

LC-3900

to be read with Licence No. 21 of 2021 Dated 07/05/2021.

That this Layout plan for site area measuring 9.5 acres (Drawing No. DTCP-7766 dated 11-06-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Namdev Construction Pvt. Ltd. in the revenue estate of Village Gwal Pahari, Tehsil Wazirabad, District 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 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.
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 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 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.22/52/2005-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.

(AJIT SINGH)
JD (HQ)

(SANJAY NARASING)
ATP (HQ)

(ROHIT CHAUHAN)
DTP (HQ)

(IP SINGH)
STP (HQ)

(JITENDER SHAGI)
CTP (HR)

(K. MAKRAND PANDURANG, IAC)
DTCP (H)



Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 9.5 Acres (migration from the Licence no.2 of 2019 dt.05-01-2019) in the Revenue Estate of Village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

Total Area	9.5 Acres	(P)			
Area under 90.0 M. widening Road	0.600 Acres	(A)			
Area under 12.0 M. wide Green Belt	0.319 Acres	(B)			
Area under 18.0 M. wide Service Road	0.525 Acres	(C)			
50% of Area under (A+B+C)	0.726 Acres	(Q)			
Net Planned Area	8.7735 Acres	(P-Q)			
Proposed Residential	4.4086	50.250%			
Proposed Commercial	0.3509	3.999%			
Proposed Community Facilities	0.9505	10.005%			
Proposed Green	0.7130	7.51%			
Saleable area	4.7595	54.249%			

Type	Size (m.)	Area (m.)	Nos.	Total Area (Sqm.)	Nos.	Total Area (Sqm.)
I	7.000	x	19.350	135.450	10	1354.500
II	7.117	x	18.875	134.335	12	1612.021
III	7.845	x	17.020	133.322	40	5340.876
IV	6.000	x	15.763	104.029	66	6865.927
V	6.000	x	15.880	95.280	28	2667.840
Total					156	17841.144
Required Green	0.7125					
Proposed Green	0.7130					
Total Population	2106					
Population Density	240.04		PPA			

- LEGEND:
- Community Facilities
 - Green
 - Commercial
 - Site Boundary
 - Freed Plot

REQUIRED ORGANIZED GREEN = 0.7125 acres (7.5%)

PROPOSED ORGANIZED GREEN

OG1	= 0.466 acres
OG2	= 0.015 acres
OG3	= 0.145 acres
OG4	= 0.077 acres
OG5	= 0.010 acres
TOTAL	= 0.713 acres (7.51%)

TOTAL POPULATION = 156X13.5 = 2106 Persons
PROPOSED DENSITY = 2106/8.7735 = 240.04 PPA
1 Milk & Vegetables Booth = 27.50sqm

DRAWING TITLE: LAYOUT	
SCALE: 1:1000	NORTH
ARCHITECT SIGNATURE:	OWNER SIGNATURE:
OWNER NAME: M/s Namdev Construction Pvt. Ltd. LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V, COMMUNITY CENTER, VASANT KUNJ, NEW DELHI -110070	