

	PERMISSIBLE AREA IN ACRES	PERMISSIBLE %AGE	PROPOSED AREA IN ACRES	PROPOSED AREA IN SQM	PROPOSED %AGE
TOTAL AREA OF SCHEME	10.255				
NET PLANNED AREA	10.255				
AREA UNDER PLOTS	6.256	61%	5.7167	23134.448	55.75%
COMMERCIAL AREA	0.4102	4%	0.2149	869.639	2.10%
TOTAL SALEABLE AREA	6.6658	65%	5.9315	24004.087	57.84%
OPEN SPACE OR PARKS	0.7691	7.5%	0.7807	3159.390	7.61%
AREA UNDER					
COMMUNITY FACILITY	1.0255	10%	1.0255	4150.045	10.00%
PERMISSIBLE DENSITY	240 - 400 PPA		326.47		

CATEGORY	SIZE	PLOT AREA	NO. OF PLOTS	AREA (SQM)	Plot Area (Sq.yd.)		
A	6.25	X	17.03	106.438	46	4896.13	127.299
A1	6.82	X	17.03	116.145	1	116.14	138.909
A2	4.271	X	17.03	72.735	1	72.74	86.991
A3	7.25	X	17.03	123.4675	1	123.47	147.667
A4	7.4	X	17.03	126.022	2	252.044	150.722
B	5.5	X	14.25	78.375	14	1097.250	93.737
B1	7.35	X	14.25	104.738	1	104.738	125.266
C	5.5	X	15	82.500	113	9322.500	98.670
C1	7.35	X	15	110.250	5	551.250	131.859
C2	7.01	X	15	105.150	4	420.600	125.759
C3	6.9	X	15	103.500	2	207.000	123.786
D	5.5	X	16	88.000	30	2640.000	105.248
D1	7.47	X	16	119.520	2	239.040	142.946
D2	6.68	X	16	106.880	4	427.520	127.828
D3	0.5 x(5.5+6.12)	X	16	92.960	2	185.920	111.180
D4	0.5 x(6.12+6.74)	X	16	102.880	1	102.880	123.044
D5	7.01	X	16	112.160	2	224.320	134.143
E	6.5	X	19.67	127.86	16	2045.680	152.915
E1	5.35	X	19.67	105.23	1	105.235	125.860
			TOTAL	248	23134.448		
					5.7167	Acres	%

