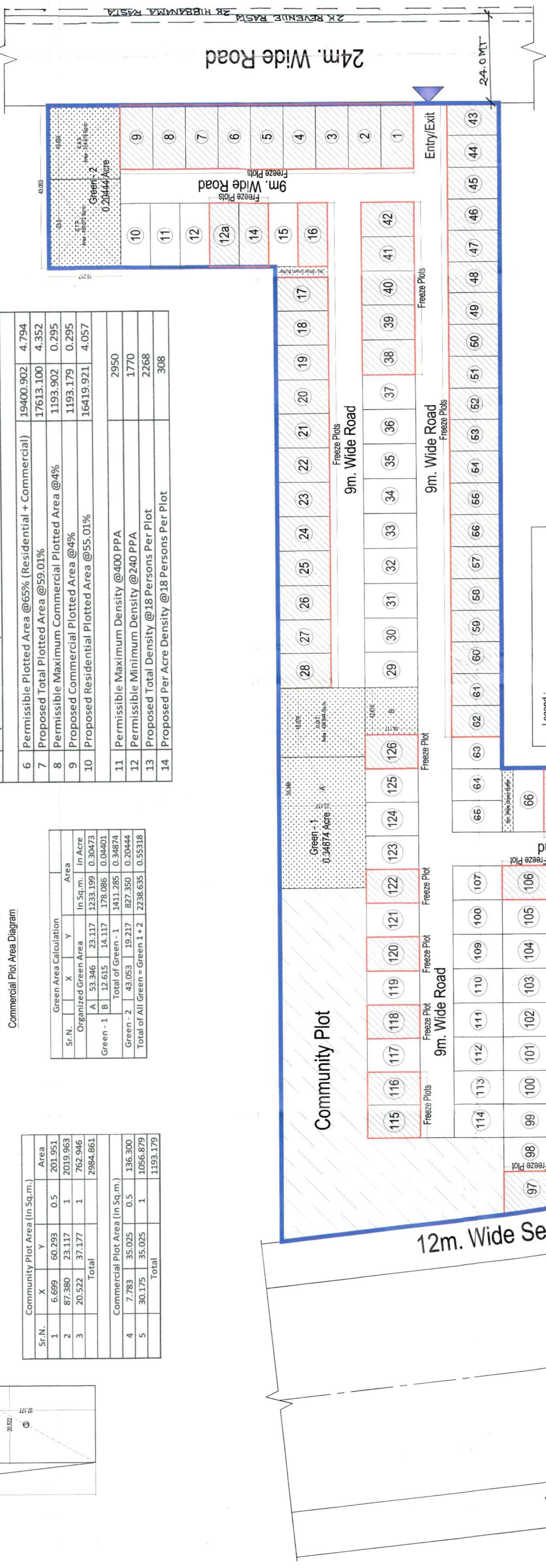
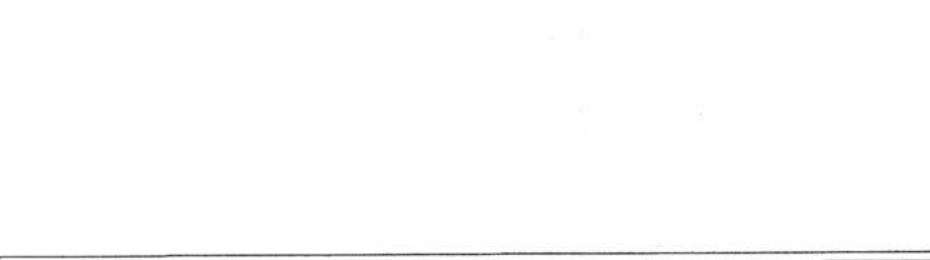
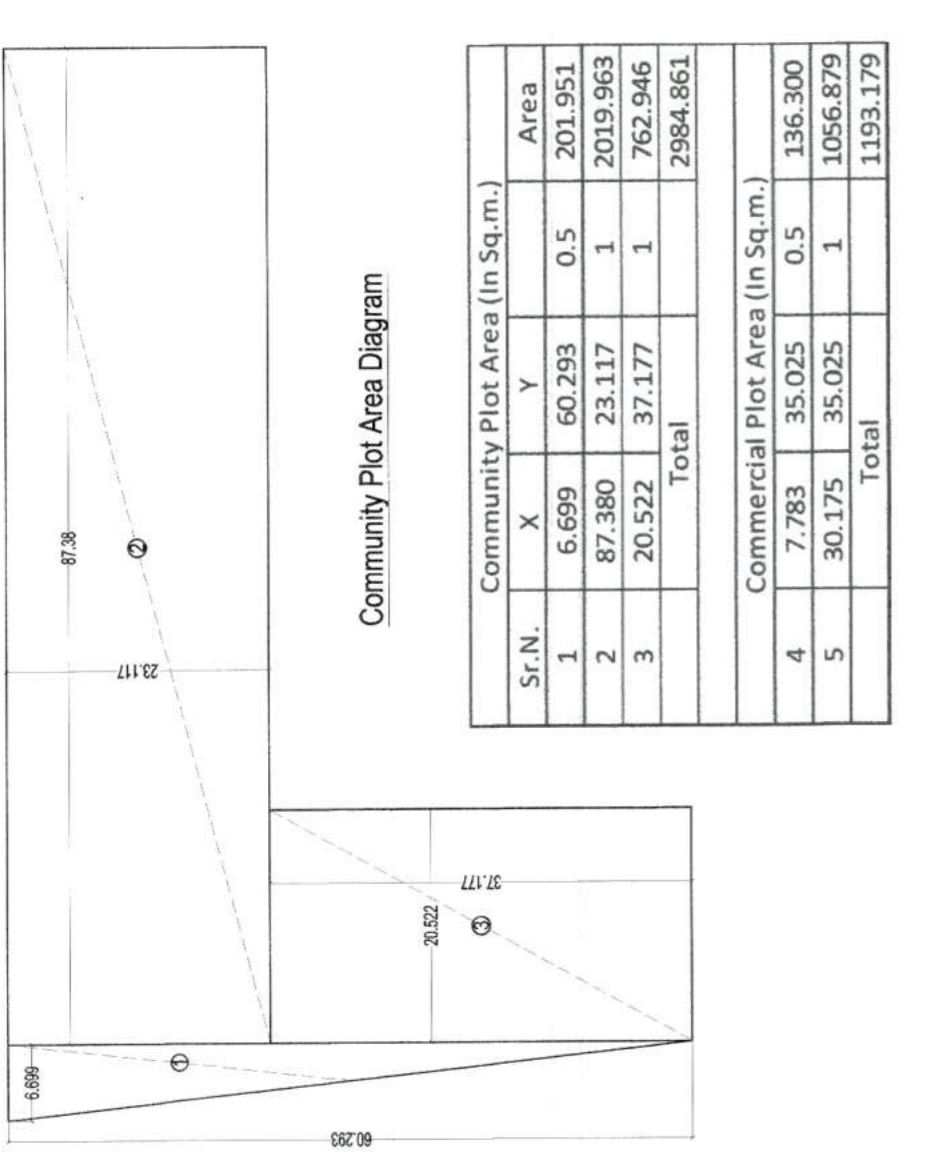


