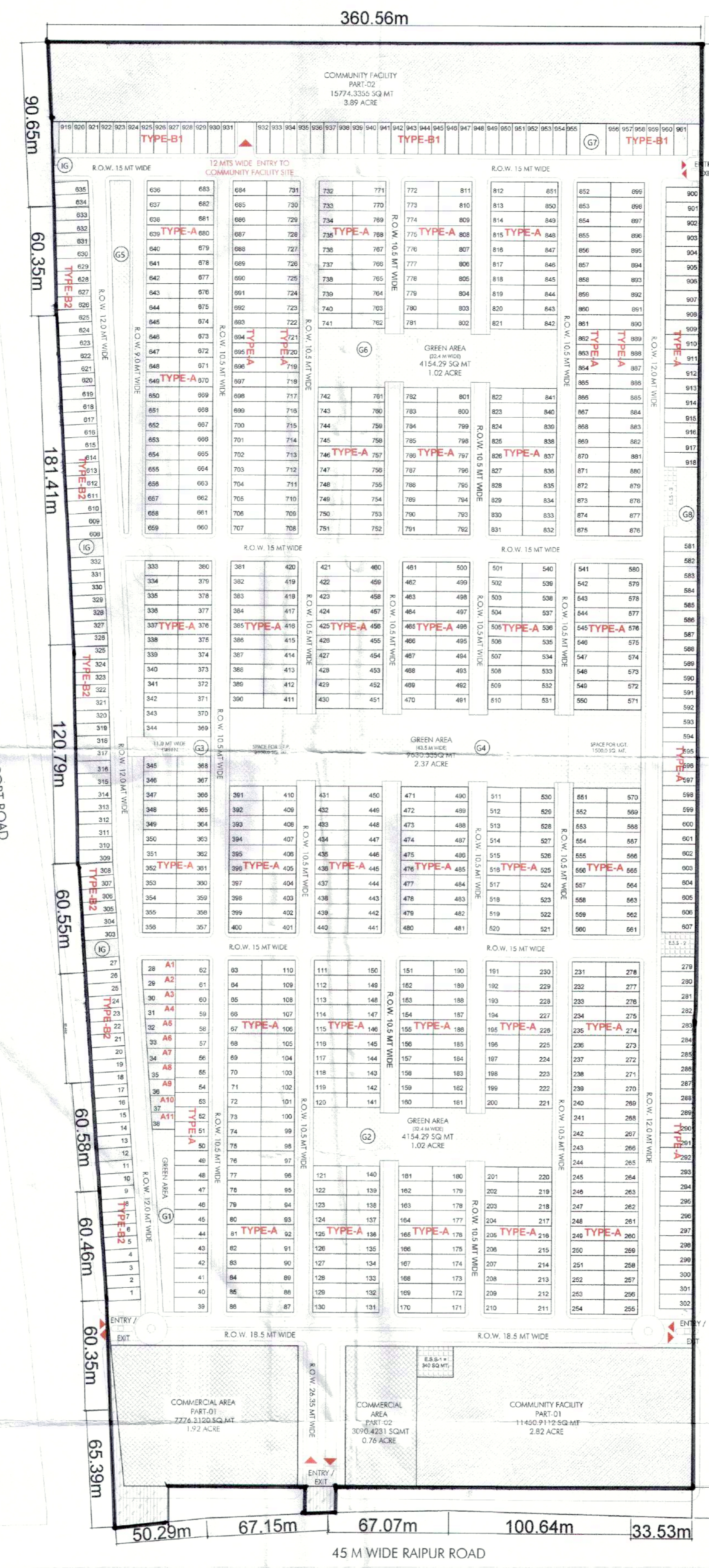
