

PLOT AREA DETAIL					
ALREADY LICENCE GRANTED AREA 10.6875 ACRES					
LICENCE NO. 56 OF 2023 DATED 17.03.2023					
S.NO.	DESCRIPTION	NOS	LENGTH	WIDTH	SQ.M.
1.	A-1 TO A-2	2	14.52	6.42	93.27
2.	A-3	1	14.52	6.51	94.52
3.	A-4 TO A-26	23	17.87	6.82	121.88
4.	A-27 TO A-47	16	21.86	6.86	150.00
5.	A-48 TO A-53	6	17.84	6.72	119.88
6.	A-54	1	17.84	7.17	127.91
7.	A-55	1	17.84	6.51	116.13
8.	A-56 TO A-57	2	17.84	6.42	114.53
TOTAL NO. OF PLOTS = 57			TOTAL AREA OF BLOCK A = 7286.75 SQ.M.		
1.	B-1 TO B-5	5	17.84	6.706	119.63
2.	B-6	1	17.84	6.78	120.95
3.	B-7	1	17.84	7.17	127.91
4.	B-8 TO B-13	6	17.84	6.72	119.88
5.	B-14 TO B-23	10	17.84	6.61	117.92
6.	B-24 TO B-29	6	17.84	6.72	119.88
7.	B-30	1	17.84	7.17	127.91
8.	B-31	1	17.84	6.78	120.95
9.	B-32 TO B-36	5	17.84	6.706	119.63
TOTAL NO. OF PLOTS = 36			TOTAL AREA OF BLOCK B = 4311.88 SQ.M.		
1.	C-1 TO C-5	5	17.84	6.706	119.63
2.	C-6	1	17.84	6.78	120.95
3.	C-7	1	17.84	7.17	127.91
4.	C-8 TO C-19	12	17.84	6.72	119.88
5.	C-20	1	17.84	7.17	127.91
6.	C-21	1	17.84	6.78	120.95
7.	C-22 TO C-26	5	17.84	6.706	119.63
TOTAL NO. OF PLOTS = 26			TOTAL AREA OF BLOCK C = 3133.47 SQ.M.		
1.	D-1 TO D-5	5	17.84	6.706	119.63
2.	D-6	1	17.84	6.78	120.95
3.	D-7	1	17.84	7.17	127.91
4.	D-8 TO D-19	12	17.84	6.72	119.88
5.	D-20	1	17.84	7.17	127.91
6.	D-21	1	17.84	6.78	120.95
7.	D-22 TO D-26	5	17.84	6.706	119.63
TOTAL NO. OF PLOTS = 26			TOTAL AREA OF BLOCK D = 3133.47 SQ.M.		
1.	E-1 TO E-5	5	17.84	6.706	119.63
2.	E-6	1	17.84	6.78	120.95
3.	E-7	1	17.84	7.17	127.91
4.	E-8 TO E-19	12	17.84	6.72	119.88
5.	E-20	1	17.84	7.17	127.91
6.	E-21	1	17.84	8.00	142.72
7.	E-22 TO E-26	5	17.84	6.796	121.24
TOTAL NO. OF PLOTS = 26			TOTAL AREA OF BLOCK E = 3163.77 SQ.M.		
1.	F-1 TO F-5	5	17.84	6.796	121.24
2.	F-6	1	17.84	8.00	142.72
3.	F-7	1	17.84	7.17	127.91
4.	F-8 TO F-13	6	17.84	6.72	119.88
5.	F-14 TO F-27	14	17.93	7.033	126.12
TOTAL NO. OF PLOTS = 27			TOTAL AREA OF BLOCK F = 3362.32 SQ.M.		
TOTAL NO. OF PLOT* 198			TOTAL AREA OF ALL PLOTS = 24371.75 SQ.M.		
			TOTAL AREA OF ALL PLOTS = 6.022 ACS.		

