

PROPOSED REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY AT SECTOR - 63A, GURUGRAM FOR AN AREA MEASURING 121.06825 ACRES INCLUDING ADDITIONAL AREA 11.8375 ACRES IN THE ALREADY LICENSE GRANTED AREA MEASURING 109.23075 ACRES (LICENSE NO.119 OF 2011 DATED 28.12.2011 HAVING AREA 99.287 ACRES AFTER DE-LICENSE OF AREA 0.975 ACRES), LICENSE NO.71 OF 2014 DATED 29.07.2014 (7.8625 ACRES) AND LICENSE NO. 104 OF 2019 DATED/07.09.2019 (2.08125 ACRES)

TOTAL AREA OF PLOTS					
POCKET NAME	PLOT AREAS (SQMT)	NO. OF PLOTS	NO. OF NPPL PLOTS	NO. OF EWS PLOTS	TOTAL AREA (ACRES)
A	159.00-667.73	126	6	-	41733.622
A1	50-273.92	107	47	58	12620.217
B	162.70-647.20	333	113	-	90080.144
C	50-54.66	104	-	104	5341.489
D	284.95-402.78	14	-	-	4735.714
D1	181.98-202.20	11	10	-	2169.606
E	185.38-338.56	55	8	-	14460.855
F	76.5-261.25	43	-	-	8315.452
G	229.84-264.38	30	-	-	7962.175
G1	149.39-196	10	-	-	1770.464
G2	268.84-336.24	30	-	-	8331.854
H	156.60-291.32	44	1	-	10801.798
H1	50-50.44	44	-	44	2201.838
J	156.33-249.98	22	17	-	4413.169
M	212.86-249.97	50	44	-	11055.592
TOTAL		1023	256	206	225902.988

POPULATION DENSITY CALCULATION		
TYPE	NO. OF PLOTS/PERSONS/PLOT	PERSONS
MAIN	817	13.5
EWS	206	9

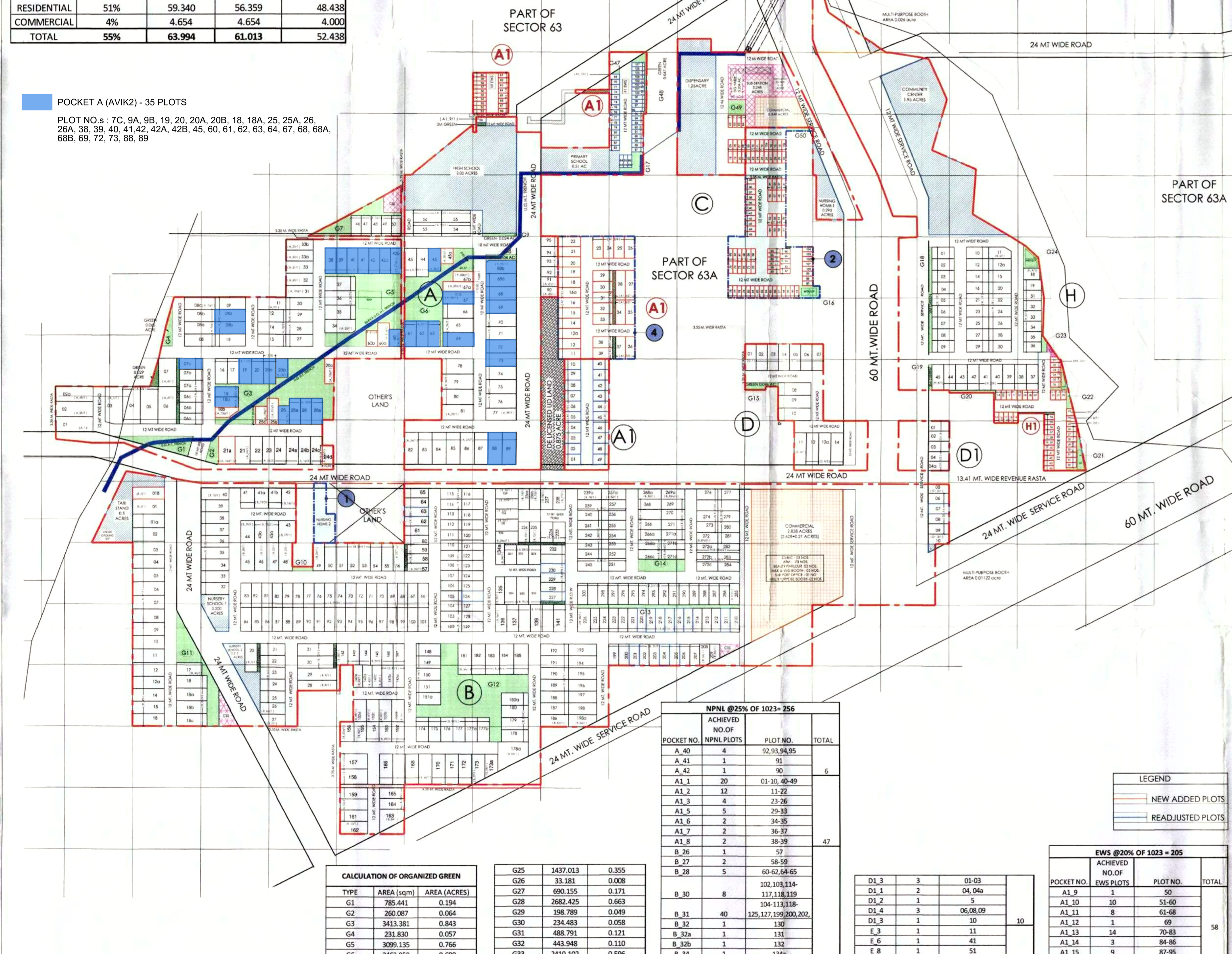
POPULATION OF PLOTTED DEVELOPMENT (A) = 12883.5
POPULATION DENSITY = 110.73 PERSONS/ACRE