To be read with Licence No. 126 of 2022 Dated 17/08/2022  
 This layout plan for an area measuring 7.375 acres (an area measuring 4.2875 acres under migration from the original layout plan for an area measuring 7.375 acres) is hereby approved subject to the following conditions:  
 1. That this layout 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 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be reserved for calculation of the area under plots.  
 3. That the demarcation plans, as approved by the Director, Town & Country Planning, Haryana and approved from the Zoning Plan approved by the Director, Town & Country Planning, Haryana.  
 4. That the 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 raster 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 the necessary adjustment in the alignment of the peripheral roads, internal road circulation or other matters for the integration of the planning proposals of the adjoining areas.  
 7. That the colonizer shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.  
 8. 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 & Country Planning, Haryana or in accordance with terms and conditions of the agreement of the layout plan.  
 9. At the time of demarcation plan for the integration of the planning proposals of the adjoining areas, the same will be provided by the colonizer on the directions of the Director, Town & Country Planning, Haryana.  
 10. No access from the roads less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.  
 11. Any excess area over 4% 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(1)(ii) of the Act of 1975.  
 13. That the colonizer shall be approved subject to the conditions that these plots should not have a frontage less than 7% of the standard frontage when demarcated.  
 14. That you will have no objection to the regularization of the boundaries of the licence through gate and take 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 colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.  
 17. That the colonizer/owner shall construct the STP & UGT as underground and shall maintain the landscaped green on the entire surface of STP & UGT property.  
 18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 52/2005-Spower 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. 19/16/2016-Sp dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Sr. No.	Particular	In Sq. m.	In Acre
1	Total Plotted Area	29847.542	7.3755
2	Required Green Area @7.5%	2238.566	0.553
3	Proposed Green Area @7.5%	2238.635	0.553
4	Required Community Plot @10%	2984.754	0.7375
5	Proposed Community Plot @10%	2984.861	0.7375
6	Permissible Plotted Area @65% (Residential + Commercial)	19400.902	4.794
7	Proposed Total Plotted Area @59.01%	17613.100	4.352
8	Permissible Maximum Commercial Plotted Area @4%	1193.902	0.295
9	Proposed Commercial Plotted Area @4%	1193.179	0.295
10	Proposed Residential Plotted Area @55.01%	16419.921	4.057
11	Permissible Maximum Density @400 PPA	2950	
12	Permissible Minimum Density @240 PPA	1770	
13	Proposed Total Density @18 Persons Per Plot	2268	
14	Proposed Per Acre Density @18 Persons Per Plot	308	

