be read with Licence No. 14 of 2023 Dated 30-01-2023

at this Layout plan for an area measuring 14.209 acres (Drawing No. 8958 Dated 01-02-2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) g developed by Landmark Apartments Pvt. Ltd., Sector-95, Gurugram is hereby approved subject to the lowing 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.

1. 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.
2. 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.
3. 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.
4. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
5. 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.
6. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
7. 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.
8. 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.
9. 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.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
11. 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.
12. 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.
13. 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.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
16. 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.
17. 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.
18. That the plots falling under ROW of HT Line of 66 KV shall be freezed and the colonizer/owner shall not ie Any third party rights on the freezed plots till the shifting/re-routing of 66 KV Line from the site.

(DER KUMAR) DTP(HQ) | (HITESH SHARMA) STP(M)HQ | (P.B. SINGH) ATP(HR) | (T.L. SATYAPRAKASH, IAS) DGTCP(HR)

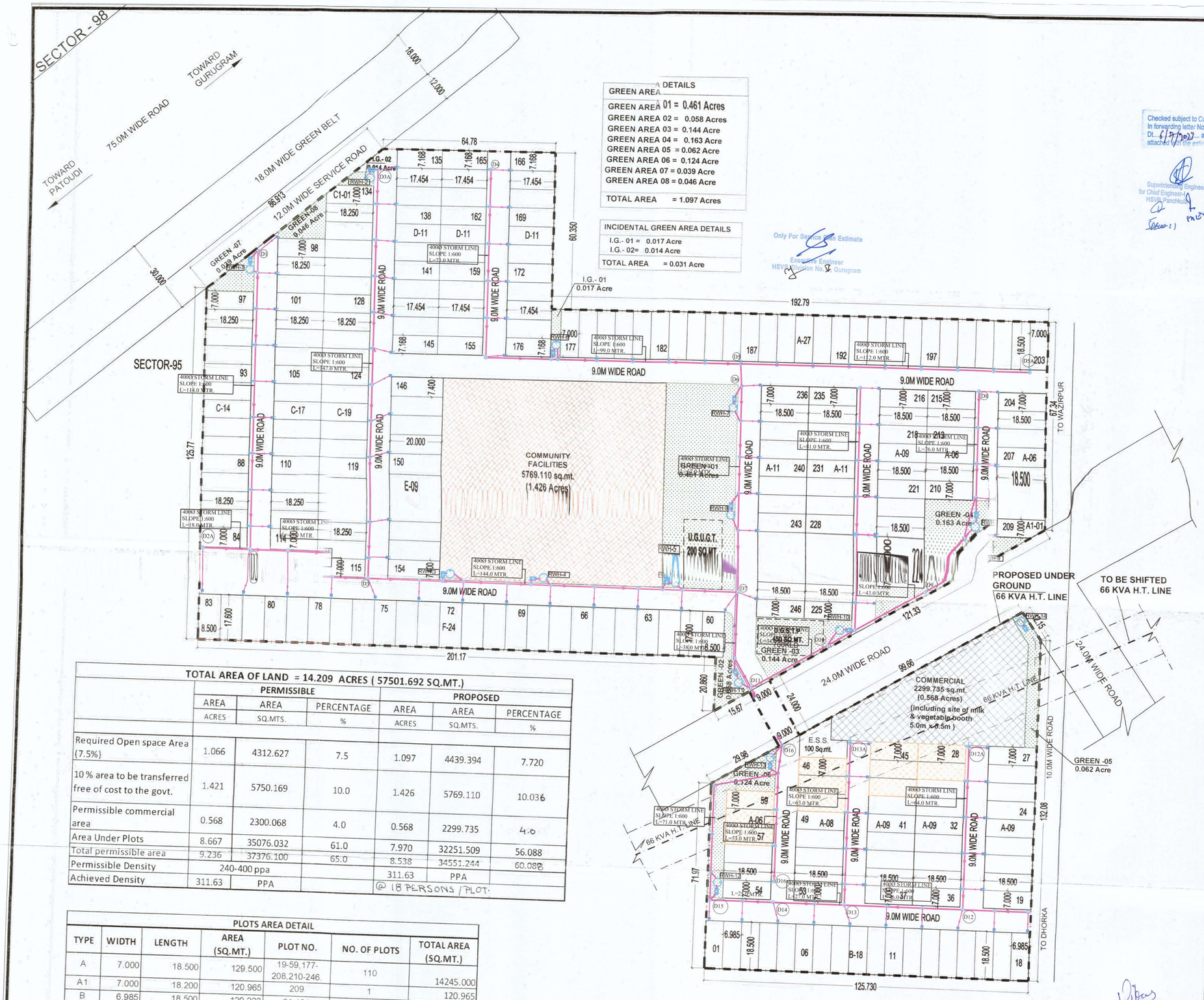
(NARENDER BENIWAL) ATP(HQ) | (DINESH KUMAR) PA(HQ) | (PANKAJ)

