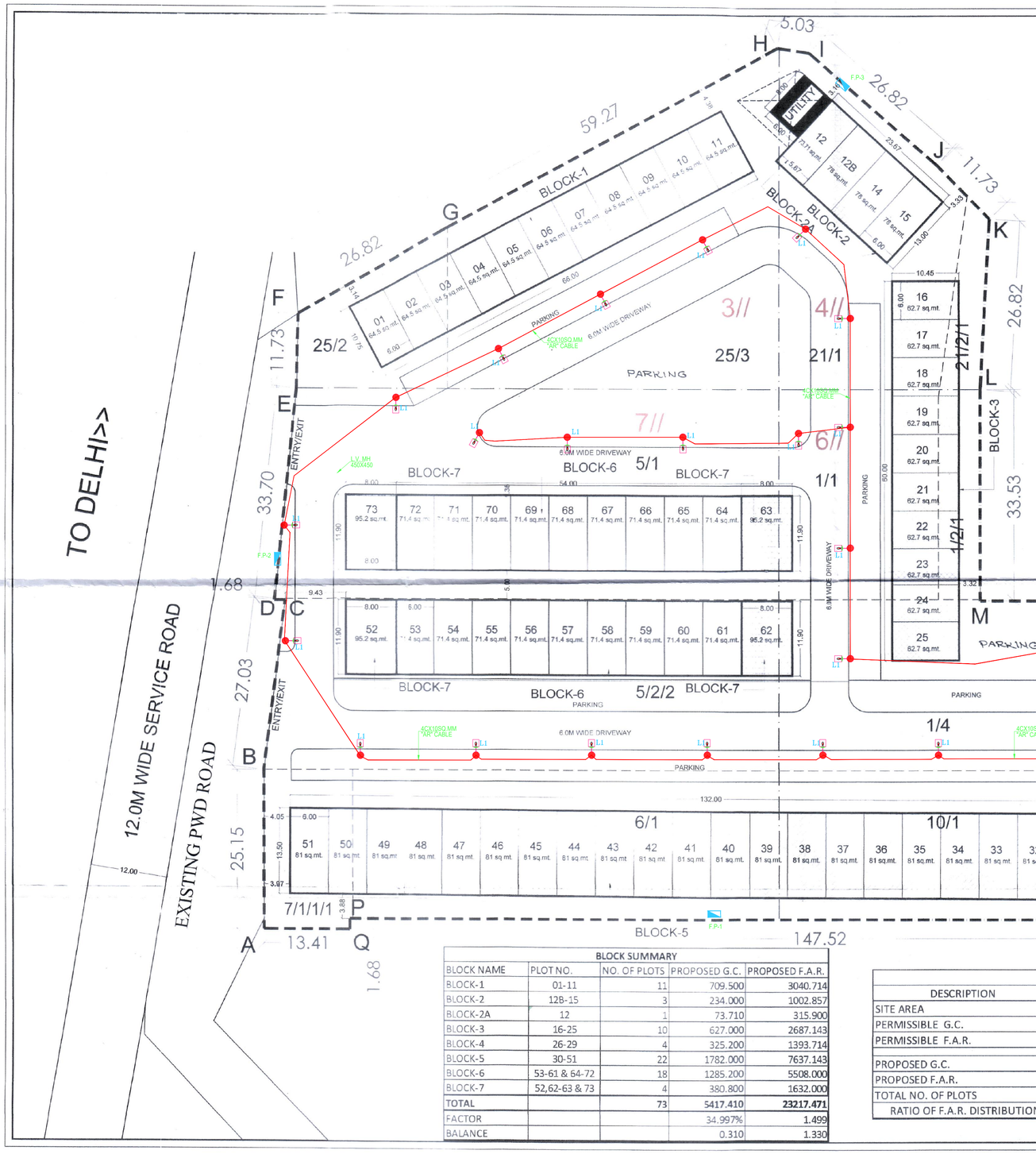


To be read with Licence No. 63 of 2022 Dated 24/05/2022 LC-4130

That this Layout plan for an area of **3.825 acres (under migration from Licence No. 113 of 2014 dated 19.08.2014** (Drawing No. DTCP-8322 dated 25-8-22 comprised of licence which is issued in respect Commercial Plotted Colony being developed by **Golden Gate Propbuild Pvt. Ltd., Sector-114, Gurugram Manesar Urban Complex** 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 as allowed under NILP policy 2016.
3. That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. 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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the liences.
10. 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.
11. 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.
12. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
14. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
15. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
16. That the colonizer/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.
17. 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.

