

LC-4749

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

Checked subject to Comments
In forwarding letter No. 102793
Dt. 11/05/22 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Chandigarh
M. S. S. S. S.

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 Godan Proprietary 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 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, 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 DTP 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 DTP, 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, 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 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)(ii) 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 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 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for
enforcement of the Energy Conservation Building Codes.

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

