Roads

Checked subject to comments in forwarding letter No. 55273 Dt. 17/3/2023 and notes attached with the estimate

Director General Town & Country Planning Haryana, Chandigarh

Superintending Engineer (HQ) for Chief Engineer-1 HSVP Panchkula

LC-4731

	TOTAL PLOT AREA	=	8.16875	ACRES	=	33057.710 SQMT.

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**	**52.13%**
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 WIDTH (MTS)	SIZE OF PLOT LENGTH (MTS)	PLOT AREA (SQMT.)	NO. OF PLOTS	TOTAL AREA (SQMT.)
1	P1	AS PLINE		140.478	1	140.478
2	1	AS PLINE		121.519	1	121.519
3	5, 11 ,12, 17, 18, 23, 24, 29	8.742	17.050	149.051	8	1192.408
4	2-4, 7-10, 13-16, 19-22, 25-28	8.642	17.050	147.346	19	2799.574
5	6	AS PLINE		122.978	1	122.978
6	30, 37	8.452	16.864	142.535	2	285.070
7	31-36	8.352	16.864	140.848	6	845.088
8	38, 43, 44, 49, 50, 55, 56, 61	8.742	15.000	131.130	8	1049.040
9	39-42, 45-48, 51-54, 57-60	8.643	15.000	129.645	16	2074.320
10	62, 69, 70, 77	8.450	17.750	149.988	4	599.952
11	63-68, 71-76	8.350	17.750	148.213	12	1778.556
12	78, 81, 82, 85, 86, 89, 90, 93, 94, 97, 98, 101, 102, 105, 111, 112	8.450	16.685	140.988	16	2255.808
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	2786.400
14	106	6.706	9.683	64.934	1	64.934
15	107, 116	6.805	16.685	113.541	2	227.082
	TOTAL				117	16343.207
				Acres		4.04
				Percentage Achieved		49.44%

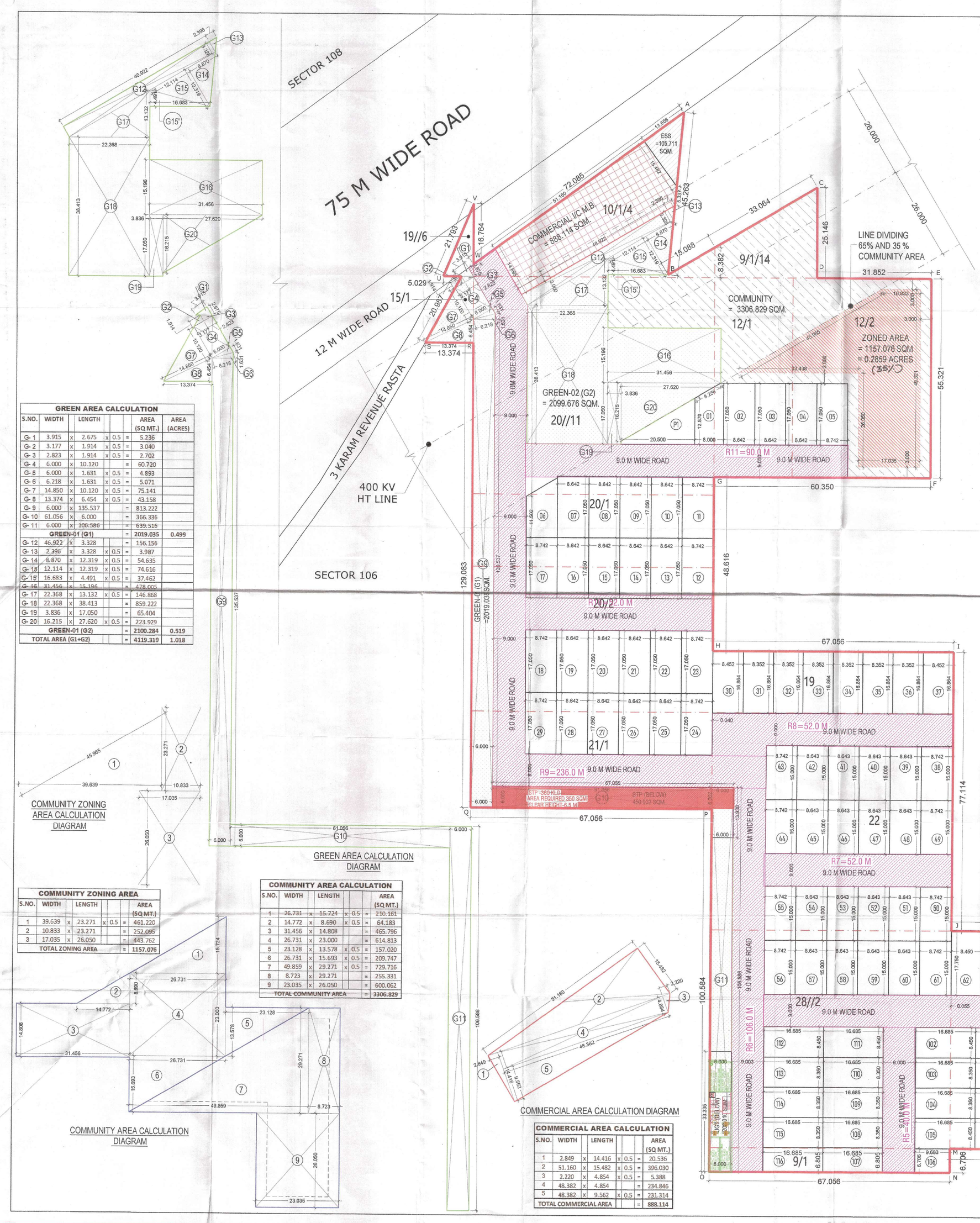
To be read with Licence No. 192 of 2022 Dated 23/11/2022.

