

TYPE	SIZE OF PLOT		AREA OF PLOT SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.	
	MTS.	MTS.				
A	6.70	19.50	130.65	55	7185.75	
B	6.50	15.00	97.50	90	8775.00	
TOTAL					145	15960.75

TYPE	SIZE OF PLOT		AREA OF PLOT SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.	
	MTS.	MTS.				
A	6.70	19.50	130.65	33	4311.45	
B	6.50	15.00	97.50	5	487.50	
TOTAL					38	4798.95

TYPE	SIZE OF PLOT		AREA OF PLOT SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.	
	MTS.	MTS.				
A	6.70	19.50	130.65	130	16984.50	
B	6.50	15.00	97.50	146	14235.00	
Misc.	Irregular Shape		0.00	5	594.24	
TOTAL					281	31813.74

SITE 1	PERMISSIBLE			PROPOSED			BALANCE
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE	
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%	
TOTAL Licence Area	15.0000	60702.000					
Area falling under sector road and master plan green	0.701	2838.020					
Area falling under Sector road	0.701	2838.020				4.68	4.90
Balance Area (A)	14.299	57864.015				95.32	100.00
Open Area under GREEN/PARK	1.125	4552.650	7.5	1.125	4552.950	7.50	7.87
Community Facilities	1.500	6070.200	10	1.508	6100.750	10.05	10.54
Commercial Area (calculated on balance area)	0.600	2428.080	4	0.600	2428.080	4.00	4.20
Area Under Plots (calculated on balance area)	9.150	37028.220	61	7.861	31813.740	52.41	54.98
Total permissible Residential + Commercial area	9.750	39456.300	65	8.461	34241.820	56.41	59.18
Permissible Density	240-400 ppa			281.00			
Achieved Density	281.00	ppa		266.667			

To be read with LOI issued vide memo no. 18506 Dated 05-08-2019

This Layout plan for an area measuring 15.0 acres (Drawing no. DTCP-7079 dated 02.08.2019) 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:-

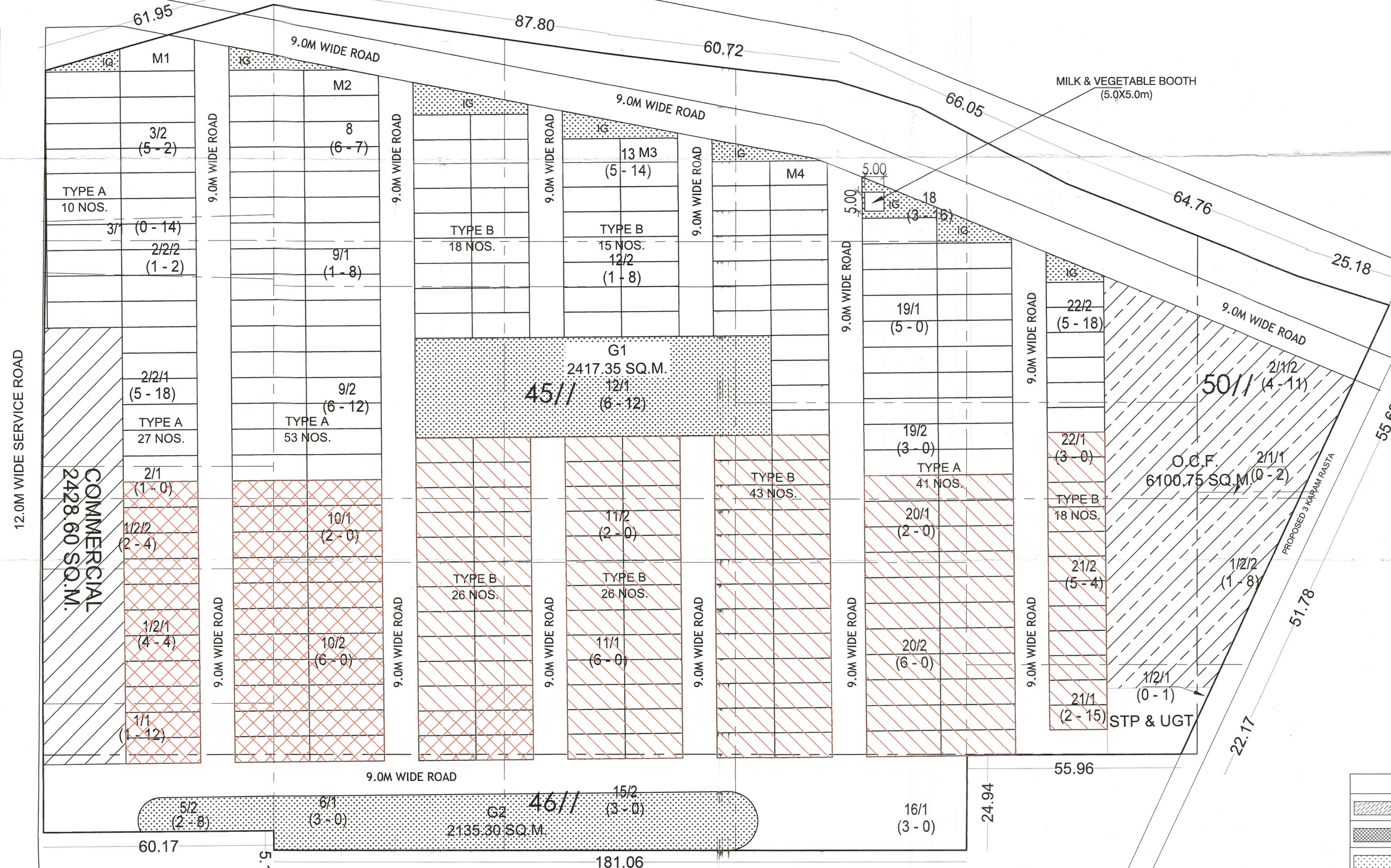
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall 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, 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 DTCP 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 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 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(3)(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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/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.22/52/2005-5Power 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.

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

(RAM AVTAR BASSI) AD (HQ) (DINESH KUMAR) SD (HQ)

24 M WIDE ROAD

50.0M WIDE GREEN BELT



GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	1049.390	0.259
G2	1032.840	0.255
TOTAL	2082.230	0.515

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

PROJECT NAME AND ADDRESS:  
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY AREA MEASURING 15.000 ACRES THROUGH MIGRATION POLICY OF UNDER DDJAY, IN SECTOR-36 VILLAGE- HARIYAHARA, TESIL- SOHNA, DISTT- GURGAON (H.R.)

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

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

SITE PLAN

ARCHITECT'S SIGNATURE:  
Sandeep  
CA/2008/42063.

OWNER'S SIGNATURE:  
Azimuddin

NORTH:

DATE:  
SHEET: 01  
SCALE: