

# ROADS

To be read with Licence No. 170 of 2022 Dated 22/10/2022 LC-4803

This Layout plan for an area measuring 5.6375 acres (Drawing No. B701 Dated 27-10-2022) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sh. Bhim Singh and others in collaboration with BST Developers India Pvt. Ltd., Sector-99A, Gurugram 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 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.
8. All green belts provided in the layout plan within the licensed area 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.
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 licensed area.
10. No plot will derive an access from less than 9 metres wide road which shall 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 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.
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 HSPV 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.22/52/2005-SPower 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. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

BST Developers India Pvt. Ltd.

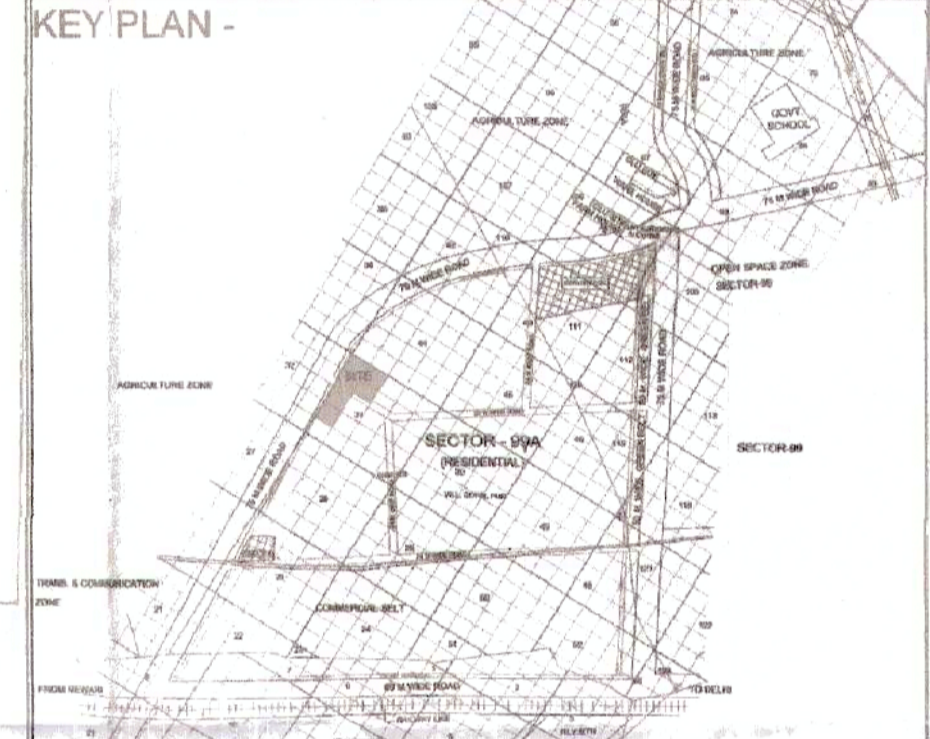
*(Signature)*  
Director

Checked for service estimate only

Executive Engineer-I  
W/S Division, GMDA  
Gurugram

Executive Engineer-SDC (Infra-I) GMDA  
for roads/lighting/Hort.

Chief Engineer,  
(Infra-II), GMDA  
Gurugram



*(Signatures)*  
NAKESH KUMAR (RTP/HQ) (DINESH KUMAR) PA(HQ)  
Hitesh (HITESH SHARMA) STP(M/HQ)  
P. SINGH (CTP/HR)  
(T.L. SATYAPRAKASH, IAS) DGTCP(HR)

ARCHITECT'S SIGNATURE -

*(Signature)*  
Ar. Abhishek Goyal  
(B.Arch, M. Plan(Housing))  
Reg. No. CA/2016/79479  
Mob: 9569556600  
ar.abhishekgoyal2016@gmail.com

CLIENT'S SIGNATURE -

BST Developers India Pvt. Ltd.  
*(Signature)*  
Director

DRG. TITLE :-  
LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA 2016) ON THE LAND MEASURING 5.6375 ACRES AT VILLAGE GOPALPUR, SECTOR - 99A, TEHSIL & DISTT. GURUGRAM, HARYANA BELONGING TO M/S BST DEVELOPERS INDIA PVT. LTD.

DRG NO :-  
DDJAY/BST/SP-01

SHEET TITLE :-

LAYOUT PLAN

DEALT :-  
SUNIL

ARCHITECT -

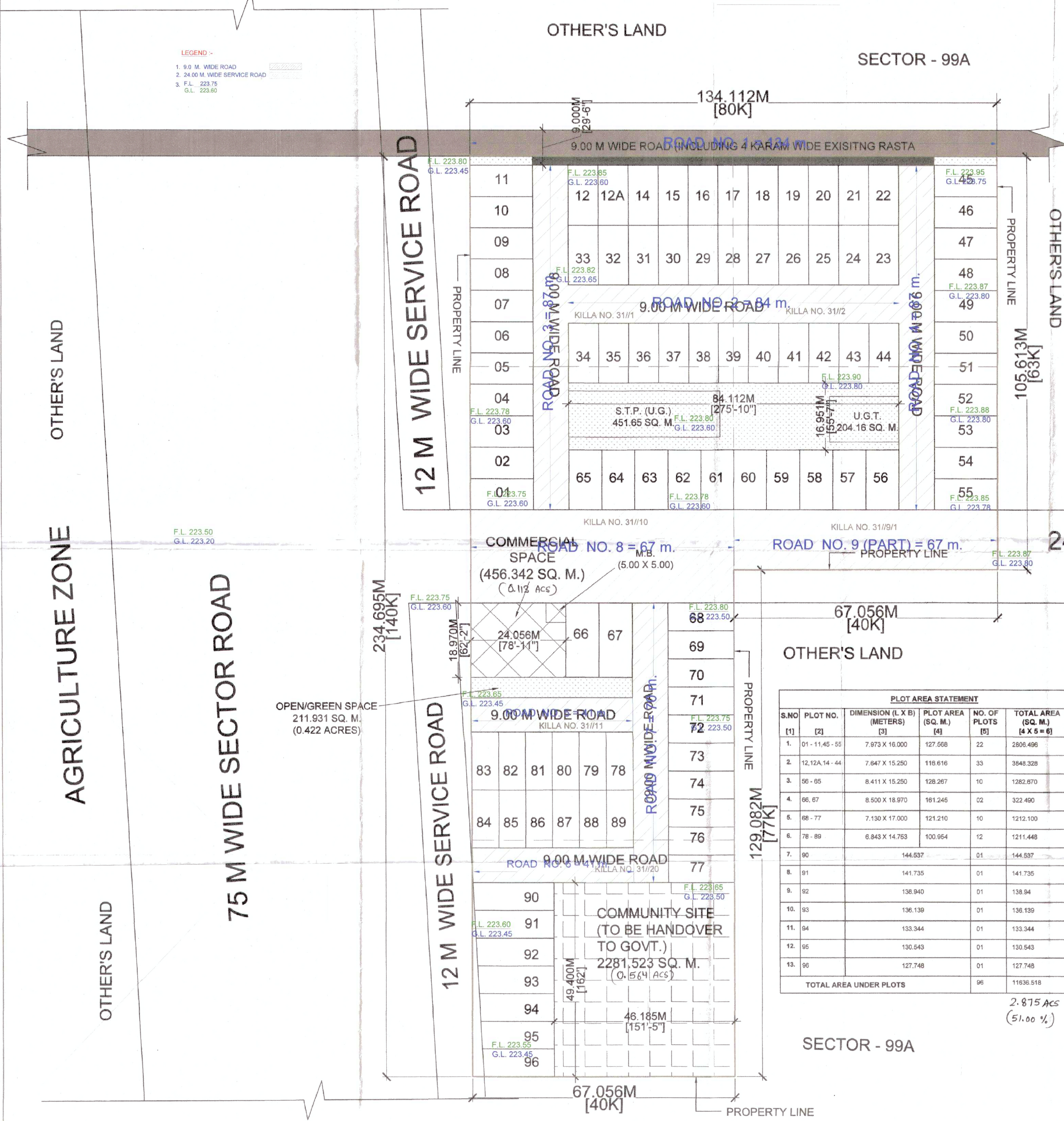


SCALE :-  
1:500

CHKD BY :-  
AR. ABHISHEK GOYAL

ARCHDECK ASSOCIATES

#587, SECTOR-27, GURUGRAM-122001  
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S.NO	PLOT NO.	DIMENSION (L X B) (METERS)	PLOT AREA (SQ. M.)	NO. OF PLOTS	TOTAL AREA (SQ. M.)	
1.	01 - 11, 45 - 55	7.973 X 16.000	127.568	22	2806.496	
2.	12, 12A, 14 - 44	7.647 X 15.250	116.616	33	3848.328	
3.	56 - 65	8.411 X 15.250	128.267	10	1282.670	
4.	66, 67	8.500 X 18.970	161.245	02	322.490	
5.	68 - 77	7.130 X 17.000	121.210	10	1212.100	
6.	78 - 89	6.843 X 14.763	100.954	12	1211.448	
7.	90		144.537	01	144.537	
8.	91		141.735	01	141.735	
9.	92		136.940	01	136.94	
10.	93		136.139	01	136.139	
11.	94		133.344	01	133.344	
12.	95		130.543	01	130.543	
13.	96		127.748	01	127.748	
TOTAL AREA UNDER PLOTS					96	11636.518

2.875 Acs  
(51.00 %)

S.NO	AREA DESCRIPTION	AREA (SQ. M.)	AREA (ACRES)
1.	TOTAL SITE AREA	22814.962 SQ. M.	5.6375 ACRES
2.	NET PLANNED AREA	22814.962 SQ. M.	5.6375 ACRES
