

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojana Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh.
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site www.tcpharyana.gov.in

To

Ambition Colonizer Pvt. Ltd. & SKG Buildcon Pvt. Ltd.,
Regd. Offi. 433, 2nd Floor,
Sector-31, Gurugram -122003.

Memo No. ZP-1318/JD(NK)/2023/ 3594 Dated:- 07/02/2023

Subject: Approval of revised layout plan of Affordable Plotted Housing Colony (under Deen Dayal Jan Awas Yojna - 2016) for an area measuring 7.505 acres (Licence No. 15 of 2019 dated 11.02.2019) in Sector-22, Dharuhera, District Rewari being developed by Ambition Colonizer Pvt. Ltd. & SKG Buildcon Pvt. Ltd.

Please refer your application dated 06.12.2022 on the subject cited above.

The request made vide above referred application to approve the revised Layout Plan of aforesaid colony has been considered and in-principle approval in this regard is hereby granted subject to inviting objections from existing allottees as per procedure laid down in the Departmental instruction dated 25.01.2021 as described below:-

- (i) That you shall invite objections from each existing allottee regarding the said amendment in the layout plan through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- (ii) Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Gurugram in case of layout plan within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Circle office.
- (iii) A copy of the earlier approved layout plan and the revised layout plan being approved in-principle shall be hosted on your website and site office for information of all such existing allottees.
- (iv) That you shall submit certificate from the Senior Town Planner, Gurugram about hosting the revised layout plan showing changes in the earlier approved plan on the website of the company.
- (v) To display the revised layout plan showing changes from the approved layout plan at your site office.
- (vi) That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Gurugram. During this 30 days' period the original layout plan as well as the revised layout plan shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Gurugram for reference of the allottees.
- (vii) The objections received, if any, shall be examined by the office of the Senior Town Planner, Gurugram. The Senior Town Planner, Gurugram shall give an opportunity of hearing to the colonizer and objector to explain their position regarding revised layout plan and shall submit the recommendation to the

Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the layout plan, which shall be binding upon the colonizer.

- (viii) That you shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.
- (ix) That you shall not give the advertisement for booking/sale of plot/space till the final approval of layout plan.

The "Final" approval of the layout plan shall only be conveyed after examination of the objections, if any received.

A copy of the revised layout plan approved in-principle bearing Drawing No. 8979 Dated 03.02.2023 for the purpose of inviting objections is enclosed for further necessary action and for submission of necessary compliances.

(S.K. Sehwat)
District Town Planner(HQ)
For; Director General, Town & Country Planning
Haryana, Chandigarh.

Endst. No. ZP-1318/JD(NK)/2023/ _____ Dated:- _____

A copy is forwarded to the Senior Town Planner, Gurugram with the request that the end of thirty days period from the issue of advertisement seeking objection you are requested to ascertain that all existing allottees have been served the information about revision in layout plan. Any objections received within 30 days of publication of notice may be forwarded to this office alongwith your comments on the same to enable final decision on the matter.

(S.K. Sehwat)
District Town Planner(HQ)
For; Director General, Town & Country Planning
Haryana, Chandigarh.

Endst. No. ZP-1318/JD(NK)/2023/ _____ Dated:- _____

A copy is forwarded to Nodal Officer, Website Updation alongwith scanned approved Provisional revised layout plan in CD format with a request to host the list of such revised layout plan mentioning the name of the licensee, licence number, sector number/Town, Date of earlier approval and date of in-principle approval on the website of the Department. After expiry of the thirty days period the name of that licensee will be removed from this list and additional case if any should be added.

DA/As above.

(S.K. Sehwat)
District Town Planner(HQ)
For; Director General, Town & Country Planning
Haryana, Chandigarh.

Directorate of Town and Country Planning, Haryana,
Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh.
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Web Site: www.tcpharyana.gov.in

Regd.

Memo No. ZP-1318/JD(NK)/2023/ 7939 Dated 16-03-2023

To

Ambition Colonizers Pvt. Ltd. &
SKG Buildcon Pvt. Ltd.,
Regd. Off: 433, 2nd Floor,
Sector-31, Gurugram-122003.

Subject:- Approval of revised layout plan of Affordable Residential Plotted Colony under DDJAY, 2016 over an area measuring 7.505 acres (Licence No. 15 of 2019 dated 12.02.2019) in Sector-22, Dharuhera, Rewari being developed by Ambition Colonizers Pvt. Ltd. & SKG Buildcon Pvt. Ltd.

Reference: In continuation to this office memo no.3594 dated 07.02.2023 on the subject cited above and consequent report received from STP, Gurugram vide his office memo No. 1813 dated 15.03.2023.

