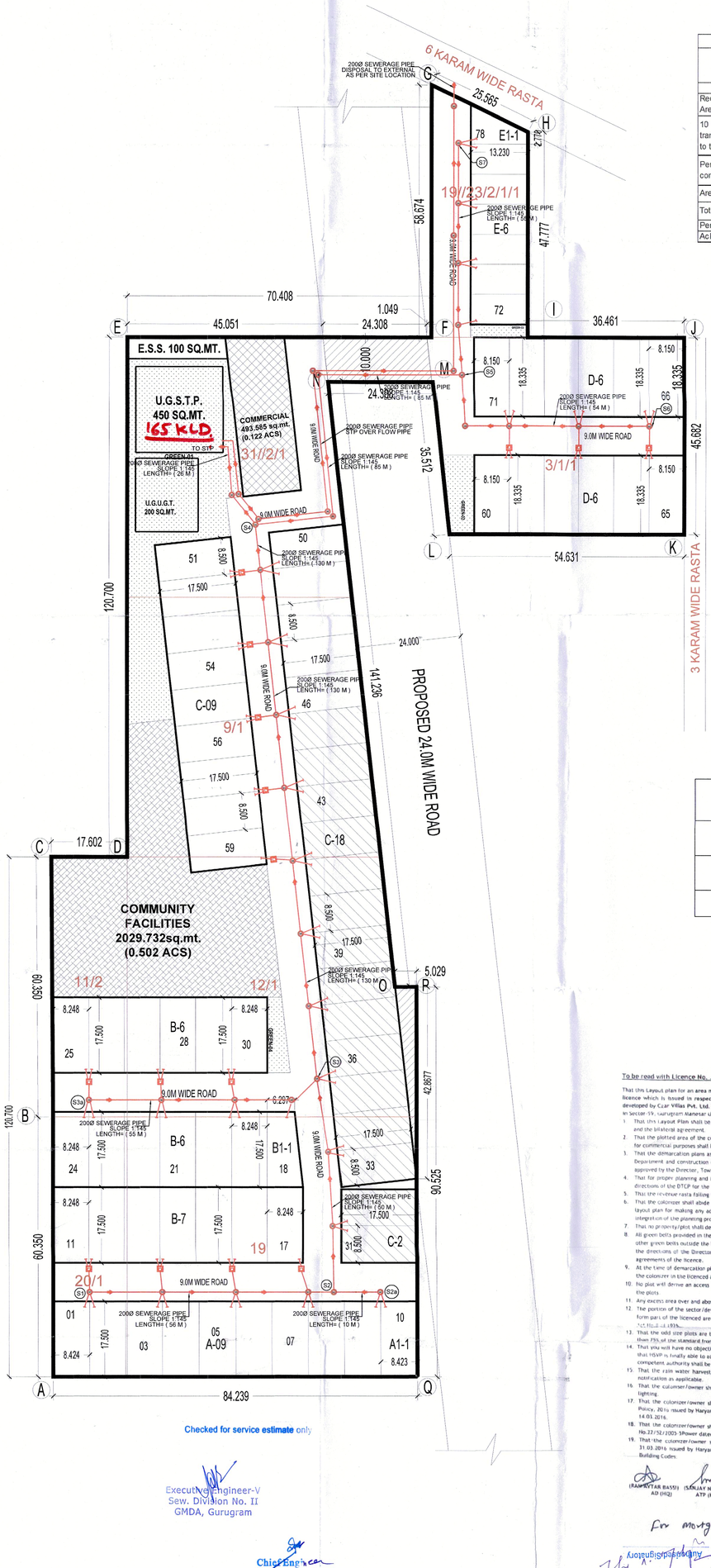

TOTAL AREA OF LAND =5.006 ACRES (20268.5311SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	0.375	1519.390	7.5	0.406	1642.703	8.109
10 % area to be transferred free of cost to the govt.	0.501	2025.853	10.0	0.502	2029.732	10.019
Permissible commercial area	0.200	810.341	4.0	0.122	493.585	2.436
Area Under Plots	3.054	12357.704	61.0	2.739	11086.076	54.723
Total permissible area	3.254	13168.045	65.0	2.861	11579.661	57.159
Permissible Density	240-400 ppa			280.46	PPA	
Achieved Density	280.46	PPA				

PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	8.424	17.500	147.420	01-09.	9	1326.780
A1	8.423	17.500	147.403	10.	1	147.403
B	8.248	17.500	144.340	11-17,19-30	19	2742.460
B1	(6.297+8.248)/2x17.5		127.269	18.000	1	127.269
C	8.500	17.500	148.750	31-59	29	4313.750
D	8.150	18.335	149.430	60-71	12	1793.163
E	7.000	13.230	92.610	72-77	6	555.660
E1	(9.262+2.77)/2x13.23		79.592	78	1	79.592
TOTAL PLOT AREA					78	11086.076
					IN ACRES	2.739

20% MORTGAZED PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
C	8.500	17.500	148.750	31-45	15	2231.250
TOTAL PLOT AREA					15	2231.250
					IN ACRES	0.551

AREA UNDER 24.0 METER WIDE ROAD				
S.NO.		WIDTH	LENGTH	AREA
1	1.000	10.000	24.308	243.080
2	0.500	5.029	42.8677	107.791
TOTAL AREA				350.871

GREEN AREA DETAILS

GREEN AREA 01 = 1395.768 Sq.mt.
GREEN AREA 02 = 123.904 Sq.mt.
GREEN AREA 03 = 47.492 Sq.mt.
GREEN AREA 04 = 75.539 Sq.mt.

TOTAL AREA = 1642.703 Sq.mt.

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	MH	SEWERAGE MANHOLE
2.		SEWERAGE PIPE

SEWERAGE SITE PLAN

To be read with Licence No. _____ of 2022 dated _____

That this Layout plan for an area measuring 5.006 acres (Drawing no. DTCP-_____ dated_____) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Czar Villas Pvt. Ltd. (earlier known as Neel Mahadev Buildtech Pvt. Ltd.) in collaboration with land owners in Sector-59, 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, 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(1)(a)(iii) of the ULC(E&J) Act, 1976.
13. That the odd size plots are being approved subject to the condition 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 HSVP 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.

(RAM AVTAR BASSI) AD (HQ) | (SANJAY MARANG) ATP (HQ) | (R.S. BATTH) DTP (HQ) | (HITESH SHARMA) STP (N) HQ | (SATYAPRAKASH) CTP (HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP (HR)

For mortgage purpose only

Czarr Villas Pvt Ltd
Authorised Signatory

Ar. VIKAS AHLAWAT
CA/2012/37039

NEP Buildtech Consultant New Delhi

Checked for service estimate only

Executive Engineer-V
Sew. Division No. II
GMDA, Gurugram

Chief Engineer
(Infra-II), GMDA
Gurugram

LEGEND -

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- 20% MORTGAZED PLOTS SHOWN AS
- AREA UNDER 24.0M ROAD

TITLE:-

PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.006 ACRES (40K-1M) FALLING IN THE REVENUE ESTATE OF VILLAGE BEHRAMPUR, SECTOR 59, G.M.U.C. (HR) BEING DEVELOPED BY - SH. SADHU RAM , SH. RATI RAM , OTHERS IN COLLABORATION WITH CZARR VILLAS PVT. LTD. (FORMERLY KNOWN AS M/S NEEL MAHADEV BUILDTECH PVT.LTD.)

OWNERS SIGNATURE:- R VILLAS PRIVATE LTD. CTOR AUTHORISED SIGN

ARCHITECT SIGNATURE:- Ar VIKAS AHLAWAT CA/2012/37039

DRAWING TITLE : LAYOUT PLAN

DATE:- sep. -2022

SCALE:- 1:450(A1)

NORTH

SHEET NO. 01