DETAIL OF RESIDENTIAL PLOTS				
S. No.	PLOTS NOS	Area (Sq. Mtrs.)	No. of Plots	Total Area (Sq. Mtr.)
1.	G-1 (AS PER SITE)	302.66	1	302.66
2.	G-2 TO G-37 (6.72 X 11.60)	304.83	36	3773.96
3.	G-38 (AS PER SITE)	134.57	1	134.57
4.	G-39 TO G-42 (6.40 X 17.84)	134.18	4	456.70
5.	G-43 TO G-66 (6.93 X 17.84)	223.63	24	2967.15
6.	G-67 (6.68 X 17.84)	119.17	1	119.17
7.	G-68 TO G-86 (6.52 X 17.84)	136.32	19	2220.02
8.	G-87 TO G-93 (6.78 X 17.84)	120.96	7	846.69
TOTAL		93		3048.35
Total Number of Plots already licence granted		198		24371.75
TOTAL PLOT & AREA		291		34860.00
		In Acres >>		8.634
DENSITY CALCULATION				
S. No.	Description	No.	Unit	
1.	Total Number of Plots already licence granted	198		
2.	Total Number of Plots additional applied licence	93	Plots	
3.	Total Plots/licence granted (applied licence)	291		
4.	No. of persons in 1 plot	38	Persons	
5.	Total Number of Persons	5238	Persons	
6.	Net Planned Area	15.15625	Acres	
Density Achieved		346	PPA	
DETAIL OF COMMUNITY SITE				
S. No.	Description	Area	Units	
1.	Community site area already licence granted	1.0785	Acres	
2.	Community site area Additional licence applied	0.4602	Acres	
TOTAL		1.5387	Acres	
DETAIL OF COMMERCIAL SITE				
S. No.	Description	Area	Units	
1.	Commercial site area already licence granted	0.2142	Acres	
2.	Commercial site area Additional licence applied	0.0938	Acres	
TOTAL		0.3080	Acres	
DETAIL OF GREEN AREA				
S. No.	Description	Area	Units	
1.	Green Area already licence granted Pocket-A	450.00	Acres	
2.	Green Area already licence granted Pocket-B	0.3456	Acres	
3.	Green -1 Area Additional licence applied	0.3457	Acres	
4.	Green -2 Area Additional licence applied	0.0201	Acres	
TOTAL		1.3008	Acres	
DETAIL OF AREA UNDER SERVICES (ALREADY LICENCE GRANTED)				
S. No.	Description	Area	Units	
1.	Space for U/G Sewerage Treatment Plant (S.T.P.)	450.00	Sq. Mtr.	
2.	Space for Under Ground Tank (U.G.T.)	200	Sq. Mtr.	
3.	Transformer (2 x 2)	4	Sq. Mtr.	
TOTAL		654.00	Sq. Mtr.	

LAYOUT SUMMARY - 15.25625 ACRES					
S. No.	PARTICULARS	AREA (IN ACRES)			
I	ALREADY LICENCE GRANTED AREA	10.6875			
II	AREA FALLS IN SECTOR ROAD/ GREEN BELT	0.20			
III	BALANCE AREA (I-II)	10.4875			
IV	100% AREA OTHER THAN SECTOR ROAD/ GREEN BELT (III)	10.4875			
V	50% AREA OF SECTOR ROAD/ GREEN BELT (II/2)	0.10			
VI	NET PLANNED AREA(ALREADY LICENCE GRANTED AREA) (A)	10.5875			
VII	ADDITIONAL LAND APPLIED FOR LICENCE	4.56875			
VIII	100% AREA OTHER THAN SECTOR ROAD/ GREEN BELT	0.071			
IX	BALANCE AREA (VII-VIII)	4.49775			
X	50% AREA OF SECTOR ROAD/ GREEN BELT	0.0355			
XI	NET PLANNED AREA (X+XI) (B)	4.53325			
XII	TOTAL NET PLANNED AREA (A+B)	15.12075			
DETAIL OF AREA DISTRIBUTION					
S. No.	PARTICULARS	PERMISSIBLE		ACHIEVED	
		(IN ACRES)	%	(IN ACRES)	%
I	AREA UNDER PLOTS	9.224	61.00%	8.614	56.97%
II	AREA UNDER COMMERCIAL	0.605	4.00%	0.308	2.04%
III	OPEN SPACE OR PARKS (ON LICENCE AREA)	1.144	7.50%	1.2408	8.13%
IV	AREA UNDER COMMUNITY FACILITY (ON LICENCE AREA)	1.526	10.00%	1.539	10.08%
VI	TOTAL SALEABLE AREA	9.828	65.00%	8.922	59.01%

