PROPOSED REVISED LAYOUT PLAN OF THE RESIDENTIAL PLOTTED COLONY AT SECTOR 63-A,GURUGRAM. MEASURING 110.20575 ACRES, INCLUDING ADDITIONAL AREA OF 2.08125 ACRES, TO THE ALREADY LICENSED AREA OF 108.12½5ACRES (100.262 ACRES UNDER LICENSE NO. 119 OF 2011 + 7.8625 ACRES ADDITIONAL LICENSE NO.71 OF 2014).

ADDED LAND AS/SHAJRA PLAN			
	S.NO.	KHASRA NO.	AREA(ACRE)
①	NEW LAND-1	RACT NO.15 (20/1/2 & 21/2)	0.8438
②	NEW LAND-2	RACT NO.38 (16/2)	0.0750
③	NEW LAND-3	RACT NO. 39 (8/2)	0.1250
④	NEW LAND-4	RACT NO.40 (12/2)	1.0375
		RACT NO.4 (12/2)	
		RACT NO.4 (13/1/2,13/2/2)	
	TOTAL NEW ADDED LAND AREA		2.08125

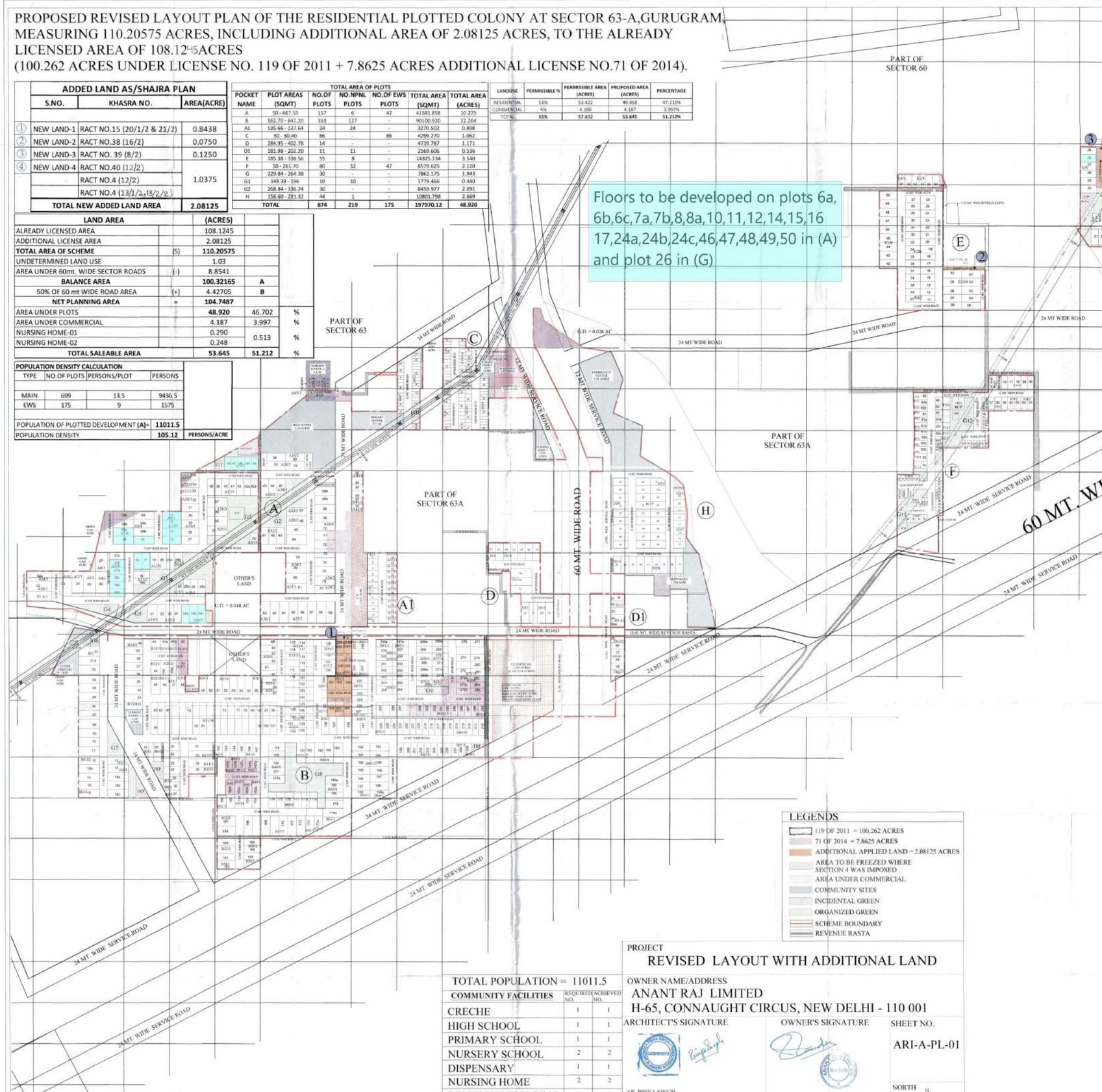
TOTAL AREA OF PLOTS						
POCKET NAME	PLOT AREAS (SQMT)	NO.OF PLOTS	NO.NPNL PLOTS	NO.OF EWS PLOTS	TOTAL AREA (SQMT)	TOTAL AREA (ACRES)
A	50 - 667.55	157	6	42	41581.858	10.275
B	162.70 - 647.20	333	127	-	90100.920	22.264
A1	135.66 - 137.64	24	24	-	3270.502	0.808
C	50 - 50.40	86	-	86	4299.270	1.062
D	284.35 - 402.78	14	-	-	4739.787	1.171
D1	181.98 - 202.20	11	11	-	2169.606	0.536
E	185.38 - 338.56	55	8	-	14325.134	3.540
F	50 - 261.70	80	32	47	8579.625	2.120
G	229.84 - 264.38	30	-	-	7862.175	1.943
G1	149.39 - 196	10	10	-	1779.466	0.440
G2	268.84 - 336.24	30	-	-	8459.977	2.091
H	156.60 - 291.32	44	1	-	10801.798	2.669
TOTAL		874	219	175	197970.12	48.920