That this Layout plan for an area measuring 8.16875 acres, (Drawing No. 8746 Dated 24-11-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan 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 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.
3. 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.
4. 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.
5. That the revenue rasta falling 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 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. At the time of demarcation plans, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
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 excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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)(ii) of the Act No.8 of 1975.
13. 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.
14. That you will have no objection to the regularisation 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(S.K. SEHRAWAT) DTP(HQ) | (HITESH SHARMA) STP(M)HQ | (P.[illegible]) CP(HQ) | (T.L. SATYAPRAKASH, IAS) DGTCP(HR)

(JAIDEEP) ATP(HQ) | (DINESH KUMAR) PA(HQ)



GREEN AREA CALCULATION

S.NO.	WIDTH		LENGTH				AREA (SQ MT.)	AREA (ACRES)
G- 1	3.915	x	2.675	x	0.5	=	5.236	
G- 2	3.177	x	1.914	x	0.5	=	3.040	
G- 3	2.823	x	1.914	x	0.5	=	2.702	
G- 4	6.000	x	10.120			=	60.720	
G- 5	6.000	x	1.631	x	0.5	=	4.893	
G- 6	6.218	x	1.631	x	0.5	=	5.071	
G- 7	14.850	x	10.120	x	0.5	=	75.141	
G- 8	13.374	x	6.454	x	0.5	=	43.158	
G- 9	6.000	x	135.537			=	813.222	
G- 10	61.056	x	6.000			=	366.336	
G- 11	6.000	x	109.586			=	639.516	
GREEN-01 (G1)						=	2019.035	0.499
G- 12	46.922	x	3.328			=	156.156	
G- 13	2.396	x	3.328	x	0.5	=	3.987	
G- 14	8.870	x	12.319	x	0.5	=	54.635	
G- 15	12.114	x	12.319	x	0.5	=	74.616	
G- 16	16.683	x	4.491	x	0.5	=	37.462	
G- 17	31.456	x	15.196			=	428.005	
G- 18	22.368	x	13.132	x	0.5	=	146.868	
G- 19	38.413	x	22.368			=	859.222	
G- 20	3.836	x	17.050			=	65.404	
GREEN-02 (G2)	16.215	x	27.620	x	0.5	=	223.929	
TOTAL AREA (G1+G2)						=	2100.284	0.519
						=	4119.319	1.018

