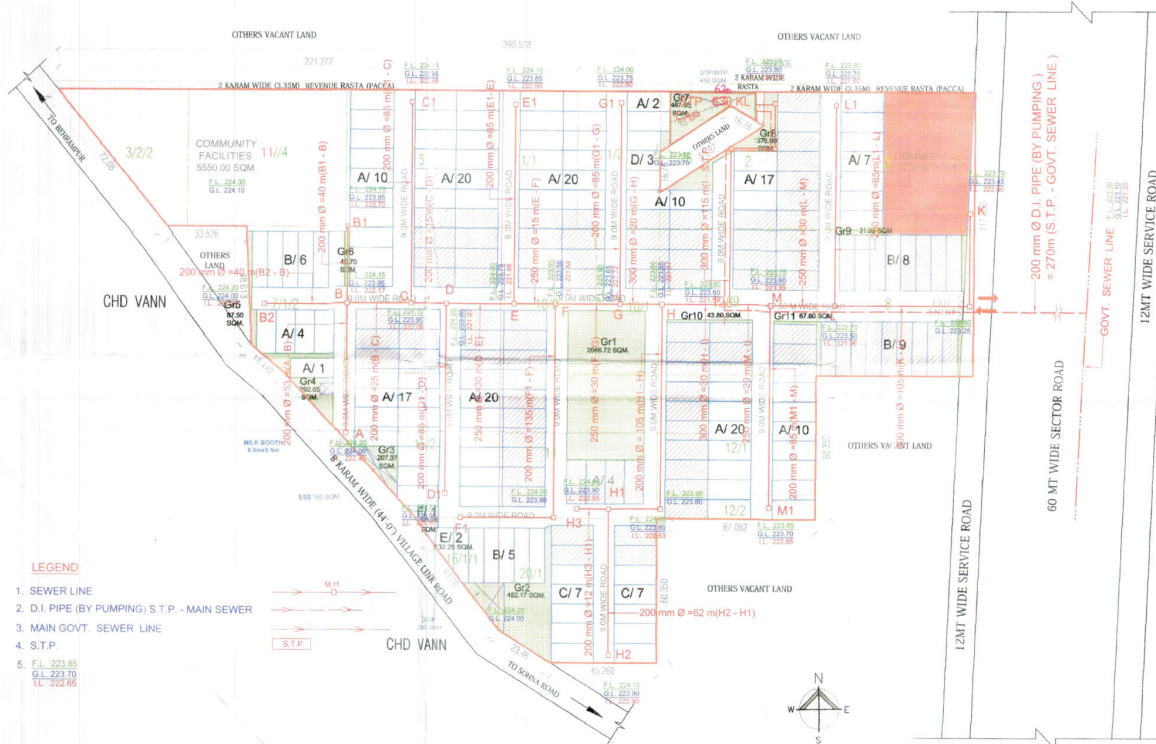


Sewerage

Supervising Engineer
HSVP Circle, Gurugram

IC-1204 + LC-0257

SEWERAGE SCHEME



To be read with Licence No. 33 of 2021 dated 07/03/21

- The on Layer plan for an area measuring 13.6775 acres (showing No. 33 of 2021 dated 07/03/21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Deen Dayal Jan Awas Yojna) being developed by Raj Buildwell Pvt. Ltd. in Sector-71, Gurugram Main Urban Complex is hereby approved subject to the following conditions:
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement attached under Rule 11 and the related agreement.
- That the plotted area of (a) colony shall not exceed 60% of the net planned area of the colony. The entire area reserved for commercial purposes shall be plotted for calculation of the area under plots.
- That the demarcation plans in per size of all the Residential Plots and Commercial site shall be approved from this Department and construction on these plots shall be governed by the Haryana Building Code-2017 and the zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DTCF for the modification of layout plans of the colony.
- That the revenue area falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the collector shall abide by the directions of the DTCF, Haryana and accordingly make necessary changes in the layout plan for making any adjustment in the alignment of the proposed roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall have access directly from the carriage way of 30 meters or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Collector on the directions of the Director, Town and Country Planning, Haryana in accordance with terms and conditions of the agreement of the licence.
- All the area of demarcation plan, if required percentage of ungranted open space is reduced, the same will be provided by the collector in the licensed area.
- No plot will derive an access from less than 9 meters wide road which means a minimum clear width of 9 meters between the plots.
- Any access area over and above the perimeter 45' under commercial use shall be deemed to be open space.
- The portion of the sector/development plan made (green belts) as provided in the Development Plan if applicable, which forms part of the licensed area shall be transferred free of cost to the government or its officers approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularisation of the boundaries of the licence through gne and take with the land that HVP is finally able to acquire in the extent of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the collector/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2015 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2015-S Power dated 14.03.2016.
- That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/2005-S Power dated 21.01.2016 issued by Haryana Government Renewable Energy Department.
- That the collector/owner shall comply with the directions issued vide Notification No. 19/4/2015-S Power dated 14.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJ KATYAR BASU) AD (HQ)
(DIPYU DOKRA) ADP (HQ)
(NARENDER KUMAR) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(JATINDER SINGH) CTP (HQ)
(K. ANKARAND PANDURANG, IAS) DTP (HQ)

