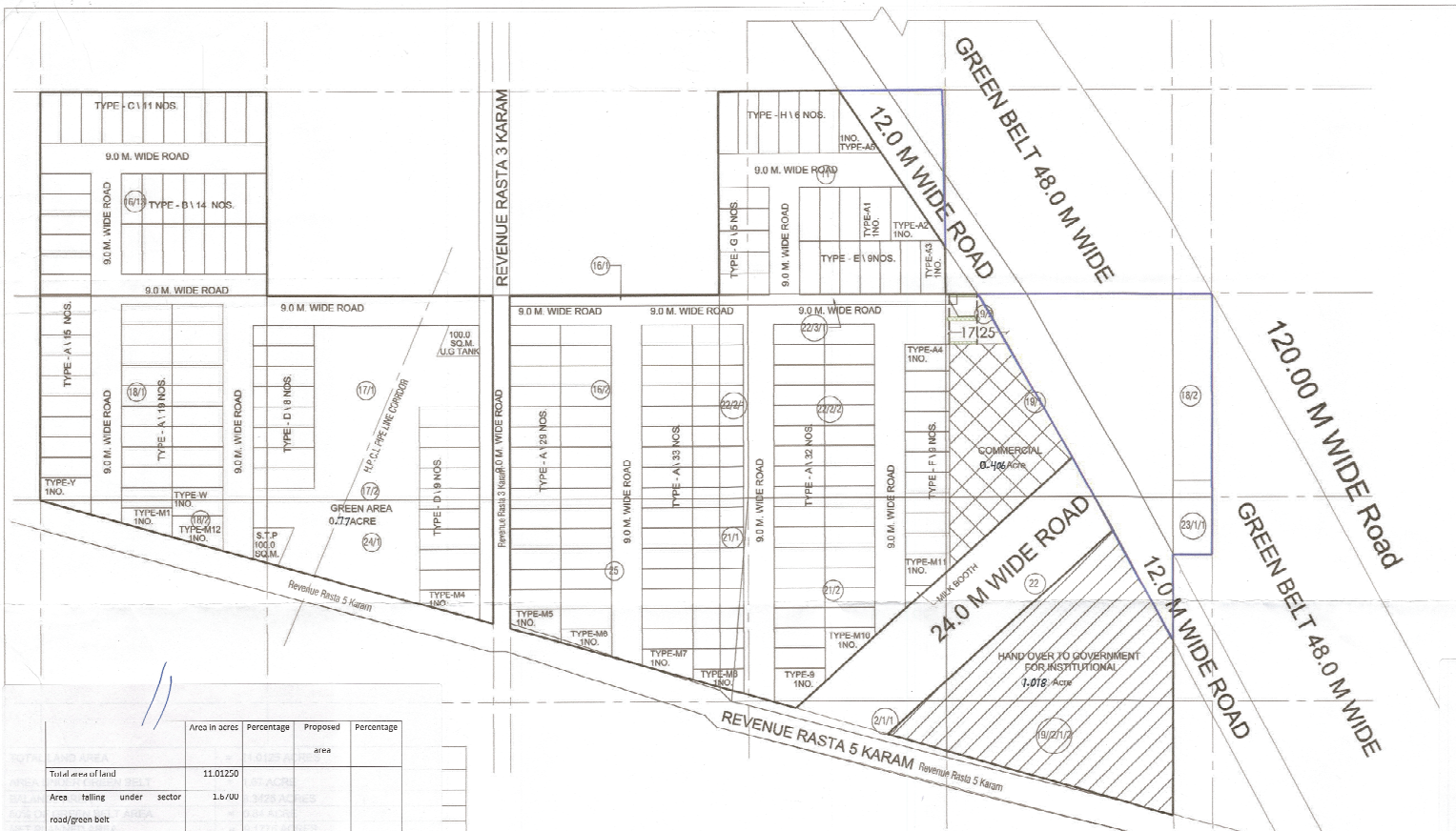

For Praise Construction Pvt. Ltd.
Director

SIGNING AUTHORITY

ARCHITECTS SIGN

PANKAJ NATH ANDLEY
B.ARCH A.I.I.A.
ARCHITECT CA/99/24356

SUBMISSION DRAWING

PROJECT:-

LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY OVER AN AREA MEASURING 11.0125 ACRE MIGRATION FROM EXISTING LICENSE NO: 23 DATED : 2017 IN THE RENEW ESTATE OF VILLAGE -MANDIYA KALAN, SECTOR-22 REWARI, HARYANA. DEVELOPED BY- M/S PRAISE CONSTRUCTION (P) LTD M/S ADMIRE ESTATE (P) LTD.

