

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. DFCP-1917 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:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of this colony shall not exceed 85% 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.
- That the demarcation plans 1: 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 or in accordance with terms and conditions of the agreements of the licence.
- That the proposed planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTC for the modification of layout plans of the colony.
- That the revenue nasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTC, 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.
- That no property/plot shall serve access directly from the carriage way of 10 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
- All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer in the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- 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 licensed area.
- No plot will develop an access from lane to the area adjacent to the colony.

Area Statement			
Total Area of the Scheme	=	13.6775 Acres	... (A)
Area under U.D.	=	0.283 Acres	... (B)
Net Planned Area (A-B)	=	13.3945 Acres	
Area Under Commercial	=	0.5356 Acres	3.998 %
Area Under Plots	=	7.611 Acres	56.821 %
Total Saleable Area	=	8.1466 Acres	60.820 %

Area Detail of Plots			
Sr. No.	Plot No	Cat	Size (in Meter)
1	1 to 8	B	6.500 x 22.850
2	9 to 12	A	8.200 x 18.250
3	12A	A	8.200 x 18.250
4	14 to 41	A	8.200 x 18.250
5	42	A	(8.20 x 18.25) - (0.50 x 0.90 x 1.441)
6	43 to 44	D	8.200 x 14.250
7	45	D	(8.20 x 18.25) - (0.50 x 3.179 x 2.104)
8	46 to 97	A	8.200 x 18.250
9	98 to 103	B	6.416 x 22.850
10	104	A	0.50 (18.25 + 9.00) x 8.20
11	105 to 107	A	8.200 x 18.250
12	108	A	(12.860 x 11.629) - (0.50 x 0.25 x 0.29)
13	109	A	(8.20 x 18.25) - (0.50 x 1.065 x 1.16)
14	110 to 112	A	8.200 x 18.250
15	112A	A	8.200 x 18.250
16	114 to 124	A	8.200 x 18.250
17	125	A	(11.850 x 12.900) - (0.50 x 3.666 x 4.226)
18	126	A	(12.302 x 13.705) - (0.50 x 5.802 x 6.529)
19	127	B	(6.50 x 23.00) - (0.50 x 3.047 x 3.558)
20	128 to 131	B	6.500 x 23.000
21	132 to 155	A	8.200 x 18.250
22	156 to 161	C	8.380 x 17.875
23	162 to 168	C	8.200 x 17.875
24	169 to 198	A	8.200 x 18.250
25	199 to 207	B	6.500 x 22.850
Total = 207 30800.518 Sqm			
OR 7.611 Acres			

Density Calculation			
Total Density	=	207 x 18	Person Per Plot
Person Per Acre	=	3726 ÷ 13.3945	278.173 PPA

