

To be read with Licence No. 54 of 2025 Dated 24-03-2025

That this Layout plan for an area measuring 5.0 acres (Drawing No. 10153, Dated 25-03-25) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed CBG Realtech LLP, Sector-8, Palwal 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 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.
- 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.
- 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 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.
- 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 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.
- 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.
- 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 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.
- 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 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.
- 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 Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2015-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SAVITA JINDAL) DTP(HQ)  
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OWNER'S SIGNATURE:

**CBG Realtech LLP**  
Authorized Signatory

TITLE:

PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY 2016 OF AN MEASURING 5.00 ACRES IN SECTOR - 8 PALWAL BEING DEVELOPED BY CBG REALTECH LLP.

**BAYA ARCHITECTS**

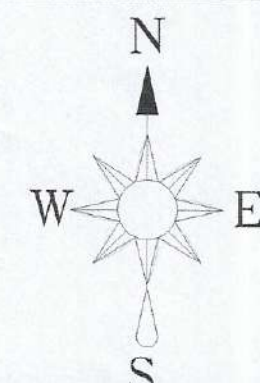
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DATE : 24-02-2025

SCALE :- NTS

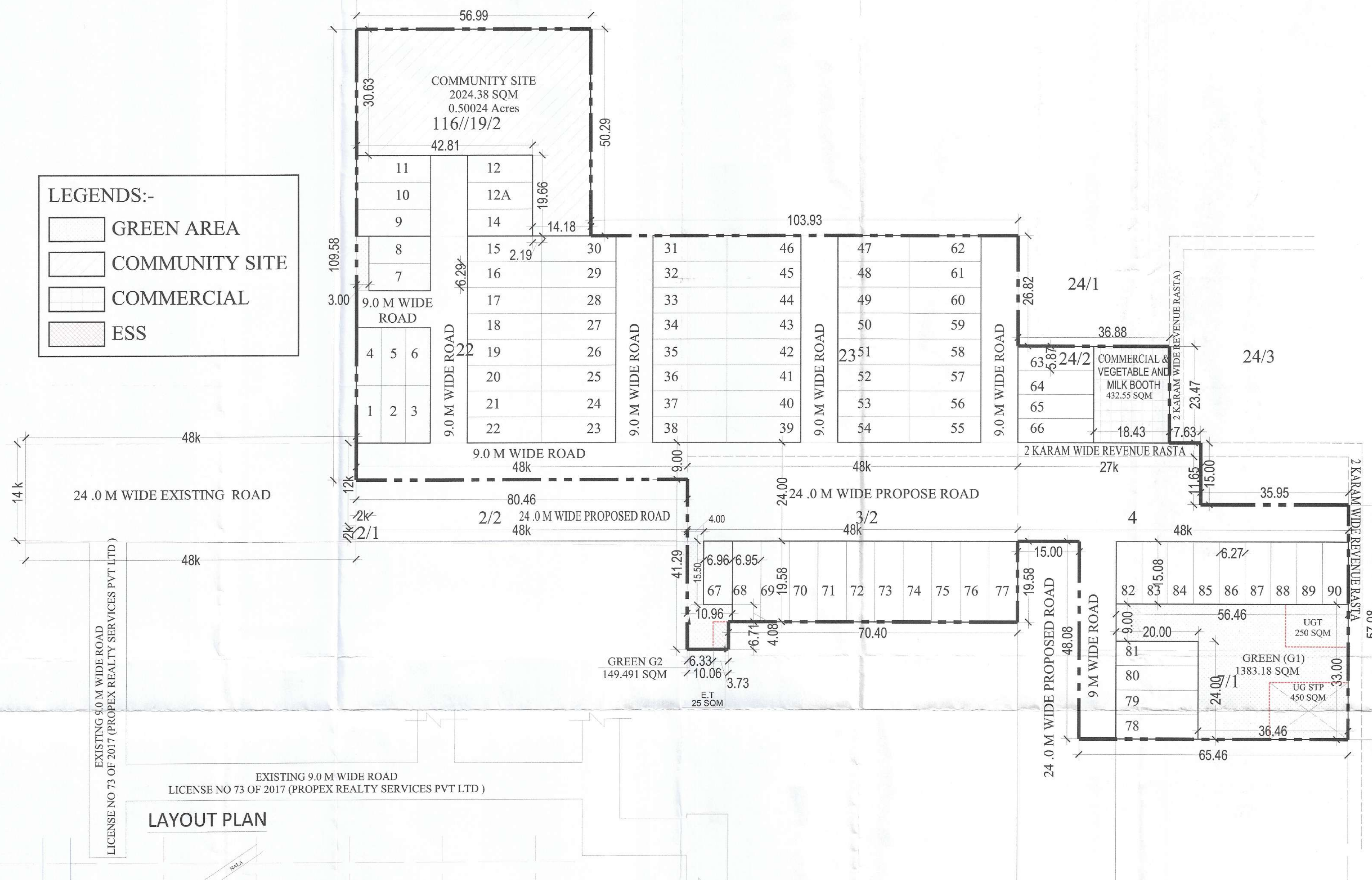
DRAWING TITLE :

