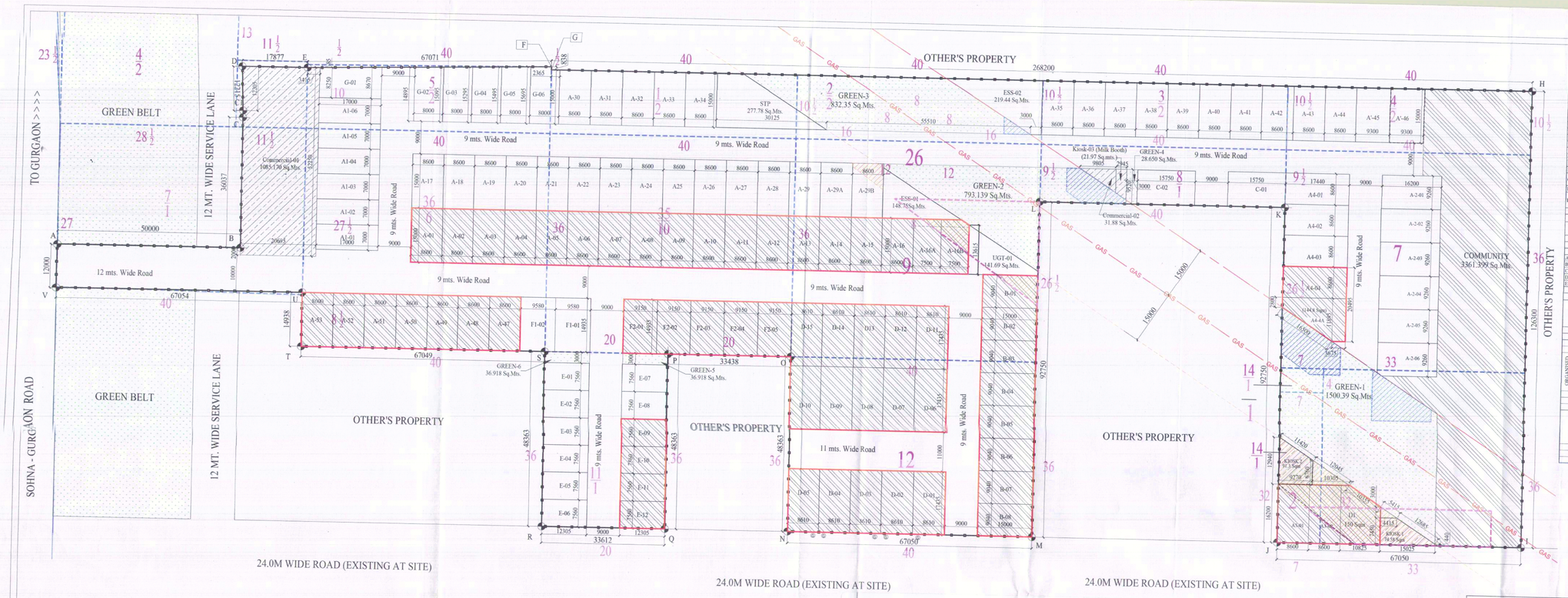


	AREA STATEMENT		
		(In Acres)	
	SITE AREA	8.15000	
X	Area falling under 60 mtr. road widening abutting sohna gurgaon road	0.00440	
Y	Area under 12mtr. wide service road (part of 50 mtr. Wide green belt)	0.05480	
Z	Area under 50mtr. wide green belt	0.11260	
	X+Y+Z	0.17180	
	Balance Site Area	7.97820	
	50%	0.08850	
	Net Planned Area	8.06410	100.000%
A	Commercial-01	0.26813	3.326%
B	Commercial-02	0.00781	0.097%
C	Kiosk Area-03 (Milk Booth)	0.00543	0.067%
D	Kiosk Area -01	0.01841	0.229%
E	Kiosk Area -02	0.02256	0.280%
G	Net Commercial Area G=A+B+C+D+E+F	0.32241	3.9983%
H	Area Under Plots	4.10345	50.885%
I=G+H	TOTAL SALEBLE AREA	4.42587	54.884%

