

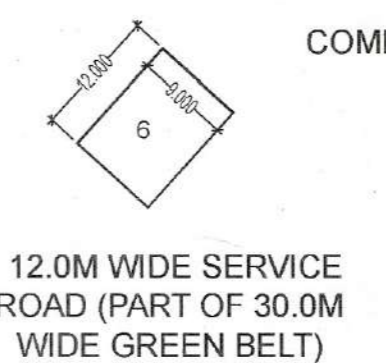
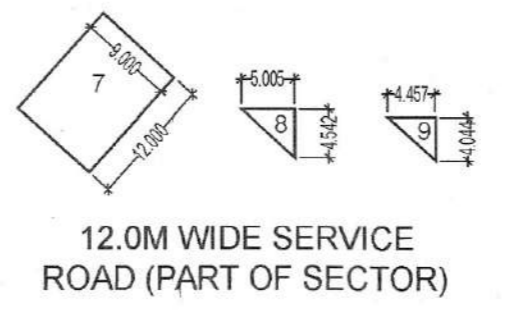
TOTAL AREA OF LAND = 5.15 ACRES (20841.278 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
NET PLANNED AREA = 5.0925 ACRES = 20608.583 SQ.MT.						
Required Open space Area (7.5%)	0.38625	1563.096	7.5	0.416	1682.916	8.07
10% area to be transferred free of cost to the govt.	0.515	2084.128	10.0	0.543	2195.620	10.53
Permissible commercial area	0.2037	824.343	4.0	0.2036	823.994	4.00
Area Under Plots	3.106	12571.236	61.0	2.8113	11376.938	55.20
Total permissible area	3.3101	13395.579	65.0	3.0149	12200.932	59.20
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 (sqmt.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS	
A	7.000	17.000	119.000	1-8	6	714.000	
A1	AS PER DETAIL		118.533	7	1	118.533	
B	7.280	16.070	118.070	37-48, 49-56	19	2827.535	
B1	AS PER DETAIL		134.057	47	1	134.057	
C	7.460	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	9-15, 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	7.500	18.500	138.750	66-79	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

	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

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	588.324
C	1		0.397	48.650	9.657
TOTAL COMMERCIAL AREA					823.994
TOTAL COMMERCIAL AREA (in Acres)					0.204

SITE AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		(119.024+125.408)/2	23.975	2,930.129
B	1		(124.024+125.408)/2	6.306	773.323
C	1		0.5	47.939	60.350
D	1		(60.350+63.219)/2	2.405	148.898
E	1		(63.219+74.063)/2	3.468	238.047
F	1		117.177	74.063	8,678.480
G	1		20.117	60.350	1,214.061
H	1		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	46.639	1,169.168
J	1		0.5	4.457	4.044
K	1		(32.405+40.572)/2	9.000	328.397
L	1		(6.061+12.153)/2	6.714	61.144
M	1		0.5	5.029	5.542
N	1		0.5	6.061	29.003
TOTAL SITE AREA					20,842.989
TOTAL SITE AREA (in Acres)					5.150



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
A	1		9.000	12.000	108.000
B	1		0.5	5.005	4.542
C	1		0.5	4.457	4.044
TOTAL ROAD AREA					128.578
TOTAL ROAD AREA (in Acres)					0.032

AREA FALLS IN 12.0 M WIDE SERVICE ROAD (PART OF SECTOR)					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		9.000	12.000	108.000
B	1		0.5	5.005	4.542
C	1		0.5	4.457	4.044
TOTAL ROAD AREA					128.578
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-11233 dated 24.12.2024) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being 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:-

- 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 Director, Hr 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(B)(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 is/are 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.72/52/2005-Spower 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.

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

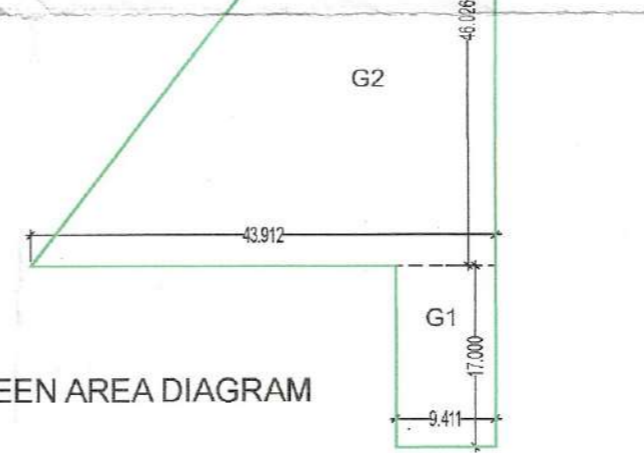
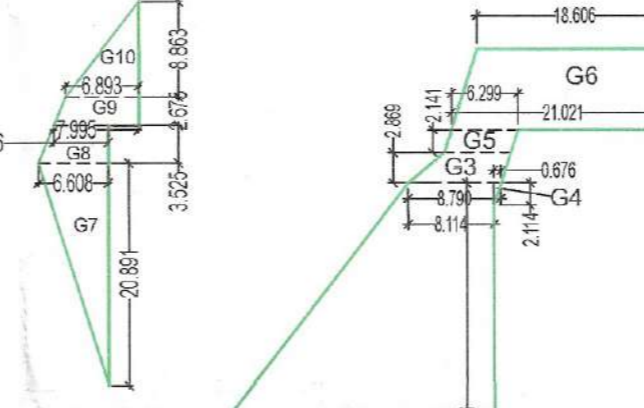
TITLE:
REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES (41K-4M) LICENCE NO. 192 OF 2024 DATED 24-12-2024 FALLING IN THE REVENUE ESTATE OF VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR) BEING DEVELOPED BY - HEMIS INFRASTRUCTURE AND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