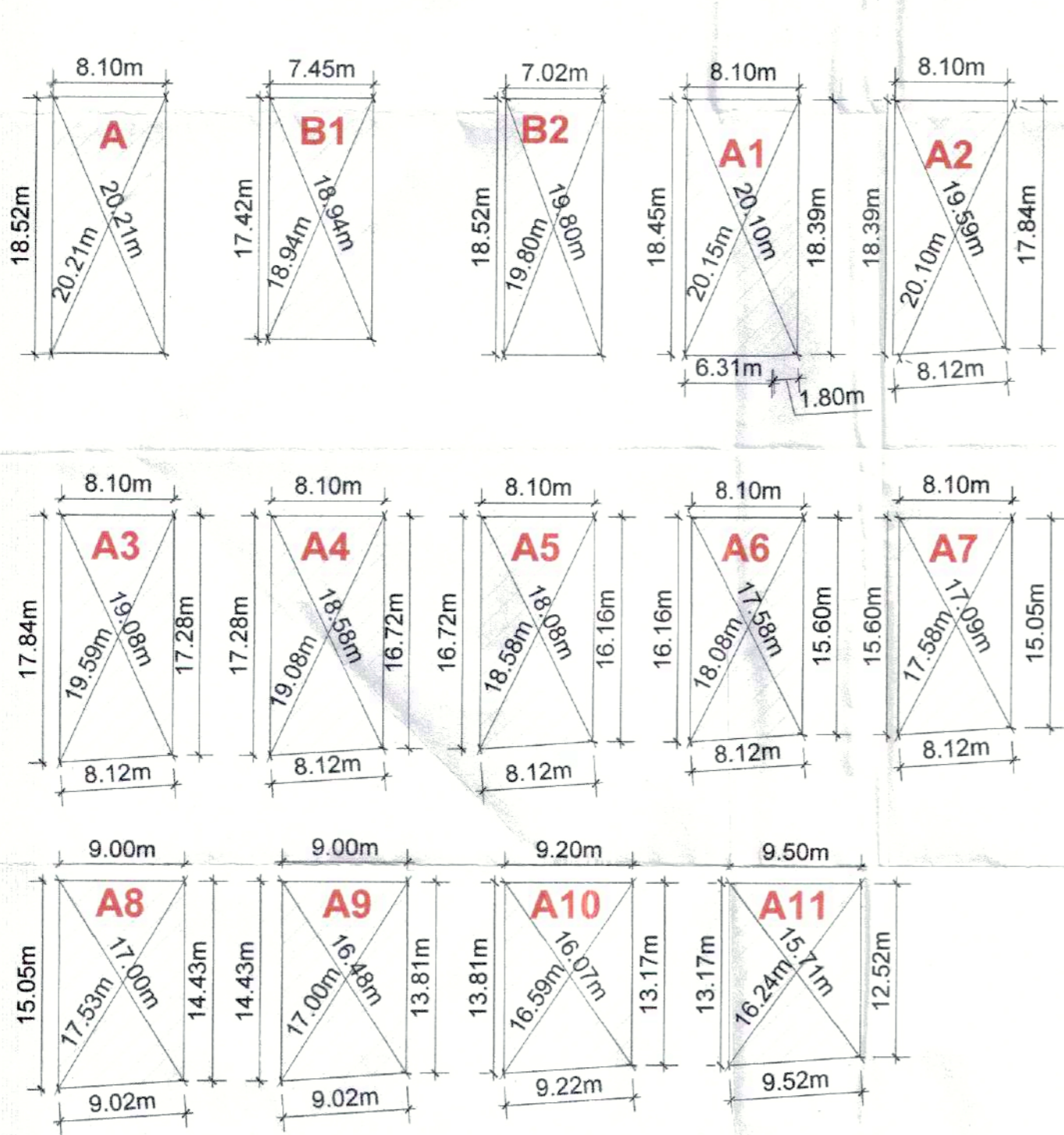


