

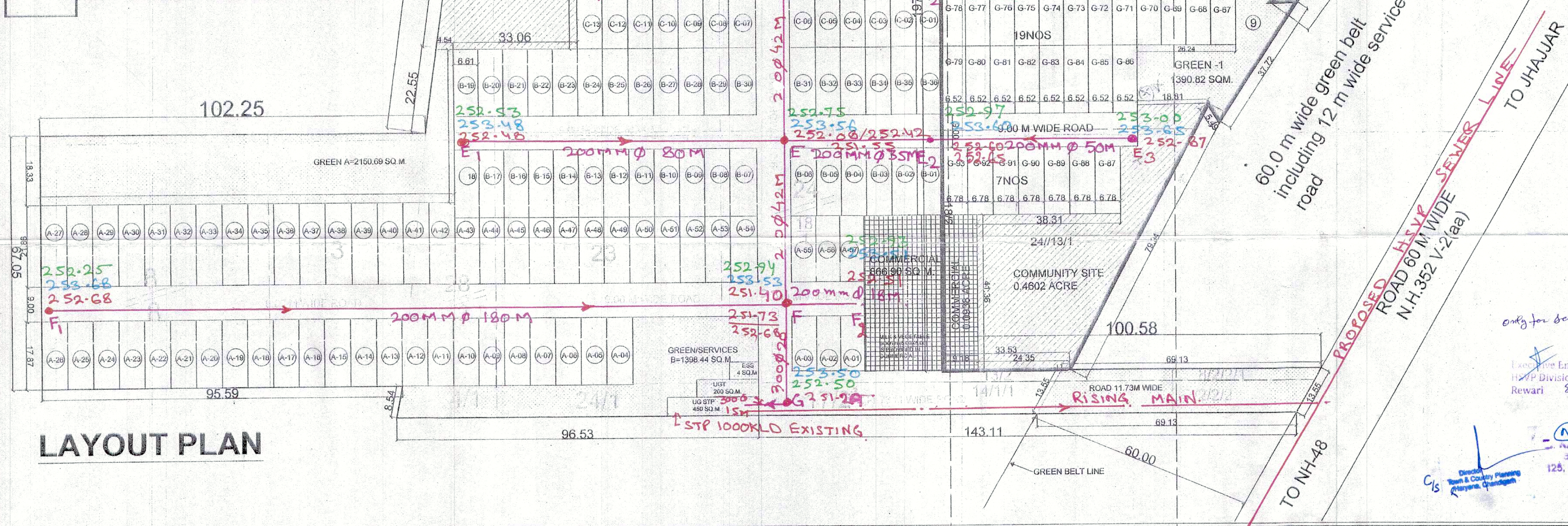
PLOT AREA DETAIL

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-26	23	17.87	6.82	121.86	2803.42
4	A-27 TO A-42	16	21.85	6.86	150.00	2400.00
5	A-43 TO A-47	5	17.84	6.61	117.88	589.40
6	A-48 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	6.61	117.88	117.88
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 = 7266.76 SQ.M.						
1	B-1 TO B-6	6	17.84	6.708	119.63	715.78
2	B-7	1	17.84	6.78	120.95	120.95
3	B-8	1	17.84	6.78	120.95	120.95
4	B-9 TO B-13	5	17.84	6.72	119.88	599.40
5	B-14 TO B-23	10	17.84	6.91	123.91	1239.10
6	B-24 TO B-28	5	17.84	6.72	119.88	599.40
7	B-29	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-35	4	17.84	6.708	119.63	478.52
TOTAL NO. OF PLOTS = 38						
TOTAL AREA OF BLOCK B = 4311.88 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	6.708	119.63	598.17
TOTAL NO. OF PLOTS = 26						
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	6.708	119.63	598.17
TOTAL NO. OF PLOTS = 26						
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	17.84	7.933	141.22	1755.68
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 = 6.022 ACS.						

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. 30/12/2022 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
RSPV 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	41.00%	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 23/1/2024

LCH/24-13

That this layout plan for an additional area measuring 4.56875 acres (Drawing No. 12653... Dated 23/1/24) comprising of the plan which is issued in respect of Residential Affordable Plotted Colony under DDJAY-2016 adjoining to the already licensed 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 :-

- 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, 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.
- 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 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 & 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 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)(ii) 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 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. 1976/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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

LEGEND

1	GROUND LEVEL	252.30
2	FORMATION LEVEL	253.70
3	SEWER LINE	200MM Ø 50M
4	INVERT LEVEL	252.66
5	STP EXISTING	1000 KL
6	OLD LICENCE AREA	10.6875 AC
COMPLETION BY DTCP MEMO NO 36395 DATED 27-10-23		
7	NEW LICENCE AREA	4.56875 ACRE
8	RIISING MAIN FROM STP TO MASTER	

NEW LICENCE AREA

SEWERAGE LAYOUT

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. For service plan estimate only

CLIENT
M/s Galaxy Realcon Pvt. Ltd.

AUTHORISED SIGNATORY
ARCHITECT / TOWN PLANNER