

60.0 M WIDE ROAD

SECTOR - 112

AREA STATEMENT							
TOTAL PLOT AREA	7.68125	ACRES OR	31084.87	SQ. MTRS.			
AREA UNDER 24 MTR WIDE ROAD	0.06612	ACRES OR	267.58	SQ.MTRS			
NET BALANCE AREA	7.68125	ACRES OR	31084.87	SQ. MTRS.			
	PERMISSIBLE			PROPOSED			
NET PLANNED AREA	7.68125	ACRES	SQ.MTRS	%	ACRES	SQ. MTRS.	
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	4.69	18961.77	53.29%	4.09	16566.20
COMMERCIAL AREA	4.00	%	0.31	1243.39	4.0%	0.31	1243.04
AREA FOR COMMON FACILITIES	10.00	%	0.77	3108.49	10%	0.77	3108.69
MIN GREEN AREA	7.5	%	0.58	2331.36	7.5%	0.58	2331.93
NO. OF PLOTS					128		
OCCUPANCY PER DWELLING PLOT					18.0		
TOTAL POPULATION		PERSONS		2304			
DENSITY	240-400	PPA		299.95	@ 18 PERSONS / PLOT		

To be read with Licence No. 177 of 2022 Dated 03/11/2022 1C-4491

That this Layout plan for an area measuring 7.68125 acres (Drawing No. _____ Dated _____) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Rishali Developers LLP, Sector-112, Gurugram is hereby approved subject to the following conditions:-

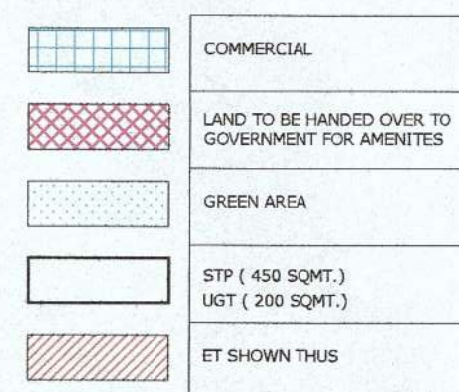
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall 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 roads 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 areas 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 would mean a minimum clear width of 9 metres between tholos.
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 33(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.

(NARENDRA KUMAR) (HITESH SHARMA) (BHUVINESH KUMAR) (T.L. SATYAPRAKASH, IAS)
 DTP(HQ) STP(MHQ) CTP (ITGM) DG, TCP(HR)

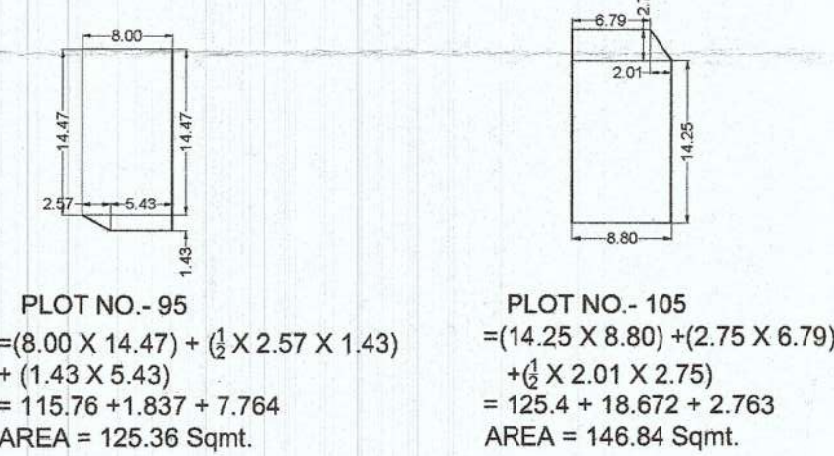
(JAGDEEP) (DINESH KUMAR)
 ATP(HQ) PA(HQ)

