



To be read with Licence No. 82 of 2017 Dated 09/10/2017 1-2-8557

- This layout plan for an area measuring 11.60 acres (Drawing no. DTPC-6088 dated 20.08.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Gnex Realty Pvt. Ltd. in Sector-36, Bahadurgarh is hereby approved subject to the following conditions:-
- The layout plan shall be read in conjunction with the clause appearing on the agreement executed under Rule 11 and the latest amendment thereof.
 - 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 plot for calculation of the area under pick.
 - 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 coloniser shall abide by the directions of the DTPC for the modification of layout plans of the colony.
 - That the revenue rate falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the coloniser shall abide by the directions of the DTPC, 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 area of the colony shall be developed by the coloniser. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Coloniser 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 coloniser in the licensed area.
 - No plot will derive an access from less than 9 metres wide road which 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 313(i)(ii) of Act No.8 of 1975.
 - 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 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.

1. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

16. That the coloniser/owner shall use only Light-emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

17. That the coloniser/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. 19/1/2016-5 Power dated 14.03.2016.

18. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

19. That the coloniser/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.

AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	11.60000	AcresA
AREA FALLING UNDER GREEN BELT	=	0.33298	AcresB
BALANCE (A - B)	=	11.26702	AcresE
50% AREA OF ROAD WIDENING AND GREEN BELT	=	0.16649	AcresF
NET PLANNED AREA (E + F)	=	11.43351	Acres	
AREA UNDER COMMERCIAL	=	0.39040	Acres	3.414
AREA UNDER PLOTS	=	4.91687	Acres	43.004
TOTAL SALEABLE AREA	=	5.30727	Acres	46.418

TYPE	AREA	TOTAL PLOTS	TOTAL AREA
A	8.135	15,000	16288.425 Sq.M
B	7.800	15,000	128,500
C	7.800	15,000	119,320
D	7.500	20,000	150,000
E	7.350	16,500	121,028
F	5.000	10,000	50,000
G	6.135	13,141	80,820
H	7.732	15,000	115,960
I	8.135	15,000	122,025
TOTAL	213	213	18887.835 Sq.M

OR = 4.91687 Acres

DETAIL OF 50% FREEZED AREA

Category	Total No of Plots	Total Area Sq.Mt	Total Area in Sq.Mt	Rectangle / Kibs No. and Area Detail
A	94	8650.350	3036.825	39/16 (1002.123 Sq. Mt.), 39/17 (930.402 Sq. Mt.), 39/19/2 (604.672 Sq. Mt.), 39/12/1 (299.628 Sq. Mt.)
E	5	605.138	-	-
G	9	725.580	-	-
Total	108	9981.07	3036.825	Sq.Mt
	OR	2.47	0.75	Acres
	OR	50.162	15.26	%

DENSITY CALCULATION

TOTAL DENSITY	=	213	x	13.50	Person's per Plot
TOTAL DENSITY	=	2875.5	÷	11.43351	Acres
TOTAL DENSITY	=	251.498	PPA	Against 240 - 400 PPA permissible	

REQUIRED GREEN	=	0.87751	Acres	7.50% of Total area of the Scheme
GREEN AREA PROVIDED	=	0.648	Acres	
GREEN-1	=	0.285	Acres	
GREEN-2	=	0.188	Acres	
GREEN-3	=	0.081	Acres	
GREEN-4	=	0.146	Acres	
GREEN-5	=	0.131	Acres	
GREEN-6	=	0.201	Acres	
GREEN-7	=	1.547	Acres	
TOTAL GREEN PROVIDED	=	1.547	Acres	15.55 %

AREA FOR PROVISION OF COMMUNITY FACILITIES	REQUIRED AREA	=	1.148815	Acres	10.00%
AREA FOR PROVISION OF COMMUNITY FACILITIES	PROVIDED AREA	=	1.148815	Acres	10.05%

PROJECT	PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY ON AN AREA MEASURING 11.60 ACRES FALLING BAHADURGARH, HARYANA.	ARCHITECT SIGNATURE		ARCHITECT	Ar. Amandeep Bansal CA/2016/72167
DATE	28.09.2017	DRAWING TITLE	LAYOUT PLAN	COMPANY	GNEK REALTECH PVT. LTD. PERMANENT ADD. :- B-10 LAWRENCE ROAD, INDUSTRIAL AREA, DELHI - 110035 CORRESPONDENCE ADD. :- BUNGALOW NO.-11, BARAKHAMBA ROAD, NEW DELHI - 110001
SCALE	1:1000	OWNER SIGNATURE		OWNER SIGNATURE	