To be read with Licence No. 168 of 2024 Dated 29-11-2024 LC4419-B

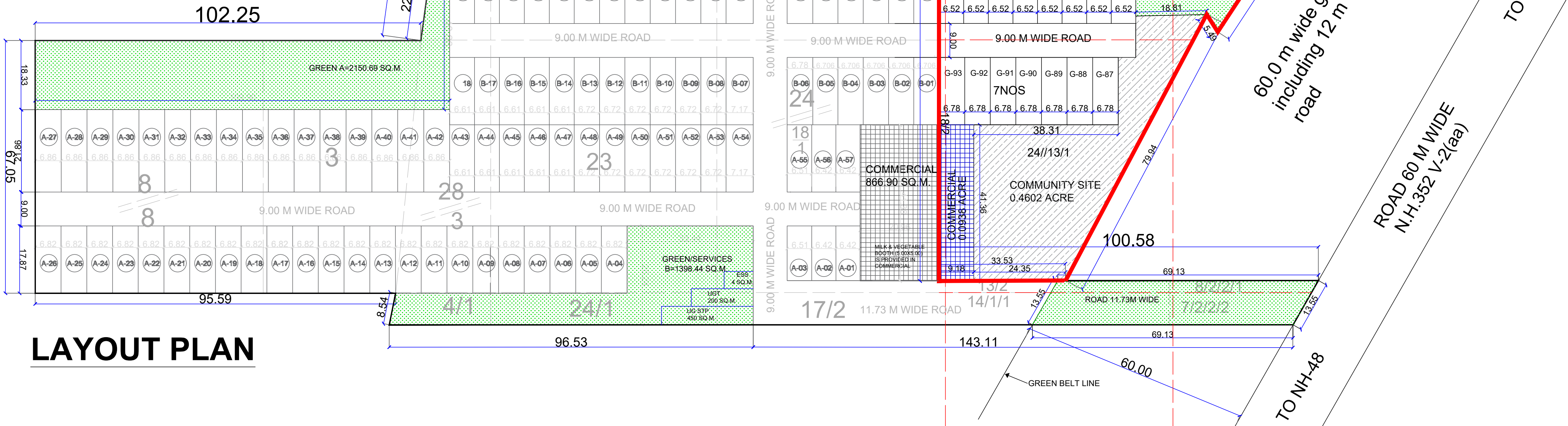
This layout plan for an additional area measuring 4.56875 acres (Drawing no. 10453, Dated 29-11-2024) comprised of license which is issued in respect of Residential Affordable Plotted Colony under DDJAY-2016 adjoining to the already licenced granted area measuring 10.6875 acres (Licence No. 56 of 2023 dated 17.03.2023) thereby making total site area 15.25625 acres in the revenue estate of village Bambar, Sector-33, District Rewari, being developed by Galaxy Realcon Pvt.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 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, Haryana 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 meters 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 licenced area shall be transferred free of cost to the government on the lines of Section 33(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 HVP 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.

(PRIYA SONI) (BABITA GUPTA) (VIJENDER SINGH) (JITENDER SHAG) (AMIT KHATRI, IAS) (VARINDER KUMAR) ADP(HQ) DTP (HQ) STP (HQ) CTP(HR) DTCP (HR)

ALREADY LICENCE GRANTED AREA = 10.6875 ACRES
LICENCE NO. 56 OF 2023 DATED 17.03.2023

ADDITIONAL LAND APPLIED AREA = 4.56875 ACRES



PROJECT
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY
APPLIED ADDITIONAL AREA MEASURING 4.56875 ACRES WITH
ALREADY LICENCE GRANTED 10.6875 ACRES (LICENCE NO. 56 OF 2023
DATED 17.03.2023) TOTAL AREA = 15.25625 ACRES FALLING IN
SECTOR-33, REWARI, HARYANA.

CLIENT
M/s Galaxy Realcon Pvt. Ltd.

AUTHORISED SIGNATORY
ARCHITECT / TOWN PLANNER

GALAXY REALCON PVT. LTD.
NAYEN DHAMIJA
REGD ARCHITECT
C.A. 2001/28465