BHUVINESH KUMAR

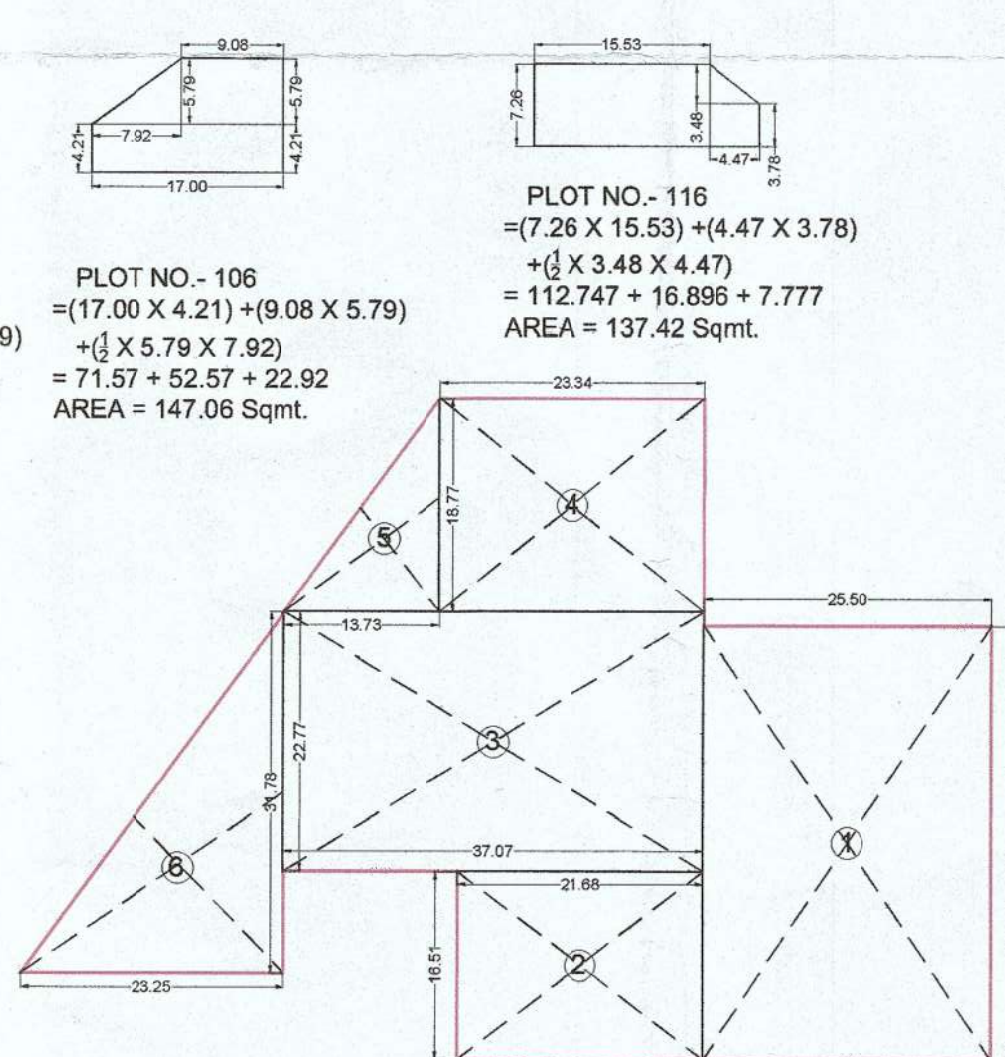
DETAIL OF TOTAL NO OF PLOTS					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
1 TO 4	9.210	11.730	108.033	4	432.13
5 TO 12	7.540	18.440	139.038	8	1112.30
12A TO 30	8.340	13.860	115.592	18	2080.66
31 TO 34	7.380	16.850	124.353	4	497.41
35	9.060	12.950	117.3270	1	117.33
36 TO 45	8.340	12.950	108.003	10	1080.03
46	8.290	12.950	107.356	1	107.36
47 TO 57	7.060	21.180	149.531	11	1644.84
58 TO 61	7.960	18.660	148.534	4	594.13
62 TO 71	8.000	16.340	130.720	10	1307.20
72 TO 76	7.340	13.630	100.044	5	500.22
77 to 81	7.340	17.340	127.276	5	636.38
82 TO 84	7.340	16.340	119.936	3	359.81
85 TO 94	8.000	16.340	130.720	10	1307.20
95	8.000	18.700	132.680	1	132.68
96 TO 101	8.000	15.900	127.200	6	763.20
102 TO 104	8.800	17.000	149.600	3	448.80
105	8.800	17.000	146.840	1	146.84
106	10.000	17.000	147.060	1	147.06
107 TO 112	8.000	17.000	136.000	6	816.00
113 TO 115	7.500	20.000	150.000	3	450.00
116	7.260	20.000	137.420	1	137.42
117 TO 123	7.260	20.000	145.200	7	1016.40
124 TO 127	8.000	18.700	149.600	4	598.40
128	7.080	18.700	132.396	1	132.40
TOTAL			128	16566.20	



