

To be read with Licence No. 192 of 2022 Dated 28.11.22

That this Layout plan for an area measuring 6.16875 acres, (Drawing No. B764) Dated 24.11.22 comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jai Awas Yojna) being developed by MRG World LLP., Sector-106, 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 site shall not exceed 65% of the net planned area of the colony. The entire area to be reserved for common purpose shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans per site as of all Residential Plots and Commercial plots shall be prepared by the Town and Country Planning, [Haryana] Department, [Haryana] and approved by the [Haryana] Board of Town and Country Planning, [Haryana].
4. That for proper planning and construction of services in the area adjacent to the colony, the zoning plan of the [Haryana] Government shall be followed and the layout plan shall be made in accordance with the provisions of the DTCR for the modification of the layout plan.
5. That the maximum rate raising 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 DTCR, [Haryana] and accordingly shall make necessary changes in the layout plan in accordance with any amendment in the alignment of the peripheral roads, internal roads and/or for proper implementation 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 applicable.
8. That the common benefits provided in the layout plan within the licensed area 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/colony owner in accordance with the Town and Country planning, [Haryana] Department, [Haryana] and approved by the [Haryana] Board of Town and Country Planning, [Haryana].
9. That the layout plan shall be approved by the [Haryana] Government in accordance with the provisions of the agreements of the licensee.
10. At the time of demarcation plan, if required percentage of organized open space is required to reduce, the same shall be provided by the colonizer in the licensed area.
11. The road to be provided to the colony shall be at least 9 metres wide road would mean a minimum clear width of 10 metres between the plots.
12. Any excess area over and above the permissible [Haryana] under commercial use shall be deemed to be open space.
13. The portion of the plot area which is not covered by the layout plan roads /green belts as provided in the Development Plan, [Haryana] Department, [Haryana] shall be deemed to be open space.
14. The portion of the plot area which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(b)(ii) of the Act No 8 of 1975.
15. The portion of the plot area which is not covered by the layout plan roads to the conditions that these plots should not have any access to the main road.
16. That the odd size plots shall be less than 75% of the standard frontage when demarcated.
17. That you will have no objection to the regularization of the boundaries of the licence through survey and integration with the land that ISWP is in the possession of the [Haryana] Government and the [Haryana] Government and integration with the land that ISWP is in the possession of the [Haryana] Government shall be binding in this regard.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority, [Haryana] Govt. notification as applicable.
19. That the colonizer/owner shall use only Light-Emitting Diode (LED) lighting for Internal lighting as per the [Haryana] Government notification.
20. That the colonizer/owner shall use only appropriate Solar Photovoltaic Power Plant as per the [Haryana] Government notification.
21. That the colonizer/owner shall use any instrument dated 21.03.2016 issued by [Haryana] Government Revenue Department, [Haryana] dated 21.03.2016 issued by the [Haryana] Government Revenue Department.
22. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016 dated 31.03.2016 issued by the [Haryana] Government Renewable Energy Department for enforcement of the [Haryana] Government Renewable Energy Department.
23. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016 dated 31.03.2016 issued by the [Haryana] Government Renewable Energy Department for enforcement of the [Haryana] Government Renewable Energy Department.

(S.K. SEHRAWAT) (HITESH SHARMA) (P. P. SINGH) (T.L. SATYAPRAKASH, IAS)
DGTCP(HR)

S.NO.	PLOT TYPE	SIZE OF PLOT		PLOT AREA (SQM.T)	NO. OF PLOTS	TOTAL AREA (SQM.T)
		WIDTH (MTS)	LENGTH (MTS)			
1	P1	AS PLINE		140.478	1	140.47
2	1	AS PLINE		121.519	1	121.51
3	5, 11, 12, 17, 18, 23, 24, 29	8.742	17.050	149.051	8	1192.40
4	2-4, 7-10, 13-16, 19-22, 25-28	8.642	17.050	147.346	19	2799.57
5	6	AS PLINE		122.978	1	122.97
6	30, 37	8.452	16.864	142.535	2	285.07
7	31-36	8.352	16.864	140.848	6	845.08
8	38, 43, 44, 49, 50, 55, 56, 61	8.742	15.000	131.130	8	1049.04
9	39-42, 45-48, 51-54, 57-60	8.643	15.000	129.645	16	2074.32
10	62, 69, 70, 77	8.450	17.750	149.988	4	599.95
11	63-68, 71-76	8.350	17.750	148.213	12	1778.55
12	78, 81, 82, 85, 86, 89, 90, 93, 94, 97, 98, 101, 102, 105, 111, 112	8.450	16.685	140.988	16	2255.80
13	79, 80, 83, 84, 87, 88, 91, 92, 95, 96, 99, 100, 103, 104, 108-110, 113-115	8.350	16.685	139.320	20	2786.40
14	106	6.706	9.683	64.934	1	64.93
15	107, 116	6.805	16.685	113.541	2	227.08
TOTAL					117	16343.20
				Acres		4.04
				Percentage Achieved		49.46

S. NO.	DESCRIPTION	TANK CAPACITY
1.	FIRE WATER TANK	150 KLD
2.	RAW WATER TANK	90 KLD
3.	DOMESTIC WATER TANK	90 KLD
4.	STP	360 KLD

	GREEN/PARK
	COMMUNITY SERVICES
	ESS
	UNDER GROUND WATER TANK
	UNDER GROUND STP TANK
	COMMERCIAL
	AREA UNDER ROAD
	COMMUNITY ZONED AREA

PROJECT:

PROPOSED LAYOUT PLAN OF AFFORDABLE
PLOTTED COLONY UNDER DEEN DAYAL JAN
AWAS YOJNA OVER AN AREA MEASURING 8.16875
ACRES, IN THE REVENUE ESTATE OF VILLAGE -
BABUPUR IN SECTOR 106, GURUGRAM BEING
DEVELOPED BY : MRG CASTLE REALITY LLP

DRAWING TITLE

LAYOUT PLAN

Architects

DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
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SIG. OF ARCHITECT

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SIG. OF OWNER

For *[Signature]*
MRG CASTLE REALTY LLC

