Superintending Engineer,
HSVP Circle, Gurugram

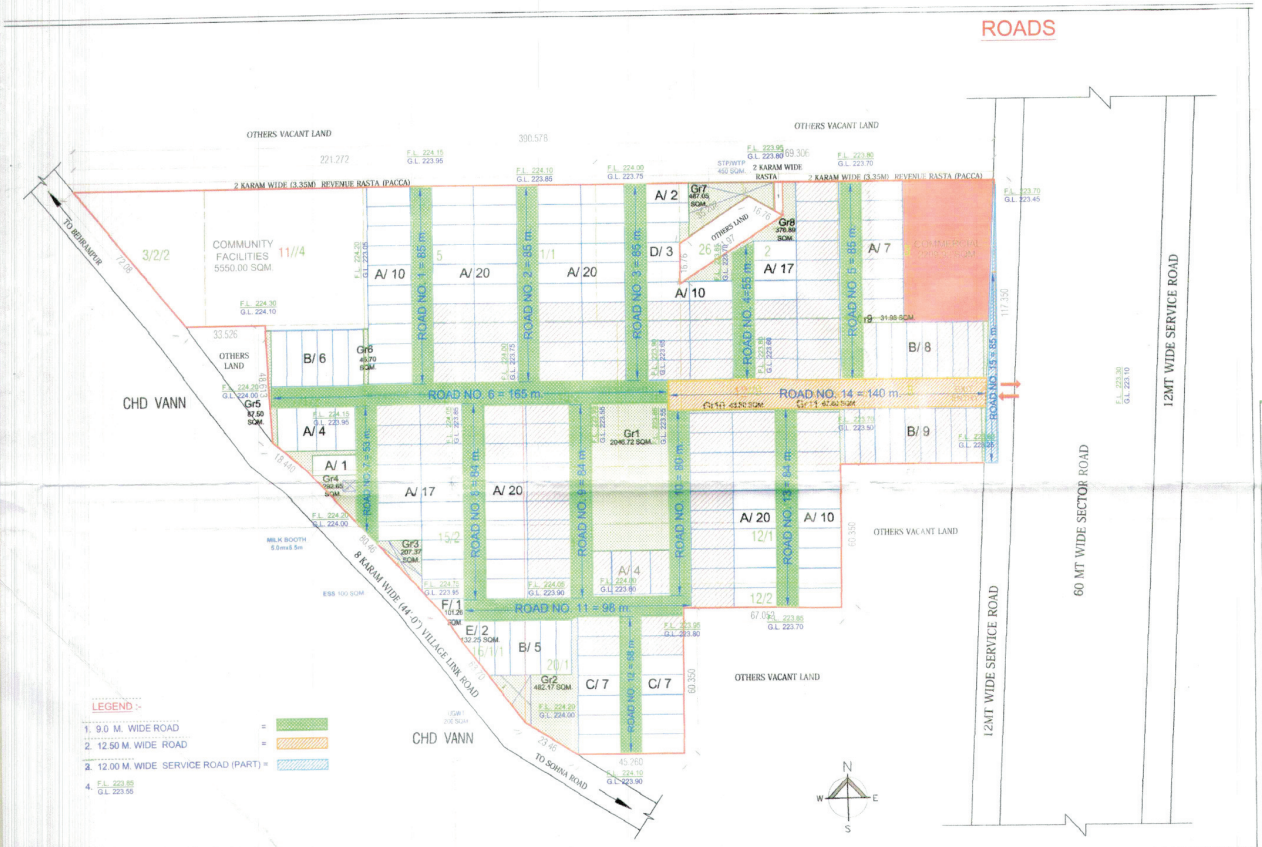
LC-4204 + LC-4257

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

This this Layout plan for an area measuring 13.6775 acres (Drawing no. DTCP 7917 dated 19-07-2021) 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 in 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 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.

(RAM AVTAR BASSI) AD (HQ) | (DIVYA DOGRA) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (JATENDER SHAG) CTP (HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)



AREA CHART

S.NO	DESCRIPTION	IN %		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

DENSITY CALCULATION

1	PERMISSIBLE DENSITY			240-400 PPA			
2	PROPOSED POPULATION (18.0 PERSON PER PLOT)	210	Plots	3780	PERSONS	276	PPA

CLASSIFICATION OF PLOTS

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT IN SQMT.	NO OF PLOTS	TOTAL AREA IN SQMT.
1	A	8.20	18.25	149.650	162	24243.300
2	B	6.50	22.85	148.525	28	4158.700
3	C	8.20	17.875	146.575	14	2052.050
4	D	8.20	14.25	116.850	3	350.550
5	E	AREA AS PER P-LINE		132.250	2	264.500
6	F	AREA AS PER P-LINE		101.260	1	101.260
	TOTAL =				210	31170.360

CLASSIFICATION OF FROZEN PLOTS 50% OF TOTAL SALEABLE AREA

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT IN SQMT.	NO OF PLOTS	TOTAL AREA IN SQMT.
1	A	8.20	18.25	149.650	84	12570.600
2	B	6.50	22.85	148.525	17	2524.925
3	C	8.20	17.875	146.575	4	586.300
	TOTAL =				105	15681.825

STP, UGT, ESS & MILK / VEGETABLE BOOTH

PLOT	PLOT DIMENSIONS L	B	AREA IN SQM
STP (UG)	AREA AS PER P-LINE		450.00
UGT	AREA AS PER P-LINE		200.00
ESS	AREA AS PER P-LINE		100.00
MILK/VEG. BOOTH	5.0	5.5	27.50
TOTAL AREA=			777.50

GREEN AREA

CODE	TOTAL AREA IN SQMT.
Gr1	2046.72
Gr2	482.17
Gr3	207.37
Gr4	292.69
Gr5	61.50
Gr6	45.70
Gr7	487.06
Gr8	276.60
Gr9	31.88
Gr10	43.80
Gr11	67.80
TOTAL AREA	4169.38

LEGEND
- FROZEN PLOTS
- COMMUNITY FACILITIES
- GREEN AREA
- COMMERCIAL AREA

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 NO.	DFA/2021/71/Layout/04 Dtd 01-02-2021	DEVELOPER'S SIGNATURE	ARCHITECT'S SIGNATURE
DRAWING TITLE	SCALE		
PROPOSED LAYOUT PLAN	1 CM TO 10 METERS	RAJ BUILDWELL PRIVATE LIMITED 41A, RING ROAD, LAJPAT NAGAR - IV, CAPTAIN GAUR MARG, NEW DELHI - 110024	RAJIV GANDHI ARCHITECT LIC. No.-CA / 91/13832

ARCHITECTS
DESIGN FORUM OF ARCHITECTS
E-18, Sector-31, NOIDA
Tel.(0) - 4600500
E-mail: dfa@gmail.com

Checked subject to comments in forwarding letter No. 133277 Dt. 21/05/2021 and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-I, HSVP Panchkula
27.8.2021

for Service Plan estimate only

ROADS

Executive Engineer
HSVP Division No.V
Gurugram