

TOTAL PLOT AREA		=	8.16875 ACRES		=	33057.710 SQMT.	
AREA STATEMENT							
DESCRIPTION		REQUIRED AREA			PROPOSED AREA		
		ACRES	SQMT.	%	ACRES	SQMT.	%
1	TOTAL AREA OF THE LAND	8.16875	33057.710				
2	OPEN SPACE AREA (GREEN)	0.61	2479.328	7.50%	1.02	4119.319	12.46%
3	AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY)	0.817	3305.771	10.00%	0.82	3306.829	10.00%
4	COMMERCIAL AREA	0.327	1322.308	4.00%	0.22	888.114	2.69%
5	SALEABLE AREA	4.983	20165.203	61.00%	4.04	16343.207	49.44%
6	TOTAL SALEABLE AREA (4) + (5)	5.31	21487.512	65.00%	4.26	17231.321	52.15%
7	TOTAL NO. OF PLOTS				117		
8	MINIMUM PERMISSIBLE DENSITY @ 240 PPA	1961			2106	258 PPA	
9	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	3268				(18 Person per Plots)	

S.NO.	PLOT TYPE	SIZE OF PLOT WIDTH (MTS) LENGTH (MTS)	PLOT AREA (SQMT.)	NO. OF PLOTS	TOTAL AREA (SQMT.)
1	P1	AS PLINE	140.478	1	140.478
2	1	AS PLINE	121.519	1	121.519
3	5, 11, 12, 17, 18, 23, 24, 29	8.742 x 17.050	149.051	8	1192.408
4	2-4, 7-10, 13-16, 19-22, 25-28	8.642 x 17.050	147.346	19	2799.574
5	6	AS PLINE	122.978	1	122.978
6	30, 37	8.452 x 16.864	142.535	2	285.070
7	31-36	8.352 x 16.864	140.848	6	845.088
8	38, 43, 44, 49, 50, 55, 56, 61	8.742 x 15.000	131.130	8	1049.040
9	39-42, 45-48, 51-54, 57-60	8.643 x 15.000	129.645	16	2074.320
10	62, 69, 70, 77	8.450 x 17.750	149.988	4	599.952
11	63-68, 71-76	8.350 x 17.750	148.213	12	1778.556
12	78, 81, 82, 85, 86, 89, 90, 93, 94, 97, 98, 101, 102, 105, 111, 112	8.450 x 16.685	140.988	16	2255.808
13	79, 80, 83, 84, 87, 88, 91, 92, 95, 96, 99, 100, 103, 104, 108-110, 113-115	8.350 x 16.685	139.320	20	2786.400
14	106	6.706 x 9.683	64.934	1	64.934
15	107, 116	6.805 x 16.685	113.541	2	227.082
TOTAL				117	16343.207
			Acres		4.04
			Percentage Achieved		49.44%

To be read with Licence No. 192 of 2022 Dated 23/11/2022.

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 demarcation plans as per site of all the Residential Plots and Commercial site shall be 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 DTPC 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 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 area.

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 Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions 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.

All green 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 'I' applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) of the Act No. 16 of 1975.

That the side site 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 Haryana 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.

