

PROPOSED LAYOUT OF RESIDENTIAL PLOTTED COLONY MEASURING 7.70 ACRES UNDER AFFORDABLE HOUSING POLICY-2016 (DEEN DAYAL JAN AWAS YOJNA) AT SECTOR-5, PATAUDI, DISTRICT GURUGRAM - KSD BUILDTECH PVT. LTD.

	Area in acres	Percentage	Proposed area	Percentage
Total area of land	7.70000			
Area falling under sector road/green belt	0.1580			
Balance area (A)	7.542			
50% of sector area (B)	0.08			
Total of A + B	7.621			
Required open space area (7.5%)	0.571575	7.50	0.580	7.61
10% area to be transferred free of cost to the Government	0.7621	10	0.770	10.104
Permissible commercial area	0.30484	4	0.185	2.430
Area under plots	4.64881	61	4.2612	55.914
Total permissible saleable area	4.954	65	4.4463	58.343
Minimum permissible density	240		320.63	
Maximum permissible density	400			

PLOT AREA CALCULATION :

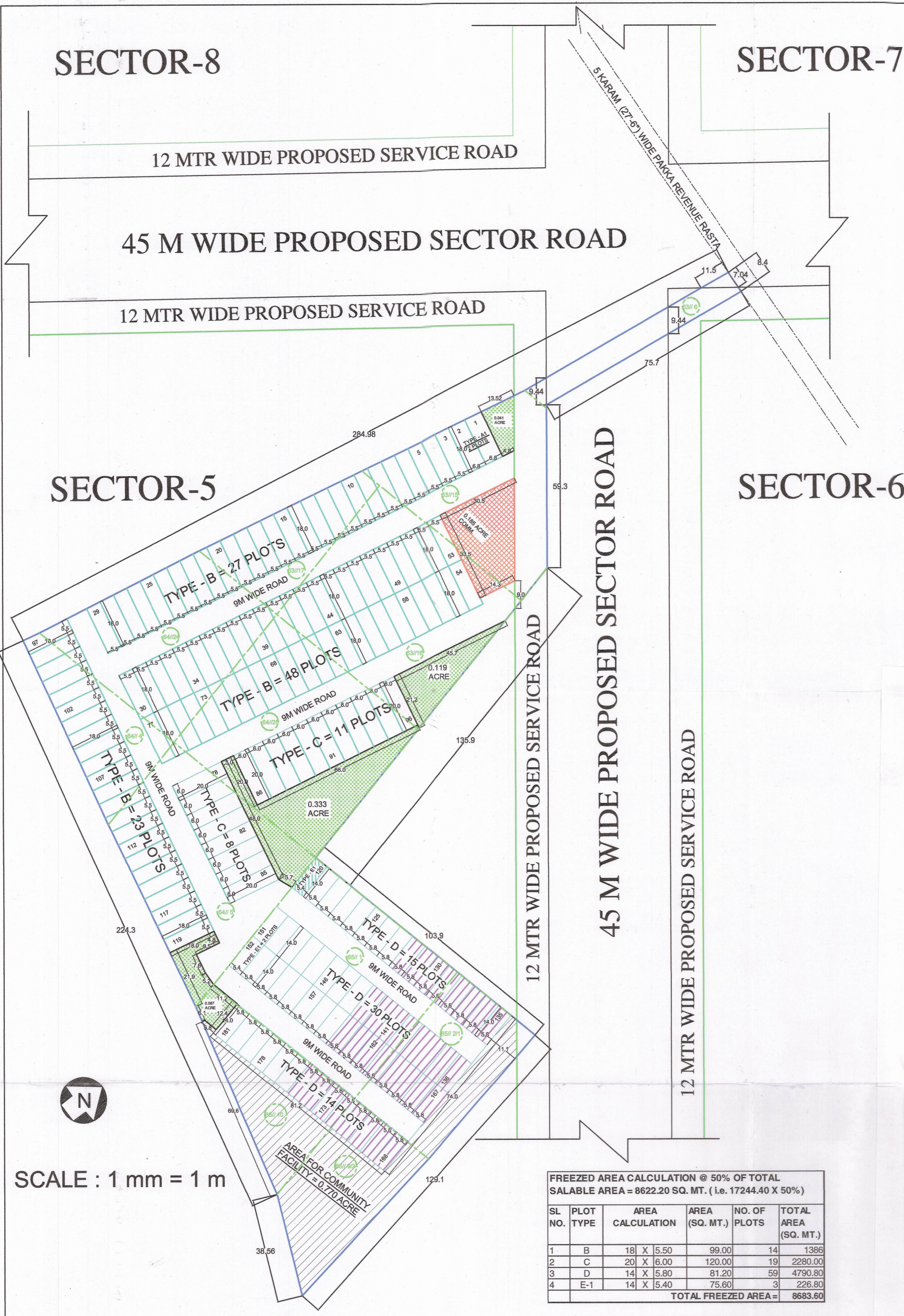
SL NO	PLOT TYPE	AREA CALCULATION			AREA	NO OF PLOT	TOTAL AREA	UNIT (SQM)
1	A-1	18	X	6.8	122.4	2	244.80	SQM
2	B	18	X	5.5	99	98	9702.00	SQM
3	C	20	X	6	120	19	2280.00	SQM
4	D	14	X	5.8	81.2	59	4790.80	SQM
5	E-1	14	X	5.4	75.6	3	226.80	SQM
						181	17244.40	SQM
						or	4.2612	Acre
						or	55.34	%

To be read with Licence No. _____ of 2017 Dated _____

That this Layout plan for an area of 7.70 acres (Drawing No. DTCP-6058 dated 11.09.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) being developed by KSD Buildtech Pvt. Ltd. in Sector-5, Pataudi, District Gurugram 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 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 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 General, 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 licenced 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 licenced 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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the coloniser/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.
- That 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. 19/4/2016-5 Power dated 14.03.2016.
- That the coloniser/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.

(BALWANT SINGH) SD(HQ) (SANJAY KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP(MHQ) (KAMAL KUMAR) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)



FREEZED AREA CALCULATION @ 50% OF TOTAL SALABLE AREA = 8622.20 SQ. MT. (i.e. 17244.40 X 50%)

SL NO.	PLOT TYPE	AREA CALCULATION	AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA (SQ. MT.)
1	B	18 X 5.50	99.00	14	1386
2	C	20 X 6.00	120.00	19	2280.00
3	D	14 X 5.80	81.20	59	4790.80
4	E-1	14 X 5.40	75.60	3	226.80
TOTAL FREEZED AREA =					8683.60

MORTGAGED AREA CALCULATION @ 15%

SL NO.	PLOT TYPE	AREA CALCULATION	AREA (SQ. MT.)	NO. OF PLOTS	TOTAL AREA (SQ. MT.)
1	D	14 X 5.80	81.20	32	2598.4
TOTAL FREEZED AREA =					2598.40

SCALE : 1 mm = 1 m

LEGEND :
 PROPOSED 15% MORTGAGED AREA

For KSD Buildtech Pvt. Ltd.
 Auth. Signature:
Owner's Signature: