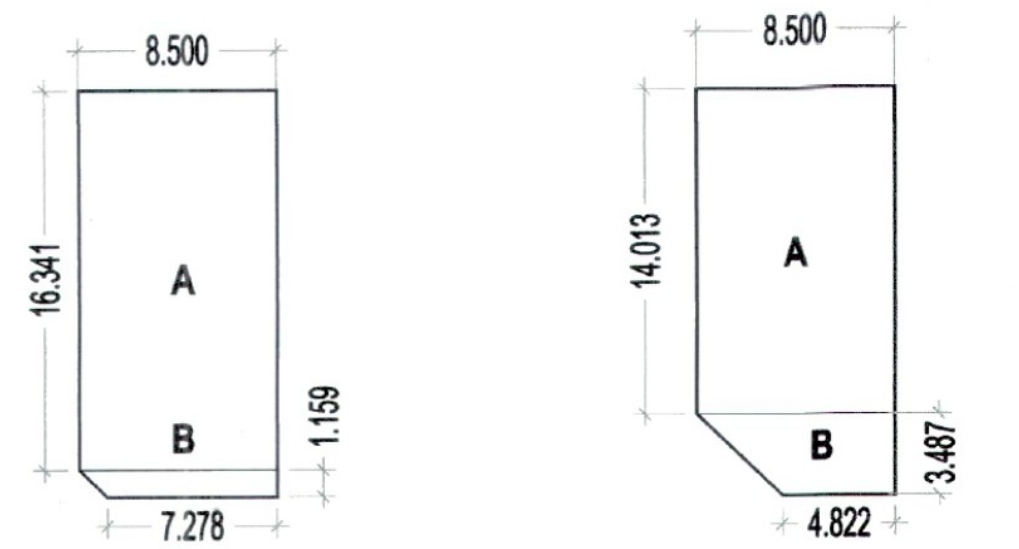




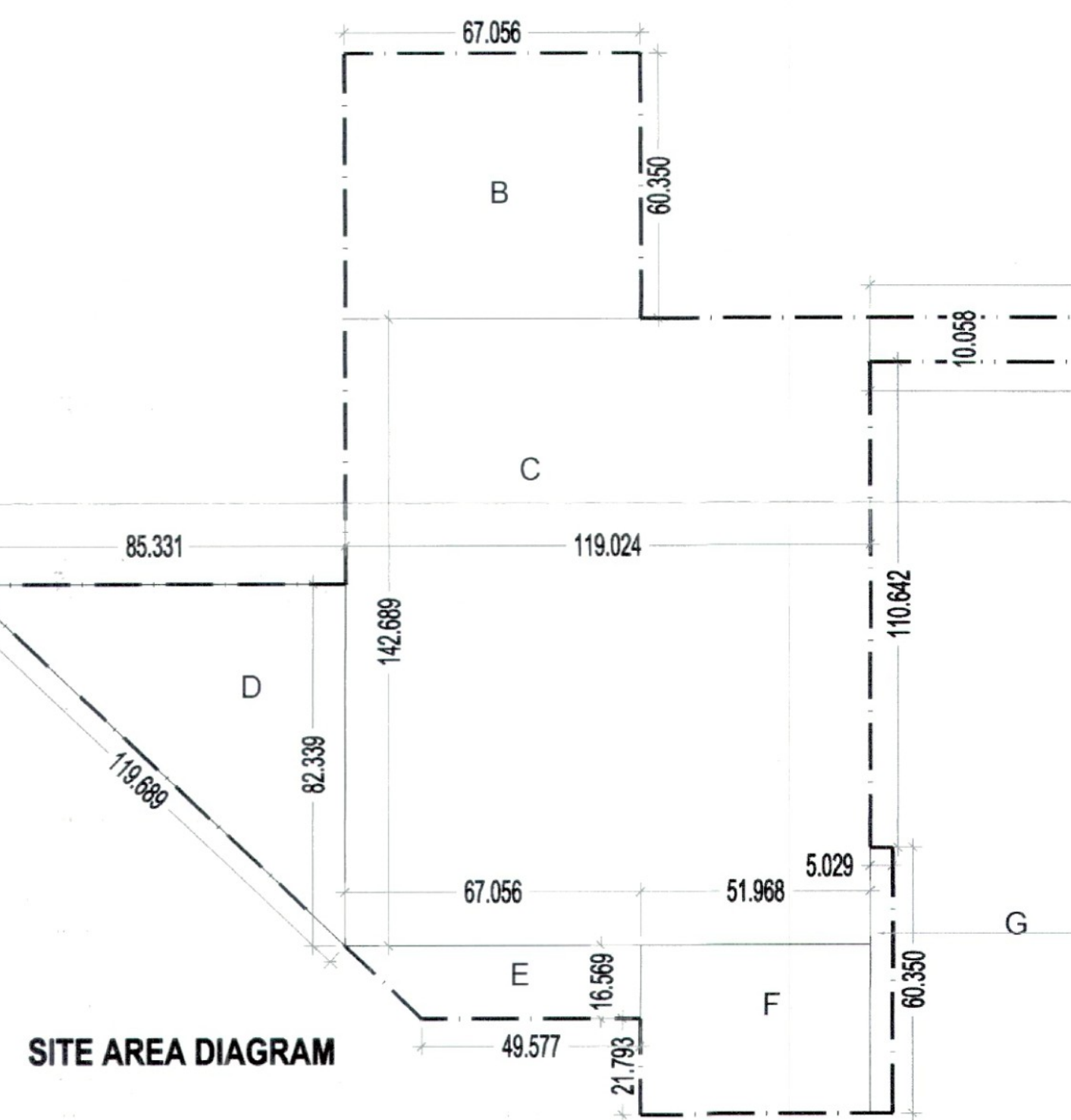
D2 PLOT AREA DETAIL

D1 PLOT AREA DETAIL

PLOT D2 AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	8.500	16.341	138.899
B	1	1	(7.278+8.5)/2	1.159	9.143
TOTAL PLOT AREA					148.042

PLOT D1 AREA DETAIL					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	8.500	14.013	119.111
B	1	1	(4.822+8.5)/2	3.487	23.227
TOTAL PLOT AREA					142.337

SITE AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	(174.346+186.08)/2	10.058	1.812.582	
B	1	1	67.056	60.350	4,046.830
C	1	1	119.024	142.689	16,983.416
D	1	0.5	85.331	82.339	3,513.035
E	1	(67.056+49.4)/2	16.569	964.780	
F	1	1	38.365	51.968	1,993.752
G	1	1	5.029	60.350	303.500
TOTAL SITE AREA					29,617.894
TOTAL SITE AREA (in Acres)					7.31875



SITE AREA DIAGRAM



LAYOUT PLAN

TOTAL AREA OF LAND = 7.31875 ACRES (29617.894 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	0.549	2221.342	7.5	0.600	2428.293	8.199
10% area to be transferred free of cost to the govt.	0.732	2961.789	10.0	0.732	2961.923	10.000
Permissible commercial area	0.293	1184.716	4.0	0.293	1184.347	3.999
Area Under Plots	4.464	18066.915	61.0	3.901	15786.753	53.301
Total permissible area	4.757	19251.631	65.0	4.194	16971.100	57.300
Permissible Density	240-400 ppa			273.00		
Achieved Density	273.00	PPA				

GREEN AREA CALCULATION	
GREEN -1	=200.683 SQM.
GREEN -2	=2018.937 SQM.
GREEN -3	=103.988 SQM.
GREEN -4	=61.484 SQM.
GREEN -5	=43.201 SQM.
TOTAL = 2428.293 SQM. (0.600 Acre)	

50% FREEZED PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
B	8.440	17.500	147.700	5 TO 12	8	1181.600
C	8.110	15.000	121.650	26-35	10	1216.500
D	8.500	17.500	148.750	41-46, 56-63, 79-81, 84-89 & 97-104	31	4611.250
D1	AS/DETAIL		119.111	82	1	119.111
D2	AS/DETAIL		138.899	85	1	138.899
E	8.305	17.500	145.338	47 TO 51	5	726.688
TOTAL						7994.048

PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	8.110	14.400	116.784	1 TO 4	4	467.136
B	8.440	17.500	147.700	5 TO 20	16	2363.200
C	8.110	15.000	121.650	21-40	20	2433.000
D	8.500	17.500	148.750	41 TO 46, 56 TO 63, 79-81, 84-111	60	8925.000
D1	AS/DETAIL		142.337	82	1	142.337
D2	AS/DETAIL		148.042	85	1	148.042
E	8.305	17.500	145.338	47 TO 55	9	1308.038
TOTAL						16786.763

- To be read with Licence No. 93 of 2022 dated 12/07/2022 LC-4787
- That this Layout plan for an area measuring 7.31875 acres (Drawing no. DTCP- 8458 dated 12-07-22) 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:-
- 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 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.
 - 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.
 - 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 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.
 - 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 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 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.
 - 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.

(RAKESH BANSAL) ATP (HQ) (PARVEEN KUMAR) DTP (HQ) (HITESH SHARMA) STP (M) HQ (P.P. SINGH) CDP (HR) (K. MAKRAJ PANDURANG, IAS) DTCP (HR) (RAH AYTAZ BASSI) AD (HQ)

SERVICE ESTIMATE

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- 50% FREEZE PLOTS SHOWN AS

TITLE:-

PROPOSED SITE FOR D.D.J.A.Y MEASURING 7.31875 ACRES FALLING REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR, SECTOR-76, G.M.U.C. HARYANA. BEING DEVELOPED BY-M/S WHITELAND CORPORATION PVT. LTD.

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

Whiteland Corporation Private Limited
Authorized Signatory/ Director

Ar. Vikas K. LAWAT
C.A. 013/3529

DRAWING TITLE :

LAYOUT PLAN
ROAD LAYOUT

DATE:- JUNE-2022

SCALE:- 1:600 A1

DRAWING NO.:

PL-04

SHEET NO.

01