5.	MAX. PERMISSIBLE PLOTTING AREA	81.00 %	13917.126 SQ. M. 3.438 ACRES
6.	PROPOSED PLOTTING AREA	51.00 %	11636.518 SQ. M. 2.875 ACRES
7.	MIN. AREA REQUIRED FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10.00 %	2281.496 SQ. M. 0.564 ACRES
8.	AREA PROPOSED FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10.00 %	2281.523 SQ. M. 0.564 ACRES
9.	REQUIRED GREEN AREA (MIN.)	07.50 %	1711.122 SQ. M. 0.423 ACRES
10.	PROPOSED GREEN AREA	07.50 %	1711.210 SQ. M. 0.423 ACRES
11.	PERMISSIBLE COMMERCIAL AREA (MAX.)	04.00 %	912.598 SQ. M. 0.225 ACRES
12.	PROPOSED COMMERCIAL AREA	02.00 %	456.342 SQ. M. 0.113 ACRES
13.	PERMISSIBLE POPULATION DENSITY	PPA	240 TO 400 PPA
14.	PROPOSED POPULATION DENSITY	PPA	96 X 18.00 / 5.6375 = 306.52 PPA

**LEGEND**

- SITE BOUNDARY
- REVENUE RASTA
- COMMERCIAL BLOCK
- COMMUNITY SPACE
- OPEN / GREEN SPACE

**LEGEND -**  
1. 9.0 M. WIDE ROAD  
2. 24.00 M. WIDE SERVICE ROAD  
3. F.L. 223.75  
G.L. 223.60

OTHER'S LAND

AGRICULTURE ZONE

OTHER'S LAND

OTHER'S LAND

SECTOR - 99A

OTHER'S LAND

SECTOR - 99A