LAYOUT PLAN

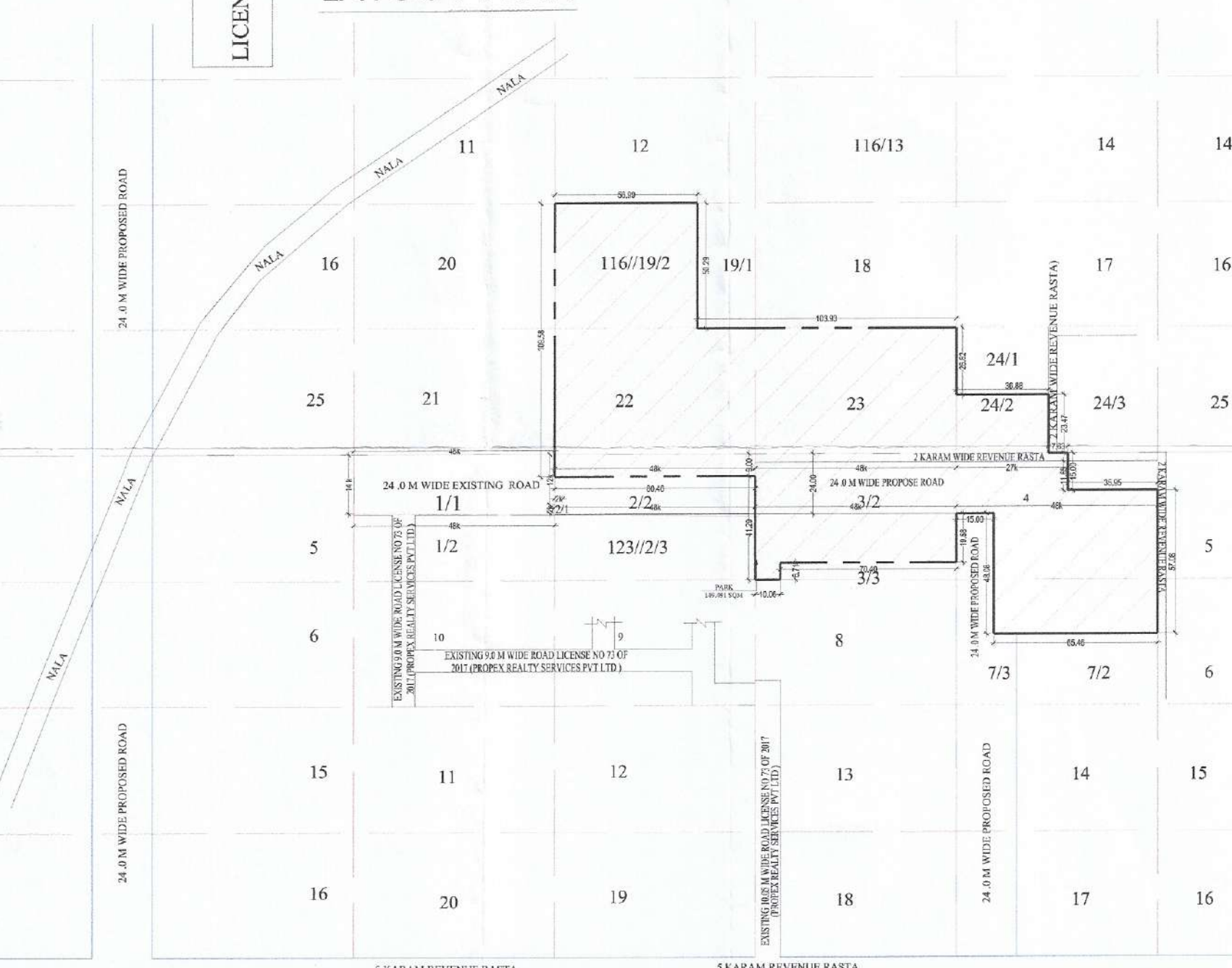


**LEGENDS:-**

- GREEN AREA
- COMMUNITY SITE
- COMMERCIAL
- ESS



**LAYOUT PLAN**



**KEY PLAN**

AREA STATEMENT				
TOTAL AREA OF THE SCHEME	=	5.0000	Acres	
NET PLANNED AREA	=	5.0000	Acres	
PERMISSIBLE RESIDENTIAL AREA	=	3.0500	Acres	61 %
PERMISSIBLE COMMERCIAL AREA	=	0.2000	Acres	4 %
PERMISSIBLE SALABLE AREA (RESIDENTIAL + COMMERCIAL)	=	3.2500	Acres	65 %
PERMISSIBLE AREA FOR COMMUNITY	=	0.5000	Acres	10 %
PERMISSIBLE GREEN AREA	=	0.3750	Acres	7.5 %
PROPOSED AREA RESIDENTIAL PLOTS	=	2.4663	Acres	49.33 %
PROPOSED COMMERCIAL AREA	=	0.1069	Acres	2.14 %
PROPOSED SALABLE AREA (RESIDENTIAL + COMMERCIAL)	=	2.5732	Acres	51.46 %
PROPOSED AREA FOR COMMUNITY SITE	=	0.5002	Acres	10.00 %
PROPOSED GREEN AREA	=	0.3787	Acres	7.57 %

AREA UNDER COMMUNITY SITE				
A	14.18	X	50.29	1 713.11 sq. mt.
B	42.81	X	30.63	1 1311.27 sq. mt.
TOTAL COMMUNITY SITE AREA				2024.3825 sq. mt.
OR				0.50024 Acres
				10.00 %

AREA UNDER GREEN				
