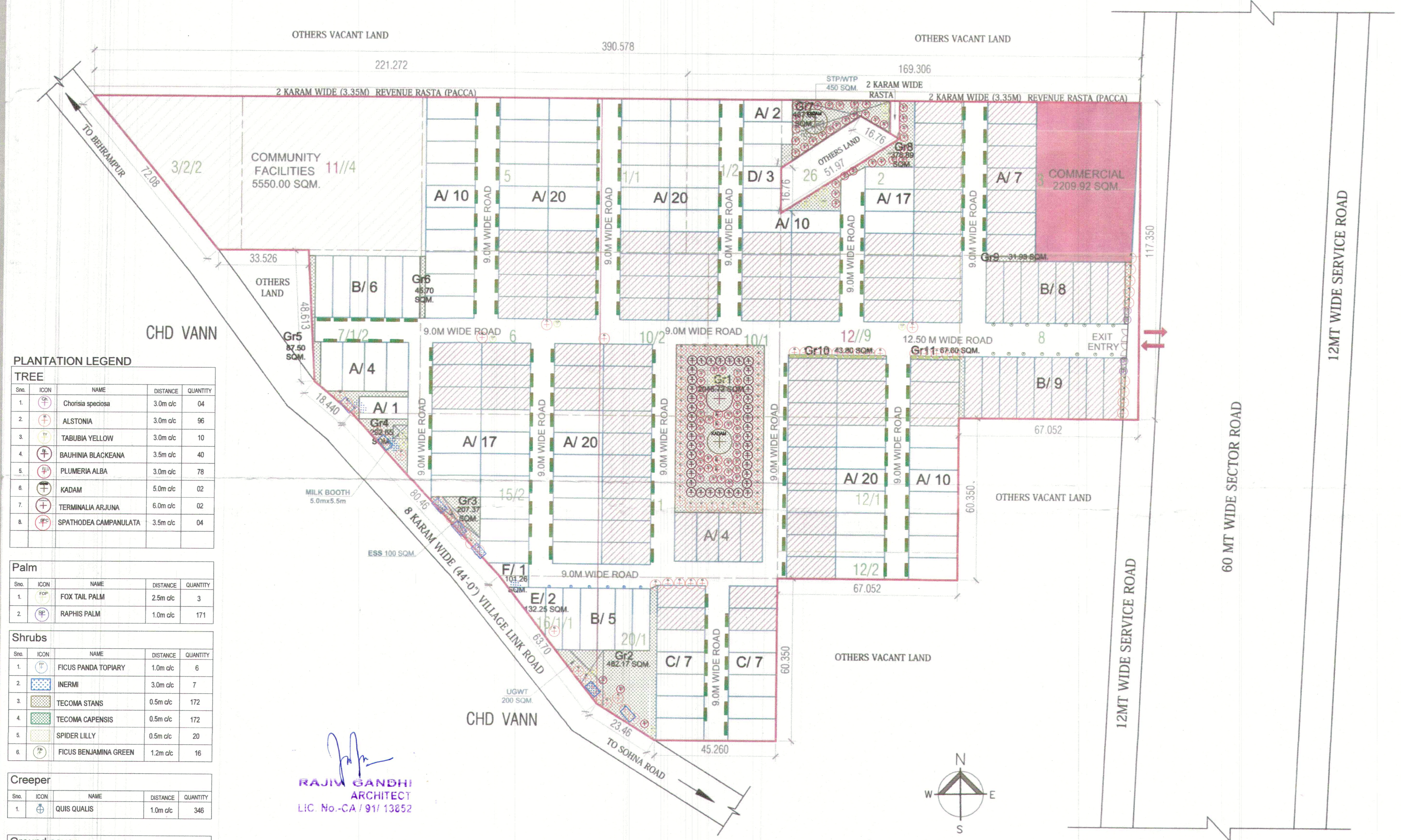


LC-4204 + LC-4257

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- 7917 dated 08-07-2021) 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 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 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 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 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.
 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.
 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) AD (HQ) (DIVYA DOGRA) ATP (HQ) (NARENDER KUMAR) DTP (HQ) (HITESH SHARMA) STP (M) HQ (JITENDER SIHAG) CTP (HR) (K. MAKRAND PANDURANG, IAS) DTCP (HR)



PLANTATION LEGEND

TREE

Sno.	ICON	NAME	DISTANCE	QUANTITY
1.		Chorisia speciosa	3.0m c/c	04
2.		ALSTONIA	3.0m c/c	96
3.		TABUBIA YELLOW	3.0m c/c	10
4.		BAUHINIA BLACKLEANA	3.5m c/c	40
5.		PLUMERIA ALBA	3.0m c/c	78
6.		KADAM	5.0m c/c	02
7.		TERMINALIA ARJUNA	6.0m c/c	02
8.		SPATHODEA CAMPANULATA	3.5m c/c	04

Palm

Sno.	ICON	NAME	DISTANCE	QUANTITY
1.		FOX TAIL PALM	2.5m c/c	3
2.		RAPHIS PALM	1.0m c/c	171

Shrubs

Sno.	ICON	NAME	DISTANCE	QUANTITY
1.		FICUS PANDA TOPIARY	1.0m c/c	6
2.		INERMI	3.0m c/c	7
3.		TECOMA STANS	0.5m c/c	172
4.		TECOMA CAPENSIS	0.5m c/c	172
5.		SPIDER LILLY	0.5m c/c	20
6.		FICUS BENJAMINA GREEN	1.2m c/c	16

Crepper

Sno.	ICON	NAME	DISTANCE	QUANTITY
1.		QUIS QUALIS	1.0m c/c	346

Ground cover

Sno.	ICON	NAME	DISTANCE	QUANTITY
1.		WEDELLIA	0.15m c/c	172 sqmt

LANDSCAPE LAYOUT PLAN

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, G M U C , DISTRICT - GURUGRAM - HARYANA AREA ADMEASURING 13.6775 ACRES - BEING DEVELOPED BY RAJ BUILDWELL PRIVATE LIMITED

DRAWING NO.	DFA/2021/71/Layout/04 Dtd 01-02-2021
DRAWING TITLE	SCALE
PROPOSED LAYOUT PLAN	1 CM TO 10 METERS



DEVELOPER'S SIGNATURE	ARCHITECT'S SIGNATURE	ARCHITECTS
RAJ BUILDWELL PRIVATE LIMITED 41A, RING ROAD, LAJPAT NAGAR - IV, CAPTAIN GAUR MARG, NEW DELHI - 110024	RAJIV GANDHI ARCHITECT LIC. No.-CA/91/13852	dfA DESIGN FORUM OF ARCHITECTS C-10, SECTOR - 3, NOIDA TEL:012-4801000, E-MAIL:dfaconsultants@gmail.com