In continuation of the in-principle approval of revised layout plan conveyed vide this office memo dated 07.02.2023 (referred above) and subsequent issuance of advertisements in the Newspapers on 09.02.2023 seeking objection on the said revised layout plan,

STP, Gurugram vide letter under reference confirmed that no objection has been received from allottees/general public on the said revision of layout plan. Accordingly, the revised layout plan bearing Drg. No. DGTCP-8979 dated 03.02.2023 shall be considered as 'approved' for all facts and purposes.

(S. K. Sehrawat)

District Town Planner (HQ)

For: Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1318/JD(NK)/2023/ _____ Dated _____

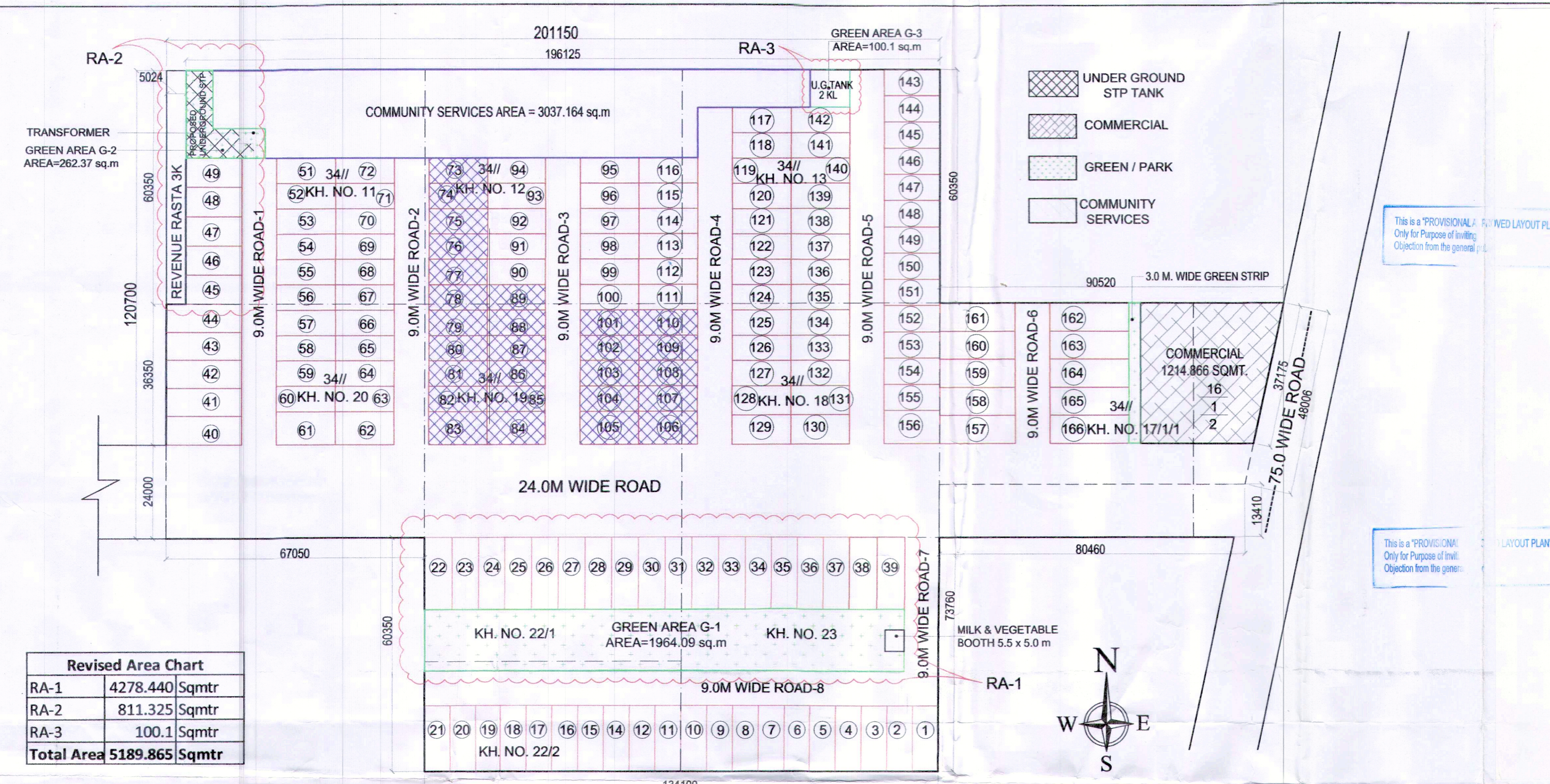
A copy is forwarded to the following for information and necessary action please:-

1. Senior Town planner, Gurugram.
2. District Town Planner, Rewari.

(S. K. Sehrawat)

District Town Planner (HQ)

For: Director General, Town and Country Planning,
Haryana, Chandigarh.