LANDUSE	PERMISSIBLE %	PERMISSIBLE AREA (ACRES)	PROPOSED AREA (ACRES)	PERCENTAGE
RESIDENTIAL	51%	53.422	49.458	47.215%
COMMERCIAL	4%	4.190	4.187	3.997%
TOTAL	55%	57.612	53.645	51.212%

LAND AREA		(ACRES)		
ALREADY LICENSED AREA		108.1245		
ADDITIONAL LICENSE AREA		2.08125		
TOTAL AREA OF SCHEME	(S)	**110.20575**		
UNDETERMINED LAND USE		1.03		
AREA UNDER 60mt. WIDE SECTOR ROADS	(-)	8.8541		
BALANCE AREA		**100.32165**	**A**	
50% OF 60 mt WIDE ROAD AREA	(+)	4.42705	**B**	
NET PLANNING AREA	=	**104.7487**		
AREA UNDER PLOTS		**48.920**	46.702	%
AREA UNDER COMMERCIAL		4.187	3.997	%
NURSING HOME-01		0.290	0.513	%
NURSING HOME-02		0.248		%
TOTAL SALEABLE AREA		**53.645**	**51.212**	%

POPULATION DENSITY CALCULATION			
TYPE	NO.OF PLOTS	PERSONS/PLOT	PERSONS
MAIN	699	13.5	9436.5
EWS	175	9	1575
POPULATION OF PLOTTED DEVELOPMENT (A)=			11011.5
POPULATION DENSITY			105.12 PERSONS/ACRE

Floors to be developed on plots 6a, 6b,6c,7a,7b,8,8a,10,11,12,14,15,16 17,24a,24b,24c,46,47,48,49,50 in (A) and plot 26 in (G)



LEGENDS

- 119 OF 2011 = 100.262 ACRES
- 71 OF 2014 = 7.8625 ACRES
- ADDITIONAL APPLIED LAND = 2.08125 ACRES
- AREA TO BE FREEZED WHERE SECTION 4 WAS IMPOSED
- AREA UNDER COMMERCIAL
- COMMUNITY SITES
- INCIDENTAL GREEN
- ORGANIZED GREEN
- SCHEME BOUNDARY
- REVENUE RASTA

TOTAL POPULATION = 11011.5		
COMMUNITY FACILITIES	REQUIRED NO.	ACHIEVED NO.
CRECHE	1	1
HIGH SCHOOL	1	1
PRIMARY SCHOOL	1	1
NURSERY SCHOOL	2	2
DISPENSARY	1	1
NURSING HOME	2	2
RELIGIOUS BUILDING	1	1
COMMUNITY CENTER	1	1

PROJECT

REVISED LAYOUT WITH ADDITIONAL LAND

OWNER NAME/ADDRESS

ANANT RAJ LIMITED
H-65, CONNAUGHT CIRCUS, NEW DELHI - 110 001

ARCHITECT'S SIGNATURE

AR. PRIYA SINGH
MS.CONCEPT PLANNERS INTERNATIONAL

OWNER'S SIGNATURE

SCALE

DATE

REVISION

SHEET NO.

