

To be read with Licence no. 07 of 2022 dated 19.01.2022

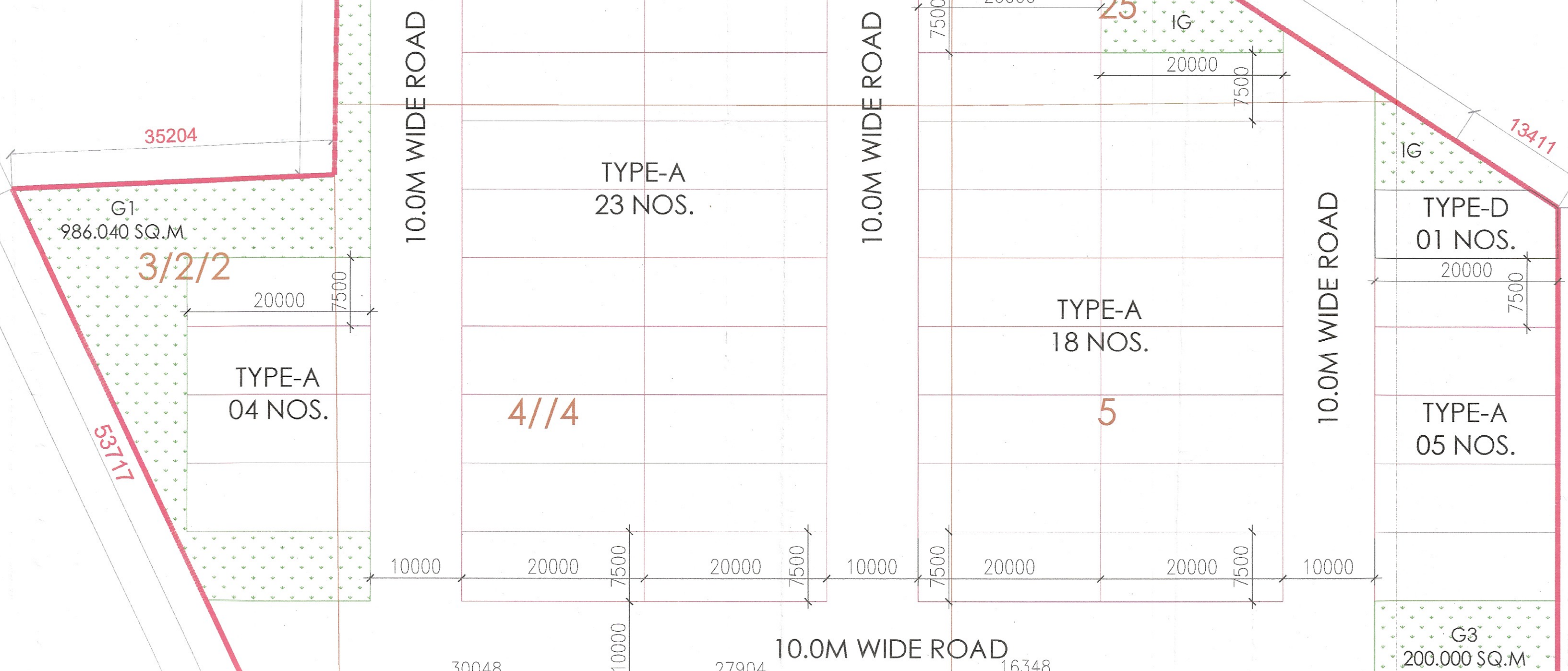
That this revised Layout plan for an area measuring 5.0 acres (Licence No. 07 of 2022 dated 19.01.2022) (Drawing No. DTCP-11182 dated 19.06.2024) comprised of licence which was issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Jai Ganga Realtech LLP in Sector-89 & 93, Gurugram is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

1. That this revised 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 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 9.0 metres wide road would mean a minimum clear width of 9metres 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) (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 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 HSVF 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.

