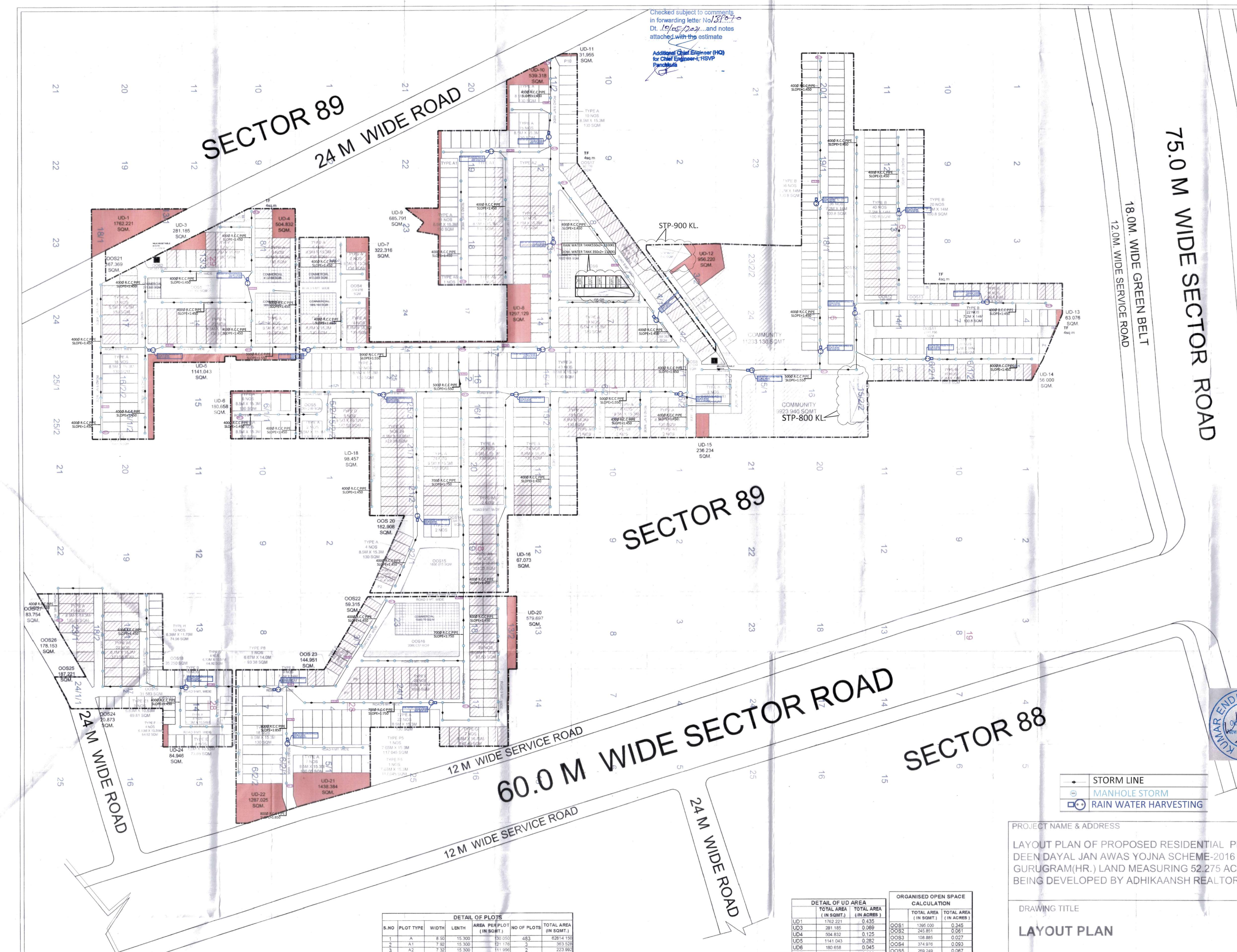




68803030

75.0 M WIDE SECTOR ROAD

18.0 M WIDE GREEN BELT
12.0 M WIDE SERVICE ROAD

Checked subject to comments in forwarding letter No. 31/2/2021. Additional Chief Engineer (HQ) for Chief Engineer, HSP, Punjab.

- To be read with Licence No. 33 of 2021 Dated 03/07/2021
- This Layout Plan for an area measuring 52.275 acres (Drawing No. 1) is prepared in accordance with the provisions of the Punjab Urban Development and Construction Act, 1977 and the Punjab Urban Development and Construction Rules, 1978. The plan is subject to the following conditions:
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement enclosed under Rule 1 and the statutory agreement.
 - 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.
 - That the demarcation plans as per site of all the Residential Plots and Commercial sites shall be 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.
 - That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DCP for the modification of layout plans in 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 DCP, 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 derive 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 fenced area of the colony shall be developed by the collector. All other green belts outside the fenced area shall be developed by the Haryana Urban Development Authority/Collector on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the former.
 - At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the collector in the fenced area.
 - No plot will derive an access from less than 9 metres wide road means a minimum clear width of 9 metres between the plots.
 - Any access area over 480 sqm under commercial use shall be deemed to be open space.
 - The portion of the sector/development plan roads (green belts) as provided in the Development Plan if applicable, which form part of the fenced area of the colony shall be transferred free of cost to the government on the basis of Section 13(1)(a) of the Act No. 8 of 1977.
 - That the old road 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.
 - That the collector shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HWP 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the collector shall ensure that all the plots have LED lighting for internal lighting as well as campus lighting.
 - That the collector shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2005/Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the collector shall strictly comply with the directions issued vide Notification No. 19/2016-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- (S.K. SEHRAWAT) (DTP/HQ) (R.P. SINGH) (DTP/HQ) (LITENDR SHARMA) (DTP/HQ) (KAMRAN PANDURANG, AS) (DTP/HQ) (DINESH KUMAR) (DTP/HQ) (DINESH KUMAR) (DTP/HQ)

PROPOSED RESIDENTIAL PLOTTED COLONY (52.275 ACRES), GURUGRAM														
SUBDIVISION OF THE PLOTTED COLONY INTO 60 PLOTS														
SL. NO.	NAME OF THE AREA	AREA (IN SQ. FT.)	PERCENTAGE	TOTAL AREA (IN SQ. FT.)	PERCENTAGE	TOTAL AREA (IN SQ. FT.)	PERCENTAGE	TOTAL AREA (IN SQ. FT.)	PERCENTAGE	TOTAL AREA (IN SQ. FT.)	PERCENTAGE	TOTAL AREA (IN SQ. FT.)	PERCENTAGE	TOTAL AREA (IN SQ. FT.)
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