



Checked subject to Comm. as  
In forwarding letter No. 102793  
Dt. 11.05.23 and to be  
attached with the estimate.

Superintending Engineer (HQ)  
for Civil Engineering  
Haryana  
Haryana  
Haryana

To be read with Licence No. 193 of 2022 Dated 24/11/2022

That this Layout plan for an area measuring 5.0125 acres (Drawing No. ) Dated )  
comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen  
Dayal Jan Awas Yojna) being developed by Godson Propbuild Pvt. Ltd., Sector-85, 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 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 DTC 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 DTC, 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 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, Town & 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 licensed 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)(iii) 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 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.
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.

(NARENDER KUMAR) (HITESH SHARMA) (P.F. SINGH) (T.L. SATYAPRAKASH, IAS)  
DTP(HQ) STP(HQ) CTP(HR) DG, TCP(HR)  
(RAJAT CHAUHAN) (DINESH KUMAR)  
ATP(HQ) PA(HQ)

AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		5.01250	20284.851
5	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.05763	12373.759
6	PROPOSED AREA UNDER PLOTTING	49.92%	2.50227	10126.328
7	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.50125	2028.485
8	PROVIDED AREA FOR COMMAN FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.50130	2028.680
9	REQUIRED MIN. GREEN AREA.	7.5%	0.37594	1521.364
10	PROVIDED GREEN AREA	7.56%	0.37919	1534.520
11	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.20050	811.394
12	PROPOSED AREA UNDER COMMERCIAL	4.00%	0.20049	811.350
13	PERMISSIBLE POPULATION	240-400	1203.00	2005.000
14	PROPOSED POPULATION	77X18	1386	277 PERSONS /ACRE

PLOTS AREA CALCULATION						
S.NO	PLOTS CATEGORY	WIDTH IN M.	LENGHT IN M.	AREA IN SQM. PER PLOT	NO OF PLOTS.	TOTAL AREA. (SQM)
1	A	8.450	17.500	147.875	17	2513.875
2	B	8.620	17.400	149.988	7	1049.916
3	C	8.450	16.150	136.468	6	818.805
4	D	7.260	16.150	117.249	16	1875.984
5	E	7.45	15.740	117.263	16	1876.208
6	F	ODD SIZE		150.000	1	150.000
7	F1	ODD SIZE		148.440	1	148.440
8	F2	ODD SIZE		135.650	1	135.650
9	F3	ODD SIZE		129.100	1	129.100
10	G	7.42	17.50	129.850	11	1428.350
11	TOTAL				77	10126.328
	IN ACRE					2.50227

Only For Sanction Plan Estimate  
Executive Engineer  
HSVP, Division No. 5 Gurugram

Superintending Engineer,  
HSVP Circle, Gurugram

Director General  
Town & Country Planning  
Haryana, Chandigarh

LEGEND	
	COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	ESS

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN  
DAYAL JAN AWAS YOJNA LAND MEASURING 5.0125  
ACRES IN VILL: SIKANDERPUR BADHA, SECTOR-85,  
THESIL MANESAR & DISTT. GURUGRAM, HARYANA  
TO BE DEVELOPED BY  
M/S MGF DEVELOPMENTS LIMITED

ARCHITECTS:  
AD AD CONSULTANTS  
PARNAMI TOWER, 3RD FLOOR, S.C.O. 50-51  
OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON  
TELEFAX: 0124 - 4081801, 4081802  
E-MAIL: adconsultants13@gmail.com

TITLE :- LAYOUT PLAN

SCALE:- 1:1000

For MGF DEVELOPMENTS LTD.  
AUTHORISED SIGNATORY

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

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