

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.	TOTAL SQ.M.
1	A-1 TO A-2	2	14.52	6.42	93.27	186.54
2	A-3	1	14.52	6.51	94.52	94.52
3	A-4 TO A-25	23	17.87	6.42	115.88	2660.42
4	A-27 TO A-42	16	21.86	9.86	150.00	2400.00
5	A-44 TO A-47	5	17.84	6.51	117.00	585.00
6	A-49 TO A-53	6	17.84	6.72	119.88	719.31
7	A-54	1	17.84	7.17	127.91	127.91
8	A-55	1	17.84	6.51	116.13	116.13
9	A-56 TO A-57	2	17.84	6.42	114.53	229.06
TOTAL NO. OF PLOTS = 57						
TOTAL AREA OF BLOCK A = 7266.75 SQ.M.						
1	B-1 TO B-5	5	17.84	6.708	119.63	598.17
2	B-6	1	17.84	6.78	120.95	120.95
3	B-7	1	17.84	7.17	127.91	127.91
4	B-8 TO B-13	6	17.84	6.72	119.68	719.31
5	B-14 TO B-23	10	17.84	6.91	117.62	1176.20
6	B-24 TO B-29	6	17.84	6.72	119.88	719.31
7	B-30	1	17.84	7.17	127.91	127.91
8	B-31	1	17.84	6.78	120.95	120.95
9	B-32 TO B-36	5	17.84	6.706	119.63	598.17
TOTAL NO. OF PLOTS = 36						
TOTAL AREA OF BLOCK B = 4311.81 SQ.M.						
1	C-1 TO C-5	5	17.84	6.708	119.63	598.17
2	C-6	1	17.84	6.78	120.95	120.95
3	C-7	1	17.84	7.17	127.91	127.91
4	C-8 TO C-19	12	17.84	6.72	119.88	1438.41
5	C-20	1	17.84	7.17	127.91	127.91
6	C-21	1	17.84	6.78	120.95	120.95
7	C-22 TO C-26	5	17.84	6.708	119.63	598.17
TOTAL NO. OF PLOTS = 26						
TOTAL AREA OF BLOCK C = 3133.47 SQ.M.						
1	D-1 TO D-5	5	17.84	6.708	119.63	598.17
2	D-6	1	17.84	6.78	120.95	120.95
3	D-7	1	17.84	7.17	127.91	127.91
4	D-8 TO D-19	12	17.84	6.72	119.88	1438.41
5	D-20	1	17.84	7.17	127.91	127.91
6	D-21	1	17.84	6.78	120.95	120.95
7	D-22 TO D-26	5	17.84	6.706	119.63	598.17
TOTAL NO. OF PLOTS = 36						
TOTAL AREA OF BLOCK D = 3133.47 SQ.M.						
1	E-1 TO E-5	5	17.84	6.708	119.63	598.17
2	E-6	1	17.84	6.78	120.95	120.95
3	E-7	1	17.84	7.17	127.91	127.91
4	E-8 TO E-19	12	17.84	6.72	119.88	1438.41
5	E-20	1	17.84	7.17	127.91	127.91
6	E-21	1	17.84	6.78	120.95	120.95
7	E-22 TO E-26	5	17.84	6.706	119.63	598.17
TOTAL NO. OF PLOTS = 36						
TOTAL AREA OF BLOCK E = 3133.47 SQ.M.						
1	F-1 TO F-5	5	17.84	6.708	119.63	598.17
2	F-6	1	17.84	6.78	120.95	120.95
3	F-7	1	17.84	7.17	127.91	127.91
4	F-8 TO F-13	6	17.84	6.72	119.88	719.31
5	F-14 TO F-27	14	17.93	7.033	125.12	1755.88
TOTAL NO. OF PLOTS = 27						
TOTAL AREA OF BLOCK F = 3362.32 SQ.M.						
TOTAL NO. OF PLOTS = 198						
TOTAL AREA OF ALL PLOTS = 24371.75 SQ.M.						
TOTAL AREA OF ALL PLOTS = 6.302 ACRES						

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

ADDITIONAL LAND APPLIED AREA = 4.56875 ACRES

LAYOUT PLAN

Checked subject to Comments
In forwarding letter No. 353891
Dt. 20-12-2024
Attached with the file

Executive Engineer (M)
for Chief Engineer-I
HSVP, Panchkula

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

S. No.	PARTICULARS	PERMISSIBLE (IN ACRES)	%	ACHIEVED (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. 166 of 2024 Dated 29-11-2024

This layout plan for an additional area measuring 4.56875 acres (Drawing No. 10153, Dated 29-11-2024) comprising of license which is issued in respect of Residential Affordable Plotted Colony under DDJAY-2016 adjoining to the already licensed 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 :-

- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed Under Rule 11 and the lateral 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 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, Haryana 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.
- The colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes 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 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 licensed area.
- 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.
- 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 HSPV 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.22/52/2005-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.

(PRIYA SONI) ATR(HQ)
(BABITA GUPTA) DTP (HQ)
(VJENDER SINGH) STP (HQ)
(JITENDER SINGH) CTP(HR)
(AMIT KHATRI, IAS) DTCP (HR)
(VARINDER KUMAR) AD(HQ)

LEGEND

1	GROUND LEVEL	252-60
2	FORMATION LEVEL	253-70
3	ROAD NO	① TO ⑤
4	LENGTH IN MTR	120M
5	KERBS & CHANNEL	ONE SIDE
6	PLANT ONE SIDE	@ 12M C/C
7	NEW LICENCE AREA	4.56875 AC
8	OLD LICENCE AREA	COMPLETION 10-6875 AC
GRANTED VIDE DTCP NO 36395 DT 27-10-23		

NEW LICENCE

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.

ROAD LAYOUT

AUTHORISED SIGNATORY

ARCHITECT / TOWN PLANNER

GALAXY REALCON PVT. LTD.

NAVEEN DHAMIA
REGD ARCHITECT
CA. 200428465

AUTHORISED SIGNATORY

OKawara
125, Sec-40, Gurugram

only for estimate purpose.
Division
Rewari