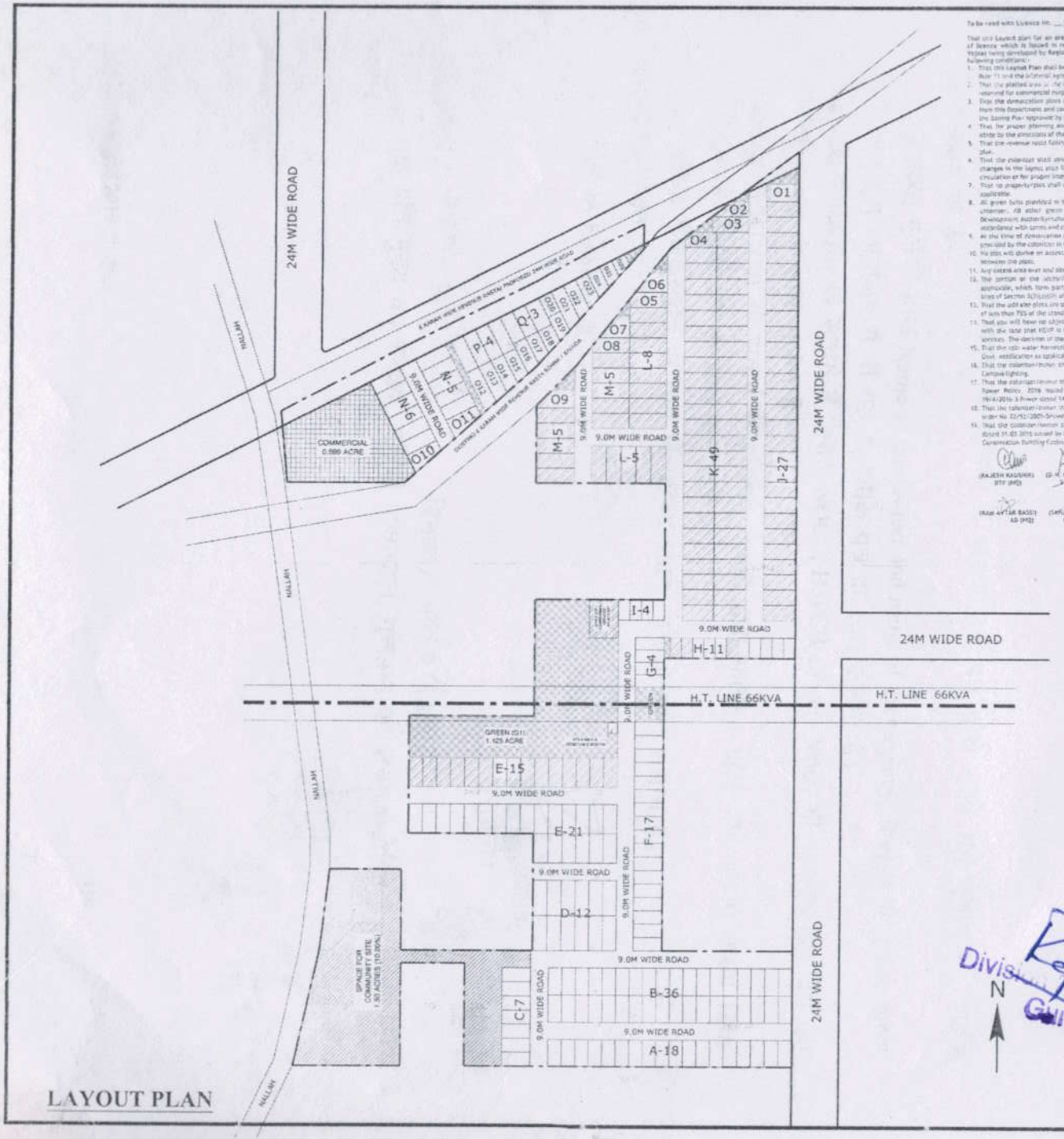

To be read with Licence No. 55 of 2019 Dated 8/1/2019

That this Layout plan for an area measuring 15.0 acres (Drawing no. DTCP-6855 dated 29.01.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Regional Construction Pvt. Ltd. in Sector-5, Sohna 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 licence herein.
2. That the platted area in the colony shall not exceed 65% of the net area of the colony. The other area reserved for commercial purposes shall be taken in posted 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 or the adjoining areas.
7. That no properties/plots shall abutter 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 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/Municipal on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement 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 abutter on access lines less than 9 metres and 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 these 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 area of Section 3(3)(c)(ii) 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 under Benchmarks.
14. That you will have no objection to the regularization of the boundaries of the revenue through gair and take with the total that PSP is finally fixed for secure 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 scheme 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 install 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. HA-4/2016-3 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No 22/52/2009-5Power dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. HVA-2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enhancement of the Energy Conservation Building Code.

