

To be read with Licence No. 32 of 2024 Dated 28-02-2024

This layout plan for an area measuring 19.175 acres (Drawing no. 10082 Dated 28-02-24) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Suraj Bhan S/o Sh. Dharam Pal and others in collaboration with Tula Realtors Pvt. Ltd. falling in Sector-1, Patauli 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 DTCP 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 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.
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 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.
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.

(ASHISH SHARMA)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(SINGH)
DTP (HR)

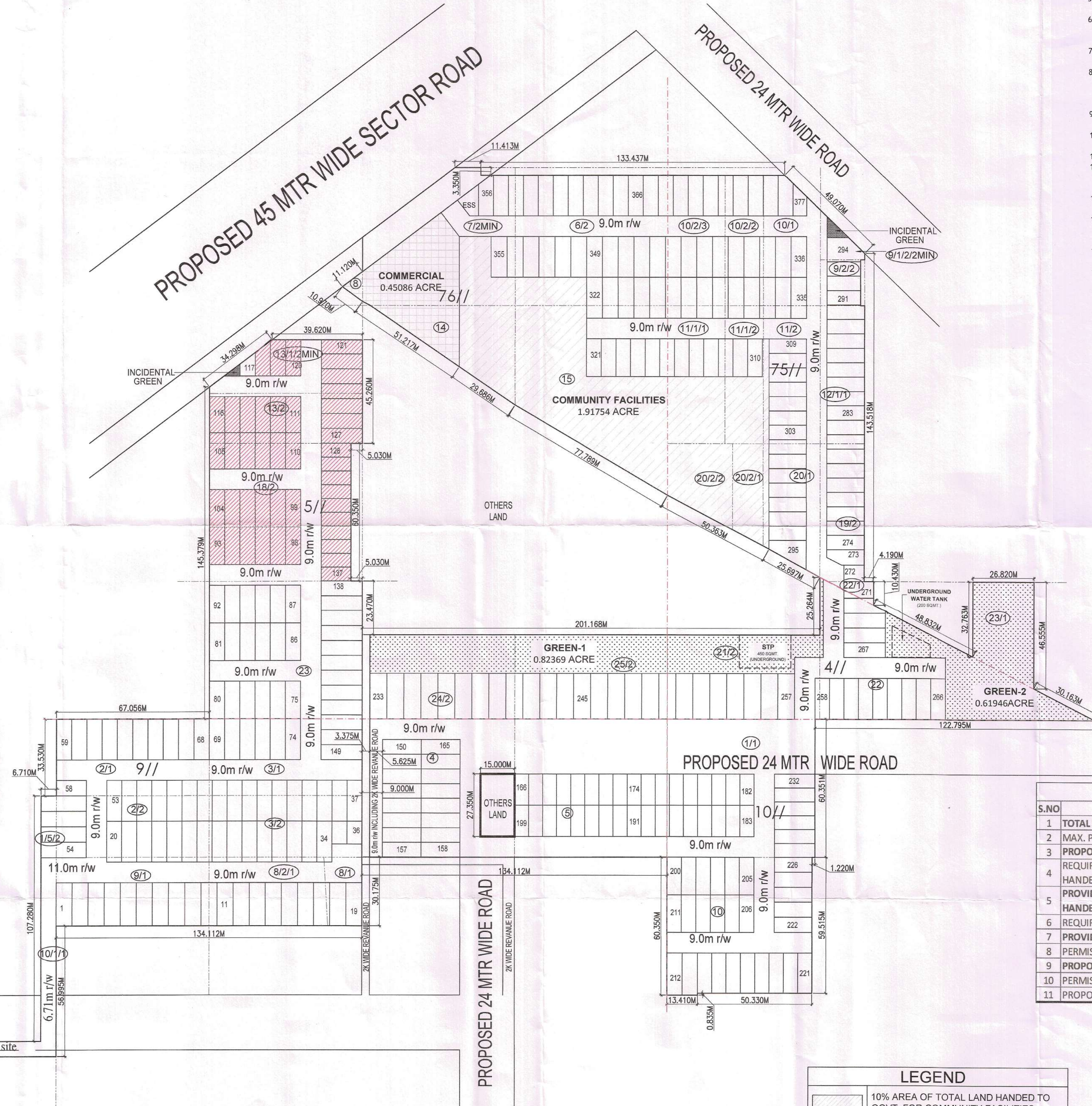
(AMIT KHATRI, IAS)
DTP (HR)

(YAJAN CHAUDHARY)
ATP (HQ)

(RAJESH DUTT)
JD (HQ)

