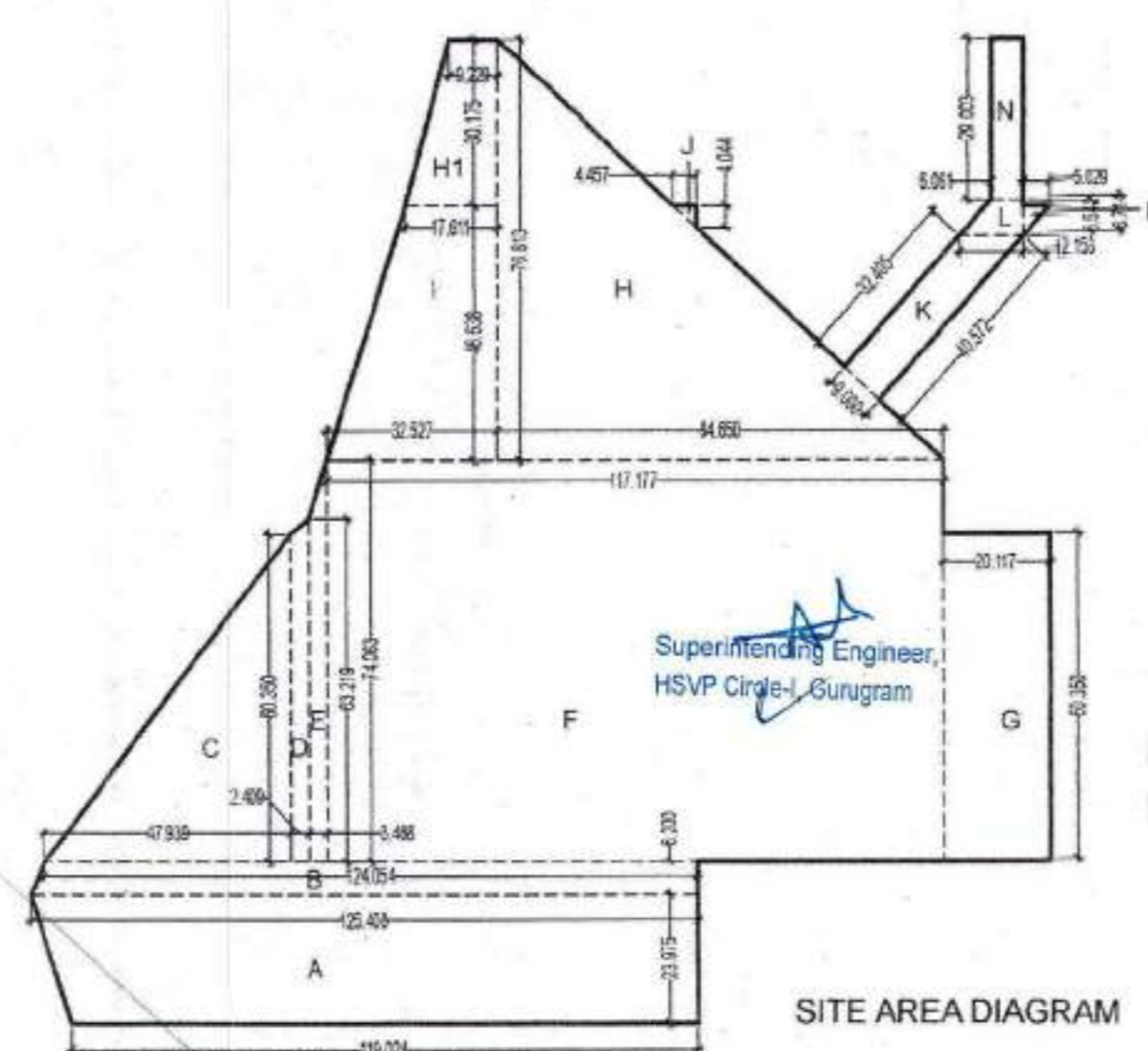
I.G. AREA DIAGRAM

DRAWING TITLE: REVISED LAYOUT CUM DEMARCATION PLAN

DATE: APR. 2025 NORTH SHEET NO. 01

SCALE: 1:700(A1)

LEGEND	
SYMBOL	DESCRIPTION
	STORM WATER LINE RCC NP3 PIPE
	MANHOLE
	CATCH BASIN 600X600X600mm(TYP.)
	RAIN WATER HARVESTING PIT
	CATCH BASIN 450X450(TYP.)

