

LEGEND :

S.No. SYMBOL DESCRIPTION

Checked subject to Comment
In forwarding letter No. 158/65/
Dt. 24/07/2023 and notes
attached with the estimate

Supervising Engineer (H)
for Chief Engineer
HSPV, Gurugram
S. K. Mehta

4/5

Director (Urban & Town & Country Planning)
Haryana, Chandigarh

To be read with Licence No. 111 of 2023 Dated 25/05/2023

This Layout Plan for an additional area measuring 3.34375 acres in Residential Affordable Plotted Colony (under DDJAY-2016) measuring 19.0125 acres (Licence No. 11 of 2022 dated 02.02.2022 (16.55625 acres) and Licence No. 4 of 2023 dated 06.01.2023 (2.45625 acres), totalling 22.5625 acres (16.55625 + 2.45625 = 3.34375 acres) (Drawing No. S-01) 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 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted area of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial sites 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.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCF for the modification of layout plans of the colony.
- That the revenue cess falling in the colony shall be used free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCF, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the proposed roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plots 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 area 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, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
- 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 6 metres wide road which means a minimum clear width of 9 metres between the plots.
- Any access 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 licensed area shall be transferred free of cost to the government on the basis of Section 33(3)(b) of the Act No. 16 of 1975.
- That the total 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 license through give and take with the land that HSPV 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 respect.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification is 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 Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Power 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. 1976/2016-Sp dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDRA KUMAR)
(HITESH SHARMA)
(PANKAJ DENWAL)
(DINESH BAWARI)
(T. L. SATTAPURAM)
(D. C. THIRU)
(T. L. SATTAPURAM)
(D. C. THIRU)

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
A. OLD PLOT AREA STAGE-1	36.59625	67000.167
B. ADDITIONAL PLOT AREA STAGE-2 (2.45625 ACRES)	2.45625	99400.091
C. ADDITIONAL PLOT AREA STAGE-3 (3.34375 ACRES)	3.34375	13531.675
TOTAL GROSS PLOT AREA (A+B+C)	42.39525	180000.933
1. GROSS PLOT AREA	22.5625	90472.534
2. NET PLOT AREA FOR PLANNING	22.5625	90472.534
3. OPEN SPACE AREA (GREEN)	1.6767	6785.440
4. AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	2.1856	9047.253
5. COMMERCIAL AREA	0.8943	3618.901
6. SALEABLE AREA	11.50	46548.673
7. TOTAL SALEABLE AREA (5+6)	12.39	48267.624
8. TOTAL NO. OF PLOTS		396
9. MINIMUM PERMISSIBLE DENSITY @ 240 PPA	5366	
10. MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	8943	

DETAIL OF PLOTS IN EXISTING LICENSED COLONY 19.0125 ACRES (LICENSE NO. 11 OF 2022 DATED 02.02.2022 AND LICENSE NO-4 OF 2023 DATED 06.01.2023)

DESCRIPTION	NUMBER OF PLOTS	POPULATION IN PERSON
ALREADY APPROVED PLOTS	321	5778 PERSON @ 18 PERSON PER PLOT
ADDITIONAL PLOTS ADDED IN REVISION WHILE GRANT OF LOI FOR 3.34375 ACRES	29	391.5 PERSON @ 13.5 PERSON PER PLOT
TOTAL	350	6169.50 PERSONS
DETAILS OF PLOTS IN ADDITIONAL APPLIED AREA 3.34375 ACRES		
NEW PLOT	46	621 PERSON @ 13.5 PERSON PER PLOT
DETAILS OF WHOLE COLONY 22.5625 ACRES (ALREADY LICENSED AREA 19.0125 ACRES) + APPLIED AREA (3.34375 ACRES)		
GRAND TOTAL	396	6790.50 PERSONS (DENSITY IN PPA-303.74 PPA)

GREEN AREA CALCULATION

S.NO.	PLOT TYPE	WIDTH (METERS)	LENGTH (METERS)	AREA (SQ.MT.)
1	Green-1	1.6767	6785.440	11381.410
2	Green-2	2.1856	9047.253	19785.410
3	Green-3	0.8943	3618.901	3245.410
4	Green-4	1.6767	6785.440	11381.410
5	Green-5	2.1856	9047.253	19785.410
6	Green-6	0.8943	3618.901	3245.410
7	Green-7	1.6767	6785.440	11381.410
8	Green-8	2.1856	9047.253	19785.410
9	Green-9	0.8943	3618.901	3245.410
10	Green-10	1.6767	6785.440	11381.410
11	Green-11	2.1856	9047.253	19785.410
12	Green-12	0.8943	3618.901	3245.410
13	Green-13	1.6767	6785.440	11381.410
14	Green-14	2.1856	9047.253	19785.410
15	Green-15	0.8943	3618.901	3245.410
16	Green-16	1.6767	6785.440	11381.410
17	Green-17	2.1856	9047.253	19785.410
18	Green-18	0.8943	3618.901	3245.410
19	Green-19	1.6767	6785.440	11381.410
20	Green-20	2.1856	9047.253	19785.410
21	Green-21	0.8943	3618.901	3245.410
22	Green-22	1.6767	6785.440	11381.410
23	Green-23	2.1856	9047.253	19785.410
24	Green-24	0.8943	3618.901	3245.410
TOTAL AREA				6786.037

- UNDER GROUND WATER TANK
- UNDER GROUND STP TANK
- COMMERCIAL
- GREEN/PARK
- COMMUNITY SERVICES
- TRANSFORMER
- AREA UNDER ROAD

ADDITIONAL APPLIED LAND AREA-3.34375 ACRE

60.0 M WIDE ROAD

COMMUNITY-1 = 7694.649 SQM.

COMMUNITY-1 AREA CALCULATION DIAGRAM
COMMUNITY-1 AREA AS / PLINE=7694.649 SQM.R. D. Mehta
Superintending Engineer,
HSPV, Gurugram

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

DESCRIPTION	REQUIRED AREA	PROPOSED AREA
COMMUNITY-1 AREA AS / PLINE	7694.649	7694.649
COMMUNITY-2 AREA AS / PLINE	1353.416	1353.416
TOTAL COMMUNITY AREA	9048.065	9048.065

TOTAL COMMUNITY AREA CALCULATION		AREA (SQ MT)
COMMUNITY-1 AREA AS /PLINE	=	7694.6
COMMUNITY-2 AREA AS /PLINE	=	1353.4
TOTAL COMMUNITY AREA AS /PLINE	=	9048.0