Sr. No.	X	Y	Area
1	6.699	60.293	0.5
2	87.380	23.117	1
3	20.522	37.177	1
			2984.861
Community Plot Area Diagram			
Sr. No.	X	Y	Area
1	53.346	23.117	178.086
2	12.615	14.117	0.0401
			1411.285
			827.350
			2238.635
			0.55318
Commercial Plot Area Diagram			
Sr. No.	X	Y	Area
1	6.699	60.293	0.5
2	87.380	23.117	1
3	20.522	37.177	1
			136.300
			1056.879
			1193.179



Type	Sr. Nos. of Plots	Front	Depth	Plot's Size	Nos. of Plot	Total Area	Area Unit
A	1 To 9	8.707	17.027	148.254	9	1334.287	Sq.M.
B	10 To 16	7.893	17.027	134.394	7	940.759	Sq.M.
C	17 To 28	9.118	14.117	128.719	12	1544.626	Sq.M.
D	29 To 42	9.246	14.117	130.526	14	1827.361	Sq.M.
E	43 To 65	8.442	14.117	119.176	23	2741.041	Sq.M.
F	66 To 72	8.193	17.000	139.281	7	974.967	Sq.M.
G	73 To 75	8.518	14.500	123.511	3	370.533	Sq.M.
H	76	7.518	(14.459 + 16.129)/2	114.980	1	114.980	Sq.M.
I	77	7.518	(16.129 + 17.8)/2	127.539	1	127.539	Sq.M.
J	78	7.518	(17.8 + 19.471)/2	140.102	1	140.102	Sq.M.
K	79	(7.735 + 9.687)/2	14.059	122.468	1	122.468	Sq.M.
L	80 To 95	(9.687 + 11.64)/2	14.059	137.413	16	2198.603	Sq.M.
M	96	(9.507 + 11.64)/2	14.059	149.918	1	149.918	Sq.M.
N	97	(9.507 + 11.458)/2	14.060	147.384	1	147.384	Sq.M.
O	98 To 114	9.064	14.060	127.440	17	2166.477	Sq.M.
P	115 To 126	8.966	14.117	126.573	12	16419.921	Sq.M.
Total						8286.069	Sq.M.
						2.047	Acre
						50.45%	

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A	1 To 9	8.707	17.027	148.254	9	1334.287	Sq.M.
B	10 To 16	7.893	17.027	134.394	7	940.759	Sq.M.
C	17 To 28	9.118	14.117	128.719	12	1544.626	Sq.M.
D	29 To 42	9.246	14.117	130.526	14	1827.361	Sq.M.
E	43 To 65	8.442	14.117	119.176	23	2741.041	Sq.M.
F	66 To 72	8.193	17.000	139.281	7	974.967	Sq.M.
G	73 To 75	8.518	14.500	123.511	3	370.533	Sq.M.
H	76	7.518	(14.459 + 16.129)/2	114.980	1	114.980	Sq.M.
I	77	7.518	(16.129 + 17.8)/2	127.539	1	127.539	Sq.M.
J	78	7.518	(17.8 + 19.471)/2	140.102	1	140.102	Sq.M.
K	79	(7.735 + 9.687)/2	14.059	122.468	1	122.468	Sq.M.
L	80 To 95	(9.687 + 11.64)/2	14.059	137.413	16	2198.603	Sq.M.
M	96	(9.507 + 11.64)/2	14.059	149.918	1	149.918	Sq.M.
N	97	(9.507 + 11.458)/2	14.060	147.384	1	147.384	Sq.M.
O	98 To 114	9.064	14.060	127.440	17	2166.477	Sq.M.
P	115 To 126	8.966	14.117	126.573	12	16419.921	Sq.M.
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H	76	7.518	(14.459 + 16.129)/2	114.980	1	114.980	Sq.M.
I	77	7.518	(16.129 + 17.8)/2	127.539	1	127.539	Sq.M.
J	78	7.518	(17.8 + 19.471)/2	140.102	1	140.102	Sq.M.
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GENERAL NOTES:  
 1. ALL DIMENSIONS ARE IN METRES.  
 2. ALL THE AREAS INDICATED ARE IN SQ.M.  
 3. CALCULATION IS THE RESPONSIBILITY OF THE ARCHITECT.

DRG. TITLE: SITE PLAN & LAYOUT PLAN

PROJECT: LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAY (LICENCE No. 56 OF 2021 DATED 20.08.2021) IN VILLAGE - HARPSARU SECTOR - 88A, GURUGRAM (HR).

DEVELOPERS: GCC INFRA

Architect's Signature: [Signature]  
 Developer's Signature: [Signature]

ARCHITECT: creative line  
 architects interior designers & planners  
 studio-2nd fl., 3rd fl. hi. plaza-25, sector-13, near dhara, giza  
 phone: 0120-4208127, 4911801120288  
 email: creative\_line@rediffmail.com, creative\_line\_2019@yahoo.com

DATE: June-2022  
 SCALE: N.T.S.  
 NORTH: [Arrow pointing up]

DEALT BY: VIKAS  
 CHD BY: NAVDEEP  
 DRG. NO.: 01