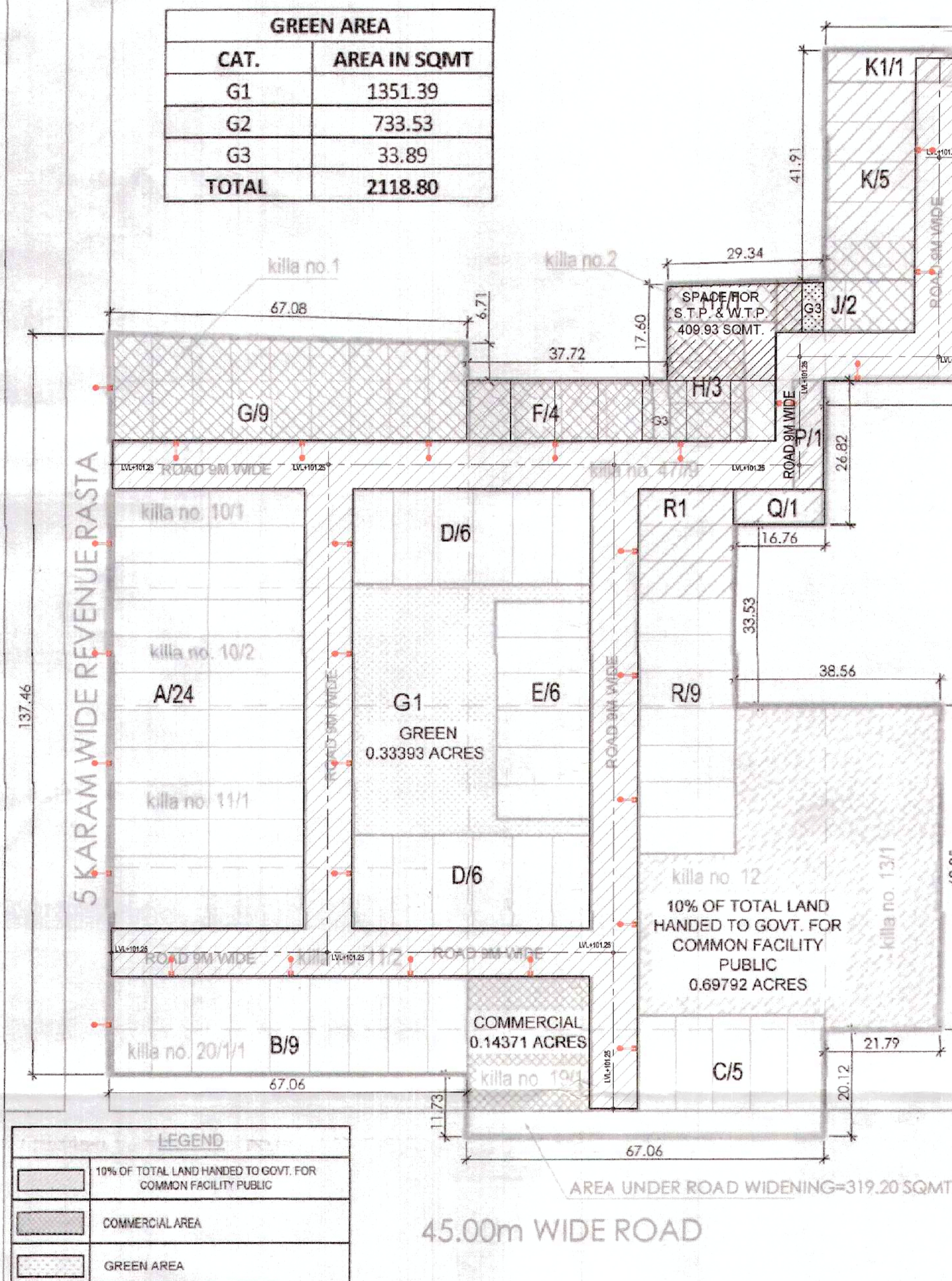


GREEN AREA	
CAT.	AREA IN SQMT
G1	1351.39
G2	733.53
G3	33.89
TOTAL	2118.80



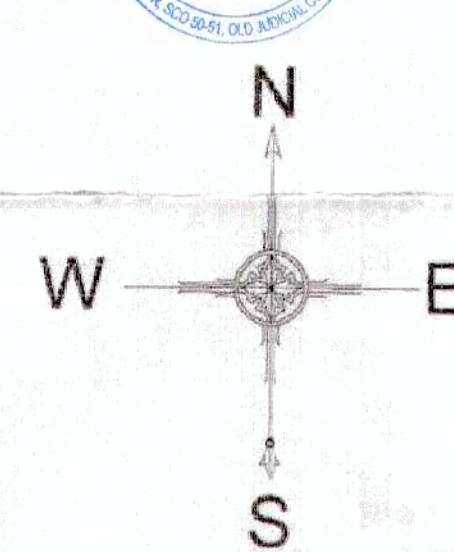
AREA FREEZE SHOWN THUS (50%)						
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	AREA IN SQYARD./PLOT	NOS. OF PLOT	TOTAL AREA (IN SQMT.)
F	8.68	11.30	98.08	117.31	4	392.34
G	7.72	18.00	139.00	166.24	9	1250.96
H	7.30	14.34	104.68	125.20	3	314.05
H1	7.20	20.33	146.38	175.07	1	146.38
J	9.44	13.00	122.72	146.77	2	245.44
K	7.22	17.00	122.77	146.84	5	613.87
K1	5.77	26.00	150.07	179.49	1	150.07
L	8.00	14.11	112.88	135.00	11	1241.68
M	7.47	14.12	105.41	126.07	22	2318.93
N	7.71	17.00	131.07	156.76	6	786.42
P	6.00	20.30	121.80	145.67	1	121.80
Q	16.76	6.53	109.44	130.89	1	109.44
R	6.80	18.00	122.31	146.28	2	244.62
R1	6.53	18.00	117.54	140.58	1	117.54
TOTAL					69	8053.53

AREA UNDER MORTGAGE (15% OF TOTAL SALABLE PLOTS AREA)						
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	AREA IN SQYARD./PLOT	NOS. OF PLOT	TOTAL AREA (IN SQMT.)
F	8.68	11.30	98.08	117.31	4	392.34
G	7.72	18.00	139.00	166.24	9	1250.96
H	7.30	14.34	104.68	125.20	3	314.05
H1	7.20	20.33	146.38	175.07	1	146.38
J	9.44	13.00	122.72	146.77	2	245.44
K	7.22	17.00	122.77	146.84	1	122.77
TOTAL					20	2471.94

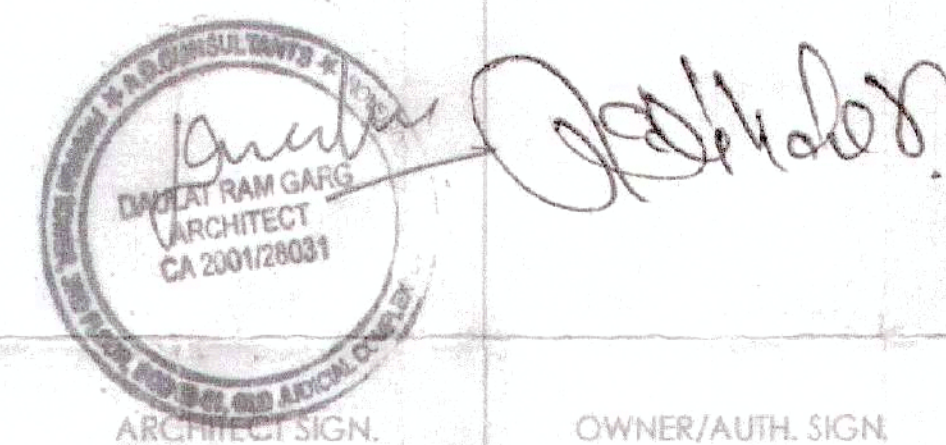
TOTAL AREA			= 7.01875ACRES OR		28403.85	SQMT.
AREA UNDER 45m ROAD WIDENING					319.20	SQMT.
NET PLANNED AREA = 28403.85 - 1/2x319.20					28244.25	SQMT.
