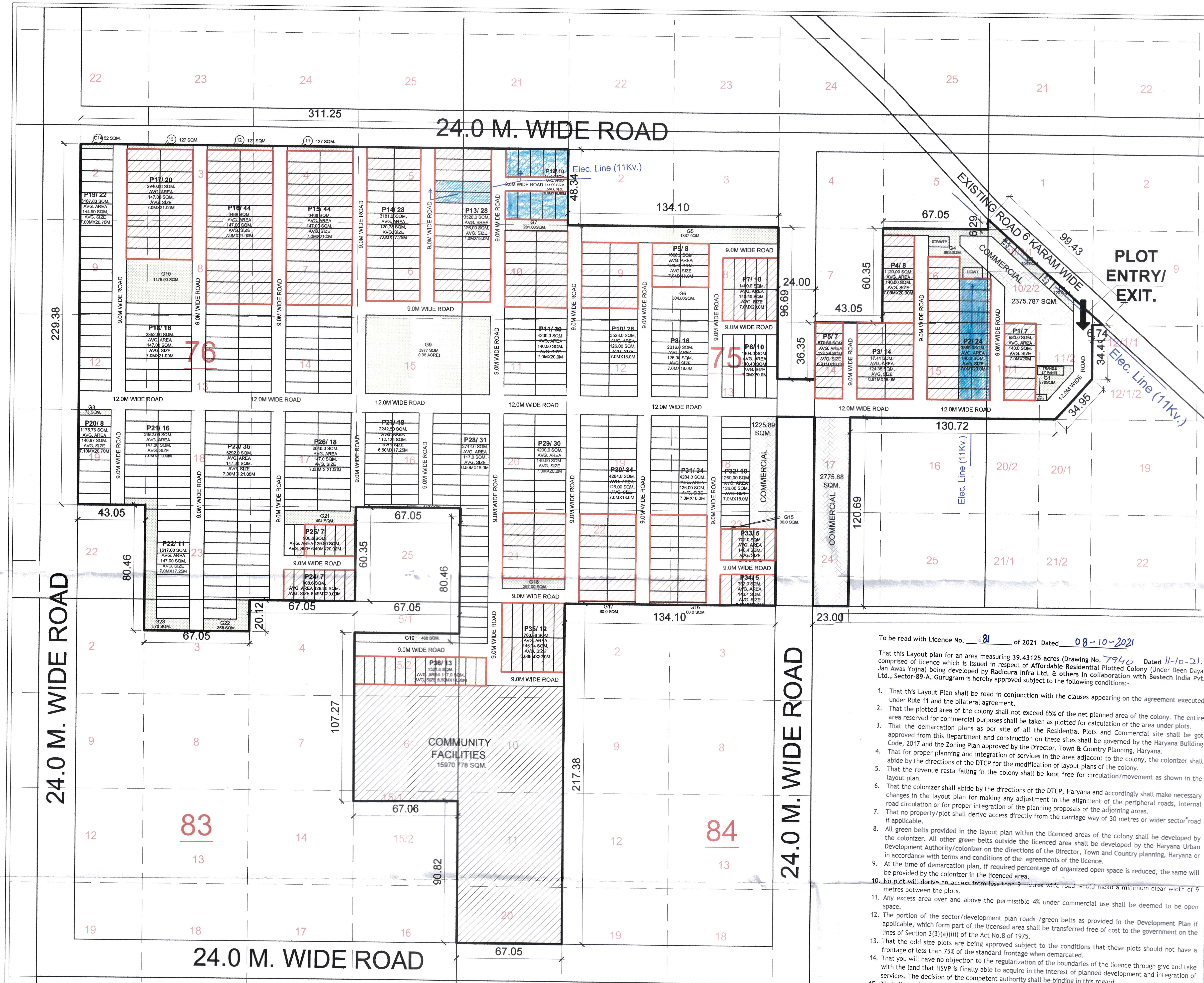

PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN REVENUE ESTATE GURUGRAM,SECTOR-89A,GURUGRAM(HR.)
LAND MEASURING 39.450 ACRES.
BELONGING TO
M/S. RADHIKA HEIGHTS LTD.
M/S. NIRMALA BUILDWELL PVT. LTD.
M/S. RADICURA INFRA LTD.
M/S. CABANA CONSTRUCTION PVT. LTD.
M/S. SUNANDA INFRA LTD.
M/S. BESTECH INDIA PVT. LTD.
IN COLLABORATION WITH M/S. BESTECH INDIA PVT. LTD.

