



SECTOR 99A

To be read with Licence No. 141 of 2022 Dated 16/09/2022

This Layout plan for an area measuring 10.83125 acres (Drawing No. 8618 Dated 11/09/2022) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Betterchoice Pvt. Ltd. and others., Sector-99A, Gurugram is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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.
- 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.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- 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 licensed areas 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 which 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.
- 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.
- 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 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.

PROJECT TITLE:
PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DDJAY OVER AN AREA MEASURING 10.83125 ACRE FALLING IN THE REVENUE ESTATE OF VILLAGE - DHANKOT, TEH. KADIPUR, SECTOR 99-A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BETTERCHOICE REALTORS PVT. LTD.

BETTERCHOICE REALTORS PVT. LTD.

AUTHORIZED SIGNATORY

K. J. Gaujar Sharma
K. J. Gaujar Sharma
 Archt. (B. Archt. AIA, MCA)
 Regn. No. CA/2001/27075

ARCHITECT SIGNATURE

ARCHITECT
AEGIS DESIGNS

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DRAWING TITLE:
LAYOUT PLAN

DRAWING NUMBER		NORTH	
SUB RD/L / 99/2021/101		↑	
SCALE	DATE	REVISION	PAPER
1:500	12-09-22	R-102	A0

AREA CHART						
	PERMISSIBLE			PROPOSED		
	% OF PLOT AREA	ACRES	SQMT	% OF PLOT AREA	ACRES	SQMT
TOTAL LAND AREA (NET PLANNED AREA)				10.83125	43832.444	
AREA UNDER COMMERCIAL	4%	0.433	1753.298	2.70%	0.2920	1181.490
AREA UNDER PLOTS	61%	6.607	26737.791	58.64%	6.3520	25705.615
TOTAL SALEABLE AREA	65%	7.040	28491.089	61.34%	6.6440	26887.105
UD AREA						570.100
AREA UNDER COMMUNITY	10%	1.083	4383.244	10.01%	1.084	4386.280
AREA UNDER GREEN	7.50%	0.812	3287.433	7.76%	0.840	3399.490
DENSITY (PPA)	240-400			317.415		

AREA UNDER PLOTS					
TYPOLOGY OF PLOTS	SIZE OF PLOTS		AREA OF PLOT	NO OF PLOTS	TOTAL AREA OF PLOT
	Width (M)	Length (M)			
A	7.700	12.350	95.095	11	1046.045
B	8.260	15.350	126.791	44	5578.804
C	8.500	15.350	130.475	31	4044.725
D	6.850	21.455	146.967	9	1322.701
E	8.814	15.925	140.363	7	982.541
F	8.000	18.350	146.800	81	11890.800
G	7.000	15.000	105.000	8	840.000
TOTAL				191	25705.615
				ACRE	6.3520

DENSITY			
TYPOLOGY OF PLOTS	NO OF PLOTS	PERSON / PLOT	TOTAL POPULATION
A	11		
B	44		
C	31		
D	9		
E	7		
F	81	18	3,438.00
G	8		
TOTAL	191		
DENSITY / ACRE			317.415

GREEN AREA		
PLOT TYPE	SHAPE	AREA
G1	PLINE area as /drg	455.000
G2	PLINE area as /drg	231.470
G3	PLINE area as /drg	1480.290
G4	PLINE area as /drg	324.290
G5	PLINE area as /drg	814.020
G6	PLINE area as /drg	94.420
TOTAL		3399.490

COMMERCIAL AREA		
PLOT TYPE	SHAPE	AREA
S1	PLINE area as /drg	600.000
S2	PLINE area as /drg	420.000
S3	PLINE area as /drg	161.490
TOTAL		1181.490

LEGEND:-

	COMMUNITY AREA
	COMMERCIAL AREA
	GREEN AREA
	HIBBANAMA AREA

(S.K. SEHRAWAT) DTP(HQ)
 (SANJAY NARANG) ATP(HQ)
 (HITESH SHARMA) STP(M)HQ
 (DINESH KUMAR) PA(HQ)
 (Bhushesh Kumar) CTP(IT&M)
 (T.L. SATYAPRAKASH, IAS) DGTCP(HR)