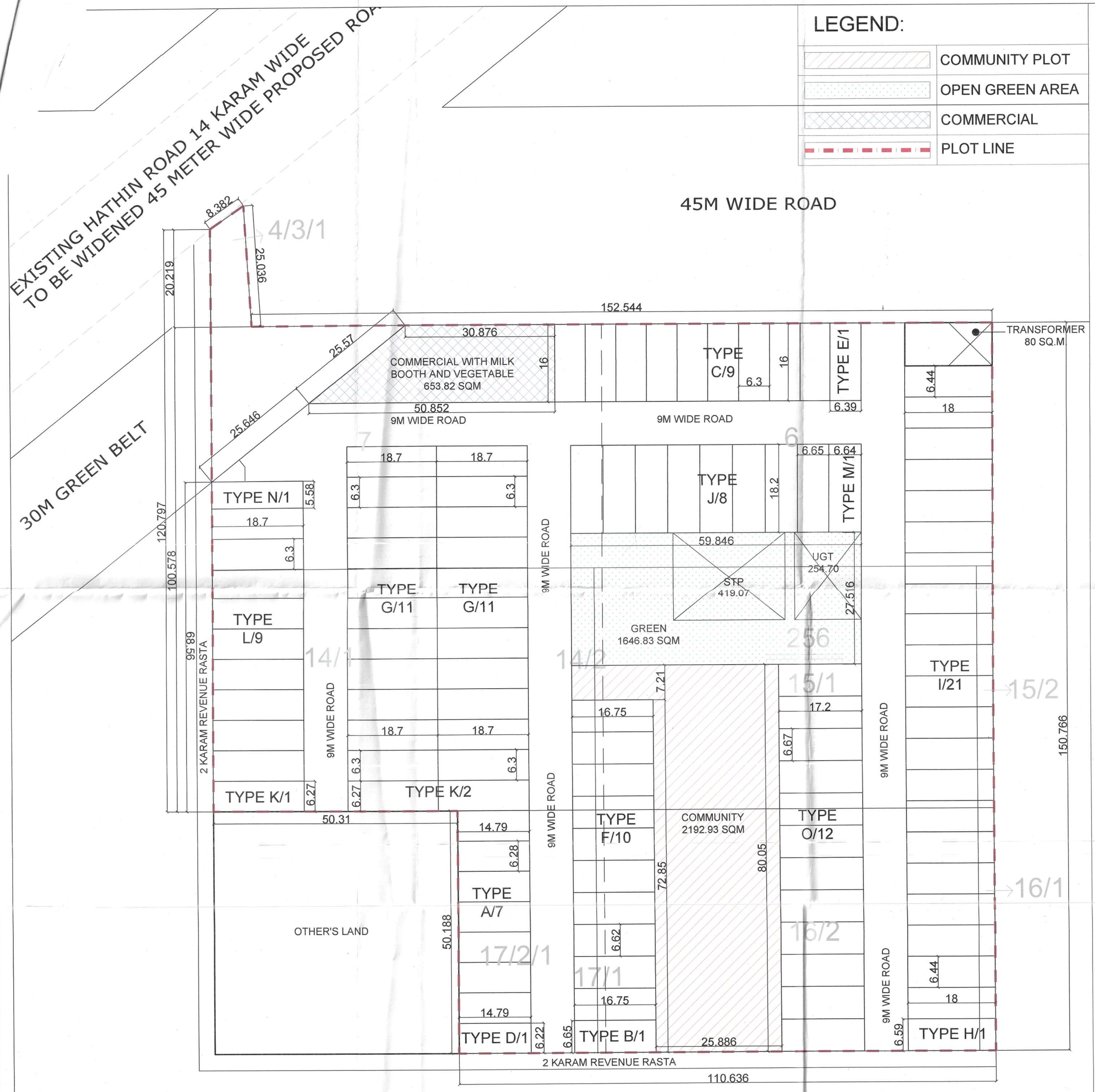

LEGEND:

	COMMUNITY PLOT
	OPEN GREEN AREA
	COMMERCIAL
	PLOT LINE

To be read with Licence No. 183 of 2024 Dated 10-12-2024,

That this Layout plan for an area measuring **5.41875 acres (Drawing No.10690 Dated 10-12-24)** comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed **DSKR Infracon LLP, Sector-10, Palwal** 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 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.
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 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) 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SAVITA JINDAL) DTP(HQ) — (VIJENDER SINGH) STP(HQ) — (JITENDER SIHAG) CTP(HR) — (AMIT KHATRI, IAS) DTCP(HR)

