

PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 13.10 ACRES (UNDER DDJAY) IN SECTOR 14, SOHNA GURUGRAM. FOR M/s. VVSV BUILDERS & PROMOTERS PVT. LTD.

DETAIL OF RESIDENTIAL PLOTS						
S.NO.	CATEGORY	SIZE (IN METRES)	AREA (IN SQMT)	NO. OF PLOTS	TOTAL (IN SQMT)	
1	A	6.750 x 16.500	111.375	72	8019.000	
2	B	7.500 x 19.000	142.500	4	570.000	
3	C	6.750 x 12.900	87.075	1	87.075	
4	D	7.665 x 16.500	126.473	4	505.890	
5	E	6.750 x 22.222	150.000	2	300.000	
6	F1	AS PER PLAN	148.325	1	148.325	
7	F2	AS PER PLAN	145.360	1	145.360	
8	F3	AS PER PLAN	142.395	1	142.395	
9	F4	AS PER PLAN	139.430	1	139.430	
10	F5	AS PER PLAN	136.465	1	136.465	
11	F6	AS PER PLAN	138.388	1	138.388	
12	F7	AS PER PLAN	133.778	1	133.778	
13	F8	AS PER PLAN	127.580	1	127.580	
14	F9	AS PER PLAN	121.382	1	121.382	
15	F10	AS PER PLAN	115.184	1	115.184	
16	F11	AS PER PLAN	110.286	1	110.286	
17	G	7.000 x 15.700	109.900	7	769.300	
18	H	7.000 x 20.340	142.380	3	427.140	
19	I1	AS PER PLAN	143.503	1	143.503	
20	I2	AS PER PLAN	145.002	1	145.002	
21	I3	AS PER PLAN	146.501	1	146.501	
22	I4	AS PER PLAN	148.000	1	148.000	
23	J1	7.000 x 21.350	149.450	2	298.900	
24	J2	7.000 x 21.428	149.996	5	749.980	
25	K	9.290 x 16.146	149.996	2	299.993	
26	L	AS PER PLAN	149.674	1	149.674	
27	M1	AS PER PLAN	149.828	1	149.828	
28	M2	7.250 x 20.689	149.995	1	149.995	
29	N1	AS PER PLAN	141.143	1	141.143	
30	N2	AS PER PLAN	113.735	1	113.735	
31	N3	AS PER PLAN	136.874	1	136.874	
32	N4	AS PER PLAN	149.501	1	149.501	
33	O	6.875 x 21.800	149.875	3	449.625	
34	P	7.000 x 20.000	140.000	25	3500.000	
35	Q	7.000 x 21.415	149.905	10	1499.050	
36	R	7.000 x 20.150	141.050	20	2821.000	
37	S	7.000 x 21.218	148.526	11	1633.786	
38	T1	AS PER PLAN	96.846	1	96.846	
39	T2	AS PER PLAN	98.234	1	98.234	
40	T3	AS PER PLAN	99.622	1	99.622	
41	T4	AS PER PLAN	101.011	1	101.011	
42	T5	AS PER PLAN	102.399	1	102.399	
43	T6	AS PER PLAN	103.787	1	103.787	
44	T7	AS PER PLAN	105.175	1	105.175	
45	T8	AS PER PLAN	106.563	1	106.563	
46	T9	AS PER PLAN	107.950	1	107.950	
47	U	7.358 x 16.650	122.677	5	613.386	
48	V	7.074 x 21.200	149.969	3	449.906	
49	W	7.100 x 13.745	97.590	5	487.948	
50	X	7.100 x 16.650	118.215	5	591.075	
51	Y	7.664 x 13.715	105.342	1	105.342	
52	Z	7.664 x 16.650	127.606	1	127.606	
53	TOTAL		28399.917	223	7.0178 ACRES	53.57%

Total Area Under Scheme= 13.10 Acres				
S.NO.	DESCRIPTION	Permissible/ Required	Proposed	
		In acre	In sqm	(in acre) TOTAL (in sqmt) %
1	Total plot area	13.2423	55587.735	
2	Less Area	0.1423	574.000	
3	Total Net planned area	13.1000	53013.735	
4	Residential Area (X)	61% of the Net planned area	32338.378	7.0178 28399.917 53.57%
5	Green Area	Affect 7.5% of the Net planned area	3976.030	0.9841 3982.478 7.51%
6	Community Area	10% of the Net planned area	5301.374	1.3100 5301.566 10.00%
7	Commercial Area (Y)	MAX. 4% of the Net planned area	2120.549	0.3795 1635.692 2.90%
8	TOTAL SALEABLE AREA (X+Y)	68% of the Net planned area	34458.928	7.3972 29135.509 56.47%

