

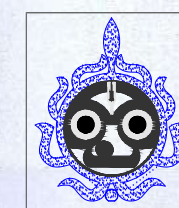
AREA STATEMENT							
TOTAL PLOT AREA	5.01875		ACRES OR	20310.1284	SQ. MTRS.		
	PERMISSIBLE				PROPOSED		
NET PLANNED AREA	5.01875		ACRES	SQ.MTRS	%	ACRES	SQ. MTRS.
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	3.0614	12389.1783	57.05%	2.8630	11586.33
COMMERCIAL AREA	4.00	%	0.2008	812.4051	4.0%	0.2007	812.40
AREA FOR COMMON FACILITIES	10.00	%	0.5019	2031.0128	10%	0.5019	2031.09
MIN GREEN AREA	7.5	%	0.3764	1523.2596	7.5%	0.3765	1523.51
NO. OF PLOTS					95		
OCCUPANCY PER DWELLING PLOT					18.0		
TOTAL POPULATION			PERSONS		1710		
DENSITY	240-400		PPA		340.72		

DETAIL OF TOTAL NO OF PLOTS					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
01 TO 06	7.56	14.47	109.39	6	656.36
7 & 8	6.43	15.09	97.03	2	194.06
09 TO 68	7.32	17.00	124.44	60	7466.40
69 TO 71	8.19	17.43	142.75	3	428.26
72 TO 80	7.32	15.03	110.02	9	990.18
81 (AREA BY P LINE)	7.32	15.92	115.52	1	115.52
82 TO 86	7.32	15.92	116.53	5	582.67
87 TO 89	7.83	17.00	133.11	3	399.33
90 TO 95	7.83	16.04	125.59	6	753.56
TOTAL				95	11586.33

- To be read with Licence No. 52 of 2023 dated 14/3/2023.
- That this Layout plan for an area measuring 5.01875 acres (Drawing no. DG, TCP- 9672 dated 15/3/22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Gurugram Land & Finance Pvt. Ltd. in collaboration with land owners in Sector-78, Gurugram Manesar Urban Complex 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 General, 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 DG, TCP 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 DG, TCP, 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 General, 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.
 - 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 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.
 - 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 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.
 - 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 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.
 - 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.

(SANJAY NARANG) ATP (HQ)
(R.S. BATH) DTP (HQ)
(HITESH SHARMA) STP (M) HQ
(JITENDER SINGH) CTP (ITAM)
(T.L. SATYAPRAKASH, IAS) DG, TCP (HR)
(RAM AYTAJ BASSI) JD (HQ)

MEP CONSULTANTS



BEHERA ASSOCIATES PVT.LTD
F-623a, LADO SARAI BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:- 011-40583898
MOB:- 9811911853
EMAIL-behera.associates@gmail.com

PROJECT NAME & ADDRESS :

GUIDE MAP FOR DEEN DAYAL JAN AWAS YOJNA AFFORDABLE PLOTTED HOUSING COLONY OVER AN AREA MEASURING 5.01875 ACRES (40 KANAL 3 MARLA) FALLING IN THE REVENUE ESTATE OF VILLAGE- NAURANGPUR, SECTOR-78, TEHSIL-MANESAR, DISTT. GURUGRAM, HARYANA BELONGING TO SATPAL SINGH S/O SISHRAM

DRAWING TITLE :

LAYOUT PLAN (LANDSCAPE PLAN)

ARCHITECT'S SIGNATURE :

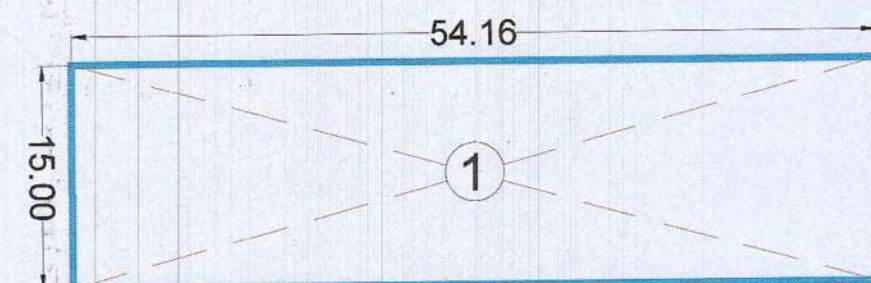
OWNER'S SIGNATURE :

NORTH :