AREA CHART

S.NO	DISCRIPTION	IN %		AREA IN ACRE			AREA IN SQMT.	
1	TOTAL SITE AREA			39.43125	ACRE	OR	159648.627	SQM
2	MAX.PERMISSIBLE AREA UNDER PLOTTING	61	%	24.05	ACRE	OR	97385.662	SQM
3	PROPOSED AREA UNDER PLOTTING	56.7[illegible]	%	22.402	ACRE	OR	90655.870	SQM
4	REQUIRED AREA FOR COMMON FACILITIES TO BE	10	%	3.945	ACRE	OR	15964.863	SQM
5	PROVIDED AREA FOR COMMON FACILITIES TO BE	10.004	%	3.946	ACRE	OR	15970.778	SQM
6	REQUIRED MIN. GREEN AREA	7.5	%	2.957	ACRE	OR	11973.647	SQM
7	PROVIDED GREEN AREA	7.501	%	2.959	ACRE	OR	11976.000	SQM
8	PERMISSIBLE AREA UNDER COMMERCIAL	4	%	1.577	ACRE	OR	6385.945	SQM
9	PROPOSED AREA UNDER COMMERCIAL	3.995	%	1.576	ACRE	OR	6377.557	SQM

DENSITY CALCULATION

S.NO								
1	PERMISSIBLE DENSITY	240-400 PPA						
2	PROPOSED POPULATION (18 PERSONS PER PLOT)	669	Plots	12042	PERSONS		305.39	PPA

PLOTED AREA CHART

S.NO	PLOT TYPE	AVERAGE WIDTH	LENGTH	AVERAGE PLOT AREA IN SQMT.	NO OF PLOTS	AVERAGE BLOCK AREA IN SQMT.
1	P1	7.000	20.00	140.000	7	980.000
2	P2	7.000	20.00	140.000	24	3360.000
3	P3	6.910	18.00	124.380	14	1741.320
4	P4	7.000	20.00	140.000	8	1120.000
5	P5	6.910	18.00	124.380	7	870.660
6	P6	7.020	20.00	140.400	10	1404.000
7	P7	7.020	20.00	140.400	10	1404.000
8	P8	7.000	18.00	126.000	16	2016.000
9	P9	7.000	18.00	126.000	8	1008.000
10	P10	7.000	18.00	126.000	28	3528.000
11	P11	7.000	20.00	140.000	30	4200.000
12	P12	8.000	18.00	144.000	10	1440.000
13	P13	7.000	18.00	126.000	28	3528.000
14	P14	7.000	17.25	120.750	28	3381.000
15	P15	7.000	21.00	147.000	44	6468.000
16	P16	7.000	21.00	147.000	44	6468.000
17	P17	7.000	21.00	147.000	20	2940.000
18	P18	7.000	21.00	147.000	16	2352.000
19	P19	7.000	20.70	144.900	22	3187.800
20	P20	7.100	20.70	146.970	8	1175.760
21	P21	7.000	21.00	147.000	16	2352.000
22	P22	7.000	21.00	147.000	11	1617.000
23	P23	7.000	21.00	147.000	36	5292.000
24	P24	6.490	20.00	129.800	7	908.600
25	P25	6.490	20.00	129.800	7	908.600
26	P26	7.000	21.00	147.000	18	2646.000
27	P27	6.500	17.25	112.125	18	2018.250
28	P28	6.500	18.00	117.000	31	3627.000
29	P29	7.000	20.00	140.000	30	4200.000
30	P30	7.000	18.00	126.000	34	4284.000
31	P31	7.000	18.00	126.000	34	4284.000
32	P32	7.000	18.00	126.000	10	1260.000
33	P33	7.020	20.00	140.400	5	702.000
34	P34	7.020	20.00	140.400	5	702.000
35	P35	6.670	22.00	146.740	12	1760.880
36	P36	6.500	18.00	117.000	13	1521.000
				TOTAL	669	90655.870
						22.402 ACS

AREA FREEZE SHOWN THUS (50%)

