



DETAIL OF 10% MORTGAGAGE						
SR.NO.	CATEGAORY	PLOT NO.	PLOT SIZE (IN METERS)	PLOT AREA (IN SQMT.)	NO. OF PLOTS	TOTAL AREA (IN SQMT.)
1	TYPE-A	1 TO 18	6.710	21.420	18	2587.104
2	TYPE-B	19-33	7.000	21.420	15	2249.100
3	TYPE-C	52-53	6.610	21.420	2	283.172
TOTAL					35	5119.376
						1.26 ACRE
						18.138%

AREA DETAIL						
S.NO.	DESCRIPTION	REQUIRED			PROPOSED	
		SQ.M.	ACRE	%	SQ.M.	ACRE
1	TOTAL AREA OF LAND	50371.191	12.4470			
2	AREA FALLING UNDER 24.0M WIDE ROAD	757.590	0.1872			
3	AREA FALLING UNDER 12.0M WIDE SERVICE ROAD	235.426	0.0582			
4	AREA REQUIRED UNDER PARK AND GREEN (7.5% OF TOTAL PLOT)	3777.839	0.933525	7.50%	3903.271	0.965
5	AREA TO BE HANDED OVER FOR COMMUNITY FACILITIES (10% OF TOTAL LAND)	5037.119	1.2447	10%	5037.119	1.245
6	COMMERCIAL AREA (4% OF TOTAL LAND)	2014.848	0.498	4%	1949.871	0.482
7	PLOT AREA RESIDENTIAL (61% OF TOTAL LAND)	30726.427	7.59267	61%	28111.96	6.9466
8	TOTAL SALEABLE AREA (PLOTTING + COMMERCIAL)				30061.831	7.4284
9	TOTAL NO. OF PLOT				198	
10	MINIMUM PERMISSIBLE DENSITY @240PPA	2987.280			198X18= 3564 PERSON	
11	MAXIMUM PERMISSIBLE DENSITY @400PPA	4978.8			3564/12.447= 286.33 PPA	

DETAILS OF PLOTS							
Sr. No.	Category	Plot No	Plot Size (in metres)		Plot Area (in sqmt.)	No. of Plots	Total Area in sqmt.
1	TYPE-A	1 TO 18	6.710	21.420	143.728	18	2587.108
2	TYPE-B	19 TO 38	7.000	21.420	149.940	20	2998.800
3	TYPE-C	39 TO 66	6.610	21.420	141.586	28	3964.414
4	TYPE-D	67 TO 90	7.350	20.100	147.735	24	3545.640
5	TYPE-E	91 TO 127	7.710	17.850	137.624	37	5092.070
6	TYPE-F	128 TO 132	7.140	19.300	137.802	5	689.010
7	TYPE-G	133 TO 160	7.620	17.850	136.017	28	3808.476
8	TYPE-H	161 TO 190	8.030	17.850	143.336	30	4300.065
9	TYPE-J	191 TO 196	7.040	21.300	149.952	6	899.712
		197	6.700	14.470	96.949	1	96.949
		198	6.090	21.300	129.717	1	129.717
TOTAL						198	28111.960
							6.9466 ACRE

To be read with Licence No. 57 of 2023 Dated 17/03/2023

That this Layout plan for an area measuring 12.447 acres (under migration from Licence No. 25 of 2014 dated 11.06.2014 granted for an area measuring 12.447 acres for setting up of Group Housing Colony) (Drawing No. 7064 Dated 21-03-2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Roots Developers Pvt. Ltd., Sector-95A, District Gurugram 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 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 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, 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 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.22/52/2005-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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) DTP(HQ)
(HITESH SHARMA) STPI(HQ)
(T.L. SATYAPRAKASH, IAS) DG, TCP(HR)
(PANKAJ BENIWAL) ATP(HQ)
(DINESH KUMAR) PA(HQ)
(JITENDER SINGH) C.T.P.(ITAM)
(L.O. C.T.P. H.)

SECTOR-89A

SITE PLAN OF AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA 2016) ON THE LAND MEASURING 12.447 ACRE AT VILLAGE HARSARU, SECTOR-95-A, TEHSIL & DISTT. GURUGRAM. BELONGING TO SH. JITENDER YADAV S/O LATE SH. PHOOL SINGH, SMT. SARITA YADAV W/O SH. VIKAS YADAV; SH. VIRENDER SINGH SH. SUREENDER SINGH S/O (LEGAL HEIR) LATE SH. DHARAMPAL SINGH. IN COLLABORATION OF M/S ROOTS DEVELOPER'S PVT. LTD.

AREA DETAIL
TOTAL AREA OF LAND = 99 KANAL 11.50 MARLA = 60242.875 SQYDS OR 12.447 ACRE OR 50371.191 SQMTR.

For ROOTS DEVELOPERS PVT. LTD.
OWNER'S SIGN

ARCHITECT SIGN
SATYA PARKASH SHARMA ARCHITECT CA/2000/26278