AREA CHART						
S.NO	DESCRIPTION	IN %	AREA IN ACRE	ACRE	OR	AREA IN SQM.
1	TOTAL SITE AREA		13.6775			58350.79
2	MAX. AREA ALLOWED UNDER RES. & COMM. PLOTS	65.00	8.890	ACRE	OR	38579.01
3	MAX. PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS (a)	61.00	8.343	ACRE	OR	35761.16
4	PROPOSED AREA UNDER RESIDENTIAL PLOTS (b)	56.314	7.702	ACRE	OR	31170.36
5	PERMISSIBLE AREA UNDER COMMERCIAL PLOTS	4.00	0.547	ACRE	OR	2214.03
6	PROPOSED AREA UNDER COMMERCIAL PLOTS (b)	3.993	0.546	ACRE	OR	2209.92
7	PROVIDED AREA UNDER RES. & COMM. PLOTS (a+b)	60.307	8.246	ACRE	OR	33300.28
8	REQUIRED AREA FOR COMMUNITY FACILITIES	10.00	1.366	ACRE	OR	5535.08
9	PROVIDED AREA FOR COMMUNITY FACILITIES	10.027	1.371	ACRE	OR	5550.00
10	REQUIRED MIN. GREEN AREA	7.50	1.026	ACRE	OR	4151.31
11	PROVIDED GREEN AREA	7.533	1.030	ACRE	OR	4189.38

DENSITY CALCULATION						
1	PERMISSIBLE DENSITY		240-400 PPA			
2	PROPOSED POPULATION (18.0 PERSON PER PLOT)	210	Plots	3780	PERSONS	276
CLASSIFICATION OF PLOTS						
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT IN SQM.	NO OF PLOTS	TOTAL AREA IN SQM.
1	A	8.20	18.25	149.650	162	24243.300
2	B	8.50	22.85	148.525	28	4158.700
3	C	8.20	17.875	146.875	14	2056.250
4	D	8.20	14.25	116.850	3	350.550
5	E	AREA AS PER LINE		132.250	2	264.500
6	F	AREA AS PER LINE		101.260	1	101.260
TOTAL =					210	31170.360
CLASSIFICATION OF FROZEN PLOTS 80% OF TOTAL SALEABLE AREA						
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT IN SQM.	NO OF PLOTS	TOTAL AREA IN SQM.
1	A	8.20	18.25	149.650	84	12570.600
2	B	8.50	22.85	148.525	14	2079.350
3	C	8.20	17.875	146.875	4	587.500
TOTAL =					102	15237.450

Checked subject to comments in forwarding letter No. 15/2021 dated 07/03/21 and notes attached with the estimate.

Additional Chief Engineer (HQ)
for Chief Engineer (HSVP)
Panchsheel, 15/3/21

For Service Plan estimate only

Executive Engineer
HSVP Division No. V,
Gurugram

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/2021/1/Layout/04 Dtd 01-02-2021
DRAWING TITLE	PROPOSED LAYOUT PLAN
SCALE	1 CM TO 10 METERS

DEVELOPER'S SIGNATURE	ARCHITECT'S SIGNATURE
RAJ BUILDWELL PRIVATE LIMITED 41A, RING ROAD, LAJPAT NAGAR - IV, CAPTAIN GAUR MARG, NEW DELHI - 110024	RAJIV GANESH LIC. NO. CA/191/17610

ARCHITECTS	DESIGN FORUM OF ARCHITECTS
10, SECTOR - 13, NEW DELHI	
For Service Plan estimate only	