(RAJESH KAUSHIK) STP (HQ) | (P. K. PANDITA) APP (HQ) HQ | (JITENDER SHAGI) CTP (HQ) | (R.MAHAND PANDURANG, IAS) DTCP (HQ)

(RAM AVTAR BASSI) AD (HQ) | (SANJAY NARANG) ATP (HQ)

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	15.00 Acres	
NET PLANNED AREA FOR PLANNING	=	15.00 Acres	
AREA UNDER COMMERCIAL	=	0.986 Acres	6.57 %
AREA UNDER PLOTS	=	8.211 Acres	54.74 %
TOTAL SALEABLE AREA	=	8.810 Acres	58.73 %

AREA UNDER PLOTS			
AS PER AREA DETAIL	286	=	33226.91 Sq.mt.
	OR	=	8.211 Acres / 54.740%

DENSITY CALCULATION				
TOTAL DENSITY	1.4	286	=	15.00 @ Person's per Plot
		3080	=	15.00 Acres
		205.33	PPA	(Approx) 240 PPA Minimum required

AREA UNDER GREEN				
REQUIRED GREEN	=	1.125 Acres	7.50%	
GREEN AREA PROPUSED				
ORIGINAL GREEN	=	PARK-1	=	1.125 Acres
TOTAL GREEN PROVIDED			=	1.125 Acres / 7.500%

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	1.5000 Acres	10.00%
PROVIDED AREA	=	1.5000 Acres	10.00%

AREA DETAIL

PLOT TYPE		SIZE OF THE PLOT			Area in Sq.Mtr/ Plot	Area in Sq.Yd/ Plot	Area in Sq.yd/ Plot	Number of Plots	Total area in Sq.mt
A	=	7.00	x	14.00	= 98.00	1004.87	117.21	16	= 1568.00
B	=	7.00	x	14.175	= 99.21	1016.36	118.57	30	= 2975.10
C	=	7.875	x	14.500	= 106.69	1114.58	121.20	7	= 746.83
D	=	7.175	x	18.175	= 130.41	1400.09	171.97	12	= 1564.92
E	=	7.125	x	15.000	= 106.13	1148.79	127.64	30	= 3063.90
F	=	6.500	x	15.000	= 97.50	1135.13	124.43	12	= 1169.43
G	=	5.925	x	15.000	= 88.78	1060.42	154.75	4	= 355.13
H	=	5.450	x	10.500	= 57.22	666.34	73.82	11	= 629.90
I	=	6.000	x	10.500	= 63.00	733.57	75.96	6	= 378.00
J	=	5.850	x	16.000	= 93.60	1089.72	156.07	27	= 2527.20
O 1	=	5.000	x	16.000	= 80.00	1000.00	175.34	1	= 80.00
O 2	=		DDU NOT		= 108.38	1271.31	141.23	1	= 108.38
O 3	=	5.000	x	18.750	= 93.75	1101.16	175.02	1	= 93.75
K	=	6.000		16.150	= 96.90	1144.21	156.95	49	= 4748.10
O 4	=		DDU NOT		= 135.79	1416.84	162.92	1	= 135.79
L	=	7.750	x	18.750	= 145.31	1624.37	179.99	13	= 1889.03
O 5	=		DDU NOT		= 145.31	1563.47	173.72	1	= 145.31
O 6	=		DDU NOT		= 147.37	1592.70	176.97	1	= 147.37
O 7	=		DDU NOT		= 138.18	1487.50	164.44	1	= 138.18
O 8	=		DDU NOT		= 142.61	1535.25	170.56	1	= 142.61
M	=	7.750	x	18.250	= 141.38	1514.21	179.30	20	= 2826.50
O 9	=		DDU NOT		= 150.00	1614.61	179.40	1	= 150.00
O 10	=		DDU NOT		= 151.91	1637.14	181.93	1	= 151.91
N	=	7.000	x	17.500	= 122.50	1318.47	152.07	11	= 1347.50
O 11	=		DDU NOT		= 126.28	1359.52	151.06	1	= 126.28
O 12	=		DDU NOT		= 158.18	1703.01	175.67	1	= 158.18
O 13	=		DDU NOT		= 151.79	1633.12	160.01	1	= 151.79
O 14	=		DDU NOT		= 151.79	1633.21	144.86	1	= 151.79
O 15	=		DDU NOT		= 107.60	1158.73	178.60	1	= 107.60
O 16	=		DDU NOT		= 113.67	1223.59	175.85	1	= 113.67
O 17	=		DDU NOT		= 97.09	1045.08	116.17	1	= 97.09
O 18	=		DDU NOT		= 88.43	951.98	105.91	1	= 88.43
O 19	=		DDU NOT		= 96.52	1039.40	103.46	1	= 96.52
P	=	7.000	x	16.600	= 116.20	1250.46	159.70	4	= 464.80
Q	=	7.000	x	15.125	= 105.88	1139.56	137.19	3	= 316.88
O 20	=	7.000	x	11.000	= 77.00	828.71	90.64	1	= 77.00
O 21	=		DDU NOT		= 163.57	1760.52	174.02	1	= 163.57
O 22	=		DDU NOT		= 127.17	1368.96	152.02	1	= 127.17
O 23	=		DDU NOT		= 108.28	1165.61	130.07	1	= 108.28
O 24	=		DDU NOT		= 90.30	972.05	105.26	1	= 90.30
O 25	=		DDU NOT		= 71.99	774.90	86.20	1	= 71.99
O26	=		DDU NOT		= 67.50	726.57	80.73	1	= 67.50
							TOTAL AREA	286	= 33226.91

