

PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME - 2016 IN THE REVENUE ESTATE OF VILLAGE - FAZILPUR JHARSA, SECTOR - 71, GMUC, DISTRICT - GURUGRAM - HARYANA AREA ADMEASURING 13.6775 ACRES - BEING DEVELOPED BY RAJ BUILDWELL PRIVATE LIMITED

DRAWING TITLE SCALE PROPOSED LAYOUT PLAN 1 CM TO 10 METERS



DEVELOPER'S SIGNATURE

RAJ BUILDWELL PRIVATE LIMITED

41A, RING ROAD, LAJPAT NAGAR - IV. **CAPTAIN GAUR MARG, NEW DELHI - 110024**

A.C. No.-CA / 91/ 13852

DESIGN FORUM OFARCHITECTS

ARCHITECTS

C-10, SECTOR -3, NOIDA TEL:012-4601000, E-MAIL:dfaconsultants@gmail.com

To be read with Licence No. ..33... of 2021 dated ... 8/7/2021

That this Layout plan for an area measuring 13.6775 acres (Drawing no. DTCP-7877 dated 88-07-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Raj Buildwell Pvt. Ltd. in Sector-71, Gurugram Manesar Urban Complex is hereby approved

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

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

. 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

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 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 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

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

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.

(RAM AVTAR BASSI) Todelhie (DIVYA DOGRA) (NARENDER KUMAR) (HITESH SHARMA) (JITENDER SIHAG) ATP (HQ) (K. MAKRAND PANDURANG, IAS) AD (HQ) DTP (HQ) STP (M) HQ CTP (HR)

	AREA CHAR	T						
S.NO	DESCRIPTION	IN %	and the same of th	AREA IN ACRE			AREA IN SQMT.	
1	TOTAL SITE AREA			13.6775	ACRE	OR	55350.79	SQM
2	MAX AREA ALLOWED UNDER RES.& COMM. PLOTS	65.00	%	8.890	ACRE	OR	35978.01	SQM
3	MAX PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	61.00	%	8.343	ACRE	OR	33763.98	SQM
4	PROPOSED AREA UNDER RESIDENTIAL PLOTS (a)	56.314	%	7.702	ACRE	OR	31170.36	SQM
5	PERMISSIBLE AREA UNDER COMMERCIAL PLOTS	4.00	%	0.547	ACRE	OR	2214.03	SQM
6	PROPOSED AREA UNDER COMMERCIAL PLOTS (b)	3.993	%	0.546	ACRE	OR	2209.92	SQM
7	PROVIDED AREA UNDER RES.& COMM. PLOTS (a+b)	60.307	%	8.248	ACRE	OR	33380.28	SQM
8	REQUIRED AREA FOR COMMUNITY FACILITIES	10.00	%	1.368	ACRE	OR	5535.08	SQM
9	PROVIDED AREA FOR COMMUNITY FACILITIES	10.027	%	1.371	ACRE	OR	5550.00	SQM
10	REQUIRED MIN. GREEN AREA	7.50	%	1.026	ACRE	OR	4151.31	SQM
11	PROVIDED GREEN AREA	7.533	%	1.030	ACRE	OR	4169.38	SQM

-	DENS	TY CAL	CULATIO	V		e di Antonia di Antoni -			
1	PERMISSIBLE DENSITY			240-400 PPA					
2	PROPOSED POPULATION (18.0 PERSON PER PLOT)	210	Plots	3780	PERSONS	276	PPA		

			CLASS	SIFICATION OF PL	OTS		STP, UGT, ESS & MILK / VEGETABLE BOOT				ЭТН
S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT IN	NO OF PLOTS	TOTAL AREA IN SQMT.	PLOT	PLOT DIMENS		SIONS	
				SQMT.		TOTAL AREA IN OGMT.	PLOT	L		В	AREA
1	A	8.20	18.25	149.650	162	24243.300	STP (UG)	AR	EA AS PER P	'-LINE	45
2	В	6.50	22.85	148.525	28	4158.700	UGT	AR	EA AS PER P	-LINE	20
3	С	8.20	17.875						AREA AS PER P-LINE		10
3	-		According to the second	146.575	14	2052.050	MILK/ VEG. BOO	TH 5.0)	5.5	27
4	D	8.20	14.25	116.850	3	350.550	TOTAL AREA=			77	
5	E	AREA AS	PER P-LINE	132.250	2	264,500	GREEN A	DEA		Minter Commission Comm	
6	F	AREA AS	PER P-LINE	101.260	1	101.260		OTAL AREA IN			
		TO	TAL =		210		CODE	SQMT.	LEGENI	0	
					210	31170.360	Gr1	2046.72	77777	7	
							arts att		111111	EPOZENI DI	1315

	CODE	04470.000	240		TAL =	TO			
PARTICIPAN .	Gr1	31170.360	210		I Piller —	10			
Total Control	Gr2	CLASSIFICATION OF FROZEN PLOTS 50% OF TOTAL SALEABLE AREA							
T	Gr3	ABLE AREA	TOTAL SALE	N PLOTS 50% OF	FFROZE	A HON O	CLASSIFIC		
T	Gr4		NO OF DI OTO	AREA PER PLOT IN	LENTH	WIDTH	PLOT TYPE	S.NO	
T	Gr5	TOTAL AREA IN SQMT.	NO OF PLOTS	SQMT.	CENIN	AAIDIN	LOTTIC	0.140	
	Gr6	12570.600	84	149.650	18.25	8.20	A	1	
	Gr7	Mark and the first of the contract of the cont			Commission del Commis	-	В	2	
	Gr8	2524.925	17	148.525	22.85	6.50	D		
1	Gr9	586.300	4	146.575	17.875	8.20	C	3	
	Gr10				T A I	70			
I	Gr11	15681.825	105	Commence and the commence of t	TAL =	10	Appendix and a property of the second	Care Physical Laborator Care In	
Total	TOTAL ADEA		American and the second		THE RESERVE THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER.	CONTRACTOR OF THE PARTY OF THE	A CONTRACTOR OF THE PARTY OF TH		

GREEN AREA

COMMUNITY FACILITIES COMMERCIAL AREA

ARCHITECT'S SIGNATURE