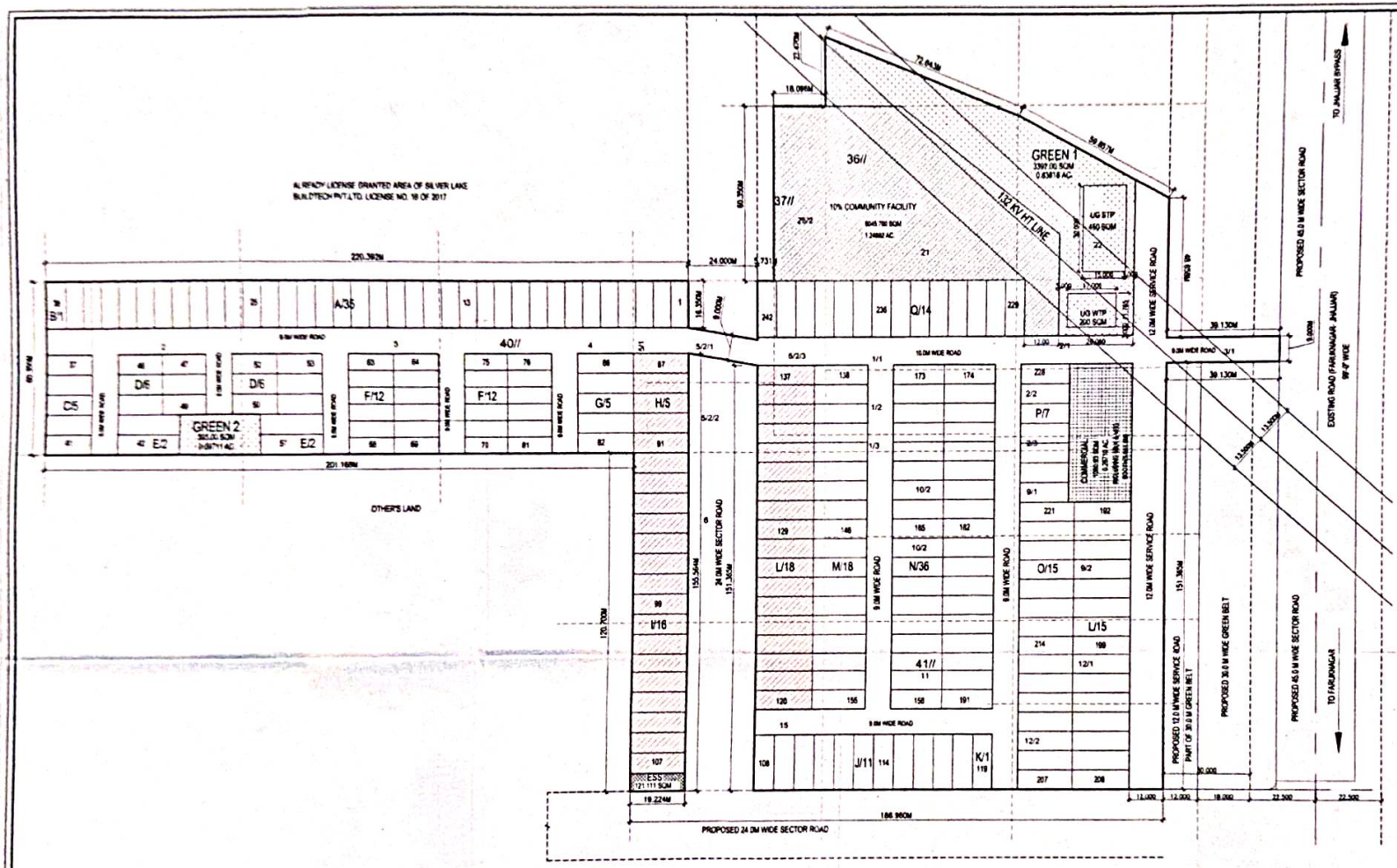
LC-1099



To be read with Licence No. 157 of 2024 Dated 29/8/2024

That this layout plan for an area measuring 13.468 acres (Gross) falls in Sector 37 Extended Gurugram which is issued in respect of Affordable Plotted Colony Under Deen Dayal Jan Awas Yojna 2016 being developed by Silver Lake Buildtech Pvt. Ltd. in Sector-03, Farukhnagar is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the licence applied as per 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 utilities area reserved for commercial purposes shall be sold or granted for construction of the area under plots.
3. That the demarcation plans in per site of all the Residential Plots and Commercial site shall be get 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 minimal route 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 ensuring any adjustment in the alignments 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 area 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 organised open space is reduced, the same will be provided by the colonizer in the remained area.
10. No plot will derive an access from less than 7 metres wide road except mews a minimum clear width of 5 metres between the plots.
11. Any access area over and above the permissible 45 under commercial use shall be deemed to be saleable space.
12. That portion of the sector / development plan roads / green belts is 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(1)(a)(iii) of the Act no.8 of 1975.
13. That the said size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7'0" of the abovesaid frontage when demarcated.
14. That you will have no objection to the readjustment 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's) fitting for external lighting as well as Common lighting.
17. That the colonizer/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. 19/44/2016-5 Power dated 14.03.2016.
18. 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.
19. 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.

