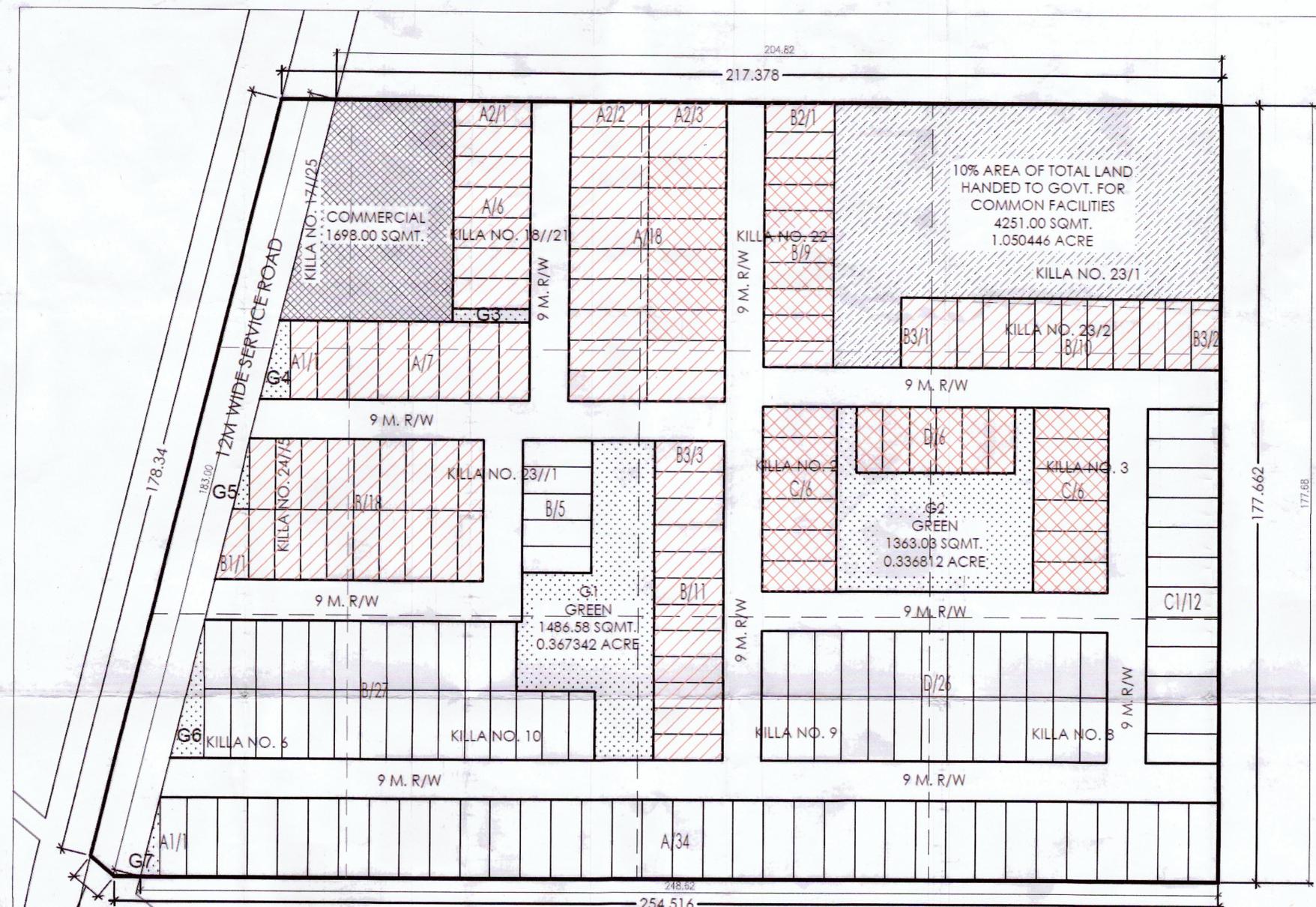


To be read with Licence No. 100 of 2017 Dated 23-11-2017

- That this Layout plan for an area of 10.50 acres (Drawing No. DTCP-6182 dated 14.11.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) being developed by Dream Build Creations Company in Sector-10A, 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 sites 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 General, 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 HUDA 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 coloniser/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.
  18. That coloniser/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.
  19. That the coloniser/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.

