



ROADS

LEGEND :-

- 9.0 M. WIDE ROAD
- 12.00 M. WIDE SERVICE ROAD
- F.L. 228.92
G.L. 228.75

LEGEND:-

- SITE BOUNDARY FOR DDJAY COLONY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA
- FREEZED PLOTS SHOWN THUS
TILL SHIFTING OF 11 KV LINE

IG- INCEDENTAL GREEN AREA

AREA STATEMENT

1. TOTAL SITE AREA	=	5.025	ACRES	=	20335.421	sq.m.
2. DEDUCTION OF AREA UNDER 75 M WIDE ROAD WIDENING AND AREA UNDER 30 M WIDE GREEN BELT	=	(-)0.291	ACRES	=	1177.633	sq.m.
3. PLANNED AREA	=	4.734	ACRES	=		
4. BENEFIT OF 50% OF AREA FALLING UNDER 75 M WIDE ROAD WIDENING AND AREA UNDER 30 M WIDE GREEN BELT	=	0.1455	ACRES	=		
5. NET PLANNED AREA	=	4.8795	ACRES	=	19746.605	sq.m.

	PERMISSIBLE AREAS(IN ACRES)	%	PROPOSED AREA(IN SQ.M.)	PROPOSED AREA(IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	0.5025	10.00	2033.56	0.5025	10.00
GREEN AREA UNDER PARKS	0.3769	7.50	1525.34	0.3769	7.50
AREA UNDER COMMERCIAL 4%	0.1950	4.00	789.91	0.1950	4.00
AREA UNDER PLOTS	2.9765	61.0000	10096.69	2.4949	51.130
TOTAL SALABLE AREA	3.1717	65.00		2.6901	55.130
DENSITY					
TOTAL POPULATION	89	X	18.0	1602.00	PERSONS
DENSITY PERMISSIBLE				240 TO 400	PPA
ACHIEVED DENSITY				328.31	PPA

SUMMARY OF PLOTS

TYPE	PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	7.058 X	15.000	105.870	2329.140 SQ.M.
B	6.958 X	14.513	100.981	3635.332 SQ.M.
C	7.456 X	20.118	150.000	599.999 SQ.M.
D	7.720 X	17.340	133.865	1606.378 SQ.M.
E	7.026 X	14.648	102.917	411.667 SQ.M.
F	8.100 X	17.510	141.831	567.324 SQ.M.
G	AS/DETAIL	144.106	1	144.106 SQ.M.
H	AS/DETAIL	107.421	1	107.421 SQ.M.
J	AS/DETAIL	143.734	1	143.734 SQ.M.
K	AS/DETAIL	112.866	1	112.866 SQ.M.
L	AS/DETAIL	150.000	1	150.000 SQ.M.
M	AS/DETAIL	150.000	1	150.000 SQ.M.
N	8.000 X	17.340	138.720	138.720 SQ.M.
TOTAL			89	10096.688 SQ.M. 2.4949 ACRES

To be read with Licence No. 03 of 2022 Dated 06/01/2023.

That this Layout plan for an area measuring 5.14375 acres (Drawing No. 89-01-2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Ivory Buildtech Pvt. Ltd., Sector-95A, Gurugram 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.
- 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.
- 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.
- 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.
- 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 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.
- 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.
- 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.
- If 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)(iii) 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- The plots falling under ROW of 11 KV HT Line are frozen and you shall not create any third party rights on the frozen plots till the shifting of 11 KV HT line from the site.

(NARENDER KUMAR) DTP(HQ) (HITESH SHARMA) STP(M/HQ) (P. SINGH) DTP(HR) (T.L. SATYAPRAKASH, IAS) DG, TCP(HR)
(RAJAT CHAUHAN) ATP(HQ) (DINESH KUMAR) PA(HQ)

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON A TOTAL LAND AREA MEASURING 5.14375 ACRES AT SECTOR-95A, REVENUE ESTATE OF VILLAGE WAZIRPUR DISTT. GURGAON, HARYANA FOR M/S IVORY BUILDTECH PVT. LTD.

ARCHITECT'S SIGN

OWNER'S SIGN

Vikasbaj
20/04/2023

Vikasbaj

ROADS