LAYOUT PLAN & AREA DETAIL.

NORTH

SCALE:-1/250	DRG. NO.:01
DET.BY:-	DATE-18/07/2018

ARCHITECTS:

P. N. ANDLEY B.ARCH.

ANDLEYS ASSOCIATES PVT. LTD.

ARCHITECTS ENGINEERS PLANNERS

SF HOUSING SOCIETY N.D.S.E-I NEW DELHI - 110049

	Area in acres	Percentage	Proposed area	Percentage
Total area of land	11.01250			
Area falling under sector road/green belt	1.6700			
Balance area (A)	9.3425			
50% of sector area (D)	0.84			
total of A + B	10.1775			
Required open space area (7.5%)	0.763	7.50	0.77	7.566
10% area to be transferred free of cost to the Government	1.01775	10	1.018	10.002
Permissible commercial area	0.407100	4	0.406	3.9892
Area under plots	6.208275	61	5.06158	49.733
Total permissible saleable area	6.615	65	5.46758	53.722
Minimum permissible density	240		287.84	
Maximum permissible density	400			

RESIDENTIAL PLOTTING AREA DETAIL:-

S.NO.	PLOT NO.	PLOT SIZE IN (M.)	PLOT AREAIN (SQ.M.)	NOS.	TOTAL AREA
1	A	15.0 X 6.00	90.000	128	11520
2	B	15.0 X 6.15	92.250	14	1291.5
3	C	15.00 X 6.1	91.500	11	1006.5
4	D	18.0 X 6.00	108.000	17	1836
5	E	6.00 X 16.00	96.000	9	864
6	F	13.15X 6.00	78.900	9	710.1
7	G	6.40 X 15.00	96.000	5	480
8	H	6.00 X 18.40	110.400	6	662.4
9	M1	15.00 X(4.43+8.55)/2	97.000	1	97
10	M4	18.0 X(4.31+9.14)/2	120.000	1	120
11	M5	15X(5.79+10.05)/2	119.000	1	119
12	M6	15.00X(4.05+8.32)/2	93.000	1	93
13	M7	15.0X(4.88+9.15)/2	105.000	1	105
14	M8	6.0X(14.47+11.84)/2	79.000	1	79
15	M9	13.15X(16.40+4.53)/2	138.000	2	276
16	M10	15.0X(16.06+2.34)/2	138.000	1	138
17	M11	6.0X(13.15+7.73)/2	74.000	1	74
18	M12	15.0X(16.28+10.40)/2	125.000	1	125
19	W	15.0X8.4	124.000	1	124
20	Y	15.0X(6.70+10.83)/2	131.000	1	131
21	A1	9.22X16.0	147.520	1	147.52
22	A2	9.37X16.0	150.000	1	150
23	A3	7.15 X 16.00	115.000	1	115
24	A4	13.15 X 8.0	105.200	1	105.2
25	A5	16.35 X 9.97	115.000	1	115
TOTAL				217	20484.22
				49.562%	5.06158 ACRES

To be read with Licence No. 65 of 2018 Dated 18/09/2018. LC-3302.

That this Layout plan for an area of 11.0125 acres (Drawing No. DTCP-0307 dated 09.08.2018) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna 2016) being developed by Praise Construction Pvt. Ltd. in Sector-22, Rewari is hereby approved subject to the following conditions:-

1. that the 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 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 ensured by the colonizer in the licenced area.
10. 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.
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 3(3)(a)(ii) of the Act No.8 of 1975.
13. That the said 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 HUDA 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) fixing for internal lighting as well as Campus lighting.
17. 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.
18. That colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government renewable energy department vide notification no. 19/6/2016-5 Power dated 14.03.2016.
19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(BALWAN SINGH) DDH(HQ) | (HITESH SHARMA) DTP(HQ) | (DEVENDRA SINGHAR) DTP(HQ) | (JITENDER DHIAG) DTP(HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)