

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.05 ACRES IN THE REVENUE ESTATE OF VILL. DHUNELA, SECTOR-35, TEHSIL SOHNA, DISTT. GURUGRAM (HARYANA), BEING DEVELOPED BY M/S DHOOPLA ENTERPRISE PRIVATE LIMITED.

AREA CALCULATIONS

Sr. No.	PARTICULARS	PROPOSED (ACRES)	(%)	PERMISSIBLE AREA IN ACRES	PERMISSIBLE AREA IN %
1	TOTAL AREA OF THE SCHEME	5.050	100.00	5.0	-
2	AREA UNDER 60 METERS	0.076	-	-	-
3	BALANCE AREA	4.974	-	-	-
4	50% BENEFIT OF AREA UNDER 60 METERS AND 12 M WIDE SERVICE ROAD	0.038	-	-	-
5	NET PLANNED AREA	5.012	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	2.613	52.13	3.057	61.0
7	AREA UNDER COMMERCIAL PLOT	0.194	3.87	0.200	4.0
8	TOTAL SALEABLE AREA (6+7)	2.807	56.00	3.258	65.0
9	GREEN AREA/OPEN SPACE	0.386	7.65	0.379	7.5
10	COMMUNITY FACILITIES	0.505	10.00	0.505	10.0

DETAIL OF RESIDENTIAL PLOTS

Sr. No.	CATEGORY	SIZE (IN METERS)	AREA IN SQMT	NO. OF PLOTS	TOTAL (IN SQMT)	
1	A	7.25 X 16.46	119.335	15	1790.02	
2	B	7.05 X 16.46	116.043	15	1740.64	
3	C	7.20 X 17.48	125.856	40	5034.24	
4	D	6.66 X 16.25	108.225	2	216.45	
5	E	7.42 X 16.10	119.462	15	1791.93	
TOTAL					87	10573.3
					2.613	ACRES

To be read with Licence No. 209 of 2022 dated 16/12/2022. LC-4879 dated 20/12/22

- That this Layout plan for an area measuring 5.05 acres (Drawing no. DG.TCP-8866 dated 20/12/22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Dhoopla Enterprise Pvt. Ltd. in collaboration with land owners 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 General, 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 DG, TCP 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 DG, TCP, 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 General, Town & 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(i)(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 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. 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.

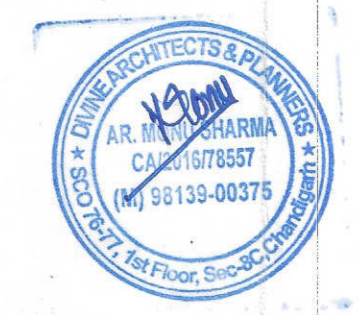
(RAM AYTAJ BASSI) JD (HQ) (SANJAY NARANG) ATP (HQ) (R.S. BATHI) DTP (HQ) (HITESH SHARMA) STP (M) HQ (P. SINGH) DTP (HR) (T.L. SATYAPRAKASH, IAS) DG, TCP (HR)

