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SECTOR-37D						
5.6200	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Licence Area	5.6220	22751.391				
AREA falling under 12.0M wide Service Road	0.008	33.580				
BALANCE AREA (NET PLANNED AREA)	5.614	22717.811				
Open Area under GREEN/PARK	0.422	1706.354	7.50	0.661	2676.750	11.77
Community Facilities	0.562	2275.139	10.00	0.562	2275.300	10.00
Commercial Area (calculated on total licenced area)	0.225	910.056	4.00	0.225	910.056	4.00
Area Under Plots (calculated on total licenced area)	3.429	13876.348	61.00	2.791	11292.88	49.64
Total permissible Residential + Commercial area	3.654	14788.404	65.00	3.015	12202.936	53.64
Permissible Density	240-400 ppa		Minimum Required Plots	74.96		
Achieved Density @ 18 persons per plot	268.94	ppa	Achieved Plots	84.000		

CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS
A	9.10	16.455	149.74	23	3444.03
B	9.07	14.45	131.06	55	7208.38
C	7.90	13.50	106.65	5	533.25
M1	7.42	14.45	107.22	1	107.22
TOTAL				84	11292.88

CLASSIFICATION OF FROZEN PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS.
B	9.07	14.45	131.06	43	5635.64
M1	7.42	14.45	107.22	1	107.22
TOTAL				44	5742.864

LEGEND

- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	1770.050	0.437
G2	906.700	0.224
TOTAL	2676.750	0.661

	MTS.	MTS.	SQ.MTS.
VEGETABLE/ MILK BOOTH	5.00	5.00	25.00
TOTAL			25.00

50.85% PLOT FROZEN BY DEPARTMENT AREA
5742.864 SQ.MTS / 1.419 ACRES

To be read with Licence No. 111 of 2021 dated 17/12/2021

This site layout plan for an area measuring 5.62 acres (Drawing no. RTCP-3071 dated 30-05-21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony Under Deen Dayal Jan Awas Yojna being developed by Rose Building Solutions Pvt. Ltd. in collaboration with Lakpat Brothers Reliatech LLP in Sector 37-D, Gurugram Manesar Urban Complex is hereby approved subject to the following conditions:

1. That this Layout Plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the allotment agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The land/s area reserved for commercial purposes shall be taken as planned for calculation of the area under plots.
3. That the demarcation plans as per size 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, external 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 36 metres or wider sector road it applicable.
8. All green belts provided in the layout plan within the licensed area 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 norms and conditions of the agreement of the license.
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 licensed area.
10. No plot will derive an access from rasta less than 9 metres wide road except means a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible FAR under commercial use shall not be permitted to be used again.
12. 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(3)(e)(ii) of the act no.8 of 1975.
13. That the said plot/s and being approved subject to the conditions that these plots should not have a frontage of less than 18m of the mentioned frontage where demarcated.
14. That you will have no objection to the regularization of the boundaries of the licensed through give and take with the Land Use (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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/bye-laws notification as applicable.
16. That the colonizer/owner shall use only Light Emitting Diode Lamps (LED) fitting for internal lighting as well as campus lighting.
17. 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. HREN/2016/8 Dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order no.12/31/2009 Dhoom dated 31.05.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. HREN/2016/40 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

PROJECT NAME AND ADDRESS:
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY IN SECTOR-37D, GURGAON, OVER AN AREA OF 5.620 ACRES BEING DEVELOPED BY ROSE BUILDING SOLUTIONS PVT. LTD.
OWNER'S NAME: M/S ROSE BUILDING SOLUTIONS PVT. LTD
OWNER'S NAME: SITE LAYOUT PLAN
OWNER'S SIGNATURE:
NORTH / ARCHITECT

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