To be read with Licence no. 27 of 2023 dated 09.02.2023

That this revised Layout plan for an area measuring 13.10 acres (Drawing no. DTCP-11700 dated 09-12-2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed VVSV Builders & Promoters Pvt. Ltd. in Sector-14, Sohna is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

- That this revised 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 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 in 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 9.0 metres wide road would mean a minimum clear width of 9metres 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) (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 HSNP 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 coloniser/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.22/52/2006-5Power 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.



DENSITY CALCULATION		223 x 18	@ PERSON PER PLOT
TOTAL DENSITY		4014/13.1	240-400 PPA perm.
PERMISSIBLE PLOTS		306.412 (PPA)	240-400 PPA perm.
MINIMUM PLOTS		13.10 x 240 / 18	175 plots
MAXIMUM PLOTS		13.10 x 400 / 18	291 plots
REQUIRED GREEN		0.9825 acres	@ 7.5% of total PLOT AREA
TOTAL GREEN AREA CALCULATIONS			
ORGANIZED GREEN 1	0.1405	ACRE	
ORGANIZED GREEN 2	0.0535	ACRE	
ORGANIZED GREEN 3	0.1917	ACRE	
ORGANIZED GREEN 4	0.0525	ACRE	
ORGANIZED GREEN 5	0.0583	ACRE	
ORGANIZED GREEN 6	0.4875	ACRE	
ORGANIZED GREEN AREA PROPOSED	0.9841	ACRE	7.51%
INCIDENTAL GREEN AREA			
INCIDENTAL GREEN 1	0.0215	ACRE	
INCIDENTAL GREEN 2	0.0402	ACRE	
INCIDENTAL GREEN 3	0.0140	ACRE	
INCIDENTAL GREEN 4	0.0034	ACRE	
INCIDENTAL GREEN 5	0.0232	ACRE	
INCIDENTAL GREEN 6	0.0065	ACRE	
INCIDENTAL GREEN 7	0.0009	ACRE	
INCIDENTAL GREEN AREA	0.1096	ACRE	
AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED	1.3100 ACRE	@ 10% of total PLOT AREA	
PROPOSED	1.3100 ACRE	@ 10% of total PLOT AREA	

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SYMBOL	DESCRIPTION
[Red outline]	PLOTTED AREA (RESIDENTIAL)
[Green outline]	COMMERCIAL AREA
[Blue outline]	COMMUNITY AREA
[Dotted pattern]	GREEN AREA
[Purple outline]	INCIDENTAL GREEN AREA
[Blue outline]	SPACE FOR STP & UGT

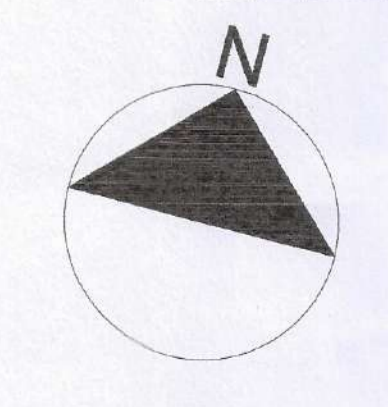
ABBREVIATIONS-
 IG = INCIDENTAL GREEN
 OG = ORGANIZED GREEN
 STP = SEWAGE TREATMENT PLANT
 UGT = UNDER GROUND TANK

SCALE: NTS

DENSITY CALCULATION(PPA)
 NO. OF PLOTS= 223
 UNIT ALLOWED= 4
 POPULATION ALLOWED PER UNIT= 4.5
 DENSITY CALCULATION= 223 x 4.5
 = 4014/ 13.10
 = 306.412 PPA

PERMISSIBLE DENSITY: 240 PPA - 400 PPA

GREEN AREA CALCULATION
 OG + IG
 = 0.9841 + 0.1096
 = 1.0937 ACRE



ARCHITECT'S SIGNATURE AND SEAL

OWNER'S SIGNATURE AND SEAL