



To be read with Licence No. 211 of 2022 dated 26/12/2022

That this Layout plan for an area measuring 7.94375 acres (Drawing no. DG, TCP- 26872 dated 26-12-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Mapsko Builders Pvt. Ltd. in collaboration with land owners in Sector-78, Gurugram Manesar Urban Complex 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 General, 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 DG, TCP 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 DG, TCP, 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 General, 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 HSP 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 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.
18. 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.
19. 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.

(SANJAY NARANG) ATP (HQ) (R.S. BATHI) DTP (HQ) (HITESH SHARMA) STP (M) HQ (P.P. SINGH) CTP (HR) (T.L. SATYAPRAKASH, IAS) DG, TCP (HR) (RAM AVTAR BASSI) JD (HQ)

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 7.94375Acres, UNDER DEEN DAYAL JAN AWAS YOJNA IN VILLAGE NAURANGPUR ,SECTOR-78, DISTT. TEHSIL-MANESAR, GURUGRAM HARYANA BEING DEVELOPED BY MAPSKO BUILDERS PVT. LTD

ARCHITECT Shri Nisar Ahmed Ansari CA/2005/36034	OWNER MAPSKO BUILDERS PVT. LTD. For Mapsko Builders Pvt. Ltd. Authorized Signatory
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DEVELOPED BY
MAPSKO BUILDERS PVT. LTD.

TOTAL AREA OF THE SCHEME		=	7.94375 ACRES
NET PLANNED AREA		=	7.94375 ACRES
Permissible Area Detail		Area (In Acres)	Proposed Area Detail
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE		0.318	= 0.318 ACRES 4.00 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE		4.846	= 4.514 ACRES 56.82 %
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE		5.163	= 4.832 ACRES 60.82 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE		0.596	= 0.621 ACRES 7.82 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE		0.794	= 0.794 ACRES 10.00 %

PLOTS AREA DETAIL						
S.no	Plot No	Size		Area Sq.Mt	No's	Total Area
1	A	=	6.600 x 22.690	= 149.75	24	3594.10 Sq.mt
2	B	=	6.820 x 21.990	= 149.97	7	1049.80 Sq.mt
3	C	=	7.480 x 20.000	= 149.60	13	1944.80 Sq.mt
4	D	=	7.540 x 19.880	= 149.90	6	899.37 Sq.mt
5	E	=	6.770 x 18.800	= 127.28	28	3563.73 Sq.mt
6	F	=	6.670 x 16.350	= 109.05	27	2944.47 Sq.mt
7	G	=	6.710 x 14.380	= 96.49	20	1929.80 Sq.mt
8	H	=	7.120 x 13.580	= 96.69	9	870.21 Sq.mt
9	I	=	7.550 x 11.460	= 86.52	5	432.62 Sq.mt
10	J	=	18.800 x 6.310	= 118.63	4	474.51 Sq.mt
11	M1	=	AS PER PLINE	= 149.70	1	149.70 Sq.mt
12	M2	=	AS PER PLINE	= 138.01	1	138.01 Sq.mt
13	M3	=	AS PER PLINE	= 126.22	1	126.22 Sq.mt
14	M4	=	AS PER PLINE	= 148.25	1	148.25 Sq.mt
TOTAL				147	18265.58	Sq.mt
				OR	4.514	Acres

DENSITY CALCULATION			
TOTAL DENSITY	=	147	X 13.50 @ PERSONS PER PLOT
	=	1984.50	÷ 7.9438
	=	249.819	PPA AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK	
Minimum Required @ 7.50%	= 0.60 Acres
Proposed Green	
G1	= 0.301 Acres
G2	= 0.196 Acres
G3	= 0.124 Acres
Total Area	= 0.621 Acres
OR	= 7.82 %

(ROAD LAYOUT)