(ASHWANI KUMAR) ATP(HQ) | (SANJAY NARANG) DTP (HQ) | (MANINDER SINGH) STP (HQ) | (JITENDER KHADA) CTP(HQ) | (PARVEEN KUMAR) DCP (HQ)

SILVERLAKE BUILDTECH PVT. LTD. GURGAON

AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM.
1	TOTAL SITE AREA		12.46800	50456.163
A	AREA FALLING UNDER SECTOR DIVIDING ROAD (0.02ACRE) & 30.0 MTR. WIDE GREEN BELT (0.066 ACRE)		0.08600	348.029
B	BALANCE AREA		12.38200	50108.134
C	50% OF AREA FALLING UNDER SECTOR DIVIDING ROAD (0.02ACRE) & 30.0 MTR. WIDE GREEN BELT (0.066 ACRE)		0.04300	174.015
D	NET PLANNED AREA (B+C)		12.42500	50282.149
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	7.57925	30672.111
3	MAX. PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.49700	2011.286
4	TOTAL PERMISSIBLE PLOTTING & COMMERCIAL AREA	65%	8.07625	32683.397
5	PROPOSED AREA UNDER PLOTTING	58.09%	7.21006	29178.035
6	PROPOSED AREA UNDER COMMERCIAL	2.15%	0.26710	1080.930
7	TOTAL PROPOSED AREA UNDER PLOTTING & COMMERCIAL	60.18%	7.47716	30258.965
8	REQUIRED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.24680	5045.616
9	AREA PROVIDED FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT.	10.00%	1.24682	5045.700
10	REQUIRED MIN. GREEN AREA	7.5%	0.93510	3784.212
11	PROVIDED GREEN AREA	7.502%	0.93529	3785.000
12	PERMISSIBLE POPULATION @ 18.5 PERSON PER PLOT	242 X 18.5	3267	= 262.93
13	PROPOSED POPULATION DENSITY	= 268 PERSONS PER ACRE		

PLOTTED AREA DETAIL

S.NO	TYPE	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A	1 TO 35	6.100	16.350	99.735	35	3490.725
2	B	36	6.892	16.350	112.684	1	112.684
3	C	37-41	7.000	15.628	109.396	5	546.980
4	D	44-55	7.000	15.165	106.155	12	1273.860
5	E	42,43,56,57	7.000	20.750	145.250	4	581.000
6	F	58-81	5.835	15.165	88.488	24	2123.712
7	G	82-86	7.000	19.220	134.540	5	672.700
8	H	87-91	7.000	19.224	134.568	5	672.840
9	I	92-107	7.150	19.224	137.452	16	2199.232
10	J	108-118	7.000	19.515	136.605	11	1502.655
11	K	119	6.800	19.515	132.702	1	132.702
12	L	120-137, 192-206	6.825	20.000	136.500	33	4504.500
13	M	138-155	6.825	18.800	128.310	18	2309.580
14	N	156-191	6.825	18.000	122.850	36	4422.600
15	O	207-221	6.825	19.075	130.187	15	1952.805
16	P	222-228	7.000	17.000	119.000	7	833.000
17	Q	229-242	6.700	19.685	131.890	14	1846.460
TOTAL						242	29178.035
					OR IN AC		7.21006

LEGEND

- 10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMUNITY FACILITIES
- COMMERCIAL AREA
- GREEN AREA
- FREEZED AREA (PLOTS ARE FREEZED TILL 24.0 M WIDE ROAD BECOME OPERATIONAL)

N

GREEN AREA

CODE	AREA IN SQM	AREA IN ACRE
G1	3392.000	0.83818
G2	393.000	0.09711
TOTAL	3785.000	0.93529

FREEZED PLOT AREA DETAIL

S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	87-91	7.000	19.224	134.568	5	672.840
2	92-107	7.150	19.224	136.490	16	2183.840
3	120-137	6.825	20.000	136.500	18	2457.000
TOTAL					39	5313.680

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 12.46800 ACRE AT VILL. & TEH. FARUKHNAGAR, SECTOR - 3, DISTT. GURUGRAM (HR). BEING DEVELOPED BY M/S SILVER LAKE BUILDTECH PVT. LTD.

TITLE :- **LAYOUT PLAN**

SCALE:- 1:750 | DATE:- 14-10-2023

OWNER/AUTH. SIGN | ARCHITECT'S SIGN