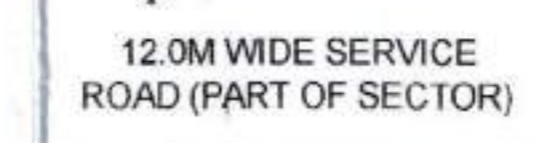
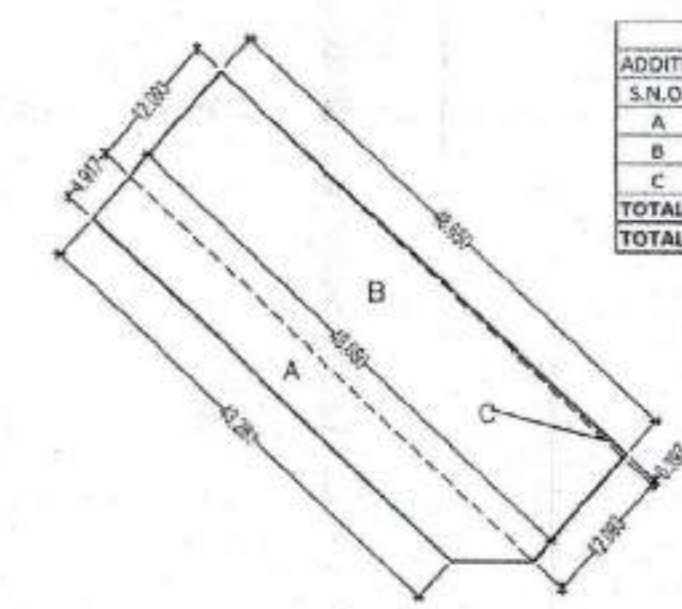


TOTAL AREA OF LAND = 5.15 ACRES (2081.278 SQ.MT.)					
PERMISSIBLE			PROPOSED		
AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
NET PLANNED AREA = 5.0925 ACRES = 20608.583 SQ.MT.					
Required Open space Area (7.5%)	0.38525	1563.096	7.5	0.416	1682.916
10% area to be transferred free of cost to the govt.	0.515	2084.128	10.0	0.543	2195.620
Permissible commercial area	0.2037	824.343	4.0	0.2036	823.994
Area Under Plots	3.106	12571.236	61.0	2.8113	11376.938
Total permissible area	3.3101	13395.579	65.0	3.0149	12200.932
Achieved Density	240-400 ppa	=85 X 18 =	300.44	PPA	

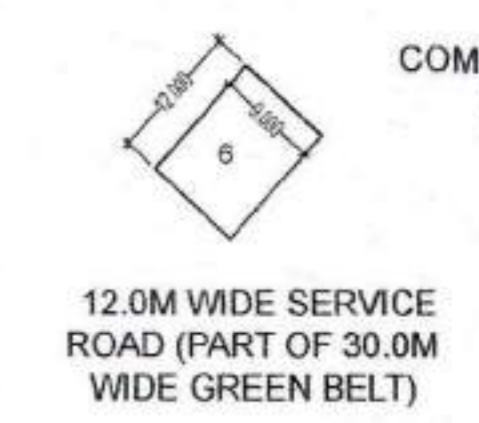
PLOTS AREA DETAIL						
TYPE	WIDTH	DEPTH	AREA (sqmt.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.000	17.000	119.000	1-6	6	714.000
A1	AS PER DETAIL		118.633	7	1	118.633
B	7.290	16.970	123.821	37-40,49-56	19	2627.535
B1	AS PER DETAIL		134.057	47	1	134.057
C	7.450	20.117	149.872	57-63	7	1049.102
C1	AS PER DETAIL		149.005	64	1	149.005
D	7.550	17.000	128.350	6-16,18-35	25	3208.750
D1	7.630	17.000	129.612	16,17,36	3	389.436
D2	AS PER DETAIL		120.236	8	1	120.236
E	7.500	18.500	138.750	85-79	15	2061.250
E1	AS PER DETAIL		137.206	80	1	137.206
F	7.750	17.000	131.750	82-86	4	527.000
F1	AS PER DETAIL		120.829	81	1	120.829
TOTAL PLOT AREA					85	11376.938