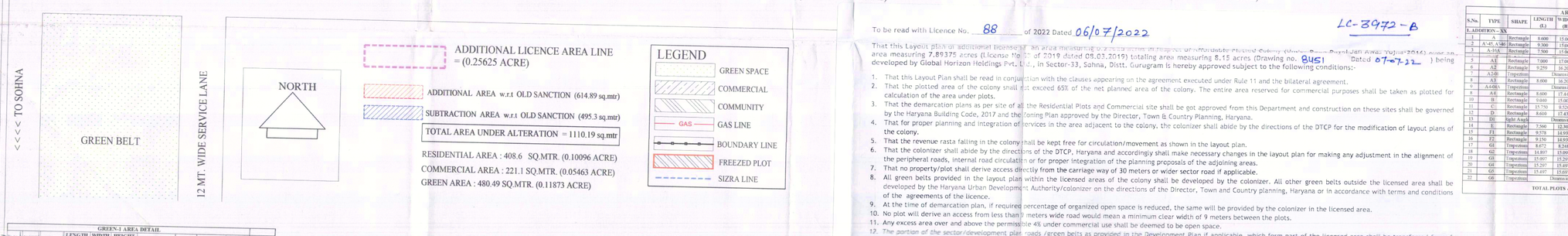
Density Calculation			
		Permissible (in PPA)	Proposed (in PPA)
	Density	240 to 400	283
	Density Detail		
A	Total Nos. of Plots	127	Nos
B	Population per Plot	18.0	Nos
C=A*B	Total Population	2286.0	Nos
D	Area of Plot for Density	8.06410	Acre
E=C/D	Population per Acre	283	PPA

Green Area Summary			
		Permissible Area @ 7.5% of Total area of the Scheme (in Acres)	Proposed Area (in Acres)
	Green Area	0.61125	0.78542
		7.6%	9.64%
	Green Area Detail	Area in Acres	
ORGANIZED GREEN	Green-1	0.37875	Acre
	Green-2	0.20011	Acre
	Green-3	0.18923	Acre
	Green-4	0.00708	Acre
	Green-5	0.00912	Acre
	Green-6	0.00912	Acre
	Total Green Area	0.78542	Acre

Community Area Summary			
		Permissible Area @ 10% of Net Planned area of the Scheme (in Acres)	Proposed Area (in Acres)
	Community Hall	0.80641	0.83062
		10.0%	10.30%

Details of 50% Freezed plots					
S.No.	TYPE	AREA	NOS. OF TYPE	TOTAL AREA	UNIT
I. ADDITION – XX					
1	A	129.000	23	2967	Sq.Mts.
2	A-16A	112.500	1	113	Sq.Mts.
3	A-16B	111.000	1	111	Sq.Mts.
4	A3	139.320	2	279	Sq.Mts.
5	B	135.000	8	1080	Sq.Mts.
6	D	150.000	15	2250	Sq.Mts.
7	D1	150.000	1	150	Sq.Mts.
8	E	93.033	4	372	Sq.Mts.
9	F2	136.034	5	680	Sq.Mts.
10	A4	149.984	1	150	Sq.Mts.
11	A-04A	141.000	1	141	Sq.Mts.
TOTAL PLOTS & AREA			62	8365.057	Sq.Mts.
				2.06598	Acres
				50.02%	