(BALWANT SINGH) SDP(HQ) (S.K. SEHRAWAT) DTP (HQ) (DEVENDRA NIMBOKAR) STP(MHQ) (JITENDER SHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)



GREEN AREA	
CAT.	AREA IN SQMT
G1	1486.59
G2	1363.03
G3	54.00
G4	86.11
G5	31.55
G6	126.19
G7	39.93
<b>TOTAL</b>	<b>3187.40</b>

PLANNED AREA = 10.50 ACRE OR 42491.93 SQMT.					
DESCRIPTION		AREA IN SQMT.	ACHIEVED	AREA IN ACRE.	
PERMISSIBLE PLOTTING AREA @61%		25920.07		6.405000	
PROPOSED PLOTTING AREA		22679.30	53.37%	5.604187	
REQUIRED AREA TO BE HANDED TO GOVT. FOR COMMON FACILITY		4249.19	10.00%	1.050000	
PROVIDED AREA TO BE HANDED TO GOVT. FOR COMMON FACILITY		4251.00	10.00%	1.050447	
REQUIRED GREEN AREA @7.5%		3186.89	7.50%	0.787500	
PROVIDED GREEN AREA		3187.40	7.50%	0.787625	
PERMISSIBLE COMMERCIAL AREA @4%		1699.68	4.00%	0.420000	
PROPOSED COMMERCIAL AREA		1698.00	4.00%	0.419586	
PERMISSIBLE DENSITY		200-400	PPA		
PROPOSED DENSITY		271.29	PPA		
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
A	7.00	18.00	126.00	65	8190.00
A1	6.18	18.00	111.22	2	222.44
A2	5.68	18.00	102.24	3	306.72
B	6.00	16.00	96.00	80	7680.00
B1	5.92	16.00	94.66	1	94.66
B2	6.68	16.00	106.88	1	106.88
B3	7.00	16.00	112.00	3	336.00
C	7.00	17.00	119.00	12	1428.00
C1	6.75	17.00	114.75	12	1377.00
D	6.12	15.00	91.80	32	2937.60
<b>TOTAL</b>				<b>211</b>	<b>22679.30</b>

AREA UNDER MORTGAGE (15% OF TOTAL SALABLE PLOTS AREA)					
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
A	7.00	18.00	126.00	6	756.00
B	6.00	16.00	96.00	7	672.00
C	7.00	17.00	119.00	12	1428.00
D	6.12	15.00	91.80	6	550.80
<b>TOTAL</b>				<b>31</b>	<b>3406.80</b>

AREA FREEZE SHOWN THUS (50%)					
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
A	7.00	18.00	126.00	31	3906.00
A1	6.18	18.00	111.22	1	111.22
A2	5.68	18.00	102.24	3	306.72
B	6.00	16.00	96.00	48	4608.00
B1	5.92	16.00	94.66	1	94.66
B2	6.68	16.00	106.88	1	106.88
B3	7.00	16.00	112.00	3	336.00
C	7.00	17.00	119.00	12	1428.00
D	6.12	15.00	91.80	6	550.80
<b>TOTAL</b>				<b>106</b>	<b>11448.28</b>

LEGEND	
	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA



LAYOUT OF PLOTTED COLONY UNDER DEEN DAYAL AWAS YOJANA LAND MESURING 10.50 ACRES AT VILL. - HARCHANDPUR, SECTOR-10A, TEH. - BAWAL & DISTT. - REWARI FOR M/S DREAM BUILD CREATIONS COMPANY

DETAIL OF AREA:- TOTAL LAND AREA (APPLY FOR LICENCE) 84K-0M = 50820.00 SQYD OR 42491.64 SQMT. OR 10.50 ACRE



ARCHITECT SIGN.



OWNER/AUTH. SIGN.