ARI-A-PL-01

NORTH

NPNL @25% OF 874 = 218.5	
ACHIEVED NO.OF NPNL PLOTS	
A40	4
A41	1
A42	1
B28	1
B29	2
B30	6
B32	8
B33	44
B34	3
B35	1
B43	1
B44	1
B45	1
B67	1
B68	1
B69	16
B71	1
B72	6
B73	10
B74	2
B75	2
B79	10
B87	6
B88	1
B89	1
B90	1
B91	1
A1	2
A1-1	10
A1-2	1
A1-3	1
A1-4	1
A1-5	1
A1-6	1
A1-7	1
A1-8	1
A1-9	1
A1-10	1
A1-11	1
A1-12	1
A1-13	1
D1	7
D1-1	2
D1-2	1
D1-3	1
E2	5
E4	2
E5	1
F	1
F1	1
F2	1
F3	1
F4	1
F5	1
F6	1
F7	1
F8	1
F9	1
F10	1
F11	1
F12	4
F13	2
F15	1
F16	1
F17	5
F18	2
F19	2
F20	3
G1	1
G1-1	1
G1-2	1
G1-3	1
G1-4	1
G1-5	1
G1-6	1
G1-7	2
G1-8	1
H4	1
	219

CALCULATION OF ORGANIZED GREEN	
TYPE	AREA (ACRES)
G1	0.170
G2	1.657
G3	1.072
G4	0.194
G5	0.174
G6	0.065
G7	0.335
G8	1.017
G9	0.134
G10	0.084
G11	0.337
G12	0.602
G13	0.733
G14	0.120
G15	0.183
TOTAL	6.877

EWS @20% OF 874 = 174.8	
ACHIEVED NO.OF EWS PLOTS	
A43	3
A44	3
A45	1
A46	15
A47	20
C	25
C1	14
C2	23
C3	5
C4	19
F21	6
F22	12
F23	9
F24	3
F25	6
F26	2
F27	9
TOTAL	175

GREEN REQUIRED on 11011.5(@2.5 SQ.MT PER PERSON) 27528.75 SQ.MT			
	sqmt	acres	percentage
Green provided			
Organised Green =	27830.200	6.877	6.565%
Incidental Green =	4643.113	1.147	1.095%
TOTAL =	32473.314	8.024	7.661%

	REQUIRED		ACHIEVED	
EWS	174.8	20%	175	20%
NPNL	218.5	25%	219	25%

To be read with Licence No. 104 of 2019 Dated 07/09/2019 LC-3543C

That this **Revised Layout plan for an additional area measuring 2.08125 acres in the Residential Plotted Colony measuring 108.1245 acres (Licence No. 119 of 2011 dated 28.12.2011 (100.262 acres) and Licence No. 71 of 2014 dated 29.07.2014 (7.8625 acres)), thereby making total site area 110.20575 acres (Drawing No. DTCP-7139 dated 04.09.2019) comprised of licences which is in revenue estate of Village Kadarpur & Ullahawas, Sector-63A, 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 55% 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 and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. All green belts provided in the layout plan within the licenced area 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 licences.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
12. Any excess area over and above the permissible 4% under commercial use shall be diverted to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
14. 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 basis of section 3(3)(b)(ii) of the Act No.8 of 1975.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plots shall exceed 2 kanals.
16. 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.
17. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 2333 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
22. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 13/6/2016-5P dated 21.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
23. That you shall not obstruct the Gas Pipe Line while laying the services in the colony.
24. That you shall get made 66KV HT line as underground before approval of zoning plan of Nursing Home.

(SHAILESH DIXIT) ADE(HQ) | (SUNIL KUMAR) SDO(HQ) | (DIVYA DOGRA) ATP (HQ) | (SANJAY KUMAR) DTP (HQ) | (S.S. NIRWAN) DTP (HQ) | (VIJENDER GARG) CM(HQ) | (K. MAHANAU PANDURANG, IAS) DTCP (HQ)