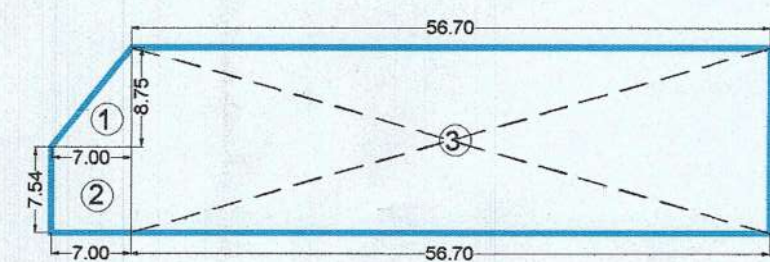
PLOT DETAIL



COMMUNITY LAND AREA CHART				
NAME	SHAPE	PLOT SIZES		AREA (SQ.MTRS.)
		WIDTH	LENGTH	
1	RECTANGLE	25.50	38.05	970.28
2	RECTANGLE	21.68	16.51	357.94
3	RECTANGLE	22.77	37.07	844.08
4	RECTANGLE	23.34	18.77	436.09
5	TRIANGLE	13.73	18.77	128.86
6	TRIANGLE	23.25	31.78	369.44
TOTAL COMMUNITY AREA				3108.69
				0.77 ACRES

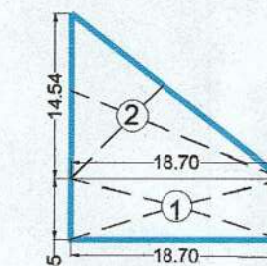


GREEN AREA CHART				
NAME	PLOT SIZES		AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
	WIDTH	LENGTH		
GREEN AREA-1	3.35	9.43	31.59	31.59
GREEN AREA-2	7.21	7.87	56.75	37.58
GREEN AREA-3	36.72	3.00	110.16	110.16
GREEN AREA-4	21.18	1.34	28.38	
	5.03	13.63	68.56	96.94
GREEN AREA-5	14.69	15.34	225.34	225.34
	15.04	20.57	154.69	
	12.14	4.67	61.36	
GREEN AREA-6	23.46	40.39	454.19	1216.58
	17.63	13.04	118.25	
	26.52	12.75	337.93	
	11.11	16.59	92.16	
GREEN AREA-7	10.42	14.25	74.24	74.24
GREEN AREA-8	6.64	9.08	30.15	30.15
	7.59	16.51	254.09	
GREEN AREA-9	15.30	23.25	174.38	449.05
	5.49	7.50	20.59	
GREEN AREA-10	3.90	20.00	60.00	60.00
TOTAL			2331.93	SQ.MT 0.58 ACRES



COMMERCIAL-1 AREA DIAGRAM

COMMERCIAL-1 AREA				
NAME	SHAPE	PLOT SIZES		AREA (SQ.MTRS.
		WIDTH	LENGTH	
1	TRIANGLE	7.00	8.75	30.63
2	RECTANGLE	7.00	7.54	52.78
3	RECTANGLE	56.700	16.29	923.64
TOTAL				1007.05 SQMTR
				0.25 ACRE



COMMERCIAL-2 AREA DIAGRAM

COMMERCIAL-2 AREA				
NAME	SHAPE	PLOT SIZES		AREA (SQ.MTRS.
		WIDTH	LENGTH	
1	RECTANGLE	5.35	18.70	100.05
2	TRIANGLE	18.70	14.54	135.95
TOTAL				235.99 SQMTRS. 0.06 ACRE

66 KV HT LINE-

24.0 M WIDE ROAD

36.85

GREEN-10
197.12 SQMT

PROJECT NAME & ADDRESS :

DEMARCATION PLAN FOR DEEN DAYAL JAN AWAS YOUNA AFFORDABLE
 PLOTTER HOUSING COLONY OVER AN AREA MEASURING 7.68125 ACRES.
 (LO NO LC-4491-JE (DS)/2021/119348 DATED 11.08.2021)
 SITE MEASURING = 7.78125 ACRES
 [RECTKILLS NO 40/0214/2(2-9), 242(0-7), 251/11/2(0-16), 252/2(7), 27/1(1-13),
 441/4(2-5), 413/1(0-10), 432/0(9), 541(1-11), 52/13(4-5), 50/2(3-5),
 152/12(7-12), 45/11/1(1-16), 11/2(1-16), 10/7(19), 11/16(16-31), 12/6(3-5),
 13/7(13), 18/10(18), 19/1(0-18), 20/1M(0-0-3) TOTAL 506-228M OR 68125
 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE BAJGHERRA IN
 SECTOR-112, DISTRICT GURUGRAM BEING DEVELOPED BY PINNIE
 INDUSTRIAL CONSULTANT PVT. LTD., RISHALI DEVELOPERS LLP, ZONE X
 DEVELOPERS PVT. LTD., LOGICAL ESTATE PVT. LTD., SHRI
 BHAGWAN-ZILAY SINGH, KAPOOR S/O NIHAL SINGH C/O RISHALI
 DEVELOPERS LLP

OWNER NAME :
Rishali Developers LLP.

DRAWING TITLE :
SITE & LAYOUT PLAN

ARCHITECT'S SIGNATURE: _____

OWNER'S SIGNATURE:

NORTH :

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

OWNER'S SIGNATURE:

Erin K.

N

SCALE :
400

: 600