Revised Area Chart	
RA-1	4278.440 Sqmtr
RA-2	811.325 Sqmtr
RA-3	100.1 Sqmtr
Total Area	5189.865 Sqmtr

- To be read with Licence No. 15 of 2019 Dated 11.01.2019
- That this Revised Layout plan for an area measuring 7.505 acres (Drawing No. 8379 Dated 05-03-23) comprised of Licence No. 15 of 2019 dated 11.02.2019 which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Ambition Colonizer Pvt. Ltd. & SKG Buildcon Pvt. Ltd., Sector-22, Dharuhera, District Rewari 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 DGTCP, 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 licensed areas 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.
 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 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 licensed 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 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 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.
 18. 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.

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

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(S.K. SEHRAWAT) (HITESH SHARMA) (P.P. SINGH) (T.L. SATYAPRAKASH, IAS)
DTP(HQ) STP(MHQ) DCP(HR) DG, TCP(HR)

(RAJAT KHALIMAN) (DINESH KUMAR)
ATP(HQ) PA(HQ)

DESCRIPTION	REQUIRED AREA		%	PROPOSED AREA		%
	ACRE	SQMT.		ACRES	SQMT.	
TOTAL AREA OF THE LAND	7.505	30371.639				
REQUIRED OPEN SPACE AREA	0.5628	2277.569	7.5%	0.575	2326.56	7.66%
REQUIRED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	0.7505	3037.164	10.0%	0.7505	3037.164	10.0%
REQUIRED COMMERCIAL AREA-I	0.3002	1214.866	4.0%	0.3002	1214.866	4.0%
SALEABLE AREA OF AREA UNDER PLOT - II				4.4884	18163.75	59.80%
TOTAL SALEABLE AREA - (I+II)				4.7886	19378.616	63.80%
TOTAL NO. OF PLOTS					164	
MINIMUM PERMISSIBLE DENSITY @ 240 PPA	1801			2214	295	@ 13-5
MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	3002				PPA	PERSONS PER PLOT

DETAIL OF PLOTS (15% AREA) UNDER MORTGAGAGE

CATEGORY	PLOT SIZE (IN METRES)	PLOT AREA (IN SQMT.)	NO. OF PLOTS	TOTAL AREA IN SQMT.
73 To 82	6.550	15.250	10	998.875
83 & 84	8.540	15.250	2	260.470
85 To 89	6.550	15.250	5	499.438
101 To 104	6.550	15.250	4	399.550
105 & 106	8.540	15.250	2	260.470
107 To 110	6.550	15.250	4	399.550
			27	2818.35
				0.6964 ACRE
				15.510%

PLOT TYPE	PLOT SIZE (IN METRES)	PLOT AREA (IN SQMT.)	NO. OF PLOTS	TOTAL AREA IN SQMT.
1 To 21	6.705	16.930	20	2270.313
22	7.200	18.500	1	133.200
23 To 33	6.940	18.500	11	1412.290
34 To 37	6.770	18.500	4	500.980
38 & 39	7.240	18.500	2	267.880
40	7.390	19.590	1	144.770
41 To 44	7.240	19.590	4	567.326
45 To 49	7.538	14.565	5	548.955
51 To 60	6.550	15.250	10	998.875
61 & 62	8.540	15.250	2	260.470
63 To 82	6.550	15.250	20	1997.750
83 & 84	8.540	15.250	2	260.470
85 To 104	6.550	15.250	20	1997.750
105 & 106	8.540	15.250	2	260.470
107 To 116	6.550	15.250	10	998.875
117 To 127	6.540	15.250	11	1097.085
128 To 131	7.540	15.250	4	459.940
132 To 142	6.540	15.250	11	1097.085
143	6.700	14.560	1	97.552
142 To 155	6.780	14.560	12	1184.602
156	7.510	14.560	1	109.346
157 To 166	7.270	20.602	10	1497.765
			164	18163.75
				4.4884 ACRE
				59.804%

Green Area Detail	
Type	Area in Sqmtr
G-1	1964.09
G-2	262.37
G-3	100.100
Total	2326.56

PROJECT:-
REVISED SITE LAYOUT PLAN FOR
DDJAY COLONY AT SECTOR-22 FOR
M/S M/S AMBITION COLONISERS PVT
.LTD. & M/S SKG BUILDCON PVT. LTD.

DWG. TITLE
LAYOUT PLAN

SCALE 1:800

DRG. NO. 01

SIG. OF ARCHITECT

SIG. OF OWNER