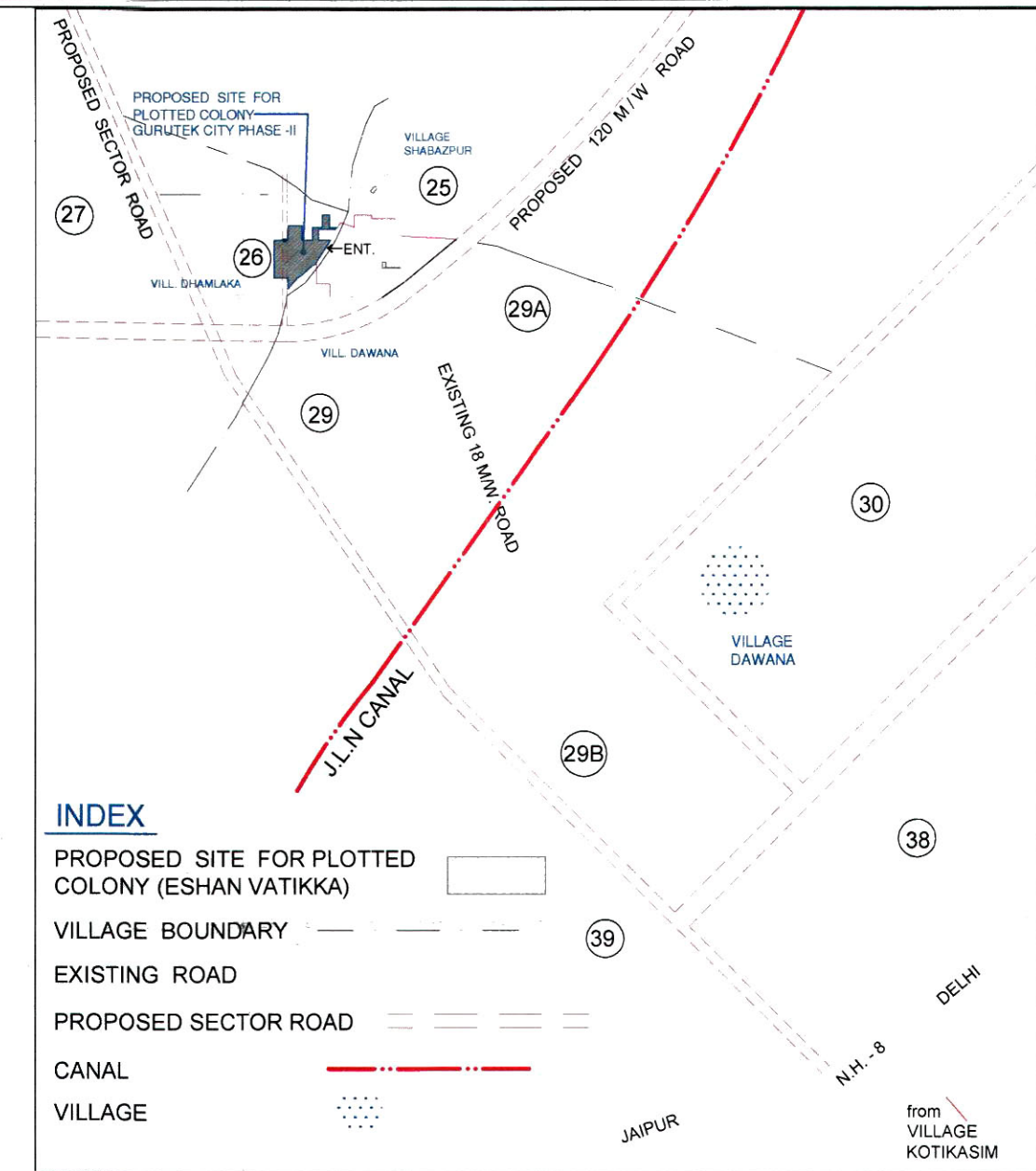
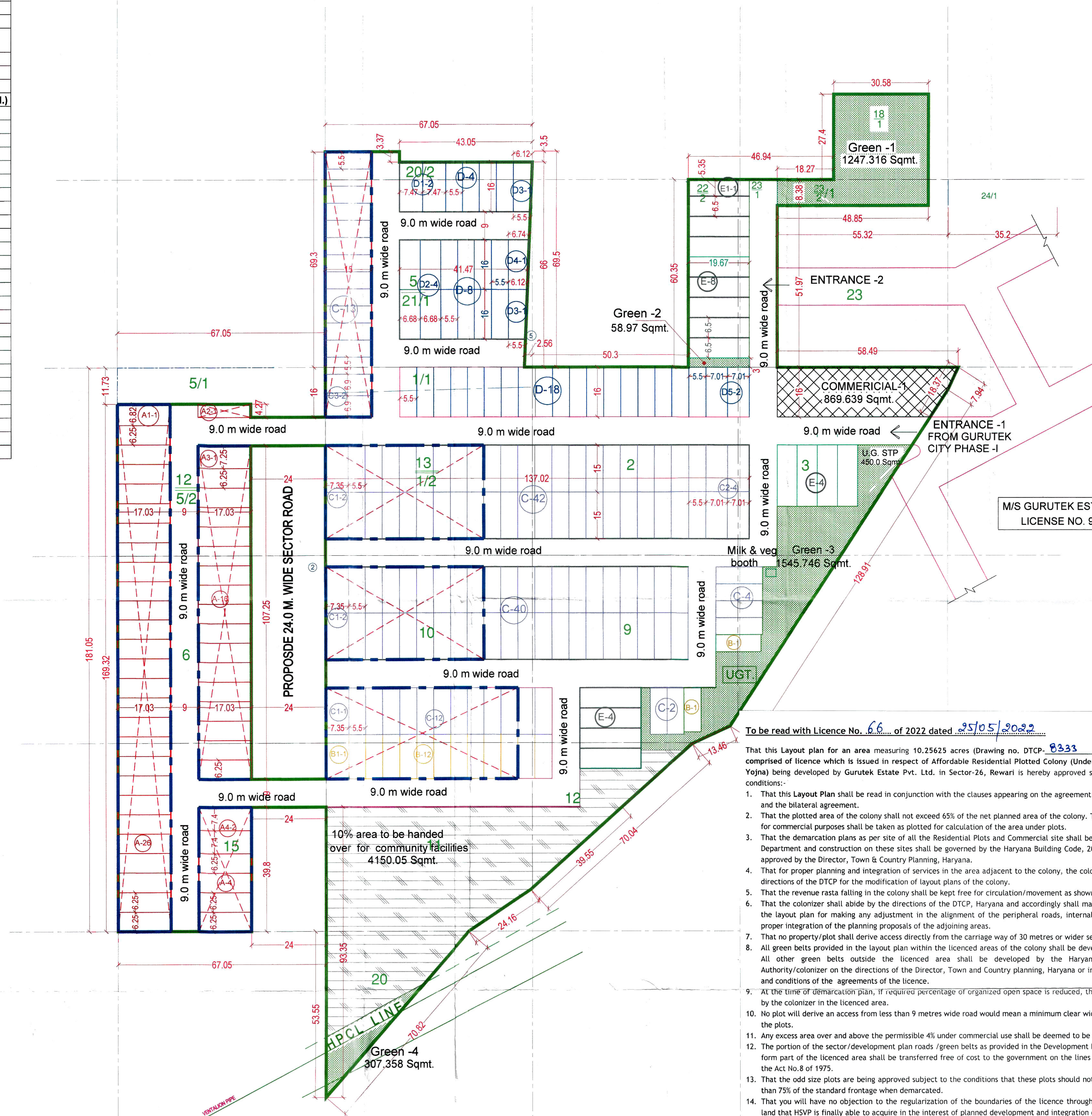
DENSITY CALCULATION							
NO. OF PLOTS	248	X	13.5	3348	PERSONS PER/ACRE	DIVIDED BY SAY 327 PPA	10.255
				326.47			