- This Layout Plan for an area measuring 7.275 acres (Drawing No. DGTCP-8729 dated 10-11-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awaz Yojna) being developed by DCM Ltd. in Sector-23, Hisar, is hereby approved subject to the following 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 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 sites 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, General, 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 DGTCP, HR. 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 DGTCP, HR., 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 & for proper integration 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.
 8. 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 General, 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 313(j)(ii) 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 HUDA 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 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 ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/5/2/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/5/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SABITA PAI) ID (HQ) (SUNITA SETHI) STP (HQ) (BABITA) DTP (HQ) (SUNITA SETHI) STP (HQ) (T.L. SATYAPRAKASH) DGTCP, HR. (NR)



S.NO.	DESCRIPTION	PERCENTAGE	AREA	
			SQMT	ACRES
1	TOTAL SITE AREA		276555.062	68.338
2	LAND APPLIED FOR LICENCE (A)		272252.040	67.275
3	AREA UNDER ROAD WIDENING (B)		1164.270	0.288
4	BALANCE AREA (C = A - B)		271087.770	66.987
5	50 % BENEFIT OF AREA FALLING UNDER ROAD WIDENING (D = B / 2)		582.135	0.144
6	NET PLAN AREA (C + D)		271669.905	67.131
7	PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS @ 61 %	61.00	165718.64	40.95
	PROPOSED AREA UNDER RESIDENTIAL PLOTS	52.04	141388.42	34.94
8	REQUIRED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY SITE (10% OF LAND APPLIED FOR LICENCE)	10.00	27225.20	6.73
	PROPOSED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY SITE	10.00	27225.25	6.73
9	REQUIRED GREEN AREA @ 7.5 %	7.50	20375.24	5.05
	PROPOSED GREEN AREA	7.92	21563.95	5.33
10	PERMISSIBLE COMMERCIAL AREA @ 4%	4.00	10866.80	2.69
	PROPOSED COMMERCIAL AREA	4.00	10866.74	2.68
11	PROPOSED NUMBER OF PLOTS		961	NOS.
12	TOTAL PROPOSED POPULATION @ 18 PERSONS PER PLOT		17298.000	PERSONS
13	PERMISSIBLE DENSITY		240-400 PPA	
	PROPOSED DENSITY		257.675 PPA	
14.	TOTAL SALEABLE AREA		PERMISSIBLE = 65% = 43.64 ACRES PROPOSED = 56.04% = 37.68	



S.NO.	TYPE OF PLOT	PLOT NO	WIDTH		LENGTH	PLOT AREA	TOTAL NOS. OF	TOTAL PLOT AREA	REMARKS
			MTS	MTS					
1	TYPE-A	39-302,333-607,636-918	8.10	18.52	149.99	822	123291.78	RECTANGLE	
2	TYPE-B1	919-961	7.45	17.42	129.75	43	5579.25	RECTANGLE	
3	TYPE-B2	01-27,303-332,608-635	7.02	18.52	129.99	85	11049.15	RECTANGLE	
4	TYPE-A1	28	8.10	18.52	149.88	1	149.88	AREA AS PER POLYLINE	
5	TYPE-A2	29	8.10	18.12	146.73	1	146.73	AREA AS PER POLYLINE	
6	TYPE-A3	30	8.10	17.56	142.21	1	142.21	AREA AS PER POLYLINE	
7	TYPE-A4	31	8.10	17.00	137.69	1	137.69	AREA AS PER POLYLINE	
8	TYPE-A5	32	8.10	16.44	133.17	1	133.17	AREA AS PER POLYLINE	
9	TYPE-A6	33	8.10	15.88	128.65	1	128.65	AREA AS PER POLYLINE	
10	TYPE-A7	34	8.10	15.33	124.13	1	124.13	AREA AS PER POLYLINE	
11	TYPE-A8	35	9.00	14.74	132.62	1	132.62	AREA AS PER POLYLINE	
12	TYPE-A9	36	9.00	14.12	127.04	1	127.04	AREA AS PER POLYLINE	
13	TYPE-A10	37	9.02	13.49	124.10	1	124.10	AREA AS PER POLYLINE	
14	TYPE-A11	38	9.50	12.85	122.02	1	122.02	AREA AS PER POLYLINE	
TOTAL							961	141388.42	

SR. NO.	CATEGORY	Green area calculation			REMARKS
		WIDTH MTS	LENGTH MTS	AREA SQMT	
1.	G-01	9.24	101.00	933.62	AREA AS PER POLYLINE
2.	G-02	32.40	132.11	4154.29	AREA AS PER POLYLINE
3.	G-03	11.10	46.01	510.75	AREA AS PER POLYLINE
4.	G-04	43.50	227.18	9630.33	AREA AS PER POLYLINE
5.	G-05	11.52	194.40	2244.50	AREA AS PER POLYLINE
6.	G-06	32.40	132.11	4154.29	AREA AS PER POLYLINE
7.	G-07	14.37	17.42	250.33	RECTANGLE
8.	G-08	11.99	38.20	458.84	AREA AS PER POLYLINE
TOTAL				21563.95	5.33 Acs

PROJECT:
PLOTTED COLONY UNDER DEEN DAYAL JAN AWAZ YOJNA LAND MEASURING 67.27500 ACRES IN SECTOR-23, HISAR, HARYANA TO BE DEVELOPED BY M/S DCM LIMITED.

CLIENT:
M/S DCM LIMITED.

PRINCIPAL ARCHITECT:
VMA
Architects | Planners | Designers | Engineers
1025, JMD MEGAPOLIS, GURGAON - 121024-497848

OWNER'S SIGNATURE: For GCD PRIME
ARCHITECT'S SIGNATURE: AR. VAKUL MITTAL
CCA No. CA/2010/00178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484

CON SUB TEN GFC

DRAWING TITLE:
MASTER PLAN

DRAWING NO: 324_01/SUB/101
DATE ISSUED: 15-10-2022
DRAWN BY: PS
CHECKED BY: VM

SCALE:
A0
NTS