DESCRIPTION			AREA (IN SQMT.)		PROPOSED	
PERMISSIBLE AREA PLOTTING @61%					17228.99	
PROPOSED AREA PLOTTING					15982.22	56.59%
REQUIRED AREA FOR PUBLIC SERVICES @ 10% NET PLANNED AREA (TO BE HANDED OVER TO GOVT)					2824.42	
PROVIDED AREA OF NET PLANNED AREA					2824.40	10.00%
PERMISSIBLE GREEN AREA @7.5% NET PLANNED AREA					2118.32	
PROVIDED GREEN AREA					2118.80	7.50%
PERMISSIBLE COMMERCIAL AREA @ 4% NET PLANNED AREA					1129.77	
PROPOSED COMMERCIAL AREA					581.60	2.06%
PERMISSIBLE SALEBLE AREA = (PLOTTING+COMMERCIAL)					18358.76	
PERMISSIBLE SALEBLE AREA = (PLOTTING+COMMERCIAL)					16563.82	58.64%
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	AREA IN SQYARD./PLOT	NOS. OF PLOT	TOTAL AREA (IN SQMT.)
A	6.82	18.00	122.69	146.73	24	2944.51
B	7.38	18.00	132.88	158.92	9	1195.88
C	6.95	18.00	125.15	149.68	5	625.77
D	7.45	17.62	131.35	157.09	12	1576.18
E	6.76	18.00	121.69	145.55	6	730.17
F	8.68	11.30	98.08	117.31	4	392.34
G	7.72	18.00	139.00	166.24	9	1250.96
H	7.30	14.34	104.68	125.20	3	314.05
H1	7.20	20.33	146.38	175.07	1	146.38
J	9.44	13.00	122.72	146.77	2	245.44
K	7.22	17.00	122.77	146.84	5	613.87
K1	5.77	26.00	150.07	179.49	1	150.07
L	8.00	14.11	112.88	135.00	11	1241.68
M	7.47	14.12	105.41	126.07	22	2318.93
N	7.71	17.00	131.07	156.76	6	786.42
P	6.00	20.30	121.80	145.67	1	121.80
Q	16.76	6.53	109.44	130.89	1	109.44
R	6.80	18.00	122.31	146.28	9	1100.79
R1	6.53	18.00	117.54	140.58	1	117.54
TOTAL					132	15982.22