(TARUN KUMAR) ATP(HQ) — (DINESH KUMAR) PA(HQ)

AREA DETAILS

S.No.	DESCRIPTION	SQ.M.	ACRES	%AGE
A	TOTAL AREA OF THE SCHEME = X	21928.85	5.41875	
	AREA UNDER 30 M WIDE GREEN BELT = Y	725.07	0.1792	
	AREA UNDER 45 M WIDE ROAD = Z	115.58	0.0286	
	BALANCE PLOT AREA X1 = X-(Y+Z)	21088.20	5.2110	
	50 % BENEFIT OF AREA UNDER 30 M WIDE GREEN BELT & 45 METER WIDE PROPOSED ROAD = (Y+Z)/2 = Y1	420.33	0.1039	
B	NET PLANNED AREA = X1+Y1	21508.53	5.3149	
C	PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	13120.20	3.2421	61%
D	PERMISSIBLE AREA UNDER COMMERCIAL	860.34	0.2126	4%
E	AREA UNDER OPEN GREEN SPACES (OGS)	1644.66	0.4064	7.5%
F	AREA UNDER COMMUNITY FACILITIES	2192.89	0.5419	10%

PLOTTED DENSITY

TOTAL POPULATION	107.00	X	18	=	1926.00
TOTAL DENSITY	1926.00	/	5.3149	=	362.37

AGAINST 240 -400 PERMISSIBLE

AREA OTHER THAN GREEN FOR SERVICES

SR. NO.	SERVICES	AREA IN SQM
1	SEWAGE TREATMENT PLANT (STP)	419.07
2	SPACE FOR UNDER GROUND TANK (UGT)	254.70
3	TRANSFORMER	80.00
4	MILK BOOTH	27.50

CATEGORY		AREA	AREA (IN % OF TOTAL PLOT AREA)
PROPOSED AREA UNDER RESIDENTIAL PLOTS	(2.99 ACS)	12098.76	56.25
PROPOSED AREA UNDER OPEN GREEN SPACES (OGS)	(0.4063 ACS)	1646.83	7.51
PROPOSED AREA UNDER COMMUNITY FACILITIES	(0.5419 ACS)	2192.93	10.00
PROPOSED AREA UNDER COMMERCIAL	(0.1615 ACS)	653.82	3.04

DETAILS OF PLOTS

S.NO.	SIZE LENGTH	SIZE WIDTH	CATEGORY	AREA SQM	AREA SQYDS	NOS.	AREA TOTAL SQM
1	6.28	14.79	A	92.881	111.08	7	650.168
2	6.65	16.75	B	111.388	133.22	1	111.388
3	6.30	16.00	C	100.800	120.56	9	907.200
4	6.22	14.79	D	91.994	110.02	1	91.994
5	6.39	16.00	E	102.240	122.28	1	102.240
6	6.62	16.75	F	110.885	132.62	10	1108.850
7	6.30	18.70	G	117.810	140.90	22	2591.820
8	6.59	18.00	H	118.620	141.87	1	118.620
9	6.44	18.00	I	115.920	138.64	21	2434.320
10	6.65	18.20	J	121.030	144.75	8	968.240
11	6.27	18.70	K	117.249	140.23	3	351.747
12	6.30	18.70	L	117.810	140.90	9	1060.290
13	6.64	18.20	M	120.848	144.53	1	120.848
14	5.58	18.70	N	104.346	124.80	1	104.346
15	6.67	17.20	O	114.724	137.21	12	1376.688
GRAND TOTAL						107	12098.76

Owner

DSKR INFRACORN LLP.

PLOT NO 87, OMAXE CITY , PALWAL
HARYANA

Architect

VASTUNIDHI
135 Block B I Sector 44
Noida 201301 | Uttar Pradesh | India
Ph.: +91-9999 130 569
email : vastunidhi@vastunidhi.com

Project

LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME- 2016 IN SECTOR- 10 PALWAL (HARYANA)
LAND MEASURING 5.41875 ACRES.

BEING DEVELOPED BY RPS INFRASTRUCTURE LTD.

Architect's Signature	Owner's Signature
MAHIMA GUPTA C.O.A. No. CA/2021/123229	M/s DSKR INFRACON LLP Authorised Signatory

Drawing Title

LAYOUT PLAN

North

Drawing No.	Revision No.
RPS-AR-MP-S10	R3

Scale	Status	
1:400	SANCTION DRAWING	
Drawn	Checked	Date
S.C.	S.B.	16/11/2024

This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy.