

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA, TOTAL MEASURING 5.35625 ACRES, BEING DEVELOPED BY MAGIC EYE DEVELOPERS

20.11	15.09 26 E	IG	1 G2	G3	G4		ck G Nos G6	G7	G8	G9	G10	20	2	LAI 169.30	Y FACI ND 05sqm acres)	UTY 11/1/2	20.11						7.	layout plan. That the colonize changes in the la road circulation of That no property if applicable. All green belts po the colonizer. Al Development Aut
*									11	7.35		1					-						10.	in accordance with At the time of de be provided by th No plot will deriv metres between the Any excess area
SCHE	ME				_	=	5.35	625 Acre	s														12.	space. . The portion of t
TER WIDE SECTOR ROAD = 0.0090 Acres = 5.34725 Acres (A)																								applicable, which lines of Section 3
CTOR ROAD = 0.0045 Acres (A) D AREA FOR PLANNING = 5.35175 Acres (A+B)																						13.	. That the odd size frontage of less t	
D AREA FOR PLANNING = 5.35175 Acres (A+B) ERCIAL = 0.2140 Acres 4.00 % = 2.5282 Acres 47.24 %																					14.	. That you will hav		
A	Maria					=		422 Acre		51.24 9											- Milly			services. The dec
																							15.	. That the rain w norms/Haryana G
PE		SIZE	PLOTS				S TOTAL AREA																16.	. That the colonize as Campus lightin
e A1 e A9	7.000 7.825	x x	14.000 14.000	98.000 109.550	the local difficult different with the second state of a	1		.000 Sq.N .550 Sq.N															17.	. That the coloniz provisions of ord
e A2	7.200	x	14.000	100.800	18	=	1814	.400 Sq.M	At														10	Energy Departme
e A10	6.690	x	15.369	102.819	1	=	102	.819 Sq.M	At														18.	That the colonize 5P dated 31.03.2
e A1	7.000	x	14.000	98.000	4	=	392	.000 Sq.N	At															Energy Conservat
e A2	7.200	x	14.000	100.800	12	=	1209	.600 Sq.M	At														(5.	K. SEHRAWAT)
e A11 e A12	9.0875 7.0835	x	14.000 14.000	127.225 99.169		=		.225 Sq.M																DTP(HQ)
e A3	7.839	x	10.546	82.670	4	=	330.	.680 Sq.N	Лt														(RJ	AHUL SINGLA) ATP(HQ)
e A4 e A13	7.200 9.2305	x	10.546 15.209	75.931		=	1	.312 Sq.M																
e A5	7.000	x	14.226	99.582		=		.820 Sq.M																
e A6	7.000	x	14.348	100.436	2	=	200	.872 Sq.M	۸t															
e A5	7.000	x	14.226	99.582	3	=	298	746 Sq.N	۸t														LEGE	
e A14 e A15	7.000 7.000	x x	15.971 13.446	111,797 94.119	1	=	94.	.797 Sq.N .119 Sq.N	At														Sr. No	
e A7 e A8	7.200	x	20.110	144.792 146.340	1	=		.336 Sq.M		the contraction	DE	TAIL OF	50% FR	EEZED ARE	A									· Particular
e A7	7.200	x	20.110	144.792	-	=		.544 Sq.N			BLO	ICK PLO	D1 NOS	TOTAL NOS OF PLOTS	AREA OF SINGLE	TOTAL AREA							1	BOUNDARY LINE
					97 OF	R =		056 Sq.M 282 Acre				D	D7 D9 D15 D2-D6	4	82.670	330.680							2	UG STP AREA (450
ION	_	=	97	x	13.5	0 @	Person's p	er Plot				0	D10-D14 D8	10	75.931 140.387	759.312 140.387							3	UGT AREA (200.01
= 1309.5 ÷ 5.35175 Acres = 244.68 PPA Against 240-400 PPA permissil							9				E1-E5 E8-E12 E6	10	99.582	995.820		STP,UGT,ET an OTH AREA	d M	ILK-	VEGE	TABLE	4	ET AREA (59.196 s		
J										E7 F1-F3	2	100.436 99.582	200.872 298.746	Sr.	PLOT	DIM	ENSIO	N (Mtr)	AREA	5	GREEN AREA (187			
= 0.4017 Acres						7.5	7.50% of Total area of the Scheme					F	F4 F5	1	111.797 94.119	111.797 94.119	No.	<u> </u>	L	x	w	(sqm)		GREEN AREA (107
= 0.4621 Acres				8.63 %					G	G2-G9 G1	8	144.792 146.340	1,158.336 292.681	1	MILK-VEGETABLE BOOTH	5.0		4.5	22.5	6	COMMERCIAL ARE			
				Acres		0.03	70			•		Contractor and the state of the	G10 H1-H7	7	144.792	1,013.544	2	UG STP AREA	P-L	EA AS P INE EA AS P		450.063	7	COMMUNITY FACI
OF COMMUNITY FACILITIES = 0.5356 Acres 10% of Total area of the Scheme								lotal		49		5,396.2935 (1.333 acres)	3	UGT AREA	P-L	INE	L.	200.018	8	MILK & VEGETABL				
= 0.5360 Acres				1	10% of Total area of the Scheme								<u> </u>	52.74%	4	ET AREA		AREA AS PER P-LINE		59.196				

To be read with Licence No. ______ of 2021 Dated 17/09/2021

That this Layout plan for an area measuring 5.35625 acres (under migration an area measuring 3.5035 acres of Licence No. 4 of 2016 dated 11.04.2016 granted for Commercial Colony and afresh area measuring **1.85276** acres) (Drawing No. 791 Dated $2 \sim 921$) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Magic Eye Developers Pvt. Ltd., Sector-106, Gurugram is hereby approved subject to the following conditions:-

LC-4439

- 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 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, 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 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 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.
- 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.22/52/2005-5Power 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 5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

CTP(HR)

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UG STP AREA (450.063 sqmt)

UGT AREA (200.018sqmt)

TAREA (59.196 sqmt)

GREEN AREA (1870.255 sqmt)

OMMERCIAL AREA (866.075 sqmt)

OMMUNITY FACILITY (2169.305 sqmt)

MILK & VEGETABLE BOOTH (22.5 SQM)

C2 (DINESH KUMAR) SD(HO)

STP(M)HQ

Key Plan SECTOR 1 S M WIDE ROAD ECTOR 108 LEGEND MOHAMUD-PUR needpoor : volenames : autoularm : mus SECTOR 106

J.N

(K.MAKRAND PANDURANG, IAS)

DTCP(HR)

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