

LAND TO BE MIGRATE SHOWN AS (8.1175 ACRES)

ADDITIONAL LAND ADJOINING TO MIGRATED SHOWN AS (5.2875 ACRES)

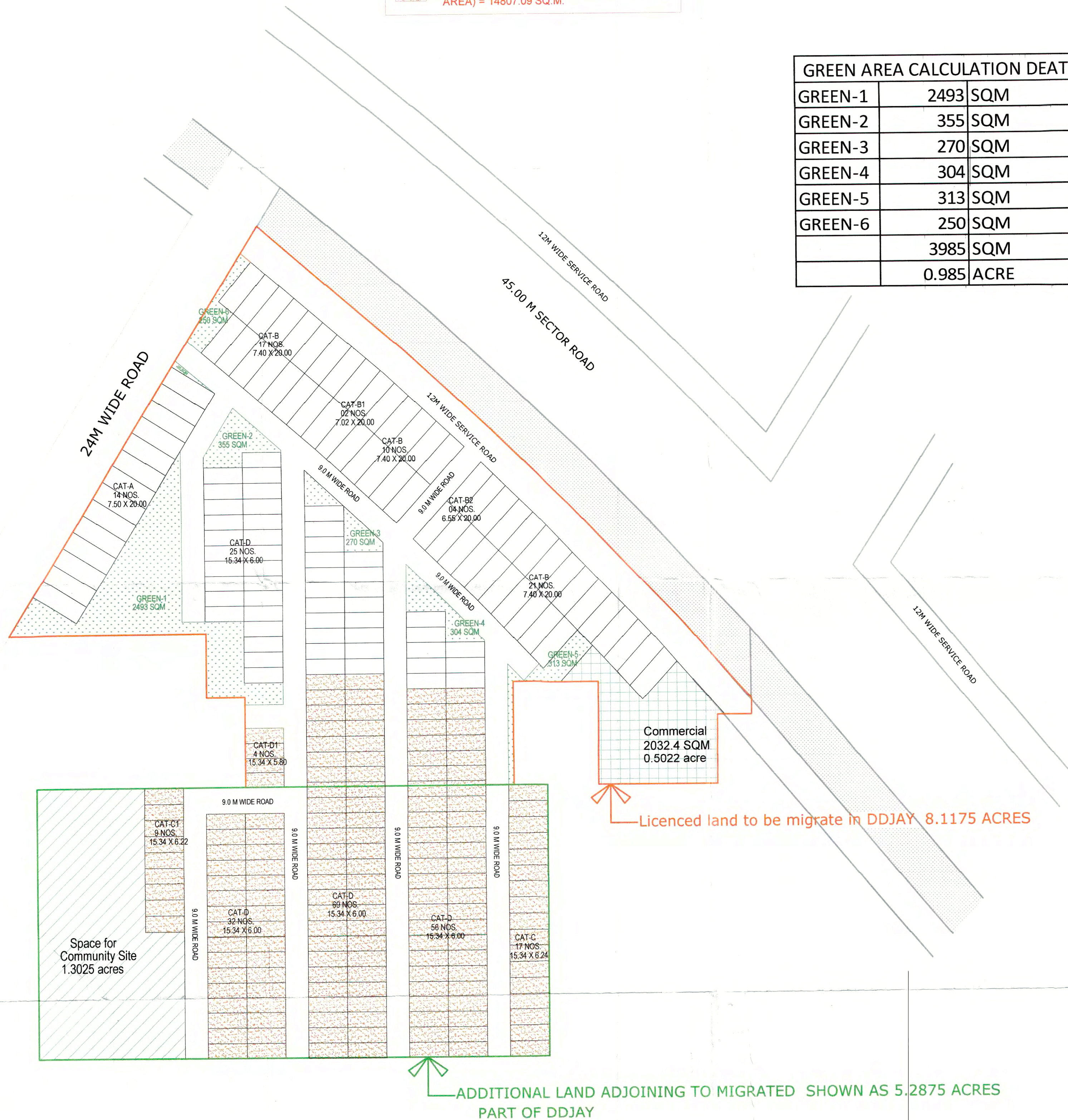
LEGENDS:
 FREEZED AREA (50% OF THE TOTAL PLOT AREA) = 14807.09 SQ.M.

AREA STATEMENT DDJAY

Area Statement				
	Area In acres	Percentage	Proposed area	Proposed Percentage
Total area of land	13.40625			
Area falling under sector road/ green belt	0.78	5.82		
Balance Area (A)	12.62625			
50% of sector area (B)	0.39			
Net Planned area (A+B)	13.01625			
Required open space	0.9762	7.5	0.985	7.57
10% area to be transferred free of cost to the Government	1.3016	10	1.3025	10.01
Permissible Commercial area	0.5207	4	0.502	3.86
Area under plots	7.9399	61	7.3148	56.20
Total permissible saleable area	8.4606	65	7.8168	60.05
Minimum permissible density	240		290.4062	
Maximum permissible density	400			

GREEN AREA CALCULATION DEATIL	
GREEN-1	2493 SQM
GREEN-2	355 SQM
GREEN-3	270 SQM
GREEN-4	304 SQM
GREEN-5	313 SQM
GREEN-6	250 SQM
	3985 SQM
	0.985 ACRE

DETAIL OF PLOTS						
DESCRIPTION	SIZE		AREA	NO.OF PLOTS	TOTAL AREA	
Category-A	7.5	X	20	150.00	14	2100.00
Category-B	7.4	X	20.00	148.00	48	7104.00
Category-B1	7.02	X	20	140.40	2	280.80
Category-B2	6.55	X	20	131.00	4	524.00
Category-C	15.34	X	6.24	95.72	17	1627.27
Category-C	15.34	X	6.22	95.41	9	858.73
Category-D	15.34	X	6.00	92.04	182	16751.28
Category-D1	15.34	X	5.80	88.97	4	355.89
					280	29601.97



Licensed land to be migrate in DDJAY 8.1175 ACRES

ADDITIONAL LAND ADJOINING TO MIGRATED SHOWN AS 5.2875 ACRES PART OF DDJAY

To be read with Licence No. 21 of 2017 Dated 19/5/2017 LC-3385

- This this Layout plan for an area of 13.40625 acres (Drawing No. DTCP-5838 dated 02.05.2017) 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:-
- 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, 2016 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 DGTCP 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensed 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 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.
 - 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 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - 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.
 - 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.
 - 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.

PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY DDJAY-MEASURING 13.40625 ACRES IN SECTOR-19, AT DHARUHERA- M.G. HOUSING PRIVATE LIMITED

For MG HOUSING PVT. LTD.
 Director/Authorized Signatory

Architect Signature

OWNER

ARCHITECT

(BALWANT SINGH) SD(M) (BABITA GUPTA) ATP (M) (SANJAY KUMAR) DTP (M) (DEVENDRA NIMBOKARI) STP (M) HQ (KAMAL KUMAR) CTP (HR) (T.L. Satgopal) DTCP (HR)