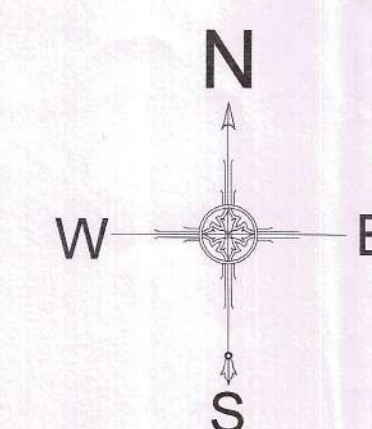
PLOTTED AREA CALCULATION						
S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	1 TO 19	7.06	18.975	133.964	19	2545.316
2	20-34, 37-53, 357-375	6.58	17.85	117.453	51	5990.103
3	35-36	6.58	10.00	65.800	2	131.600
4	54-57	6.755	20	135.100	4	540.400
5	58	6.68	13.29	88.777	1	88.777
6	59-68	6.7	17.85	119.595	10	1195.950
7	69-74	6.675	17.85	119.149	6	714.894
8	75-104	6.675	16.50	110.138	30	3304.140
9	105-116, 119-120	6.675	15.82	105.599	14	1478.386
10	117	ODD SIZE		52.100	1	52.100
11	118	ODD SIZE		85.640	1	85.640
12	121-127, 138-149	6.515	18	117.270	19	2228.130
13	128-137	6.035	12.97	78.274	10	782.740
14	150-165	6.42	17.03	109.333	16	1749.328
15	166-199	6.19	13.675	84.648	34	2878.032
16	200-211	6.37	16.5	105.105	12	1261.260
17	212-213	6.705	18.35	123.037	2	246.074
18	214-221	6.29	17.715	111.427	8	891.416
19	222	6.68	16.565	110.654	1	110.654
20	223-226	6.58	16.565	108.998	4	435.992
21	227-232	6.06	17.785	107.777	6	646.662
22	233-257	7.47	20	149.400	25	3735.000
23	258-266	6.35	18	114.300	9	1028.700
24	267-269	6.5	18.28	118.820	3	356.460
25	270	ODD SIZE		96.470	1	96.470
26	271	7.35	13.07	96.065	1	96.065
27	272	7.18	8.94	64.189	1	64.189
28	273	ODD SIZE		99.630	1	99.630
29	274-289, 296-309	6.3	17	107.100	30	3213.000
30	290	ODD SIZE		103.450	1	103.450
31	291-293	6.3	14.65	103.400	3	310.200
32	310-321	6.425	16.5	106.013	12	1272.156
33	294	ODD SIZE		147.700	1	147.700
34	295	ODD SIZE		138.000	1	138.000
35	322 & 349	6.9	17.85	123.165	28	3448.620
36	350-355	7.0	17.85	124.950	6	749.700
37	356	ODD SIZE		107.480	1	107.480
38	376	ODD SIZE		110.860	1	110.860
39	377	ODD SIZE		68.330	1	68.330
TOTAL AREA					377	42503.604
TOTAL AREA IN ACRE						10.50288

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	3333.36	0.82369
2	GREEN 2	2506.85	0.61946
TOTAL		5840.21	1.44315



DETAIL OF 10% AREA MUSTIL/KILA WISE						
SR.NO	MUSTIL NO.	KILA NO.	AREA IN SQM	AREA IN ACRE	K	M
1	5	13/1/2	720.738	0.17810	1	8
2	5	13/2	1210.873	0.29921	2	7
3	5	18/2	2557.701	0.63202	5	1
TOTAL			4489.312	1.10933	8	16

LEGEND	
	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA



AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		19.17500	77598.406
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	11.69675	47335.028
3	PROPOSED AREA UNDER PLOTTING	54.77%	10.50288	42503.604
4	REQUIRED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.91750	7759.841
5	PROVIDED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.91754	7760.000
6	REQUIRED MIN. GREEN AREA.	7.5%	1.43813	5819.880
7	PROVIDED GREEN AREA	7.53%	1.44315	5840.210
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.76700	3103.936
9	PROPOSED AREA UNDER COMMERCIAL	2.35%	0.45086	1824.550
10	PERMISSIBLE POPULATION	240-400	4602	7670.000 PERSONS
11	PROPOSED POPULATION	377X13.5	5089.5	265.424 PERSONS/AC

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 19.17500 ACRES IN SECTOR-1, PATAUDI, DISTT-GURUGRAM, (HR) TO BE DEVELOPED BY M/S TULA REALTOR PRIVATE LIMITED IN COLLABORATION WITH DAGAR HOSPITALITY AND INFRASTRUCTURE PVT LTD, SURAJ BHAN AND SAROJ YADAV, HARSH YADAV

TITLE :- LAYOUT PLAN	
SCALE:- 1:1000	DATE:- 01-02-2024
For TULA REALTOR PVT. LTD. Authorised Signatory	OWNER/AUTH. SIGN.
For TULA REALTOR PVT. LTD. Authorised Signatory	ARCHITECT'S SIGN.