Checked subject to Compliance In forwarding letter No. 149570 Dt. 6/7/2023 and no. attached of all the estimate

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Only For Service Plan Estimate

Executive Engineer HSVP Division No. V, Gurugram



GREEN AREA DETAILS
GREEN AREA 01 = 0.461 Acres
GREEN AREA 02 = 0.058 Acres
GREEN AREA 03 = 0.144 Acre
GREEN AREA 04 = 0.163 Acre
GREEN AREA 05 = 0.062 Acre
GREEN AREA 06 = 0.124 Acre
GREEN AREA 07 = 0.039 Acre
GREEN AREA 08 = 0.046 Acre
TOTAL AREA = 1.097 Acres

INCIDENTAL GREEN AREA DETAILS
I.G.- 01 = 0.017 Acre
I.G.- 02= 0.014 Acre
TOTAL AREA = 0.031 Acre

TOTAL AREA OF LAND = 14.209 ACRES (57501.692 SQ.MT.)

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	1.066	4312.627	7.5	1.097	4439.394	7.720
10 % area to be transferred free of cost to the govt.	1.421	5750.169	10.0	1.426	5769.110	10.036
Permissible commercial area	0.568	2300.068	4.0	0.568	2299.735	4.0
Area Under Plots	8.667	35076.032	61.0	7.970	32251.509	56.088
Total permissible area	9.236	37376.100	65.0	8.538	34551.244	60.088
Permissible Density	240-400 ppa			311.63	PPA	
Achieved Density	311.63	PPA		@ 18 PERSONS / PLOT.		

PLOTS AREA DETAIL

TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	7.000	18.500	129.500	19-59,177-208,210-246.	110	14245.000
A1	7.000	18.200	120.965	209	1	120.965
B	6.985	18.500	129.223	01-18,	18	2326.005
C	7.000	18.250	127.750	84-133.	50	6387.500
C1	7.000	18.100	121.000	138	1	121.000
D	7.168	17.454	125.110	35-145,155-1776	33	4128.639
E	7.400	20.000	148.000	146-154	9	1332.000
F	8.500	17.600	149.600	60-83.	24	3590.400
TOTAL					246	32251.509

HT LINE FREEZED PLOT AREA DETAILS

TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	7.000	18.500	129.500	28,29,43-48,57-59	11	1424.500
TOTAL					11	1424.500

Ar. VIKAS AHLAWAT CA/2013/30629

For LANDMARK APARTMENTS PVT. LTD. Authorised Signatory

M.J. Engineering Consultants Private Limited, 55, Nehru Place Building, 55, Nehru Place, New Delhi-19

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- FREEZED PLOTS AS SHOWN UNTIL SHIFTING OF HT LINE

TITLE:-

PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 14.209 ACRES (113K-13M-4S) FALLING IN THE REVENUE ESTATE OF VILLAGE DHORKA, SECTOR 95, G.M.U.C. (HR) BEING DEVELOPED BY - MRS. ANJU CHILLAR IN COLLABORATION WITH LANDMARK APARTMENTS PVT. LTD.

Superintending Engineer, HSVP Circle, Gurugram | Director General Town & Country Planning Haryana, Chandigarh

OWNERS SIGNATURE:- For Landmark Apartments Pvt. Ltd. Authorised Signatory

ARCHITECT SIGNATURE:-

DRAWING TITLE: LAYOUT PLAN | STORM WATER SUPPLY LAYOUT PLAN

DATE:-	DEC. -2022	NORTH	SHEET NO.
SCALE:-	1:700(A1)		01