



SNO.	L(M)	B(M)	H(M)	AREA (SQM)	NO.S	TOTAL AREA (SQM)
G1	34.575	26.03	1	899.99	1	899.99
G2	17.33	3	1	51.99	1	51.99
G3	15	19.02	1	285.30	1	285.30
G4	17.88	3	1	53.64	1	53.64
G5	26.272	16.01	1	420.61	1	420.61
G6	60.757	12.908	0.5	392.13	1	392.13
G7	17.88	3.799	0.5	33.96	1	33.96
G7a	17.88	0.75	1	13.41	1	13.41
G8	34.574	2.13	1	73.64	1	73.64
G9	34.574	7.345	0.5	126.97	1	126.97
G10	37.381	0.981	1	36.67	1	36.67
G11	37.381	7.942	0.5	148.44	1	148.44
G12	19.897	4.228	0.5	42.06	1	42.06
G13	19.897	2.108	1	41.94	1	41.94
G14	83.012	17.636	0.5	732.00	1	732.00
G14a	83.012	0.968	1	80.36	1	80.36
G15	8.007	18.489	1	148.04	1	148.04
G16	2.196	1.251	0.5	1.37	1	1.37
G16a	34.347	21.816	1	749.31	1	749.31
G17	34.347	20.826	0.5	357.66	1	357.66
G18	32.409	24.153	1	782.77	1	782.77
G19	32.409	19.635	0.5	318.18	1	318.18
G20	18.243	9.338	0.5	85.18	1	85.18
G21	18.243	1.425	1	26.00	1	26.00
G22	18.243	9.338	0.5	85.18	1	85.18
G23	18.243	3.785	1	32.56	1	32.56
G24	18.243	9.333	0.5	85.13	1	85.13
G25	18.243	0.669	1	12.20	1	12.20
<b>TOTAL</b>						<b>6116.701</b>

VILLAGE	MUSTKIL NO	KILLA NO.	KANAL	MARLA	SARSAI	AREA
1	ULLHAWAS	43	211 Min	7	8	6
			9	7	8	0
			10	8	0	0
			44	3	0	0
			<b>TOTAL</b>	<b>21</b>	<b>3</b>	<b>6</b>

VILLAGE	MUSTKIL NO	KILLA NO.	KANAL	MARLA	SARSAI	AREA
2	ULLHAWAS	42	3 Min	5	3	6
			22 Min	3	0	0
			41 Min	2	10	0
			42/2 Min	0	6	0
			4/3 Min	2	1	0
			7/11	3	3	0
			81	4	16	0
			75	3	17	0
			81	1	6	0
			82	6	1	0
			7/12	0	7	0
			12/21	2	6	0
			12/22	0	6	0
			13/2 Min	0	3	0
			18/1 Min	0	6	0
			18/2 Min	0	0	1
			19/1 Min	3	18	0
			19/2 Min	0	3	0
			18/1 Min	4	14	0
			18/2	0	4	0
			19/2	6	0	0
			22	8	0	0
			23/11	6	14	0
			23/12	0	14	0
			23/2	0	12	0
			<b>TOTAL</b>	<b>72</b>	<b>8</b>	<b>6</b>

- This Layout Plan for an area measuring 20.1409 acres (Drawing No. DTCP-8446 dated 17-06-2022) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Anant Raj Ltd. In collaboration with land owning companies in Sector-63-A, Gurugram Manesar Urban Complex is hereby approved subject to the following conditions:-
- This Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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.
- 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.
- The revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- 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 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 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(3)(a)(iii) of the Act No.8 of 1975.
- 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.
- You will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
- The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- The coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- 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 Notification No. 19/14/2016-5 Power dated 14.03.2016.
- The colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- The colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAKESH BANSAL) ATP (HQ) (AMIT MADHOLIA) DTP (HQ) (HITESH SHARMA) STP (M) HQ (P. P. SINGH) CTM (HR) (K. MAKRAN) PDNDURANG, IAS) DTCP (HR)

AREA STATEMENT	PERCENT	SQM	IN ACRES
TOTAL PLOT AREA		81507.201	20.14090
MAXIMUM PERMISSIBLE AREA UNDER PLOTTING	61%	49719.393	12.28595
PROPOSED AREA UNDER PLOTTING	57.95%	47236.655	11.67245
MINIMUM AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	8150.720	2.01409
PROPOSED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	8150.721	2.01409
PERMISSIBLE AREA FOR COMMERCIAL	4%	3260.288	0.80564
PROPOSED AREA FOR COMMERCIAL	4%	3260.271	0.80563
MINIMUM AREA REQUIRED AS GREEN	7.50%	6113.040	1.51057
AREA PROPOSED AS GREEN	7.50%	6116.701	1.51147

POPULATION ANALYSIS	PERMISSIBLE MIN AND MAX POPULATION DENSITY (240-400 PERSONS PER ACRE)	TOTAL NUMBER OF PLOTS PROPOSED	PROPOSED POPULATION (320 PLOTS X 18 PERSONS/PLOT)	PROPOSED DENSITY (POPULATION/PLOT AREA IN ACRES)
		320 PLOTS	5760 PERSONS	286.0 PERSONS/ACRE