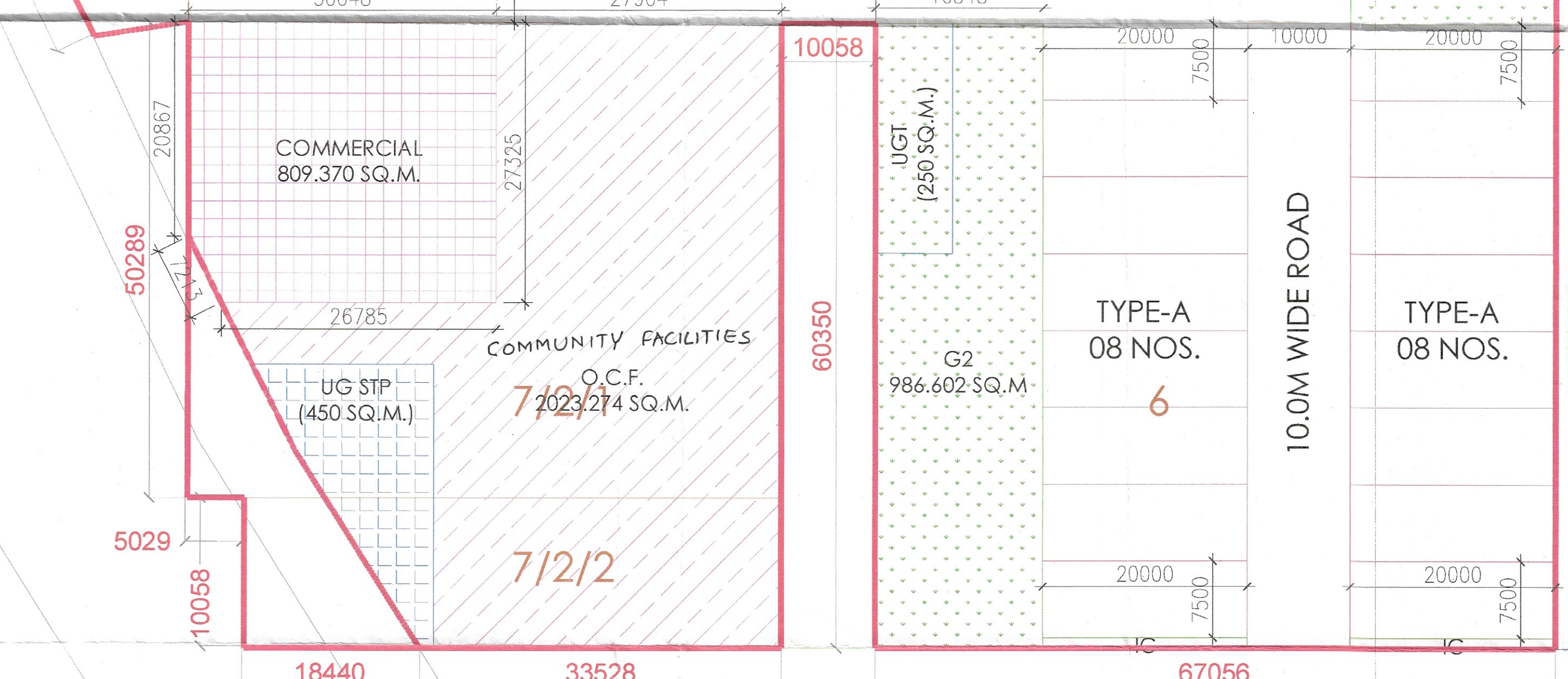
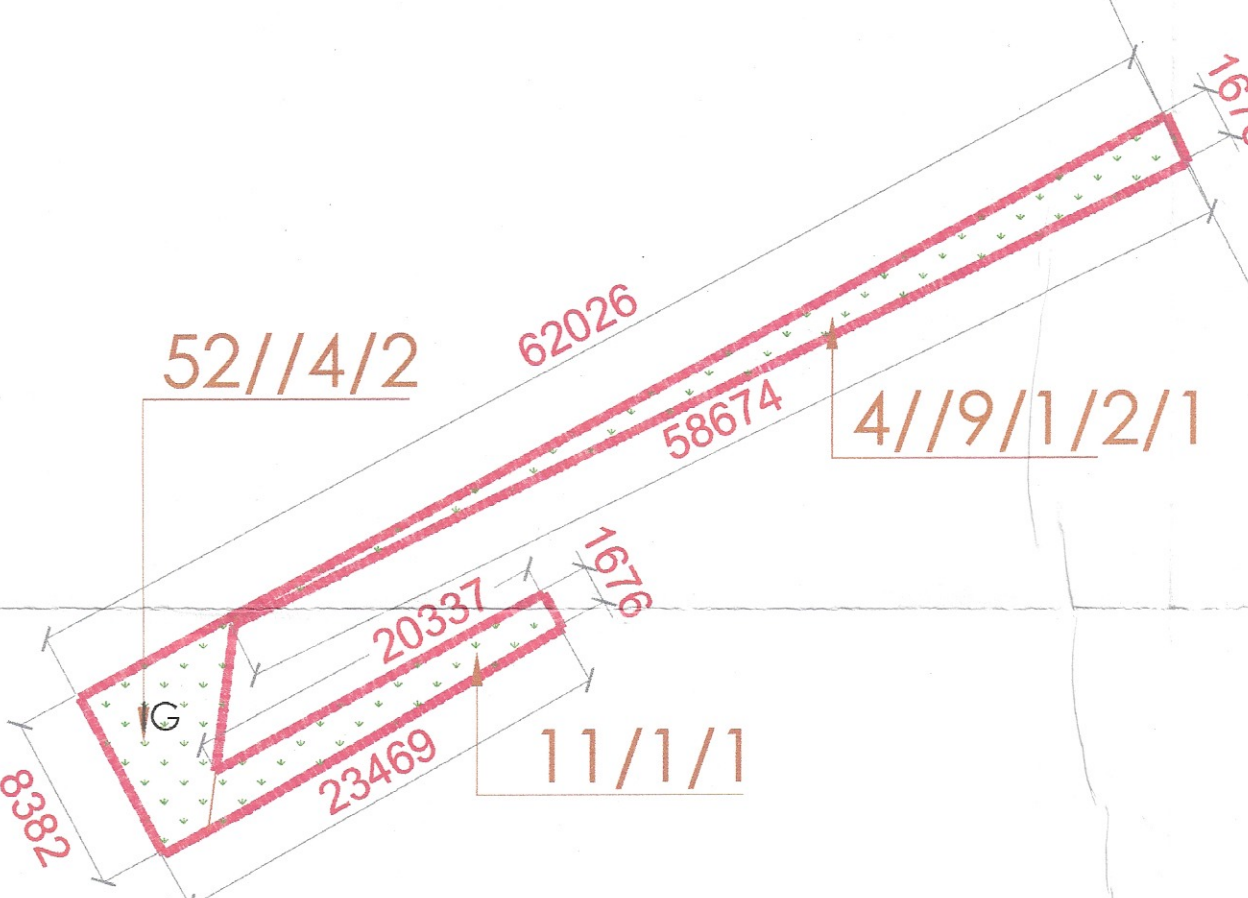
(RAMAVTAR BASSI) (JAHANVI) (ASHISH SHARMA) (VIJENDER SINGH) (BHUVNESH KUMAR) (AMIT KHATRI, IAS)
 JD (HQ) ATP (HQ) DTP (HQ) STP (HQ) CTP (HR) DTCP (HR)