(S.K. SEHRAWAT) DTP(HQ) | (HITESH SHARMA) STP(M)HQ | (K.S. SINGH) DTP(HR) | (K.MAKRAND PANDURANG, IAS) DTCP(HR)

(SANJAY NARANG) ATP(HQ) | (DINESH KUMAR) SD(HQ)

BLOCK -1 AREA DETAIL			
PLOT .NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PLOT 01-11	64.500	11	709.500

BLOCK -2 AREA DETAIL			
PLOT .NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PLOT 13-15	78.000	3	234.000

BLOCK -2A AREA DETAIL			
PLOT .NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PLOT 12	73.710	1	73.710

BLOCK -3 AREA DETAIL			
PLOT .NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PLOT 16-25	62.700	10	627.000

BLOCK -4 AREA DETAIL			
PLOT .NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PLOT 26-29	81.300	4	325.200

BLOCK -5 AREA DETAIL			
PLOT .NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PLOT 30-51	81.000	22	1782.000

BLOCK -6 AREA DETAIL			
PLOT .NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PLOT 53-61 & 64-72	71.400	18	1285.200

BLOCK -7 AREA DETAIL			
PLOT .NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PLOT 52,62-63 & 73	95.200	4	380.800

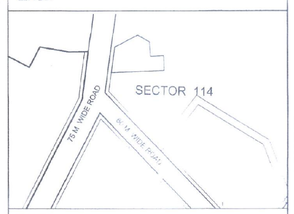
UTILITY BLOCK (FREE FROM GROUND COVERAGE & F.A.R.)			
	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
UTILITY BLOCK	8.0 X 6.0 = 48.00	1	48.000

BLOCK SUMMARY				
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R.
BLOCK-1	01-11	11	709.500	3040.714
BLOCK-2	12B-15	3	234.000	1002.857
BLOCK-2A	12	1	73.710	315.900
BLOCK-3	16-25	10	627.000	2687.143
BLOCK-4	26-29	4	325.200	1393.714
BLOCK-5	30-51	22	1782.000	7637.143
BLOCK-6	53-61 & 64-72	18	1285.200	5508.000
BLOCK-7	52,62-63 & 73	4	380.800	1632.000
TOTAL		73	5417.410	23217.471
FACTOR			34.997%	1.499
BALANCE			0.310	1.330

AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA		3.825	15479.201
PERMISSIBLE G.C.	35.00%	1.339	5417.720
PERMISSIBLE F.A.R.	1.50		23218.802
PROPOSED G.C.	34.997%		5417.410
PROPOSED F.A.R.	1.499		23217.471
TOTAL NO. OF PLOTS			73
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE			4.2857

AMPOWER CONSULTANCY SERVICES
GOOD FOR CONSTRUCTION
Date : Sign :

KEY PLAN



PROJECT:-

PROPOSED COMMERCIAL PLOTTED COLONY ON AN AREA ADMEAURING 3.825 ACRES IN VILLAGE BAJGHERA , SECTOR-114 GURUGRAM BEING DEVELOPED BY GOLDEN GATE PROBUILD Pvt. Ltd.

ARCHITECT :-

OWNERS SIGNATURE:- For Golden Gate Propbuild Pvt. Ltd. Authorized Signatory

ARCHITECT SIGNATURE:- VIVEK PURI CA / 92 / 14088

DRAWING TITLE :

SITE PLAN

ELECTRICAL LAYOUT

DATE:- 10-01-2022

SCALE:- 1:300 (A1)

N

SHEET NO. SP-101