A	36.46	X	33.00	1 1203.180 sq. mt.
B	20.00	X	9.00	1 180.000 sq. mt.
C	4.08	X	10.96	1 44.717 sq. mt.
D	6.33	X	6.71	1 42.474 sq. mt.
E	4.00	X	15.50	1 62.000 sq. mt.
TOTAL GREEN AREA				1532.3711 sq. mt.
OR				0.379 Acres
				7.57 %

AREA UNDER PLOTS						
Sr. No.	Plot No.	Width	Size of Plot	Length	Plot Area (in sq. mt.)	Total No. Of Plots
1	1 TO 6	6.00	X	14.00	84.00	6
2	7	6.04	X	15.00	90.60	1
3	8	6.05	X	15.00	90.75	1
4	9 to 11	6.55	X	18.00	117.90	3
5	12, 12A, 14	6.55	X	15.81	103.56	3
6	15 to 46	6.29	X	18.00	113.22	32
7	47 to 62	6.29	X	17.46	109.82	16
8	63 TO 66	5.87	X	18.45	108.30	4
9	67	6.96	X	15.50	107.88	1
10	68 TO 77	6.95	X	19.58	136.08	10
11	78 TO 81	6.00	X	20.00	120.00	4
12	82 TO 90	6.27	X	15.08	94.55	9
					Total Plots	90
						OR 2.4663 Acres

DENSITY CALCULATION				
TOTAL DENSITY	=	90	X	18
	=	1620	÷	5.00000
	=	324	PPA	Against 240 - 400 PPA Permissible

AREA UNDER COMMERCIAL				
1	18.43	X	23.47	= 432.55 sq. mt.
TOTAL COMMERCIAL AREA				0.1069 Acres