GREEN AREA DETAIL		
GREEN-1	1247.316	SQM
GREEN-2	58.97	SQM
GREEN-3	1545.746	SQM
GREEN-4	307.358	SQM
TOTAL	3159.39	SQM
OR	0.7807	AC.

LEGEND

- 10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
- COMMERCIAL AREA
- GREEN AREA

DETAIL OF 50 % FREEZED PLOTS						
CATEGORY	SIZE	PLOT AREA	NO. OF PLOTS	AREA (SQM)		
A	6.25	X	17.03	106.438	46	4896.125
A1	6.82	X	17.03	116.14	1	116.1446
A2	4.271	X	17.03	72.74	1	72.73513
A3	7.25	X	17.03	123.468	1	123.468
A4	7.4	X	17.03	126.02	2	252.044
B	5.5	X	14.25	78.38	10	783.750
B1	7.35	X	14.25	104.74	1	104.738
C	5.5	X	15	82.50	55	4537.500
C1	7.35	X	15	110.25	5	551.250
C3	6.9	X	15	103.50	2	207.000
			TOTAL	124	11644.754	Sqm.
					2.8775	Acres
					50.34	% of plot Area



KEY PLAN

M/S GURUTEK ESTATE PVT. LTD.
LICENSE NO. 90 OF 2009

To be read with Licence No. 66 of 2022 dated 25/05/2022 LC-4685

This Layout plan for an area measuring 10.25625 acres (Drawing no. DTCP-8333 dated 25-05-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Gurutek Estate Pvt. Ltd. in Sector-26, Rewari 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(i)(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 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.
- 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.22/22/2005-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.

ARCHITECT'S SIGNATURE :-
SANDEEP KHERA
(B. Arch., M.B.A.)
CA/97/21237
Interact Consultants Pvt. Ltd.
114, 115 & 116, Sushant Plaza, A-Block,
Sushant Lok-1, Gurgaon (Haryana)
Ph. 4010353/354, 4054931

OWNER'S SIGNATURE :-

SITE LAYOUT PLAN

DRG. NO :-
ARCH - 1.1
DATE :-
17-02-2022

DEALT BY :-
SATISH KUMAR
SCALE :-
1:1000

CHKD. BY :-
AR. SANDEEP KHERA
ARCHITECTS :-
Interact consultants pvt. ltd.
114,115,116,Sushant Plaza A-BLOCK,
Sushant Lok-1,Gurgaon,(Haryana)0124 4010354
Email: mail.interact@gmail.com

CLIENTS :-
GURUTEK ESTATE PVT LTD.
PROJECT :-
LAYOUT PLAN OF PLOTTED COLONY UNDER
DEEN DAYAL JANAWAS YOJNA LAND MEASURING
10.255 ACRES IN VILLAGE DHAMLAKA SECTOR -26
REWARI HARYANA TO BE DEVELOPED BY
GURUTEK ESTATE PVT LTD.

(RAMESH BANSAL) ATP (HQ)
(AMIT MADHOLIA) DTP (HQ)
(HITESH SHARMA) STP (M) HQ
(P.B. SINGH) CTP (HR)
(K. MAHRAND PANDURANG, IAS) DTCP (HR)
(RAM AVTAR BASSI) AD (HQ)