

AREA STATEMENT							
	DESCRIPTION	REQUIRED AREA			PROPOSED AREA		
		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	12.46%
3	AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	0.817	3305.771	10.00%	0.82	3306.829	10.00%
4	COMMERCIAL AREA	0.327	1322.308	4.00%	0.22	888.114	2.69%
5	SALEABLE AREA	4.983	20165.203	61.00%	4.04	16343.207	49.44%
6	TOTAL SALEABLE AREA (4) + (5)	5.31	21487.512	65.00%	4.26	17231.321	52.15%
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)	

7. All green belts provided in the Haryana plan within the licensed areas of the colony shall be developed by the applicant.
8. All green belts provided in the Haryana plan within the licensed areas shall be developed by the Haryana Urban Development Authority (HUDA) on the directions of the Director, Town and Country planning, Haryana in accordance with terms and conditions of the agreements of the licensee.
9. At the time of excavation plan, if required for the creation of organized open space to reduce, the same shall be provided by the licensee.
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 access area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The licensee shall provide the green belts in the form of green belts as provided in the Development Plan, Haryana, which shall be provided in the form of green belts as provided in the Development Plan, Haryana, as applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 33(3)(b) of the Act.
13. The licensee shall be required to be approved subject to the conditions that these plots should not have frontage of less than 75% of the standard frontage when camouflaged.
14. The licensee shall be required to be approved subject to the conditions that the licensee should give and the licensee shall have no objection to the regularization of the plots in the interests of planned development and integration services. The decision of the competent authority shall be binding in this regard.
15. The rain water harvesting system shall be provided as per Central Standard Application Water Authority Haryana Govt. of Haryana.
16. The licensee owner shall use only Light-Emitting Diode Lamps (LED) lighting for Internal lighting as per the Haryana Government order.
17. The licensee owner shall ensure the installation of Solar Photovoltaic Power plant as per the Haryana Government order dated 23.03.2020/20-3/2000 dated 23.03.2016 issued by Haryana Government Revenue Department.
18. The licensee owner shall strictly comply with the directions issued by Haryana Government Revenue Department dated 23.03.2016/20-3/2000 dated 23.03.2016 issued by Haryana Government Revenue Department for enforcement of the Energy Conservation Building Codes.

DTP(HQ) STP(M)HQ CTP(HQ)