OWNERS SIGNATURE: _____ ARCHITECT SIGNATURE: _____
For Hemis Infrastructure & Developers
Vikas Lawat
Authorized Signatory
20/13/59929

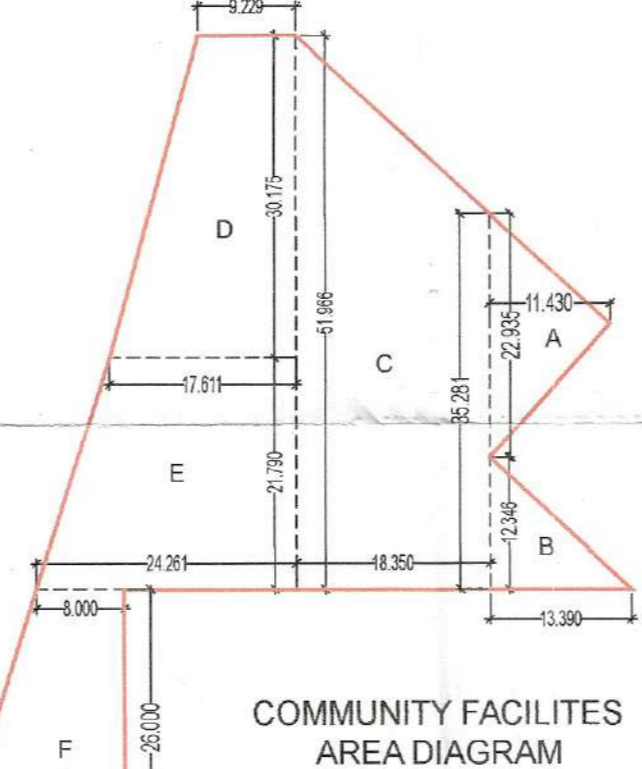
(SANDEEP KUMAR) ATP(HQ)
(RAKESH BANSAL) DTP(HQ)
(VJENDERSINGH) STP(HQ)
(BHUVNESH KUMAR) CTP(HR)
(AMIT KHATRI, IAS) DTCP(HR)
(PARVLEEN KUMAR) SO(HQ)

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+3.383)/2	2.885	14.688
3	1		0.5	9.000	3.485
TOTAL ROAD AREA					195.576
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					162.126
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+8.114)/2	45.025	1,197.274
G3	1		(8.790+6.299)/2	2.869	21.645
G4	1		0.5	0.676	2.114
G5	1		6.299	2.141	13.486
G6	1		(18.606+21.021)/2	7.550	149.529
G7	1		0.5	6.608	20.891
G8	1		(6.508+5.159)/2	3.325	20.724
G9	1		(7.995+6.893)/2	2.675	19.913
G10	1		0.5	6.893	8.863
TOTAL GREEN AREA					1,682.916
TOTAL GREEN AREA (in Acres)					0.416



AREA UNDER COMMUNITY SITE					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		11.430	22.935	131.074
B	1		0.5	13.390	12.346
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+24.281)/2	21.790	456.199
F	1		(8.0+16.635)/2	26.000	320.255
TOTAL AREA UNDER COMMUNITY SITE					2,195.620

PLOT-E1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.500	11.538	89.420
B	1		(7.500+6.524)/2	3.463	22.179
TOTAL AREA					137.206

PLOT-F1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.500	11.538	89.420
B	1		(7.500+6.524)/2	3.463	22.179
TOTAL AREA					137.206

PLOT-A1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.000	16.072	112.504
B	1		(5.994+7.012)/2	0.928	6.029
TOTAL AREA					118.533

PLOT-B1 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.300	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	15.442	121.992
B	1		(7.90+3.659)/2	4.674	27.013
TOTAL AREA					149.005

PLOT-D2 AREA DETAIL					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1		7.550	14.722	111.151
B	1		(0.426+7.550)/2	2.278	9.085
TOTAL AREA					120.236

DRAWING TITLE:
REVISED LAYOUT CUM DEMARCATION PLAN
DATE: APR. 2025 NORTH SHEET NO. 01
SCALE: 1:700(A1)