S.NO	PLOT TYPE	AVERAGE WIDTH	LENGTH	AVERAGE PLOT AREA IN SQMT.	NO OF PLOTS	AVERAGE BLOCK AREA IN SQMT.
1	P1	7.000	20.00	140.000	7	980.000
2	P2	7.000	20.00	140.000	24	3360.000
3	P3	6.910	18.00	124.380	14	1741.320
4	P4	7.000	20.00	140.000	8	1120.000
5	P5	6.910	18.00	124.380	7	870.660
6	P7	7.020	20.00	140.400	10	1404.000
7	P9	7.000	18.00	126.000	8	1008.000
8	P10	7.000	18.00	126.000	12	1512.000
9	P11	7.000	20.00	140.000	14	1960.000
10	P12	8.000	18.00	144.000	10	1440.000
11	P13	7.000	18.00	126.000	28	3528.000
12	P14	7.000	17.25	120.750	28	3381.000
13	P15	7.000	21.00	147.000	28	4116.000
14	P16	7.000	21.00	147.000	28	4116.000
15	P17	7.000	21.00	147.000	20	2940.000
16	P24	6.490	20.00	129.800	7	908.600
17	P25	6.490	20.00	129.800	5	649.000
18	P29	7.000	20.00	140.000	12	1680.000
19	P30	7.000	18.00	126.000	16	2016.000
20	P31	7.000	18.00	126.000	16	2016.000
21	P33	7.020	20.00	140.400	5	702.000
22	P34	7.020	20.00	140.400	5	702.000
23	P35	6.670	22.00	146.740	12	1760.880
24	P36	6.500	18.00	117.000	13	1521.000
				TOTAL	337	45432.460

(11.226ACS)
(50.11%)

GREEN AREA DETAIL

CODE	AREA	Nos.	TOTAL AREA IN SQMT.	TOTAL AREA IN ACRE
G1	AS/PLINE		378.000	0.093
G2	AS/PLINE		120.000	0.030
G3	AS/PLINE		154.000	0.038
G4	AS/PLINE		893.000	0.221
G5	AS/PLINE		1337.000	0.330
G6	AS/PLINE		504.000	0.125
G7	AS/PLINE		281.000	0.069
G8	AS/PLINE		73.000	0.018
G9	AS/PLINE		3977.000	0.983
G10	AS/PLINE		1176.000	0.291
G11	AS/PLINE		127.000	0.031
G12	AS/PLINE		127.000	0.031
G13	AS/PLINE		127.000	0.031
G14	AS/PLINE		62.000	0.015
G15	AS/PLINE		30.000	0.007
G16	AS/PLINE		60.000	0.015
G17	AS/PLINE		60.000	0.015
G18	AS/PLINE		267.000	0.066
G19	AS/PLINE		468.000	0.116
G20	AS/PLINE		113.000	0.028
G21	AS/PLINE		404.000	0.100
G22	AS/PLINE		368.000	0.091
G23	AS/PLINE		870.000	0.215
TOTAL			11976.000	2.959

LEGEND

COMMUNITY FACILITIES
GREEN AREA
COMMERCIAL AREA
PLOTS FREEZED UNDER 11 KV LT LINE TILL THE 11 KV LT LINE ARE SHIFTED
50% PLOTS FREEZED

N

To be read with Licence No. 81 of 2021 Dated 08-10-2021

That this **Layout plan** for an area measuring **39.43125 acres (Drawing No.** 7940 **Dated** 11-10-21.) comprised of licence which is issued in respect of **Affordable Residential Plotted Colony** (Under Deen Dayal Jan Awas Yojna) being developed by **Radicura Infra Ltd. & others in collaboration with Bestech India Pvt. Ltd., Sector-89-A, 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 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 licensed 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 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 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.
18. 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.

(S.K. SEHRAWAT) DTP(HQ)
(HITESH SHARMA) STP(M)HQ
(P. P. SINGH) CTP(HR)
(K.MAKRAND PANDURANG, IAS) DTCP(HR)
(RAHUL SINGLA) ATP(HQ)
(DINESH KUMAR) SD(HQ)

DRAWING TITLE
LAYOUT PLAN

OWNER'S SIGNATURE

ARCHITECT SIGNATURE
RAJIV GANDHI ARCHITECT LIC. No. CA/91/13852 DFA CONSULTANTS (P) LTD. C-10, SECTOR-3, NOIDA

SCALE
N.T.S.

ARCHITECTS
dfA DESIGN FORUM OF ARCHITECTS
C-10, SECTOR -3, NOIDA
TEL:012-4601000,
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