

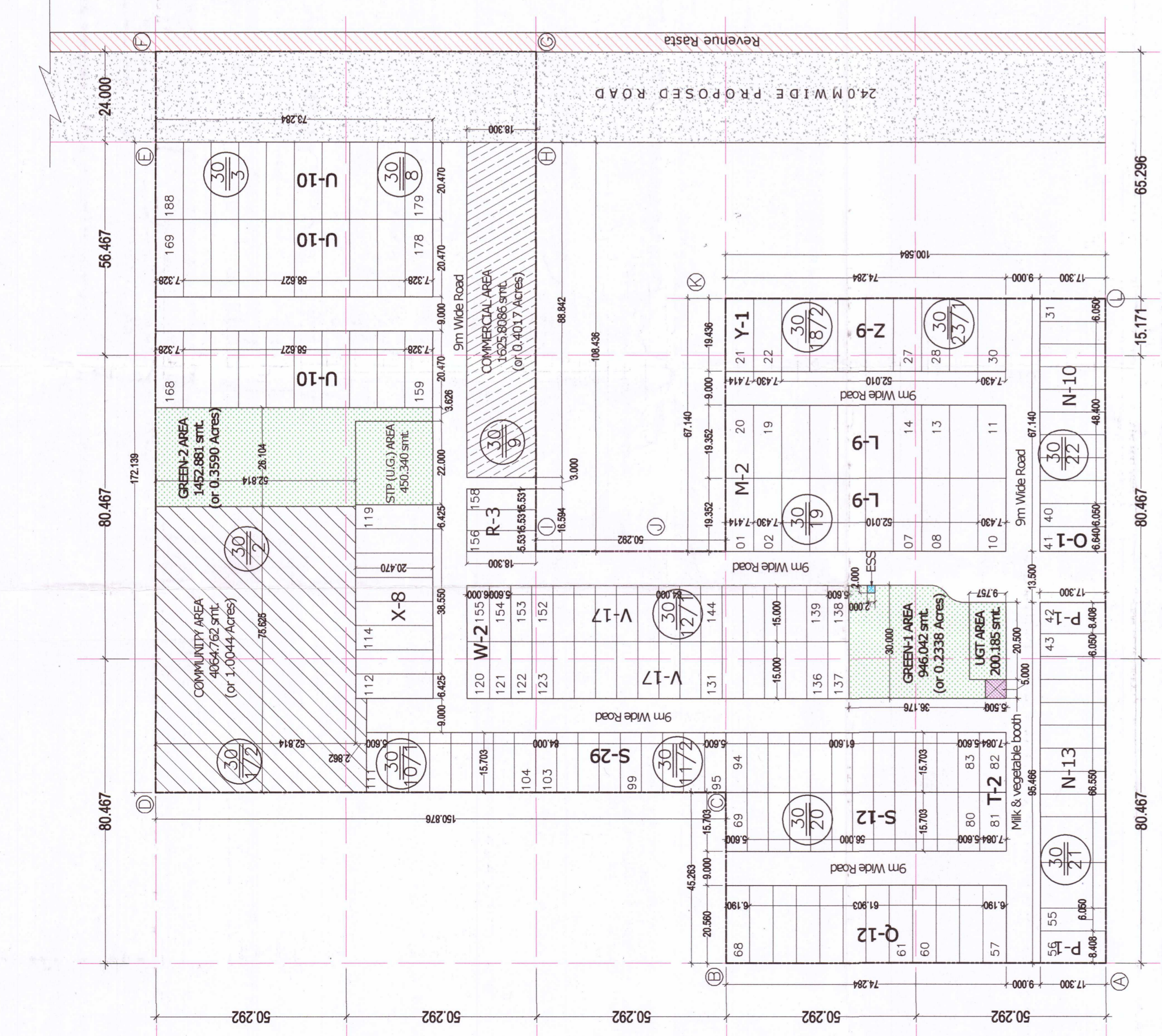
To be read with Licence No. U8 of 2023 Dated 02/03/2023 LC-3841

That this Layout Plan for an area measuring 10.04375 acres (Drawing no. DTCP 94C dated 09-1-2023) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jiyojna) being developed by Mahi Buildcon Pvt. Ltd. in Sector-7, Palwal is hereby approved subject to the following conditions:-

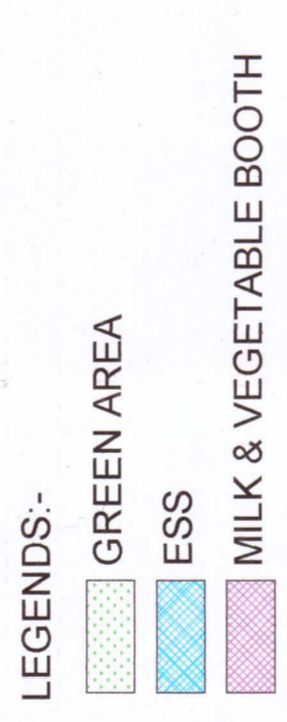
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- The commercial purpose shall not exceed 65% of the net planned area of the colony. The entire area used for commercial purpose shall be taken as plotted for calculation of the area under plots.
- That the development plan for the Residential Plots and Commercial site shall be approved from this Department 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 provision of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP in 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 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.
- 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.
- 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) 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 Photovoltaic Power Plant as per the provisions of order No.22/327/2005-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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PRAVEEN CHAUHAN) DTP (HD) (VINEET SINGH) STP (HD) (P.P. SMGH) STP (HR) (T.L. SATYAPRAKASH, IAS) DCTP (HR)