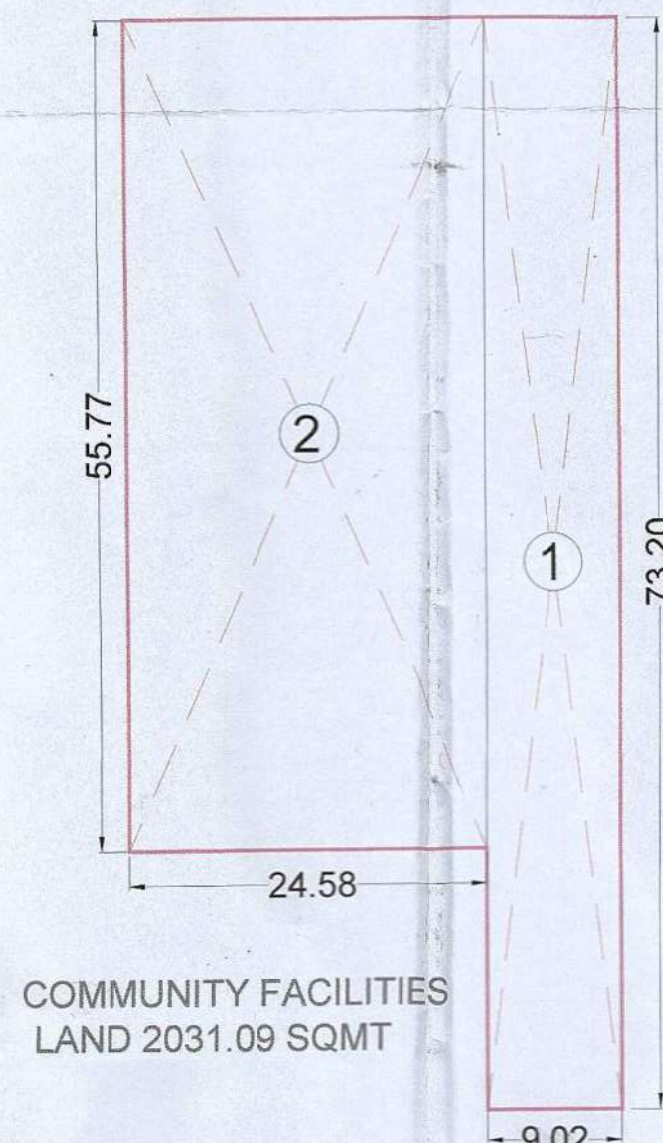
(Signature)
VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon



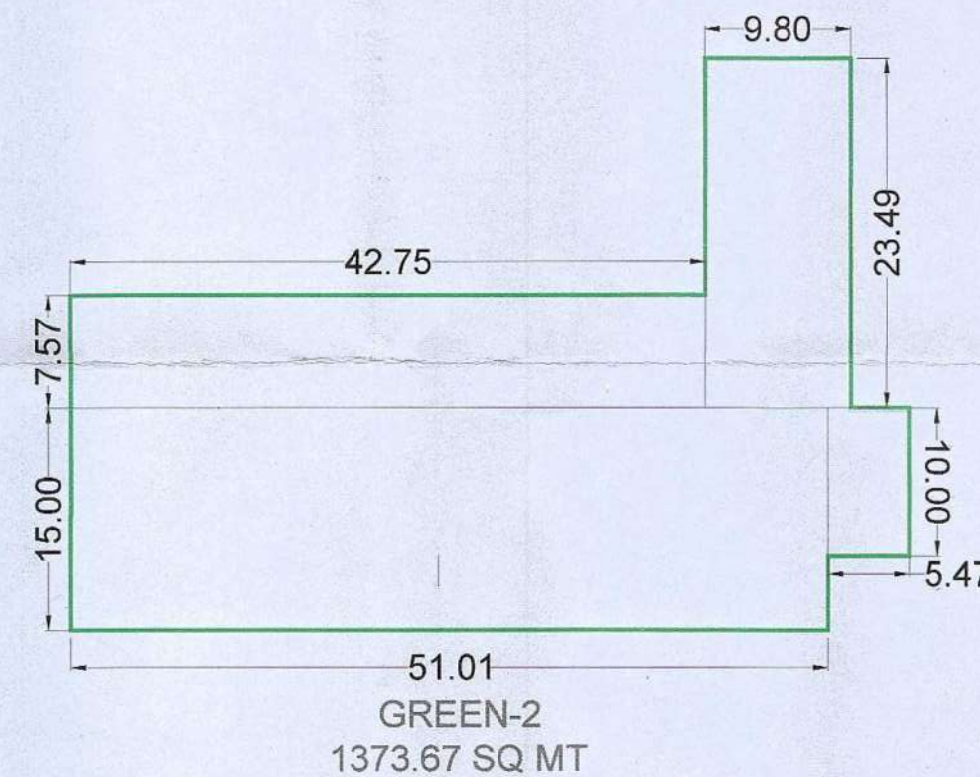
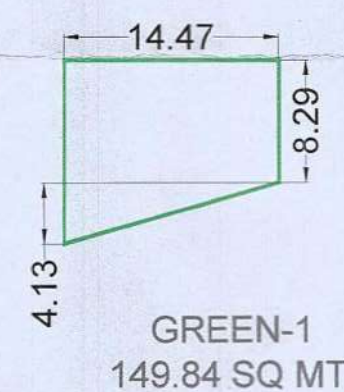
SCALE :
1 : 500



COMMERCIAL AREA				
NAME	SHAPE	PLOT SIZES		AREA (SQ.MTRS.)
		WIDTH	LENGTH	
1	RECTANGLE	15.00	54.16	812.40
TOTAL				812.40 SQMT



COMMUNITY LAND AREA				
NAME	SHAPE	PLOT SIZES		TOTAL AREA IN SQMT
		WIDTH	LENGTH	
1	RECTANGLE	9.02	73.20	660.26
2	RECTANGLE	24.58	55.77	1370.83
TOTAL				2031.09



GREEN AREA CHART				
NAME	PLOT SIZES		AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
	WIDTH	LENGTH		
GREEN AREA-1	4.13	14.47	29.88	149.84
	8.290	14.47	119.96	
GREEN AREA-2	9.80	23.49	230.20	1373.67
	7.57	42.75	323.62	
	5.47	10.00	54.70	
	15.00	51.01	765.15	
TOTAL			1523.51	SQMT