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
TOTAL ZONING AREA						=	1157.076

COMMUNITY ZONING AREA CALCULATION DIAGRAM

GREEN AREA CALCULATION DIAGRAM

COMMUNITY AREA CALCULATION

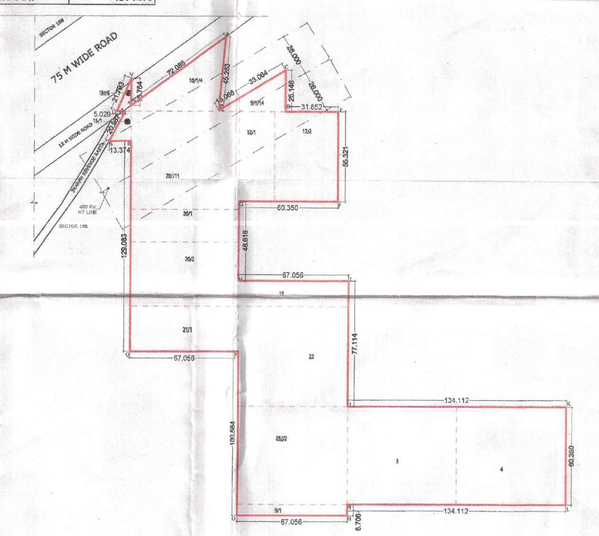
S.NO.	WIDTH		LENGTH				AREA (SQ MT.)
1	26.731	x	15.724	x	0.5	=	210.161
2	14.772	x	8.690	x	0.5	=	64.183
3	31.456	x	14.808			=	465.796
4	26.731	x	23.000			=	614.813
5	23.128	x	13.578	x	0.5	=	157.020
6	26.731	x	15.693	x	0.5	=	209.747
7	49.859	x	29.271	x	0.5	=	729.716
8	8.723	x	29.271			=	255.331
9	23.035	x	26.050			=	600.062
TOTAL COMMUNITY AREA						=	3306.829

COMMUNITY AREA CALCULATION DIAGRAM

COMMERCIAL AREA CALCULATION DIAGRAM

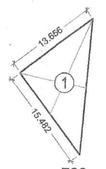
COMMERCIAL AREA CALCULATION

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

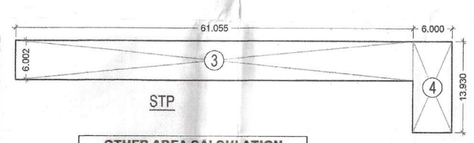


PLOT AREA CALCULATION DIAGRAM
PLOT AREA =33057.710 SQM./8.16875 ACRES
SCALE 1 : 2000

ESS



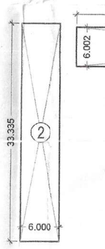
STP



OTHER AREA CALCULATION

S.NO.	WIDTH		LENGTH				AREA (SQ MT.)
1	13.656	x	15.482	x	0.5	=	105.711
2	6.000	x	33.335			=	200.010
3	61.055	x	6.002			=	366.452
4	6.000	x	13.930			=	83.580
TOTAL AREA						=	755.753

UGT



GREEN/PARK
COMMUNITY SERVICES
ESS
UGT — UNDER GROUND WATER TANK
STP — 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

ROAD LAYOUT

Architects:

DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
1st & 2nd FLOOR, PLOT NO. 16, ABHISHEK PLAZA, I.S.C., MAYUR VIHAR PH - II, DELHI - 110091, INDIA
TEL.(O) : +91-11-22770180, +91-9999219713, E-mail : deepakmehta1962@gmail.com
website : www.indianarchitect.co.in

SIG. OF ARCHITECT

Only For Sale Plan Estimate
Executive Engineer HSVP, Division No. X Gurugram

DEEPAK MEHTA & ASSOCIATES Commissioner Plot No. 16 Abhishek Plaza I.S.C Mayur Vihar Ph-II, Delhi-91

SIG. OF OWNER

Superintending Engineer, HSVP, Circle, Gurugram

For MRG CASTLE REALITY LLP