AREA UNDER PLOTS										
S.No.	TYPE	SHAPE	LENGTH (L)	WIDTH (B)	HEIGH (H)	FORMULA	AREA	NOS. OF PLOTS	TOTAL AREA	UNIT
I. ADDITION – XX										
1	A	Rectangle	8.600	15.000	-	L X B	129.000	53	6837.000	Sq.Mts.
2	A'-41, A'-46	Rectangle	9.300	15.000	-	L X B	139.500	2	279.000	Sq.Mts.
3	A-16A	Rectangle	7.500	15.000	-	L X B	112.500	1	112.500	Sq.Mts.
4	A-16B	Rectangle	7.000	15.000	-	L X B	105.000	1	105.000	Sq.Mts.
5	A1	Rectangle	7.000	17.000	-	L X B	119.000	6	714.000	Sq.Mts.
6	A2	Rectangle	9.270	16.200	-	L X B	149.996	5	749.979	Sq.Mts.
7	A3-B	Trapezium	Dimension Shown in Drawings				149.500	1	149.500	Sq.Mts.
8	A3	Rectangle	8.600	16.200	-	L X B	139.320	2	278.640	Sq.Mts.
9	A-04B-C	Trapezium	Dimension Shown in Drawings				144.800	1	144.800	Sq.Mts.
8	A4	Rectangle	8.600	17.440	-	L X B	149.984	4	599.936	Sq.Mts.
10	B	Rectangle	9.000	15.000	-	L X B	135.000	8	1080.000	Sq.Mts.
11	C	Rectangle	15.750	8.520	-	L X B	149.940	2	299.880	Sq.Mts.
12	D	Rectangle	8.610	17.433	-	L X B	150.098	15	2251.470	Sq.Mts.
13	D1	Split Angle	Dimension Shown in Drawings				150.000	1	150.000	Sq.Mts.
14	E	Rectangle	7.560	12.306	-	L X B	93.033	12	1116.400	Sq.Mts.
15	F1	Rectangle	9.579	14.937	-	L X B	143.067	2	286.135	Sq.Mts.
16	F2	Rectangle	9.150	14.937	-	L X B	136.674	5	683.368	Sq.Mts.
17	G1	Trapezium	8.672	8.268	17.000	1/2 x H x(L+B)	143.828	1	143.828	Sq.Mts.
18	G2	Trapezium	14.897	15.097	8.000	1/2 x H x(L+B)	119.976	1	119.976	Sq.Mts.
19	G3	Trapezium	15.067	15.297	8.000	1/2 x H x(L+B)	121.376	1	121.376	Sq.Mts.
20	G4	Trapezium	15.297	15.097	8.000	1/2 x H x(L+B)	121.176	1	121.176	Sq.Mts.
21	G5	Trapezium	15.497	15.097	8.000	1/2 x H x(L+B)	124.776	1	124.776	Sq.Mts.
22	G6	Trapezium	Dimension Shown in Drawings				124.325	1	124.325	Sq.Mts.
TOTAL PLOTS & AREA								127.000	16606.055	Sq.Mts.
									4.10345	Acres



To be read with Licence No. 88 of 2022 Dated 06/07/2022

LC-3972-B

That this Layout plan of additional licensed area measuring 0.25625 acres in Village Dhunela, Tehsil - Sohna, Distt. Gurugram (Haryana) over an area measuring 7.89375 acres (License No. 58 of 2019 dated 08.03.2019) totaling area measuring 8.15 acres (Drawing no. 8451 Dated 07-7-22) being developed by Global Horizon Holdings Pvt. Ltd., in Sector-33, Sohna, Distt. Gurugram is hereby approved subject to the following conditions:-

1. That this Layout 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 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 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 meters 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 licence.
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 meters wide road would mean a minimum clear width of 9 meters 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)(a)(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 licence through give and 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH DUTT) JD(HQ)	(DINESH KUMAR) SO(DK)	(OM PRAKASH) ATP (HQ)	(BABITA GUPTA) DTP (HQ)	(JITESH SHARMA) STP (HQ)	(S.K. SINGH) CTP(HQ)	(K.MAKRAND PANDURANG, IAS) DTCP (HQ)