LANDUSE	PERMISSIBLE %	PERMISSIBLE AREA (ACRES)	PROPOSED AREA (ACRES)	PERCENTAGE %
RESIDENTIAL	51%	59.340	56.359	48.438
COMMERCIAL	4%	4.654	4.654	4.000
TOTAL	55%	63.994	61.013	52.438

LAND AREA		
	(ACRES)	PERCENTAGE
ALREADY LICENSED AREA UNDER EXISTING LICENSE 104 OF 2019	110.20575	
ADDITIONAL LICENSE AREA	11.83750	
AREA TO BE DELICENSED	0.975	
TOTAL AREA OF SCHEME	121.06825	
AREA UNDER 60MT. WIDE SECTOR ROADS AS/LICENSE 104 OF 2019	8.8541	
UNDETERMINED LAND USE - POCKET-J	0.2882	
BALANCE AREA	111.92595	A
50% OF 60 MT WIDE ROAD AREA	4.42705	B
NET PLANNING AREA	116.3530	
AREA UNDER PLOTS	55.822	47.976 %
AREA UNDER COMMERCIAL	4.654	4.000 %
NURSING HOME-01	0.290	
NURSING HOME-02	0.247	0.462 %
TOTAL SALEABLE AREA	61.013	52.438 %

COMMERCIAL		
	ACRES	
AREA UNDER COMMERCIAL AS PER PREVIOUS LICENSE 104 OF 2019---(a)	4.1870	3.599 %
PERMISSIBLE AREA UNDER COMMERCIAL AS PER NEW SCHEME	4.654	4.000 %
PROPOSED AREA UNDER NEW COMMERCIAL LAND (X)	0.467	0.401 %
TOTAL AREA UNDER COMMERCIAL LAND (X) + (a)	4.654	4.000 %