(NARINDER KUMAR) JD (HQ) (O.P. PRAKASH) ATP (HQ)



COMMERCIAL AREA CALCULATION	
1	88.842 18,300 1625.8086
STP AREA CALCULATION	
1	22,000 20,470 450,3400
UGT AREA CALCULATION	
1	20,500 9,757 200,0185
ESS AREA CALCULATION	
1	2,000 2,000 4,0000
MILK & VEGETABLE BOOTH	
1	5,000 5,500 27,5000
GREEN-1 AREA	
1	30,000 5,000 150,0000
2	28,000 2,000 56,0000
3	30,000 14,800 444,0000
4	25,500 10,039 255,9945
5	AS / BOUNDARY 18,7620
6	5,000 4,257 21,2850
GREEN-2 AREA	
1	26,104 52,814 1,378,6567
2	3,626 20,470 74,2242
TOTAL	2398,9224
TOTAL GREEN AREA (INCLUDING U.G.T & STP)	
	3049,2809



S. No.	Rectangle// Killa No.	Length (In Mt.)	Width (In Mt.)	Area (In Sq. Mt.)
1	30/11/2	35,204	50,292	1770,4796
2	30/2	40,421	50,292	2032,8529
3	30/10/1	A 24,704 B 10,5	5,384 2,522	133,0063 26,4810
4	30/9	40,421	2,522	101,9418
TOTAL				4064,7616

S.No.	Type of plot	Width (in mt.)	Length (in mt.)	Area of each plot		Nos. of Plot	Total Area of under plots (Area in Sq.mt.)
				Area (in Sq.mt.)	Area (in Yds.)		
1	L	7,430	19,352	143,785	171,967	18	2,888,1365
2	M	7,414	19,352	143,476	171,597	2	286,9515
3	N	6,050	17,300	104,665	125,179	23	2,407,2950
4	O	6,640	17,300	114,872	137,387	1	114,8720
5	P	8,409	17,300	145,476	173,989	2	290,9514
6	Q	6,190	20,560	127,266	152,211	12	1,527,1968
7	R	5,537	18,300	101,327	121,187	3	303,9813
8	S	5,600	15,703	87,937	105,172	41	3,605,4088
9	T	7,084	15,703	111,240	133,043	2	222,4801
10	U	7,328	20,470	150,000	179,400	30	4,500,0000
11	V	5,600	15,000	84,000	100,464	34	2,856,0000
12	W	6,945	15,000	104,175	124,593	2	208,3500
13	X	6,425	20,470	131,520	157,298	8	1,052,1580
14	Y	7,414	19,436	144,099	172,342	1	144,0985
15	Z	7,430	19,436	144,409	172,714	9	1,299,6853
TOTAL AREA							21,407,5652

Description	Area in Acres	Area in Smt.
Total Area of the Scheme	10.04375	40645.6122
Required Green Area (7.50%)	0.7533	3048.4209
Proposed Green Area (7.502%)	0.7535	3049.2809
Permissible 10% Area to be transferred free of cost to the Government for provision of community facilities.	1.0044	4064.5612
Proposed Area to be transferred free of cost to the Government for provision of community facilities. (10.000%)	1.0044	4064.7616
Area under 24M wide proposed road	0.5965	2414.0160
Permissible Area Under Plots (61%)	6.1267	24793.8234
Proposed Area Under Plots (52.668%)	5.2899	21407.5652
Permissible Commercial Area (4%)	0.4018	1625.8245
Proposed Commercial Area (3.99%)	0.4017	1625.8086
ESS And Milk & vegetable booth	0.0078	31.5000
Proposed Plots	188	-
Total No. Of Persons (18 X 188)	3384	-
Permissible Density	240-400 PPA	-
Proposed Density (3384/10.04375 = 336.925 say 337) (Taking 18 Persons/ Plot)	337 PPA	-
Total Area Under Roads	2.5864	10466.6959

OWNER :-

ARCHITECT'S SIGNATURE:

OWNERS SIGNATURE:

SCALE: NTS

DATE: 22-12-2022

DRAWN BY:

DRAWING TITLE: LAYOUT PLAN

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DEEN DAYAL JAN WAS YOUNA SCHEME) IN THE REVENUE ESTATE OF PALWAL, AREA MEASURING 10.04375 ACRES, SECTOR-7, PALWAL FOR MAHI BUILDCON PVT. LTD., FARIDABAD.