Nagram

GREEN-1 AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
I. ADDITION – XX										
1	1	Rectangle	31.750	30.000	-	L X B	952.500	1	952.500	Sq.Mts.
2	2	Triangle	-	16.895	30.000	0.5*B*H	253.425	2	506.850	Sq.Mts.
3	3	Triangle	-	4.513	2.999	0.5*B*H	6.750	1	6.750	Sq.Mts.
4	4	Triangle	-	10.145	6.760	0.5*B*H	34.290	1	34.290	Sq.Mts.
TOTAL GREEN-1 AREA									1500.390	Sq.Mts.
									0.37875	Acres

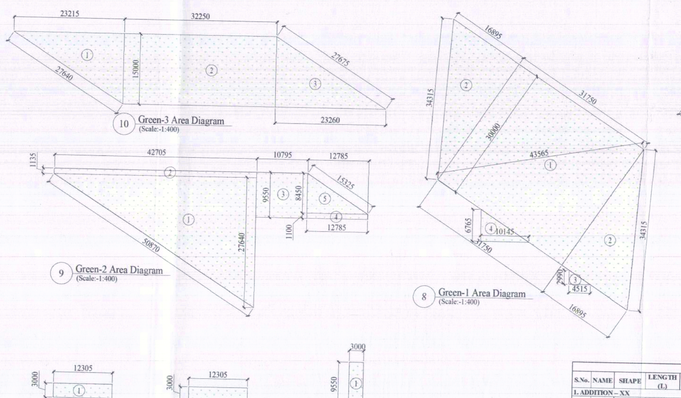
GREEN-2 AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
I. ADDITION – XX										
1	1	Triangle	27.640	42.705	-	0.5*B*H	590.183	1	590.183	Sq.Mts.
2	2	Rectangle	42.705	1.135	-	L X B	48.470	1	48.470	Sq.Mts.
3	3	Rectangle	10.795	9.550	-	L X B	103.092	1	103.092	Sq.Mts.
4	4	Rectangle	12.785	1.100	-	L X B	14.064	1	14.064	Sq.Mts.
5	5	Triangle	-	8.450	12.785	0.5*B*H	54.017	1	54.017	Sq.Mts.
TOTAL GREEN-2 AREA									809.826	Sq.Mts.
									0.20011	Acres

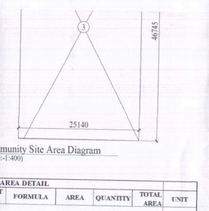
GREEN-3 AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
I. ADDITION – XX										
1	1	Triangle	20.654	15.000	-	0.5*B*H	154.905	2	309.810	Sq.Mts.
2	2	Rectangle	30.398	15.000	-	L X B	455.970	1	455.970	Sq.Mts.
									0.000	Sq.Mts.
TOTAL GREEN-3 AREA									765.780	Sq.Mts.
									0.18923	Acres

GREEN-4 AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
I. ADDITION – XX										
1	1	Rectangle	9.550	3.000	-	L X B	28.650	1	28.650	Sq.Mts.
TOTAL GREEN-4 AREA									28.650	Sq.Mts.
									0.00708	Acres

GREEN-5 AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
I. ADDITION – XX										
1	1	Rectangle	12.306	3.000	-	L X B	36.918	1	36.918	Sq.Mts.
									0.000	Sq.Mts.
TOTAL GREEN-5 AREA									36.918	Sq.Mts.
									0.00912	Acres

GREEN-6 AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
I. ADDITION – XX										
1	1	Rectangle	12.306	3.000	-	L X B	36.918	1	36.918	Sq.Mts.
									0.000	Sq.Mts.
TOTAL GREEN-6 AREA									36.918	Sq.Mts.
									0.00912	Acres





COMMUNITY AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
I. ADDITION – XX										
1	1	Rectangle	29.595	24.000	-	L X B	710.280	1	710.280	Sq.Mts.
2	2	Rectangle	25.140	55.555	-	L X B	1396.653	1	1396.653	Sq.Mts.
3	3	Rectangle	25.140	46.745	-	L X B	1175.169	1	1175.169	Sq.Mts.
4	4	Triangle		10.265	15.450	1/2 x H x B	79.297	1	79.297	Sq.Mts.
TOTAL COMMUNITY PLOT AREA									3361.399	Sq.Mts.
									0.83062	Acres