DHOOPLA ENTERPRISE PRIVATE LIMITED

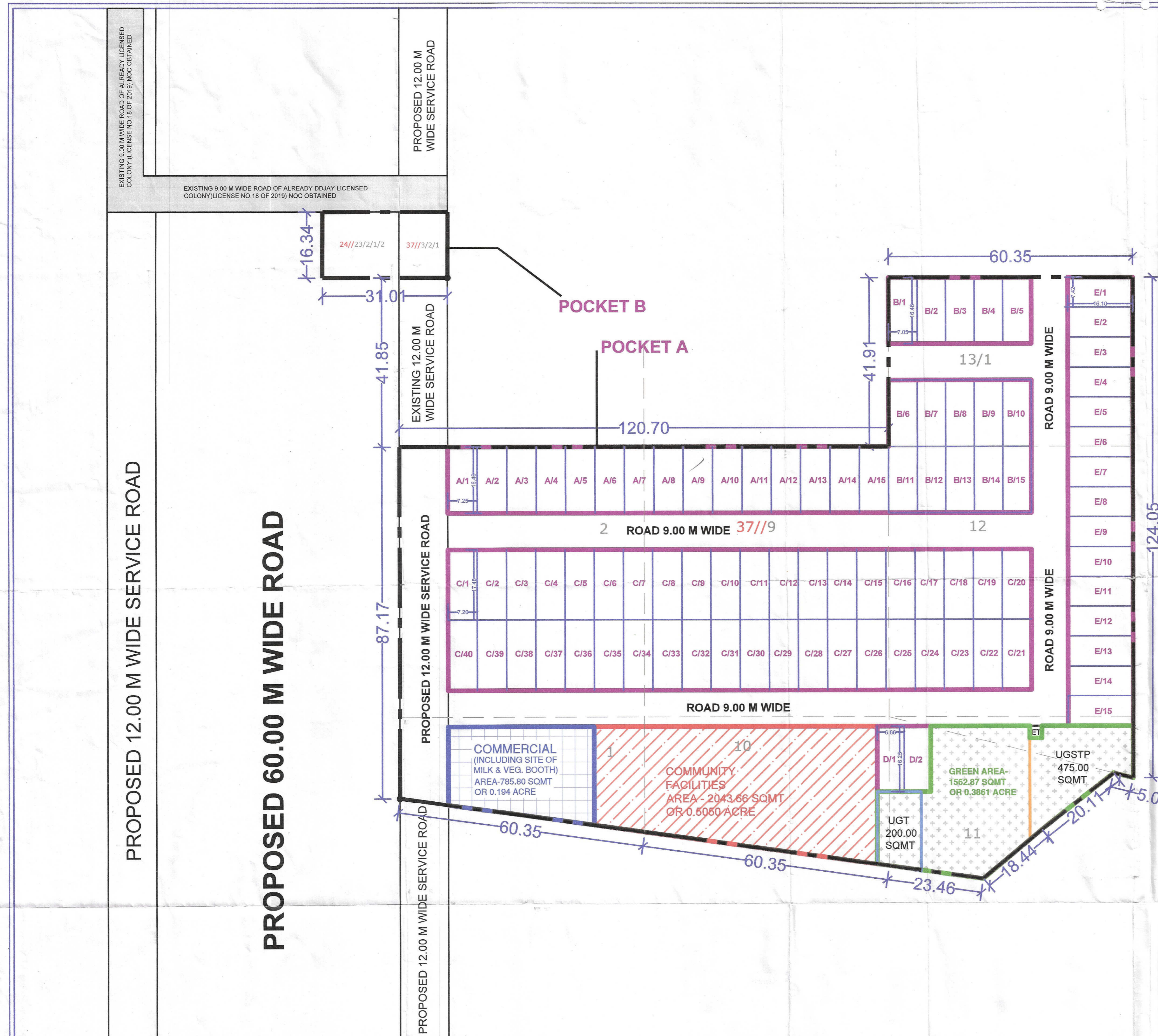
For DHOOPLA ENTERPRISE PVT. LTD.

(Signature)
Authorized Signatory

AUTHORIZED SIGNATORY
SIGNATURE OF OWNER / APPLICANT



SIGNATURE OF ARCHITECT / TOWN PLANNER



LEGEND:

- ET (3MX3M)
- UGT
- UG STP
- PARKS / OPEN SPACES
- COMMERCIAL AREA
- COMMUNITY FACILITIES
- KILLA LINE
- SCHEME BOUNDARY

ABBREVIATIONS-

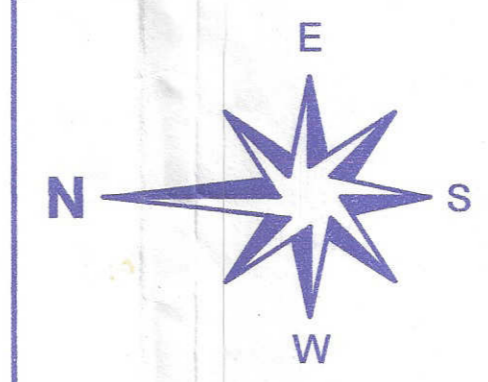
- ET = ELECTRIC TRANSFORMER
- UGT = UNDERGROUND WATER TANK
- UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

DENSITY CALCULATION(PPA)-

NUMBER OF PLOTS = 87
 UNITS ALLOWED = 4
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 87 X 4 X 4.5
 = 1566.0 / 5.012
 = 312.45, SAY 312 PPA

GREEN-J AREA CALCULATION:-

GREEN-J = 1562.87 SQMT
 OR 0.3861 ACRE (7.65%)



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(SCALE-N.T.S.)

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)