AREA UNDER COMMERCIAL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		(43.281+48.650)/2	4.917	226.012
B	1		12.093	48.650	588.124
C	1		0.397	48.650	9.427
TOTAL COMMERCIAL AREA					823.994
TOTAL COMMERCIAL AREA (in Acres)					0.204

ACRES	DESCRIPTION
5.15	A. TOTAL APPLIED SITE AREA
0.032	B. AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF SECTOR)
0.027	C. AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF 30.0 M WIDE GREEN BELT)
0.040	D. AREA FALLS IN 18.0 M WIDE GREEN BELT
0.048	E. AREA FALLS IN 75.0 M ROAD WIDENING
5.035	F. BALANCE SITE AREA ((A)-(C)+(D+E))
0.058	G. 50% AREA OF (C)+(D+E)
5.09250	H. NET PLANNED AREA (F+G)

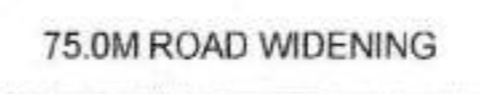


AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF SECTOR)					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
P	1		9.000	12.000	108.000
Q	1		0.5	5.005	2.502
R	1		0.5	4.457	2.228
TOTAL ROAD AREA					112.730
TOTAL ROAD AREA (in Acres)					0.027



AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF 30.0 M WIDE GREEN BELT)					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
S	1		9.000	12.000	108.000
T	1		0.5	5.005	2.502
U	1		0.5	4.457	2.228
TOTAL ROAD AREA					112.730
TOTAL ROAD AREA (in Acres)					0.027

SITE AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		(119.024+125.406)/2	23.975	2,093.129
B	1		(124.094+125.406)/2	6.200	771.332
C	1		0.5	47.939	23.969
D	1		(60.350+63.219)/2	2.409	146.539
E	1		(63.219+74.063)/2	3.456	239.347
F	1		(117.137)	74.063	8,675.482
G	1		20.117	60.350	1,214.061
H	1		84.650	76.813	6,491.110
HI	1		(9.229+17.611)/2	30.175	404.949
I	1		(17.611+32.527)/2	46.638	1,169.168
J	1		0.5	4.457	2.228
K	1		(32.405+40.573)/2	9.000	328.377
L	1		(6.061+12.153)/2	6.714	61.144
M	1		0.5	5.029	2.514
N	1		0.061	29.003	1.767
TOTAL SITE AREA					20,842.949
TOTAL SITE AREA (in Acres)					5.150



AREA FALLS IN 75.0 M ROAD WIDENING					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	1		6.061	27.290	165.405
2	1		(6.061+9.989)/2	2.885	34.488
3	1		0.5	4.000	2.000
TOTAL ROAD AREA					201.893
TOTAL ROAD AREA (in Acres)					0.048

AREA FALLS IN 18.0 M WIDE GREEN BELT					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
4	1		(9.479+9)/2	0.528	4.879
5	1		0.5	17.472	8.736
TOTAL ROAD AREA					13.615
TOTAL AREA (in Acres)					0.040



GREEN AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
G1	1		9.411	17.000	159.987
G2	1		(43.912+46.114)/2	46.026	1,197.274
G3	1		(8.790+5.299)/2	2.869	21.645
G4	1		0.5	0.676	0.338
G5	1		6.289	2.141	13.464
G6	1		(18.806+21.021)/2	7.550	149.592
G7	1		0.5	6.608	3.304
G8	1		(6.608+5.156)/2	3.525	20.734
G9	1		(7.595+6.893)/2	2.675	19.913
G10	1		0.5	6.893	3.446
TOTAL GREEN AREA					1,682.916
TOTAL GREEN AREA (in Acres)					0.416