Area Under Green Provided			
Gr-1	32.8	x 1.361	x 1 = 24.328 Sqmt
Gr-2	17.895	x 1.361	x 1 = 24.328 Sqmt
a	30.231+30.353	x 2.75	x 0.5 = 83.303 Sqmt
b	1.064+0.527	x 21.29	x 0.5 = 26.935 Sqmt
c	5.774+0.577	x 14.05	x 0.5 = 44.625 Sqmt
d	4.9	x 5.774	x 1 = 28.293 Sqmt
e	5.279+5.870	x 13.26	x 0.5 = 73.929 Sqmt
f	17.598	x 19.98	x 0.5 = 174.867 Sqmt
g	4.684+2.660	x 1	x 0.5 = 3.672 Sqmt
h	6.5	x 7.274	x 0.5 = 23.641 Sqmt
Sub Total = 473.612 Sqmt			
Gr-3	10.415	x 17.33	x 0.5 = 166.823 Sqmt
a	10.245+0.015	x 6.4	x 0.5 = 42.432 Sqmt
b	5.586+3.546	x 1.012	x 0.5 = 4.621 Sqmt
c	9.5	x 10.69	x 0.5 = 50.787 Sqmt
d	7.176+6.992	x 0.695	x 0.5 = 4.722 Sqmt
Sub Total = 269.385 Sqmt			
Gr-4	12.602	x 14.2	x 0.5 = 89.481 Sqmt
Gr-5	22.861	x 0.64	x 0.5 = 7.607 Sqmt
a	1.515+1.366	x 7.454	x 0.5 = 10.777 Sqmt
b	1.366	x 1.546	x 0.5 = 1.056 Sqmt
Sub Total = 18.880 Sqmt			
Gr-6	2	x 22.85	x 0.5 = 45.700 Sqmt
Gr-7	5.781+22.579	x 25.37	x 0.5 = 359.789 Sqmt
a	5.781+12.199	x 11.16	x 0.5 = 100.355 Sqmt
Sub Total = 460.145 Sqmt			
Gr-8	5.615	x 24.64	x 1 = 138.342 Sqmt
a	16.568	x 10.51	x 0.5 = 87.023 Sqmt
b	10.289+6.0	x 1.729	x 0.5 = 14.082 Sqmt
c	20.799	x 13.33	x 0.5 = 137.138 Sqmt
Sub Total = 376.586 Sqmt			
Gr-9	18.25	x 1.75	x 1 = 31.938 Sqmt
a	36.093+36.041	x 1.167	x 0.5 = 42.092 Sqmt
Sub Total = 74.028 Sqmt			
Gr-10	36.5	x 1.2	x 1 = 43.800 Sqmt
Gr-11	20.25	x 1.2	x 1 = 24.300 Sqmt
a	21.65	x 2	x 1 = 43.300 Sqmt
Sub Total = 67.600 Sqmt			
Gr-12	1.912+0.892	x 22.85	x 0.5 = 32.096 Sqmt
Gr-13	2.291+1.270	x 22.85	x 0.5 = 40.840 Sqmt
Gr-14	0.087+0.2	x 18.51	x 0.5 = 19.588 Sqmt
Total Green Area (Gr-1 to Gr-14) = 4162.258 Sqmt			
OR 1.029 Acres			
OR 7.520 %			

Area Under Community Facilities			
Sr. No.	Plot No	Cat	Size (in Meter)
1	1 to 8	B	6.500 x 22.850
2	9 to 12	A	8.200 x 18.250
3	12A	A	8.200 x 18.250
4	14 to 29	A	8.200 x 18.250
5	34 to 41	A	8.200 x 18.250
6	54 to 61	A	8.200 x 18.250
7	74 to 81	A	8.200 x 18.250
8	112A	A	8.200 x 18.250
9	114 to 118	A	8.200 x 18.250
10	139 to 155	A	8.200 x 18.250
11	156 to 157	C	8.380 x 17.875
12	168	C	8.200 x 17.875
13	169 to 181	A	8.200 x 18.250
14	196 to 198	A	8.200 x 18.250
15	199 to 207	B	6.500 x 22.850
Total = 104 15541.686 Sqm			
OR 3.840 Acres			
OR 50.215 %			

Area Under Green Provided			
Gr-1	32.8	x 1.361	x 1 = 24.328 Sqmt
Gr-2	17.895	x 1.361	x 1 = 24.328 Sqmt
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b	1.064+0.527	x 21.29	x 0.5 = 26.935 Sqmt
c	5.774+0.577	x 14.05	x 0.5 = 44.625 Sqmt
d	4.9	x 5.774	x 1 = 28.293 Sqmt
e	5.279+5.870	x 13.26	x 0.5 = 73.929 Sqmt
f	17.598	x 19.98	x 0.5 = 174.867 Sqmt
g	4.684+2.660	x 1	x 0.5 = 3.672 Sqmt
h	6.5	x 7.274	x 0.5 = 23.641 Sqmt
Sub Total = 473.612 Sqmt			
Gr-3	10.415	x 17.33	x 0.5 = 166.823 Sqmt
a	10.245+0.015	x 6.4	x 0.5 = 42.432 Sqmt
b	5.586+3.546	x 1.012	x 0.5 = 4.621 Sqmt
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d	7.176+6.992	x 0.695	x 0.5 = 4.722 Sqmt
Sub Total = 269.385 Sqmt			
Gr-4	12.602	x 14.2	x 0.5 = 89.481 Sqmt
Gr-5	22.861	x 0.64	x 0.5 = 7.607 Sqmt
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Sub Total = 18.880 Sqmt			
Gr-6	2	x 22.85	x 0.5 = 45.700 Sqmt
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Gr-13	2.291+1.270	x 22.85	x 0.5 = 40.840 Sqmt
Gr-14	0.087+0.2	x 18.51	x 0.5 = 19.588 Sqmt
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e	5.279+5.870	x 13.26	x 0.5 = 73.929 Sqmt
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