COMMERCIAL-01 AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
I. ADDITION – XX										
1	1	Rectangle	20.605	2.000	-	L X B	41.210	1	41.210	Sq.Mts.
2	2	Trapezium	20.605	20.767	36.037	1/2 x H x(L+B)	747.003	1	747.003	Sq.Mts.
3	3	Rectangle	20.767	1.922	-	L X B	39.914	1	39.914	Sq.Mts.
4	4	Triangle	17.333	17.877	12.264	1/2 x H x(L+B)	214.973	1	214.973	Sq.Mts.
5	5	Trapezium	12.264	12.289	3.414	1/2 x H x(L+B)	41.810	1	41.810	Sq.Mts.
TOTAL COMMERCIAL-01 PLOT AREA									1085.170	Sq.Mts.
									0.26813	Acres

COMMERCIAL-02 AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
I. ADDITION – XX										
1	1	Triangle		6.480	9.805	1/2 x H x B	31.768	1	31.768	Sq.Mts.
TOTAL COMMERCIAL-02 PLOT AREA									31.768	Sq.Mts.
									0.00785	Acres

KIOSK-03 (MILK BOOTH)- AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL	UNIT
I. ADDITION – XX										
1	1	Triangle		1.970	2.945	1/2 x H x(L+B)	2.901	1	2.901	Sq.Mts.
2	2	Rectangle	2.945	6.480	-	L X B	19.084	1	19.084	Sq.Mts.
TOTAL KIOSK-03 (MILK BOOTH) PLOT AREA									21.984	Sq.Mts.
									0.00543	Acres

KIOSK-1 AREA DETAIL										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
I. ADDITION – XX										
1	1	Trapezium	7.415	0.440	10.500	1/2 x H x(L+B)	41.474	1	41.474	Sq.Mts.
2	2	Rectangle	4.465	7.415	-	L X B	33.108	1	33.108	Sq.Mts.
TOTAL KIOSK-01 PLOT AREA									74.582	Sq.Mts.
									0.01843	Acres

KIOSK AREA DETAIL 2										
S.No.	NAME	SHAPE	LENGTH (L)	WIDTH (B)	HEIGHT (H)	FORMULA	AREA	QUANTITY	TOTAL AREA	UNIT
I. ADDITION – XX										
1	1	Triangle		6.580	9.270	1/2 x H x B	28.644	1	28.644	Sq.Mts.
2	2	Rectangle	6.700	9.270	-	L X B	62.605	1	62.605	Sq.Mts.
TOTAL KIOSK-02 PLOT AREA									91.249	Sq.Mts.
									0.02256	Acres

PRINCIPAL ARCHITECT:

DESIGN FORUM
(P) LTD.
AN ISO 9001:2008 CERTIFIED COMPANY
K-47, KAILASH COLONY, NEW DELHI-110048
PHONE NO.: 011-46556600

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

Anjana Nandal
Architect
CA/2011/52210

CLIENT:
GLOBAL HORIZON HOLDING PVT. LTD.

PROJECT:
ADDITIONAL LAYOUT PLANED OF AREA 0.25625 ACRE AND REVISED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA ON AN AREA MEASURING 8.15 ACRES (LICENCE NO. 58 OF 2019 DATED 08.03.2019) FALLING AT SECTOR-33, VILLAGE - DHUNELA, TEHSIL - SOHNA, DISTRICT GURUGRAM, HARYANA BEING DEVELOPED BY GLOBAL HORIZON HOLDINGS PVT. LTD.

DRAWING TITLE:
SITE LAYOUT PLAN

North

SCALE : 1:400 (SHEET SIZE-A0)

DATE : 07/01/2022