TYPE	PLOT NO.S	LENGTH (M)	WIDTH (M)	AREA (SQM)	NUMBERS (NO.S)	TOTAL AREA (SQM)	
P3	A14, A15, 16, 16a, A18	17.895	8.382	149.996	5	749.979	
P18	A166, A167, A168, A169, A170	19.897	7.538	149.984	5	749.918	
P19	A171, A172, A173, A174, A175	19.661	7.406	145.609	5	728.047	
P20	A176, A177, A178, A179, A180, A181, A182, A183, A184, A185, A186, A187, A188, A189, A190, A191, A192, A193, A194, A195, A196, A197	18.489	8.007	148.041	22	3256.911	
		1/2	2.196	1.251	1.374		
			6.756	2.196	14.836		
			16.293	8.007	130.458		
		<b>TOTAL</b>				<b>146.668</b>	
P22	A199, A200, A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A211, A212, A213, A214, A215, A216, A217, A218, A219, A220, A221, A222	18.489	8.007	148.041	24	3552.994	
		1/2	1.701	8.007	6.810		
			14.990	8.007	115.221		
		<b>TOTAL</b>				<b>122.031</b>	
P24	A224	1.701	8.007	6.810	1	135.651	
		1/2	3.279	0.697	1.143		
			17.792	3.279	58.340		
			18.489	4.728	87.416		
		<b>TOTAL</b>				<b>146.899</b>	
P26	A226, A227, A228, A229, A230, A231, A232, A233, A234, A235, A236, A237, A238, A239, A240, A241, A242, A243, A244, A245, A246, A247, A248, A249, A250, A251, A252, A253, A254, A255, A256, A257, A258, A259, A260, A261, A262, A263, A264, A265, A266, A267, A268, A269, A270, A271, A272, A273, A274, A275, A276, A277	18.489	8.007	148.041	21	3108.870	
P27	A247, A248, A249, A250	18.489	8.112	149.983	4	599.931	
P28	A251, A252, A253, A254, A255, A256, A257, A258, A259, A260, A261	18.489	7.841	144.972	11	1594.695	
P29	A262, A263, A264, A265, A266, A267, A268, A269, A270, A271, A272, A273, A274, A275, A276, A277	18.243	7.901	144.138	16	2306.207	
P30	A278, A279, A280, A281, A282, A283, A284, A285, A286, A287, A288, A289, A290, A291, A292, A293, A294, A295, A296, A297, A298, A299	18.243	8.222	149.994	22	3299.867	
P31	A300, A301, A302, A303, A304, A305, A306, A307, A308, A309, A310, A311, A312, A313, A314, A315, A316, A317, A318, A319, A320	18.243	8.222	149.994	21	3149.873	
<b>GRAND TOTAL</b>					<b>160</b>	<b>23648.540</b>	

TYPE	PLOT NO.S	LENGTH (M)	WIDTH (M)	AREA (SQM)	NUMBERS (NO.S)	TOTAL AREA (SQM)
P1	A1, A2, A3, A4, A5	17.895	7.476	133.783	5	668.915
P2	A6, A7, A8, A9, A10	17.895	7.476	133.783	5	668.915
P3	A11, A12, A13, A14, A15, 16, 16a, A18	17.895	8.382	149.996	8	1199.967
P4	A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32	17.387	8.677	149.999	14	2099.990
P5	A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46	17.387	8.677	149.999	14	2099.990
P6	A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60	17.387	8.677	149.999	14	2099.990
P7	A61, A62, A63, A64, A65, A66	17.387	8.677	149.999	6	899.996
P8	A67, A68, A69, A70, A71	17.387	8.677	149.999	5	749.996
P9	A72, A73, A74, A75, A76	17.387	8.677	149.999	5	749.996
P10	A77, A78, A79, A80, A81, A82	17.387	8.677	149.999	6	899.996
P11	A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101	17.387	8.677	149.999	19	2849.987
P12	A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120	17.387	8.677	149.999	19	2849.987
P13	A121, A122, A123, A124, A125, A126, A127, A128, A129, A130	17.330	8.334	144.428	10	1444.282
P14	A131, A132, A133, A134, A135, A136	18.000	7.359	132.462	6	794.772
P15	A137, A138, A139, A140	19.000	7.288	138.618	4	554.471
P16	A141, A142, A143	17.980	8.389	149.996	3	449.986

**CONCEPT PLANNERS INTERNATIONAL**  
 C-159 GREATER KAILASH-1  
 NEW DELHI-110048  
 TEL: +91-11-2924401 / 02  
 conceptplanners@gmail.com

**ARCHITECT**  
 NHIMU BHANDARI  
 ARCHITECT  
 C-159, GK-1  
 LGF, N.D-48

**SCALE** 1:1000 @ A1

**DATE ISSUED** 11-03-2022

**DRAWN BY** R.K.

**CHECKED BY** N.B.

**LAYOUT PLAN**