



FROZEN PLOTS (50% OF THE PLOTTED AREA)  
 MORTGAGE PLOTS (15% OF THE PLOTTED AREA)

GREEN AREA CALCULATION		
	SQ. M.	ACRES
G1	156.912	0.039
G2	935.445	0.231
G3	1455.782	0.360
G4	432.847	0.107
G5	543.763	0.134
G6	332.024	0.082
<b>TOTAL</b>	<b>3856.773</b>	<b>0.953</b>

	MTS.	MTS.	SQ. MTS.
VEGETABLE/ MILK BODDHI	5.00	5.50	27.50
UGT AREA 1			155.35
UGT AREA 2			234.37
Total UGT area			389.72
STP AREA 1			220.73
STP AREA 2			202.5
Total STP area			423.23



To be read with licence No. 22 of 2021 dated 13/05/2021.  
 That this layout plan for an area of 12.70625 acres (Drawing No. DTC-7776 dated 18.06.2024) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna- 2016) being developed by B.M. Gupta Developers Pvt. Ltd. in Sector-26 & 27, Rewari is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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 Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTC for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DGTC, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- At the time of demarcation plan, if required percentage of organized open space and community facilities is reduced, the same will be provided by the colonizer in the licensed area.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- 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. 19/4/2016-5 Power dated 14.03.2016.
- 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.
- 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) DTP (HQ)  
 (HITESH SHARMA) STP (M) HQ  
 (JITENDER SHAG) CTP (HR)  
 (K. MAKRAKAND PANDURANG, IAS) DTCP (HR)  
 (VARINDER KUMAR) TRACER (HQ)

12.70625 ACRES	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Licence Area (A)	12.70625	51420.415				
Area falling under 45.0M wide Sector Road (B)	0.12279	496.912				
Undetermined Area (C)	0.03139	127.857				
Balance Area (D = A - B - C)	12.55187	50795.519				
50% of the sector road area (B/2)	0.06139	248.456				
Net planned area (E = D+B/2)	12.61326	51043.975				
Open Area under GREEN/PARK	0.953	3856.522	7.50	0.953	3856.773	7.50
Community Facilities	1.271	5142.029	10.00	1.272	5145.835	10.01
Commercial Area (calculated on License area)	0.508	2056.812	4.00	0.503	2036.793	3.96
Area Under Plots (calculated on license area)	7.751	31366.376	61.00	6.245	25272.183	49.15
Total permissible Residential + Commercial area	8.259	33423.187	65.00	6.748	27308.976	53.11
Permissible Density		240-400 ppa				
Achieved Density		281.13 ppa				

CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS
A	7.620	17.840	135.941	116	15769.133
B	6.500	17.840	115.960	67	7769.320
C	7.330	17.840	130.767	3	392.302
D	7.324	17.000	124.508	10	1245.080
Misc.	Irregular Shape			1	96.349
TOTAL				197	25272.183

CLASSIFICATION OF FROZEN PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS
A	7.620	17.840	135.941	54	7340.803
B	6.500	17.840	115.960	34	3942.640
C	7.330	17.840	130.767	3	392.302
D	7.324	17.000	124.508	8	996.064
TOTAL				99	12671.809
					50.141

CLASSIFICATION OF MORTGAGE PLOTS (15% OF RESIDENTIAL PLOTTED AREA)					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS
B	6.500	17.840	115.960	21	2435.160
C	7.330	17.840	130.767	3	392.302
D	7.324	17.000	124.508	8	996.064
TOTAL				32	3823.526

PROJECT NAME AND ADDRESS:-

LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN Sector 26 & 27, Village Dhaliawas, Dhamlaka and Devlawas, Tehsil & District Rewari, Haryana, Being Developed by M/s B. M. Gupta Developers Pvt. Ltd.

OWNER NAME:-

M/S B. M. GUPTA DEVELOPERS PVT. LTD.

DRAWING TITLE:-

SITE LAYOUT PLAN