

To be read with LOI issued vide memo no. 18846 Dated 06-08-2019

That this Layout plan for an area measuring 10.53125 acres (Drawing no. DTCP-7085 dated 05.08.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by International Land Developers Pvt. Ltd. and others. in Sector-36, 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 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 metres or wider sector road if applicable.
8. 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, 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 licenced area.
10. 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.
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 licenced 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 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.
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 coloniser/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 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.
18. 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.
19. 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.

(NEHA YADAV) ATP (HQ) (RAJESH KAUSHIK) DTP (HQ) (D.N. KHIBOKAR) STP (HQ) (JITENDER SINGH) CTP (HR) (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAMAVTAR BASSI) AD (HQ) (DINESH KUMAR) SD (HQ)

AREA FREEZE SHOWN THUS (50%)

CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN	
B	6.19	19.50	120.71	22	2655.51	
C	5.60	15.10	84.56	24	2029.44	
D	5.67	15.10	85.62	40	3424.68	
E	4.94	15.10	74.59	9	671.35	
TOTAL AREA					95	8780.98

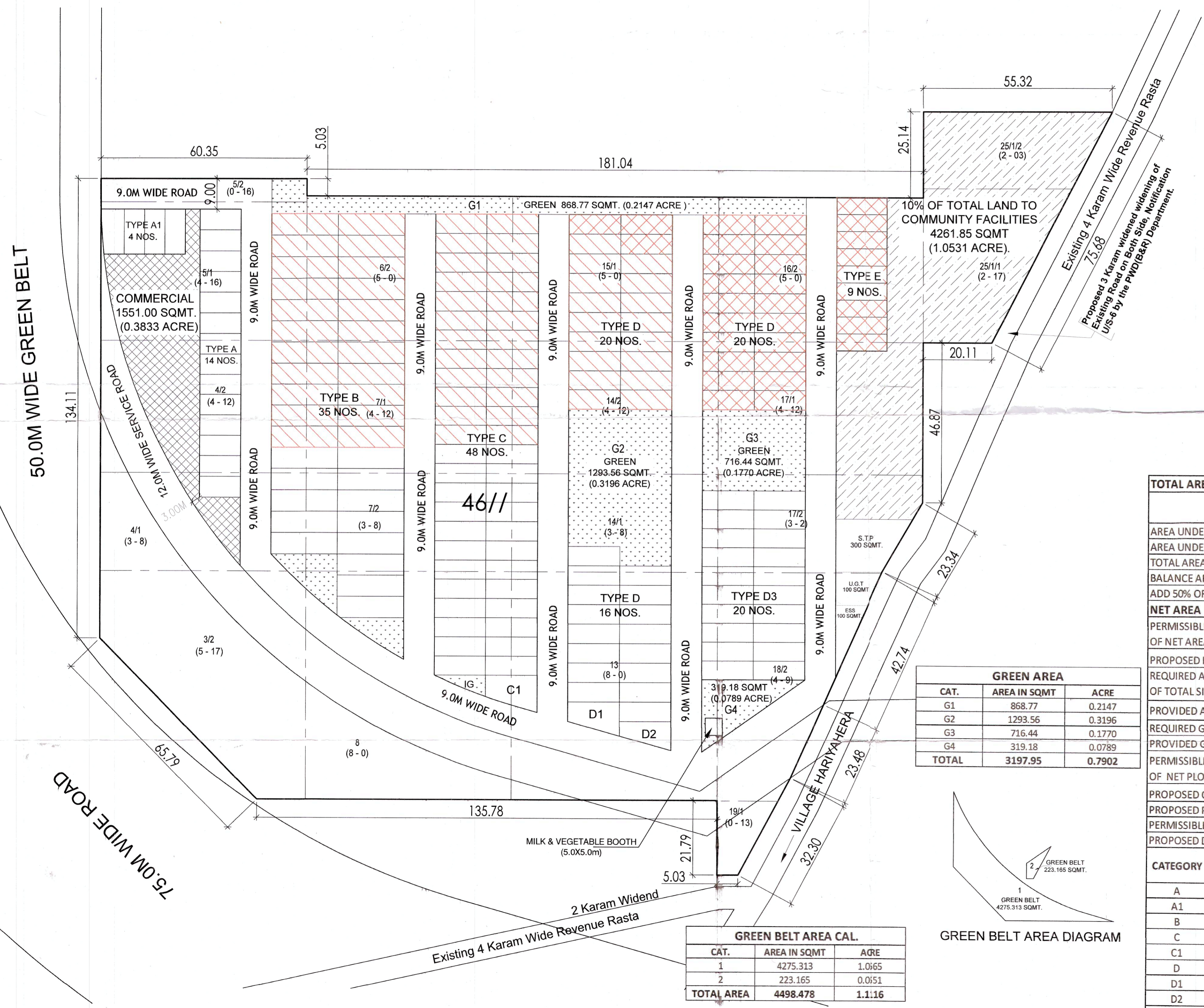
AREA UNDER MORTGAGE (15% OF TOTAL SALABLE PLOTS AREA)

CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN	
D	5.67	15.10	85.62	23	1969.19	
E	4.94	15.10	74.59	9	671.35	
TOTAL AREA					32	2640.54

LEGEND

	10% OF TOTAL LAND TO COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA

12.0M WIDE SERVICE ROAD AREA DIAGRAM



This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of Issuing Objection from the general public

DESCRIPTION	AREA IN SQMT.	%	AREA IN ACRE
AREA UNDER 38 M WIDE GREEN BELT (B)	4498.478		1.1116
AREA UNDER 12 M WIDE SERVICE ROAD (C)	3169.080		0.7831
TOTAL AREA (B+C)=D	7667.558		
BALANCE AREA (A-D) = E	34950.831		
ADD 50% OF GREEN & 12 M WIDE ROAD (1/2 D) = F	3833.779		
NET AREA PLOTTING (E+F) = G	38784.610		9.5839
PERMISSIBLE PLOTTING AREA @61% OF NET AREA PLOTTING (G)	23658.61	61.00%	5.8462
PROPOSED PLOTTING AREA	17080.403	44.04%	4.2207
REQUIRED AREA FOR COMMUNITY FACILITIES @ 10% OF TOTAL SITE AREA	4261.84	10.00%	1.0531
PROVIDED AREA FOR COMMUNITY FACILITIES	4261.85	10.00%	1.0531
REQUIRED GREEN AREA @7.5% OF TOTAL SITE	3196.38	7.50%	0.7898
PROVIDED GREEN AREA	3197.95	7.50%	0.7902
PERMISSIBLE COMMERCIAL AREA @ 4% OF NET PLOTTING AREA (G)	1551.38	4.00%	0.3834
PROPOSED COMMERCIAL AREA	1551.00	4.00%	0.3833
PROPOSED POPULATION = (189x 13.5)	2551.50	PERSONS	
PERMISSIBLE DENSITY	200-400	PPA	
PROPOSED DENSITY = (2551.50/9.5839)	266.23	PPA	

CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN	
A	6.00	12.00	72.00	14	1008.000	
A1	6.08	13.00	79.04	4	316.160	
B	6.19	19.50	120.71	35	4224.675	
C	5.60	15.10	84.56	48	4058.880	
C1	(6.19+10.76)/2	15.10	127.97	1	127.973	
D	5.67	15.10	85.62	56	4794.552	
D1	(5.67+9.95)/2	15.10	117.93	1	117.931	
D2	(4.28+8.55)/2	15.10	96.87	1	96.867	
D3	5.51	15.10	83.20	20	1664.020	
E	4.94	15.10	74.59	9	671.346	
TOTAL AREA					189	17080.403

GREEN AREA

CAT.	AREA IN SQMT	ACRE
G1	868.77	0.2147
G2	1293.56	0.3196
G3	716.44	0.1770
G4	319.18	0.0789
TOTAL	3197.95	0.7902

GREEN BELT AREA CAL.

CAT.	AREA IN SQMT	ACRE
1	4275.313	1.065
2	223.165	0.0551
TOTAL AREA	4498.478	1.1116

GREEN BELT AREA DIAGRAM

PROJECT NAME AND ADDRESS: LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY AREA MEASURING 10.5310 ACRES THROUGH MIGRATION POLICY OF UNDER DDJAY, IN SECTOR-36 VILLAGE- HARIYAHERA, TESIL- SOHNA, DISTT- GURGAON (H.R)

M/S INTERNATIONAL LAND DEVELOPERS PVT. LTD.

OWNER'S NAME: M/S INTERNATIONAL LAND DEVELOPERS PVT. LTD

SITE PLAN

ARCHITECT'S SIGNATURE: [Signature]

OWNER'S SIGNATURE: [Signature]

NORTH: [North Arrow]

DATE: [Blank]

SHEET: 01

SCALE: [Blank]