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AREA STATEMENT

Area statament -3				
	Area In acres	Percentage	Proposed area	Proposed Percentage
Total area of land	15			
Required open space	1.125	7.5	1.142	7.62
10 % area to be transferred free of cost to the Government	1.5	10	1.51	10.067
Permisible Commercial area	0.6	4	0.445	2.96
Area under plots	9.15	61	7.21	48.0798
Total permissible saleable area	9.75	65	7.657	51.0446
Minimum permissible density	240		291.6	
Maximum permissible density	400			

DETAIL OF PLOTS						
DESCRIPTION	SIZE			AREA	NO.OF PLOTS	TOTAL AREA
Category-A	19.6	X	7	137.2	14	1920.8
Category-B	15.34	X	6	92.04	105	9664.2
Category-C	15.34	X	8.55	131.157	1	131.157
Category-D	15.97	X	6	95.82	13	1245.66
Category-E	15	X	6.38	95.7	7	669.9
Category-F	15	X	6	90	10	900
Category-G	16.1	X	6.00	96.6	20	1932
Category-H	14.12	X	6.00	84.72	109	9234.48
Category-I	10.77	X	6.07	65.3739	5	326.8695
Category-J	14.12	X	7.11	100.3932	2	200.7864
Category-K	10	X	6.04	60.4	30	1812
Category-L	19.03	X	7.54	143.4862	8	1147.8896
					324	29185.7425

GREEN AREA CALCULATION		
GREEN-1	2375	SQM
GREEN-2	667	SQM
GREEN-3	160	SQM
GREEN-4	209	SQM
GREEN-5	550	SQM
GREEN-6	77	SQM
GREEN-7	85	SQM
GREEN-8	50	SQM
GREEN-9	292	SQM
GREEN-10	86	SQM
GREEN-11	72	SQM
	4623	SQM
	1.142367	ACRE

To be read with Licence No. 12. **of 2017 Dated** 21/4/2017 LC 3374

That this **Layout plan** for an area of **15.00 acres (Drawing No. DTCP-5815 dated 10.04.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) being developed by MG Housing Private Limited in Sector-19, Dharuhera** 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, 2016 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 DGTCP 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. 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.
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 maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Building Code, 2016. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced 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.
14. 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.
15. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. That the coloniser/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.
19. That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
20. That the coloniser/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.

(BALWANT SINGH) SD(HQ) | (BABITA GUPTA) ATP (HQ) | (SANJAY KUMAR) DTP (HQ) | (DEVENDRA NIMBOKAR) STP (M) HQ | (KAMAL KUMAR) CTP (HR) | (T.L. Satyaprakash, IAS) DTCP (HR)

LEGENDS:

FREEZED AREA (50% OF THE TOTAL PLOT AREA) = 14604.94 SQ.M.

PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY
DDJAY-MEASURING 15 ACRES INSECTOR-19, AT DHARUHERA- M.G. HOUSING PRVATE LIMITED

OWNER

ARCHITECT

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