

To be read with Licence No. 192 of 2022 Dated 23/11/2022.
That this Layout plan for an area measuring 8.16875 acres, (Drawing No. 8764) Dated 24/11/22
comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jai
Awaz 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 left over for common purpose shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans per site all of the Residential Plots and Commercial sites shall be prepared by the Town & Country Planning Department, Town & Country Planning, Haryana. This will be done after the approval of the layout plan by the Haryana Building Code, 2017 from this Department and construction on the plots shall start immediately thereafter.
4. That for proper planning and integration of services in the area adjacent to the colony, the zoning plan of the Government of India shall be followed. The layout plan shall be made in accordance with the provisions of the DTCR for the modification of the existing zoning plan of the area.
5. That the maximum rate rising 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 case there are any adjustments in the alignment of the peripheral roads, internal roads or other features 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 applicable.
8. That the minimum setbacks 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 Government of Haryana Development Authority/Colonizer in accordance with the terms and conditions of the agreements of the licensee.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same shall be provided by the colonizer in the licensed area.
10. No vehicle drive way shall cross more than 9 metres wide road would mean a minimum circular width of 12 metres between the plots.
11. Any excess area over and above the permissible area under commercial use shall be deemed to be open space.
12. The portion of the plot which is not covered by the proposed plan roads /green belt as provided in the Development Plan shall be considered as surplus land and shall be transferred free of cost to the government on the basis of Section 3(3)(ii) of the Act No 8 of 1975.
13. That the odd size plots shall be subject to the conditions that these plots should not have 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 survey and integration with the state that ISPP is in force in the area of the project and the unclaimed development and integration with the state. The decision of competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode (LED) lighting for Internal lighting as per the colonizer/owner shall use only appropriate lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of order No. 22/23/2009 issued by the direction 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. 19/74/2016 dated 31-03-2016 issued by the Government Renewable Energy Department for enforcement of the provisions of the Electricity Generation Subsidy Codes.