45.905

36.839

23.271

10.833

17.035

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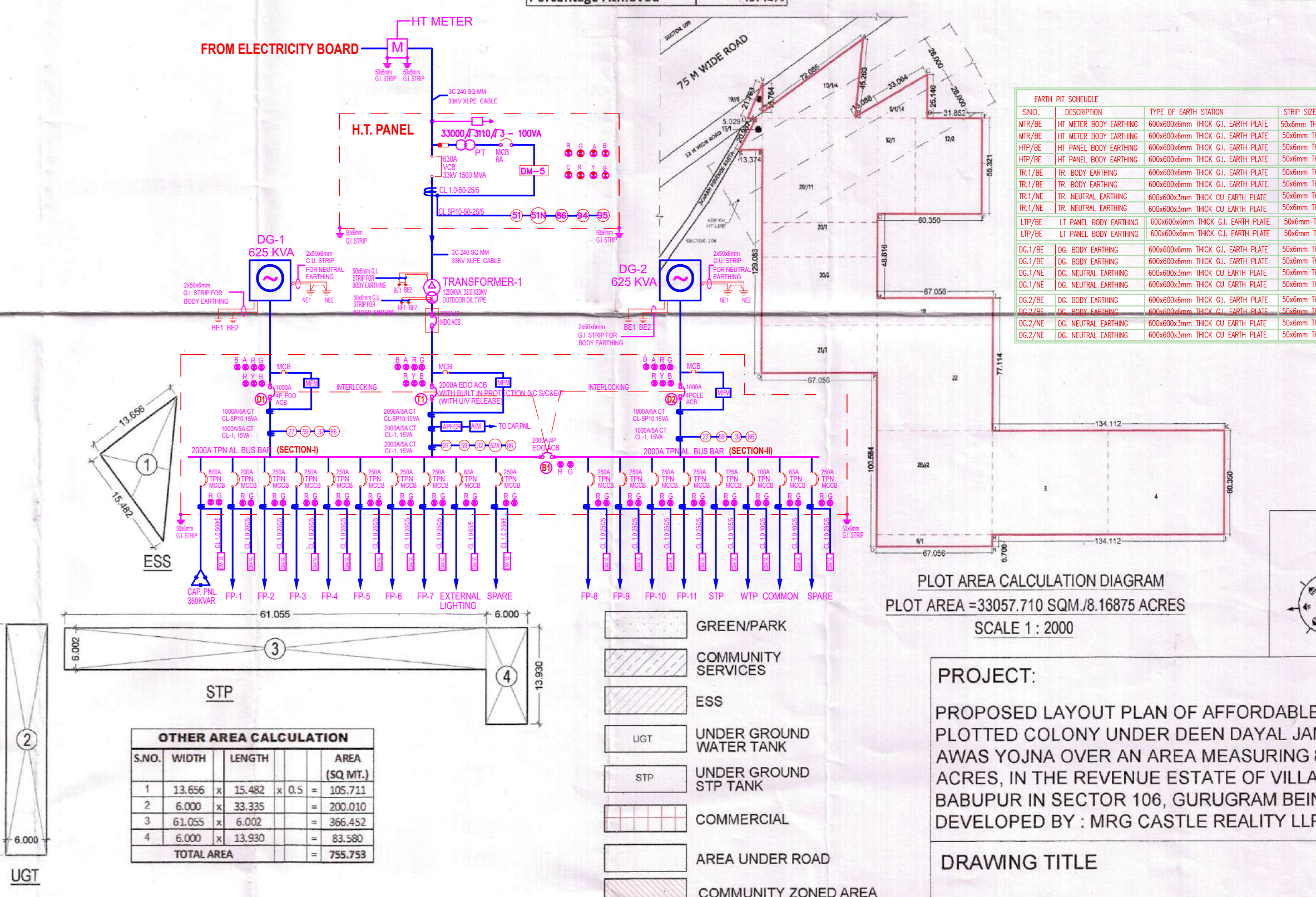
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COMMUNITY ZONING
AREA CALCULATION
DIAGRAM

COMMUNITY ZONING AREA					
S.NO.	WIDTH		LENGTH		AREA (SQ.MT.)
1	39.639	x	23.271	x 0.5 =	461.220
2	10.833	x	23.271	=	252.095
3	17.035	x	26.050	=	443.762

COMMUNITY AREA CALCULATION					
S.NO.	WIDTH	LENGTH			AREA (SQ.MT.)
1	26.781	x 15.724	x 0.5	=	210.161
2	14.772	x 8.690	x 0.5	=	64.183
3	31.456	x 14.808		=	465.796
4	26.731	x 23.000		=	614.813
5	32.128	x 13.578	x 0.5	=	157.020
6	26.731	x 15.693	x 0.5	=	209.747
7	49.859	x 29.271	x 0.5	=	729.716
8	8.723	x 29.271		=	255.331
9	23.035	x 26.050		=	600.062
TOTAL COMMUNITY AREA					= 3306.829

COMMERCIAL AREA CALCULATION					
S.NO.	WIDTH		LENGTH		AREA (SQ MT.)
1	2.849	x	14.416	x 0.5	= 20.536
2	51.160	x	15.482	x 0.5	= 396.030
3	2.220	x	4.854	x 0.5	= 5.388
4	48.382	x	4.854		= 234.846
5	48.382	x	9.562	x 0.5	= 231.314
TOTAL COMMERCIAL AREA					= 888.114



PROJECT:	PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAW AWAS YOJNA OVER AN AREA MEASURING 3 ACRES, IN THE REVENUE ESTATE OF VILLA BABUPUR IN SECTOR 106, GURUGRAM BEIN DEVELOPED BY : MRG CASTLE REALITY LLP
DRAWING TITLE	

LAYOUT PLAN

ELECTRICAL LAYOUT

Architects:

DEEPAK MEHTA & ASSOCIATES
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SIG. OF ARCHITECT

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SIG. OF OWNER

For *[Signature]*
MRG CASTLE REALTY LLP