

ENT					
OF THE SCHEME	=	6.22500	ACRES		
AREA	=	6.225	ACRES		
COMMERCIAL @ 2% to 4% PERMISSIBLE	=	0.249	ACRES	4.000	%
PLOTS @ 61 % PERMISSIBLE	=	3.108	ACRES	49.929	%
E AREA @ max. 65% PERMISSIBLE	=	3.357	ACRES	53.929	%
AREA @ min. 7.50% PERMISSIBLE	=	0.488	ACRES	7.839	%
COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	=	0.629	ACRES	10.104	%

CAT	Size				Area Sq.Mt	No's	Total Area	
А	7.120	x	21.060	=	149.947	44	6597.677	Sq.mt
В	6.700	x	16.350	=	109.545	33	3614.985	Sq.mt
С	6.700	x	13.610	=	91.187	11	1003.057	Sq.mt
D	7.780	x	14.000	=	108.920	2	217.840	Sq.mt
E	5.480	x	21.060	=	115.409	1	115.409	Sq.mt
F	7.120	x	15.940	=	113.493	7	794.450	Sq.mt
G	4.500	x	16.350	=	73.575	2	147.150	Sq.mt
Н	5.480	x	15.940	=	87.351	1	87.351	Sq.mt
			2		TOTAL	101	12577.9184	Sq.mt
						OR	3.108	Acres

CULATION	17					
ITY	. =	101	Х	18.00	@ PERSONS PER PLOT	
	=	1818.00	÷	6.2250		
	=	292.048	PPA	AGAINST 400	PPA PERMISSIBLE	

DADK CA		2.121		
PARK-G1	=	0.134	Acres	
PARK-G2	=	0.041	Acres	
PARK-G3	=	0.313	Acres	
Total Area	=	0.488	Acres	

SHOWN THUS								
CAT	Size				Area Sq.Mt	No's	Total Ar	ea
A	7.120	x	21.060	=	149.947	34	5098.205	Sq.mt
С	6.700	x	13.610	=	91.187	11	1003.057	Sq.mt
D	7.780	x	14.000	=	108.920	2	217.840	Sq.mt
					TOTAL	47	6319.1018	Sq.mt
						OR	1.5615	Acres
						OR	50.24	%

## To be read with Licence No. 89 of 2022 dated 07/07/2022

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## That this Layout plan for an area measuring 6.225 acres (Drawing no. DTCP-<u>8453</u> dated <u>08-07-</u>) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Corona Realtors Pvt. Ltd. in Sector-59, Gurugram Manesar Urban Complex is hereby approved subject to the

10-4587

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. 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 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 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.
- 13. 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. 14. 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.
- 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- 16. That the coloniser/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. 19/4/2016-5 Power 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.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department. 19. 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. Tehnen (RAKESH BANSAL) (AMIT MADHOLIA) (HITESH SHARMA) ATP (HQ) DTP (HQ) STP (M) HQ (K. MAKRAND PANDURANG, IAS) CTPHAR DTCP (HR) (RAM AVTAR BASSI) AD (HO)