PROPOSED ALTERATIONS AND ADDITIONS	
POCKET	REMARKS
A	OVERHEAD HT LINE HAS BEEN MADE UNDERGROUND AND 11 NO. NEW PLOTS HAVE BEEN ADDED.
A1	PREVIOUS PLOT SIZES CHANGED AND NEW PLOTS ADDED IN EXTENDED LAND AREA PART OF ADDITIONAL LICENSE AREA. NURSERY SCHOOL (ADJACENT PREVIOUSLY TO HIGH SCHOOL) HAS BEEN REMOVED AND EWS PLOTS ADDED /READJUSTED.
B	1 NEW PLOT ADDED, NURSERY SCHOOL 2 ADDED AND 14 NO. PLOTS CONVERTED FROM NPPL TO REGULAR PLOTS. NURSING HOME ADDED IN NEW LAND PART OF ADDITIONAL LICENSE AREA.
C	NURSING HOME-2 REMOVED, DISPENSARY HAS BEEN ADDED, EWS PLOTS CONFIGURATION CHANGED, AND NEW EWS PLOTS ADDED IN EXTENDED LAND AREA PART OF ADDITIONAL LICENSE AREA.
D	NO CHANGE.
D1	1 NO. PLOT CONVERTED FROM NPPL TO REGULAR PLOT.
E	NO CHANGE.
F	32 NO. PLOTS CONVERTED FROM NPPL TO REGULAR PLOTS, ALL EWS PLOT REMOVED FROM THE POCKET AND ADJUSTED ELSEWHERE AND 10 NO. REGULAR PLOTS ADDED.
G	NO CHANGE
G1	NO CHANGE
G2	NO CHANGE
H	NO CHANGE
H1	NEW POCKET ADDED PART OF ADDITIONAL LICENSE AREA, EXCLUSIVE FOR EWS PLOTS.
J	NEW POCKET PART OF ADDITIONAL LICENSE AREA- NEW RESIDENTIAL PLOTS AND COMMERCIAL PLOT.
M	NEW POCKET PART OF ADDITIONAL LICENSE AREA- NEW RESIDENTIAL PLOTS.



To be read with Licence No. 211 of 2023 Dated 18/10/2023 LC-2543-D

This layout plan for an additional area measuring 11.8375 acres in the already license granted area measuring 109.23075 acres (License No. 119 of 2011 dated 28.12.2011 having area 99.287 acres after de-license of area 0.975 acres), License No. 71 of 2014 dated 29.07.2014 (7.8625 acres) and License No. 104 of 2019 dated 07.09.2019 (2.08125 acres) thereby making total site area 121.06825 acres in Sector - 63A, Gurugram being developed by Anant Raj Ltd. 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 55% 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 and Commercial and Community 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 General, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DG, TCP, 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.
8. That no property plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
9. 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 General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the tenures.
10. At the time of demarcation plan, if required percentage of NPPL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
11. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
14. 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.
15. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plots shall exceed 2 hectares.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the

TOTAL POPULATION = 12883.5

COMMUNITY FACILITIES	REQUIRED NO.	ACHIEVED NO.
CRECHE	1	1
HIGH SCHOOL	1	1
PRIMARY SCHOOL	1	1
NURSERY SCHOOL	2	2
DISPENSARY	1	1
NURSING HOME	2	2
RELIGIOUS BUILDING	1	1
COMMUNITY CENTER	1	1
TAXI STAND	1	1

LEGEND

- ADDITIONAL APPLIED LAND = 11.83750 ACRES
- AREA UNDER COMMERCIAL
- COMMUNITY SITES
- INCIDENTAL GREEN
- ORGANIZED GREEN
- UD LAND
- FREEZE AREA
- REVENUE RASTA
- EXISTING PLOT LINE
- NEW PLOT LINE
- DE LICENSED UD LAND

PROJECT
REVISED LAYOUT WITH ADDITIONAL LAND
OWNER NAME/ADDRESS

DEMARCATION STATEMENT FOR PLOTTED COLONY MEASURING 121.06825 ACRES IN GURUGRAM, HARYANA									
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