



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-7817 dated 08-07-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awaz 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 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 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.
  - 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.
  - That the revenue rasta 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 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.
  - That no property/plot shall derive access directly from the carriage way of 30 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 on 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 derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
  - Any excess area over and above the permissible 4% 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(i)(a)(iii) of the Act No.8 of 1975.
  - 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.
  - 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.
  - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  - 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.
  - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
  - 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 SHAG) CTP (HR) (K. MAKRAND PANDURANG, IAS) DTCP (HR)

AREA CHART						
S.NO	DESCRIPTION	IN %	AREA IN ACRE	ACRE OR	AREA IN SQMT.	SQM
1	TOTAL SITE AREA		13.6775		55350.79	55350.79
2	MAX AREA ALLOWED UNDER RES. & COMM. PLOTS	65.00 %	8.890	ACRE OR	35978.01	35978.01
3	MAX PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	61.00 %	8.343	ACRE OR	33763.98	33763.98
4	PROPOSED AREA UNDER RESIDENTIAL PLOTS (a)	56.314 %	7.702	ACRE OR	31170.36	31170.36
5	PERMISSIBLE AREA UNDER COMMERCIAL PLOTS	4.00 %	0.547	ACRE OR	2214.03	2214.03
6	PROPOSED AREA UNDER COMMERCIAL PLOTS (b)	3.993 %	0.546	ACRE OR	2209.92	2209.92
7	PROVIDED AREA UNDER RES. & COMM. PLOTS (a+b)	60.307 %	8.248	ACRE OR	33380.28	33380.28
8	REQUIRED AREA FOR COMMUNITY FACILITIES	10.00 %	1.368	ACRE OR	5535.08	5535.08
9	PROVIDED AREA FOR COMMUNITY FACILITIES	10.027 %	1.371	ACRE OR	5550.00	5550.00
10	REQUIRED MIN. GREEN AREA	7.50 %	1.026	ACRE OR	4151.31	4151.31
11	PROVIDED GREEN AREA	7.533 %	1.030	ACRE OR	4169.38	4169.38

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						STP, UGT, ESS & MILK / VEGETABLE BOOTH			
S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT IN SQMT.	NO OF PLOTS	TOTAL AREA IN SQMT.	PLOT	AREA IN SQM	
1	A	8.20	18.25	149.650	162	24243.300	STP (UG)	450.00	
2	B	6.50	22.85	148.525	28	4158.700	UGT	200.00	
3	C	8.20	17.875	146.575	14	2052.050	ESS	100.00	
4	D	8.20	14.25	116.850	3	350.550	MILK/VEG. BOOTH	27.50	
5	E	AREA AS PER P-LINE		132.250	2	264.500	TOTAL AREA*		
6	F	AREA AS PER P-LINE		101.260	1	101.260	777.50		
TOTAL =					210	31170.360			


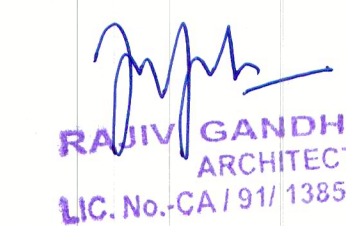

  

CLASSIFICATION OF FROZEN PLOTS 50% OF TOTAL SALEABLE AREA						
S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT IN SQMT.	NO OF PLOTS	TOTAL AREA IN SQMT.
1	A	8.20	18.25	149.650	84	12570.600
2	B	6.50	22.85	148.525	17	2524.925
3	C	8.20	17.875	146.575	4	586.300
TOTAL =					105	15681.825

GREEN AREA		
CODE	TOTAL AREA IN SQMT.	LEGEND
Gr1	2046.72	FROZEN PLOTS
Gr2	482.17	COMMUNITY FACILITIES
Gr3	207.37	GREEN AREA
Gr4	292.66	COMMERCIAL AREA
Gr5	87.50	
Gr6	45.70	
Gr7	487.08	
Gr8	378.89	
Gr9	31.85	
Gr10	43.85	
Gr11	67.60	
TOTAL AREA	4169.380	

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	DEVELOPER'S SIGNATURE	ARCHITECT'S SIGNATURE	ARCHITECTS
DRAWING TITLE	SCALE	 <b>RAJ BUILDWELL PRIVATE LIMITED</b> 41A, RING ROAD, LAJPAT NAGAR - IV, CAPTAIN GAUR MARG, NEW DELHI - 110024	 <b>RAJIV GANDHI ARCHITECT</b> LIC. No.-CA/19/13852	 C-10, SECTOR -3, NDBA TEL:012-4601000, E-MAIL:dfoconsultants@gmail.com
<b>PROPOSED LAYOUT PLAN</b>	<b>1 CM TO 10 METERS</b>			