PRICED AREA DETAIL

PLOT TYPE	Plot No.		SIZE OF THE PLOT			Area in Sq.Mtr/ Plot	Area in Sq.Yd/ Plot	Area in Sq.yd/ Plot	Number of Plots		Total area
I	25	TO	30	=	7.00 x 15.00	= 105.00	1130.73	125.60	6	=	630 Sq.mt
H	120	TO	130	=	5.450 x 10.500	= 57.22	616.00	73.60	5	=	286 Sq.mt
J	144	TO	171	=	5.850 x 16.000	= 93.60	1007.72	134.47	25	=	2340 Sq.mt
O 1	170			=	5.000 x 16.000	= 80.00	861.11	139.34	1	=	80 Sq.mt
O 2	172			=	DDU NOT	= 108.38	1166.71	141.23	1	=	108 Sq.mt
O 3	173				DDU NOT	= 138.18	1487.50	171.97	1	=	138 Sq.mt
O 4	174				DDU NOT	= 135.79	1461.84	162.92	1	=	135 Sq.mt
O 5	175			=	5.000 x 18.750	= 93.75	1009.02	175.02	1	=	93 Sq.mt
K	176	TO	224	=	6.000 x 16.150	= 96.90	1043.21	156.95	49	=	4748 Sq.mt
O 6	225				DDU NOT	= 142.61	1535.25	170.56	1	=	142 Sq.mt
L	226	TO	238	=	7.750 x 18.750	= 145.31	1564.37	179.99	13	=	1889 Sq.mt
O 7	239			=	DDU NOT	= 145.31	1563.47	173.72	1	=	145 Sq.mt
O 8	240				DDU NOT	= 147.37	1592.70	176.97	1	=	147 Sq.mt
O 9	241				DDU NOT	= 150.00	1614.61	179.40	1	=	150 Sq.mt
O 10	242				DDU NOT	= 151.91	1637.14	181.93	1	=	151 Sq.mt
N	243	TO	253	=	7.000 x 17.500	= 122.50	1318.47	152.07	11	=	1347 Sq.mt
O 11	254				DDU NOT	= 126.28	1359.52	151.06	1	=	126 Sq.mt
O 12	255				DDU NOT	= 158.18	1703.01	175.67	1	=	158 Sq.mt
O 13	256				DDU NOT	= 151.79	1633.12	160.01	1	=	151 Sq.mt
O 14	257				DDU NOT	= 151.79	1633.21	144.86	1	=	151 Sq.mt
O 15	258				DDU NOT	= 107.60	1158.73	178.60	1	=	107 Sq.mt
O 16	259				DDU NOT	= 113.67	1223.59	175.85	1	=	113 Sq.mt
O 17	260				DDU NOT	= 97.09	1045.08	116.17	1	=	97 Sq.mt
O 18	261				DDU NOT	= 88.43	951.98	105.91	1	=	88 Sq.mt
O 19	262				DDU NOT	= 96.52	1039.40	103.46	1	=	96 Sq.mt
P	263	TO	266	=	7.000 x 16.600	= 116.20	1250.46	159.70	4	=	464 Sq.mt
Q	267	TO	269	=	7.000 x 15.125	= 105.88	1139.56	137.19	3	=	316 Sq.mt
O 20	270			=	7.000 x 11.000	= 77.00	828.71	90.64	1	=	77 Sq.mt
O 21	271				DDU NOT	= 163.57	1760.52	174.02	1	=	163 Sq.mt
O 22	272				DDU NOT	= 127.17	1368.96	152.02	1	=	127 Sq.mt
O 23	273				DDU NOT	= 108.28	1165.61	130.07	1	=	108 Sq.mt
O 24	274				DDU NOT	= 90.30	972.05	105.26	1	=	90 Sq.mt
O 25	275				DDU NOT	= 71.99	774.90	86.20	1	=	71 Sq.mt
O26	276				DDU NOT	= 67.50	726.57	80.73	1	=	67 Sq.mt
								TOTAL PRICED AREA	226	=	22226.31 Sq.mt
								AREA UNDER PLOTTING	286	=	33226.91 Sq.mt
								PERCENTAGE OF AREA PRICED			66.94 %

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 15.000 ACRE IN SECTOR - 5, SOHNA, FOR **REGIONAL CONSTRUCTION PVT. LTD.**

SCALE:- 1:750	DATE:- 25-02-2019
OWNER/AUTH. SIGN. For Regional Construction Pvt. Ltd.	ARCHITECT'S SIGN. CA/1014/2005

Divisional Forest Officers Gurugram