ROAD WORK / STREET LIGHTING

NOTE:- LEVEL AS PER SURVEY



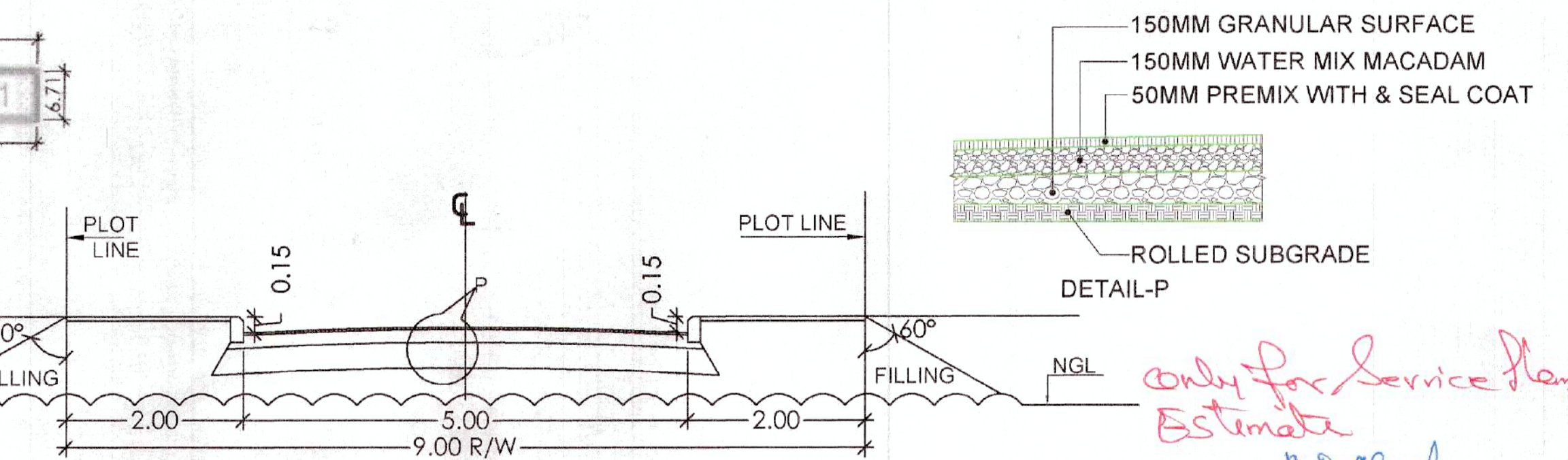
PROJECT:-
PROPOSED LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAJ YOJNA LAND MEASURING 7.01875 ACRE AT SECTOR - 3, VILL FARUKHNAGAR, TEH. FARUKHNAGAR, DISTT. GURGAON FOR M/S RRD DEVELOPERS PVT. LTD.



AD CONSULTANTS
PARNAMI TOWER, 3RD FLOOR, S.C.O. 50-51
OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON
TELEFAX 0124 - 4081801, 4081802
E-MAIL: adconsultants13@gmail.com

Checked subject to comments in forwarding letter No.
Dt. and notes attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer 1 HSVP
Ranchkula



To be read with Licence No. 49. of 2017 Dated 17/7/2017

- That this Layout plan for an area of 7.01875 acres (Drawing No. DTCP-5948 dated 29.06.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awaj Yojna - 2016) being developed by RRD Developers & others in Sector-3, Farukhnagar, District Gurugram 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 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.
 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 General, 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 maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Building Code, 2016. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 13. 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.
 14. 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.
 15. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
 16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 17. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 18. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 19. That coloniser/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.
 20. That the coloniser/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.

(BALWANT SINGH)
SD(HQ)

(SANJAY KUMAR)
DTP(HQ)

(DEVENDRA NIMBOKAR)
STP(M)HQ

(KAMAL KUMAR)
CTP (HR)

(T.L. SATYAPRAKASH, IAS)
DTCP (HR)