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

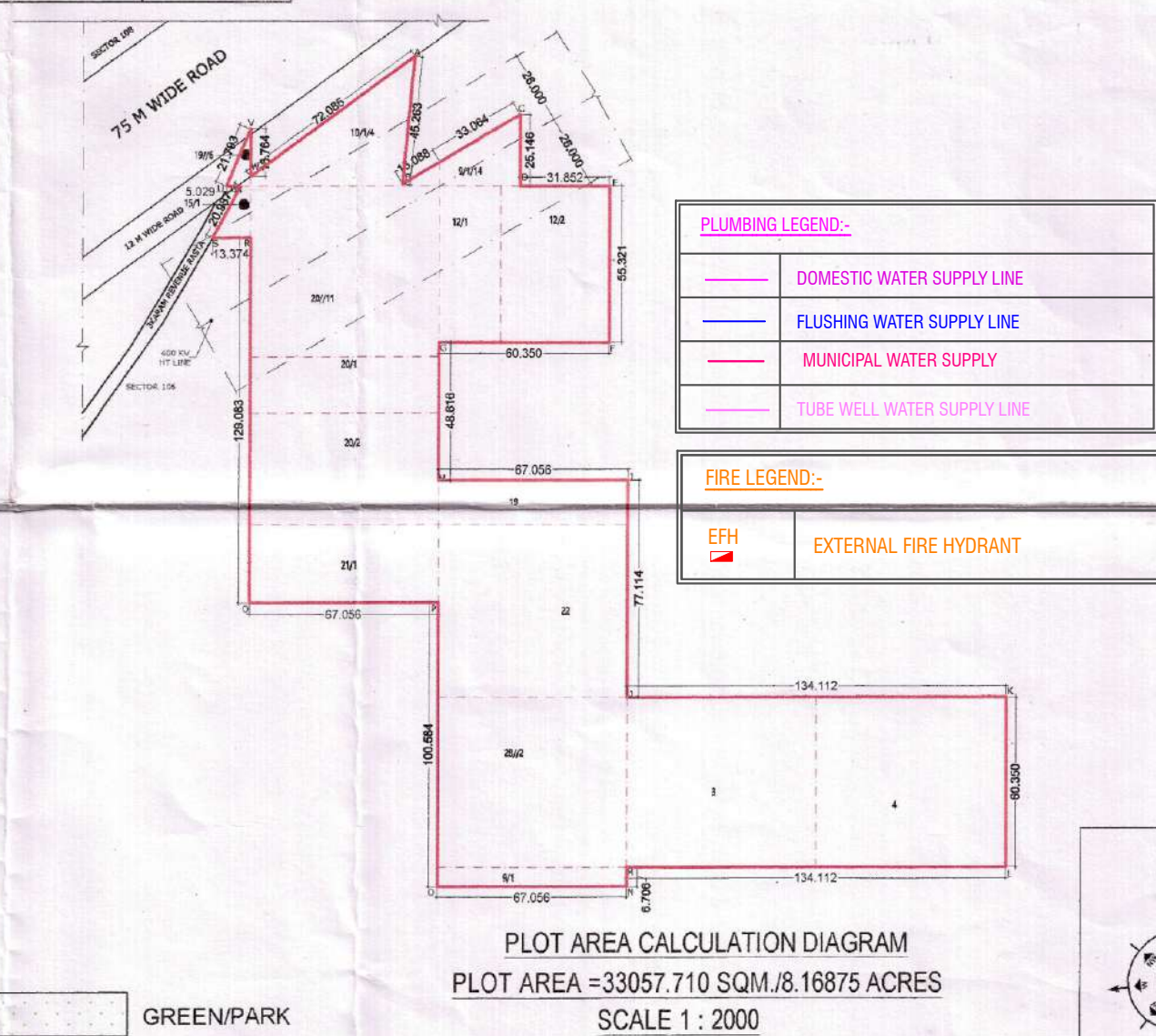
AREA STATEMENT		REQUIRED AREA			PROPOSED AREA		
DESCRIPTION		ACRES	SQMT.	%	ACRES	SQMT.	%
1	TOTAL AREA OF THE LAND	8.16875	33057.710				
2	OPEN SPACE AREA (GREEN)	0.61	2479.328	7.50%	1.02	4119.319	12.4%
3	AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	0.817	3305.771	10.00%	0.82	3306.829	10.0%
4	COMMERCIAL AREA	0.327	1322.308	4.00%	0.22	888.114	2.9%
5	SALEABLE AREA	4.983	20165.203	61.00%	4.04	16343.207	49.4%
6	TOTAL SALEABLE AREA (4) + (5)	5.31	21487.512	65.00%	4.26	17231.321	52.2%
7	TOTAL NO. OF PLOTS				117		
8	MINIMUM PERMISSIBLE DENSITY @ 240 PPA	1961			2106	258 PPA	
9	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	3268				(18 Person per Plots)	

S.NO.	PLOT TYPE	SIZE OF PLOT		PLOT AREA (SQM.)	NO. OF PLOTS	TOTAL AREA (SQM.)
		WIDTH (MTS)	LENGTH (MTS)			
1	P1	AS PLUNE		140.478	1	140.47
2	1	AS PLUNE		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	2795.57
5	6	AS PLUNE		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

Acres	4.04
Percentage Achieved	49.44%

CAPACITY OF UNDER GROUND WATER TANK - 01 :-

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



PLOT AREA CALCULATION DIAGRAM

PLOT AREA = 33057.710 SQM./8.16875 ACRE

SCALE 1 : 2000

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

WATER SUPPLY LAYOUT

Architects:

DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
1st & 2nd FLOOR, PLOT NO. 16, ABHISHEK PLAZA, L.S.C., MAYUR VIHAR PH - II, DELHI - 110091, INDIA
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SIG. OF ARCHITECT

COAST GUARDS
Plot No. 16
Abhishek Plaza
LSC Mayur Vihar
Ph-II, Delhi-61

SIG. OF OWNER	
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For *[Signature]*
MRG CASTLE REALTY LLC

