

Table with 5 columns: S.No., DESCRIPTION, NOS, LENGTH, WIDTH, TOTAL SQ.M. It lists various plots and their dimensions, including already licensed and additional land areas.

Table with 4 columns: S.No., DESCRIPTION, NOS, TOTAL AREA. It provides details for residential plots, including plot numbers and total area.

Table with 4 columns: S.No., DESCRIPTION, NOS, TOTAL AREA. It provides details for green area, including plot numbers and total area.

Checked subject to Comments
In forwarding letter No. 352891
Dt. 30/12/2024 and notes
Attached with the estimate
- Executve Engineer (M)
for Chief Engineer-1
RSPV, Panchkula

LAYOUT SUMMARY - 15.25625 ACRES. Table with 3 columns: S. No., PARTICULARS, AREA (IN ACRES). It summarizes the layout details, including already licensed area, area falls in sector road/green belt, balance area, and net planned area.

DETAIL OF AREA DISTRIBUTION. Table with 4 columns: S. No., PARTICULARS, PERMISSIBLE (IN ACRES), ACHIEVED (IN ACRES). It details the distribution of area, including area under plots, area under commercial, open space or parks, and area under community facility.

To be read with Licence No. 56 of 2023 Dated 17.03.2023. This layout plan for an additional area measuring 4.56875 acres (Drawing No. 102653... Dated: 27.10.23) 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:-

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 plotted 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 DTC, Haryana for the modification of layout plans of the colony.
5. That the revenue rate falling in the colony shall be kept free for circulation/movement as shown in the layout plan. 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.
6. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
7. 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.
8. 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.
9. 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.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
11. 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 34(3)(ii) of the Act No.8 of 1975.
12. 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.
13. 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.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Calipus lighting.
16. 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.
17. That the colonizer/owner shall strictly comply with the directions issued via 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.

(PRIVA SONI) ATP(HQ) (BARITA SUPTA) DTP (HQ) (VUENER SINGH) STP (HQ) (JITENDER SHAG) CTP (HR) (AMIT KHATRI) IAS DTCP (HR)

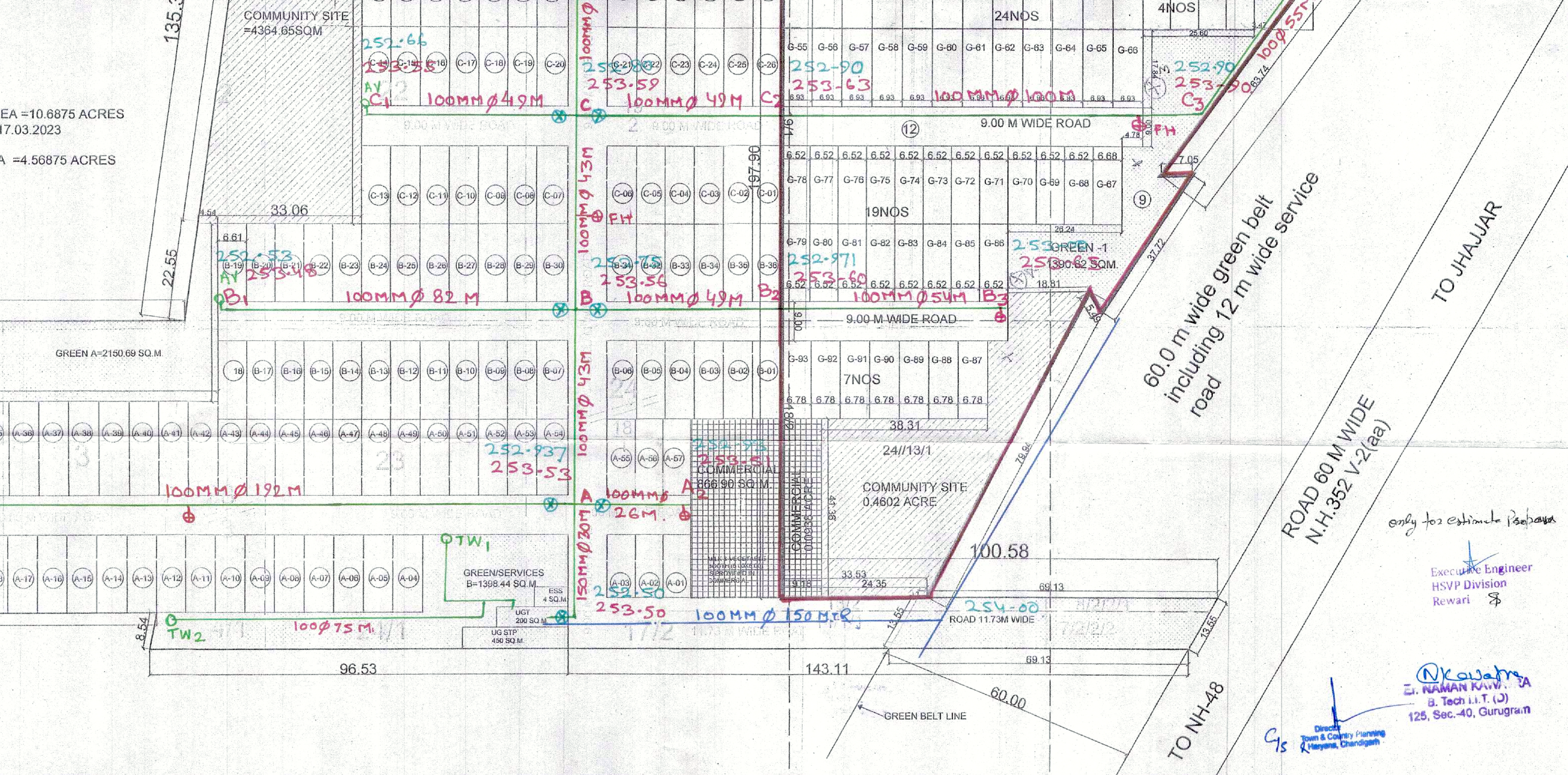
(VARINDER KUMAR) ADP(HQ)

LEGEND. Table with 2 columns: Item, Description. It lists various items and their descriptions, including ground level, formation level, domestic water line, tube well, rising main from city line, under ground tank, sluice valve, air valve, fire hydrants, old licence area completion granted, and new licence area.

Table with 5 columns: S.No., DESCRIPTION, NOS, LENGTH, WIDTH, TOTAL SQ.M. It lists various plots and their dimensions, including already licensed and additional land areas.

COMMUNITY SITE
= 4364.85 SQ.M

LAYOUT PLAN



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.

DOMESTIC WATER SUPPLY LAYOUT

AUTHORISED SIGNATORY ARCHITECT / TOWN PLANNER

Galaxy Realcon Pvt. Ltd. NAVEEN BHAMRA REGD ARCHITECT C.A. 20112005