SECTOR 89 (BADHA)

12.0M WIDE SERVICE ROAD
 75.0M WIDE SECTOR ROAD
 12.0M WIDE SERVICE ROAD



SECTOR 93 (HAYATPUR)



DEEN DAYAL JAN AWAS YOJANA (DDJAY) - SECTOR 89, GURUGRAM						
5.00 ACRES	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Total Land Area	5.000	20234.250				
Area in Road	0.007	28.32795				
Road area to be taken in Licenced Area	0.0035	14.163975				
Net Planned Area	4.9965	20220.086				
Open Area under GREEN/PARK	0.375	1517.569	7.50	0.375	1516.859	7.50
Community Facilities	0.500	2022.009	10.00	0.500	2023.274	10.01
Commercial Area (calculated on Balanced area)	0.200	809.370	4.00	0.200	809.370	4.00
Area Under Plots (calculated on Balanced area)	3.048	12334.252	61.00	2.551	10325.001	51.06
Area Under Plots & Commercial (calculated on Balanced area)	3.248	13143.622	65.00	2.751	11134.371	55.06
Permissible Density	240-400	ppa	Minimum Required Plots	66.62		
Achieved Density	248.57	ppa	Achieved Plots	69	plots	

CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOT		NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.	TOTAL AREA OF PLOTS ACRES
	MTS.	MTS.			
A	7.500	20.000	66	9900.000	2.446
B	Irregular Shape		1	134.700	0.033
C	Irregular Shape		1	143.094	0.035
D	Irregular Shape		1	147.207	0.036
TOTAL			69	10325.001	2.551
COMMERCIAL AREA	AS/SIZE		1	809.370	
TOTAL				11134.371	

CLASSIFICATION OF GREEN		
TYPE	AREA OF PLOT	AREA OF PLOT
	ACRES	SQM
GREEN-1	0.244	987.887
GREEN-2	0.247	998.049
GREEN-3	0.049	200
TOTAL GREEN	0.540	1187.887

LEGEND	
	AREA FOR COMMUNITY SITE
	SERVICES AREA
	GREEN AREA
	COMMERCIAL AREA

PROJECT TITLE
 REVISED LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA (DDJAY) OVER AN AREA MEASURING 5.00625 ACRES, IN THE REVENUE ESTATE OF VILLAGE - BADHA IN SECTOR 89 & VILLAGE - HAYATPUR - IN SECTOR 93, GURUGRAM BEING DEVELOPED BY MRG ESTATES LLP IN COLLABORATION WITH MRG CASTLE REALITY LLP (NOW KNOWN AS JAI GANGA REALTECH LLP)

OWNERS SIGNATURE

ARCHITECTS SIGNATURE
 Architect Anita Sharma
 CA/30575/2003
 9417350590

DRAWING TITLE
 SUBMISSION LAYOUT

ARCHITECTS
 MRG DESIGN TEAM
 MRG World
 Vatika Tower, Golf Course Road
 Gurugram

DATE DEC-2021 **DWG. NO.** S - 101

SCALE 1:500