To be read with 192 of 2024 Dated 24.12.2024

This Revised Layout-cum-Demarcation plan for an area measuring 5.15 acres (Drawing No. DTCP-112032 dated 21.12.2024) prepared by Hemis Infrastructure and Developers in the revenue estate of village Sultanpur, Sector-1, Farukhnagar, Gurugram is hereby approved subject to the following conditions:-

1. That this Revised Layout-cum-Demarcation 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 except 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, Haryana 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 licensee.
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 metres wide road would mean a minimum clear width of 9 metres 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(i)(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 licensee 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. notifications 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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/G/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

LEGEND:-	
	COMMERCIAL
	LAND TO BE TRANSFER TO GOVT.
	OPEN/GREEN
	FROZEN PLOT UNTIL REMOVAL OF LT LINE
	AREA CHANGED FROM APPROVED LAYOUT (12548.30 SQMT.)

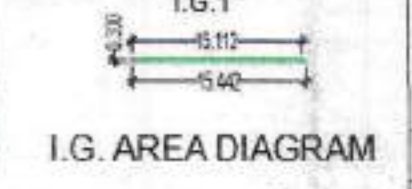
TITLE:-
REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.J.A.Y AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES (41K-4M) LICENCE NO. 192 OF 2024 DATED 24-12-2024 FALLING IN THE REVENUE ESTATE OF VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR) BEING DEVELOPED BY - HEMIS INFRASTRUCTURE AND DEVELOPERS

OWNERS SIGNATURE: _____ ARCHITECT SIGNATURE: _____
For Hemis Infrastructure and Developers
Authorised Signatory

DRAWING TITLE:
REVISED LAYOUT CUM DEMARCATION PLAN
DATE:- APR. 2025 NORTH SHEET NO. 01
SCALE:- 1/70(A1)

DRAINAGE LAYOUT

I.G. AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
I.G.1	1		(15.112+15.442)/2	0.300	4.583
TOTAL AREA					4.583



Checked subject to Documents in forwarding file No. 206894 Dt. 25/06/2025 and notes Attached with the estimate
Executive Engineer (M) for Chief Engineer-I P. Panchkula

PLOT-E1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.500	15.317	115.028
B	1		(7.50+6.524)/2	3.163	22.179
TOTAL AREA					137.207

PLOT-F1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.290	21.538	89.420
B	1		(3.75+7.25)/2	5.467	31.409
TOTAL AREA					120.829

PLOT-A1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.000	16.072	112.500
B	1		(5.994+7.0)/2	0.928	6.029
TOTAL AREA					118.529

PLOT-B1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.290	15.847	115.683
B	1		(7.3+4.467)/2	3.123	18.374
TOTAL AREA					134.057

PLOT-C1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.900	25.442	200.010
B	1		(7.99+3.659)/2	4.674	37.023
TOTAL AREA					349.003

PLOT-D2 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.550	14.722	111.151
B	1		(6.426+7.550)/2	2.278	9.065
TOTAL AREA					120.236

AREA UNDER COMMUNITY SITE					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		11.430	22.935	261.074
B	1		13.390	12.346	165.256
C	1		(51.965+35.281)/2	18.350	950.491
D	1		(9.229+17.611)/2	30.175	404.949
E	1		(17.611+32.261)/2	21.290	454.193
F	1		(8.0+16.635)/2	26.000	320.250
TOTAL AREA UNDER COMMUNITY SITE					2,195.620

TOTAL AREA UNDER COMMUNITY SITE					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		11.430	22.935	261.074
B	1		13.390	12.346	165.256
C	1		(51.965+35.281)/2	18.350	950.491
D	1		(9.229+17.611)/2	30.175	404.949
E	1		(17.611+32.261)/2	21.290	454.193
F	1		(8.0+16.635)/2	26.000	320.250
TOTAL AREA UNDER COMMUNITY SITE					2,195.620