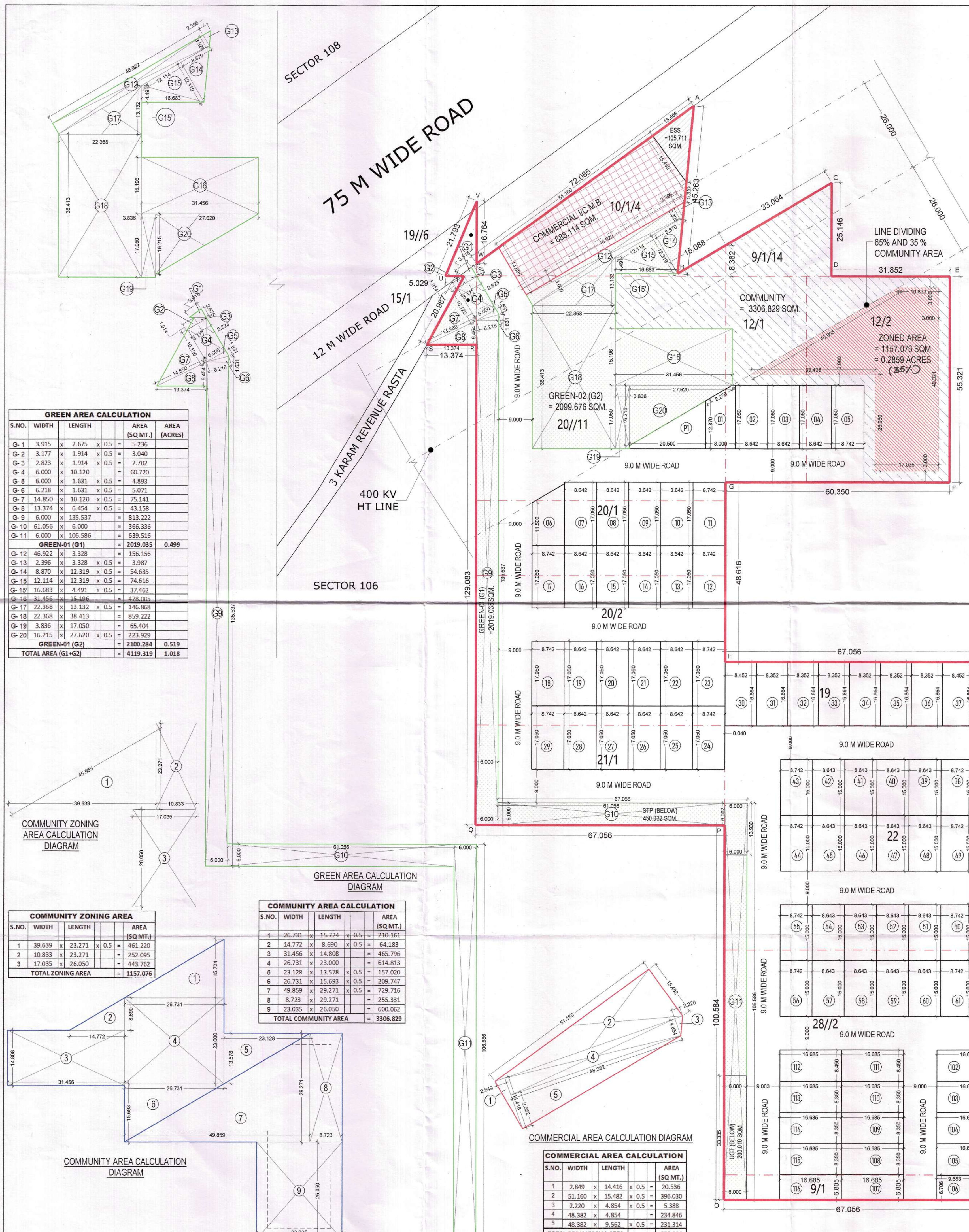
That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

That the 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-Shower 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. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT) (HITESH SHARMA) (DINESH KUMAR) (T.L. SATYAPRAKASH, IAS)
(DTPC/HR) (DTPC/HR) (DTPC/HR) (DGTR/HR)



GREEN AREA CALCULATION

S.NO.	WIDTH	LENGTH	AREA (SQ MT.)	AREA (ACRES)
G-1	3.915	2.675	10.57	0.24
G-2	3.177	1.914	6.09	0.14
G-3	2.823	1.914	5.40	0.12
G-4	6.000	10.120	60.72	1.39
G-5	6.000	1.631	9.78	0.22
G-6	6.218	1.631	10.15	0.23
G-7	14.850	10.120	150.28	3.42
G-8	13.374	6.454	86.33	1.95
G-9	6.000	135.537	813.22	18.57
G-10	61.056	6.000	366.34	8.35
G-11	6.000	106.586	639.51	14.57
GREEN-01 (G1)				2019.035
G-12	46.922	3.328	156.15	3.54
G-13	2.395	3.328	7.96	0.18
G-14	8.870	12.319	109.35	2.48
G-15	12.114	12.319	149.25	3.39
G-16	16.683	4.491	74.62	1.69
G-17	31.456	15.196	478.05	10.81
G-18	22.368	13.132	293.86	6.73
G-19	22.368	38.413	859.22	19.51
G-20	3.836	17.050	65.40	1.49
G-21	18.215	27.520	501.29	11.45
GREEN-02 (G2)				2100.284
TOTAL AREA (G1+G2)				4119.319

COMMUNITY ZONING AREA

S.NO.	WIDTH	LENGTH	AREA (SQ MT.)
1	39.639	23.271	922.20
2	10.833	23.271	252.05
3	17.035	26.050	443.76
TOTAL ZONING AREA			1117.076

COMMUNITY AREA CALCULATION

S.NO.	WIDTH	LENGTH	AREA (SQ MT.)
1	26.731	15.724	419.41
2	14.772	8.690	127.35
3	31.456	14.808	466.79
4	26.731	23.000	614.81
5	23.128	13.578	313.60
6	26.731	15.693	419.41
7	49.859	29.271	1459.76
8	8.723	29.271	255.31
9	23.035	26.050	600.06
TOTAL COMMUNITY AREA			3306.829

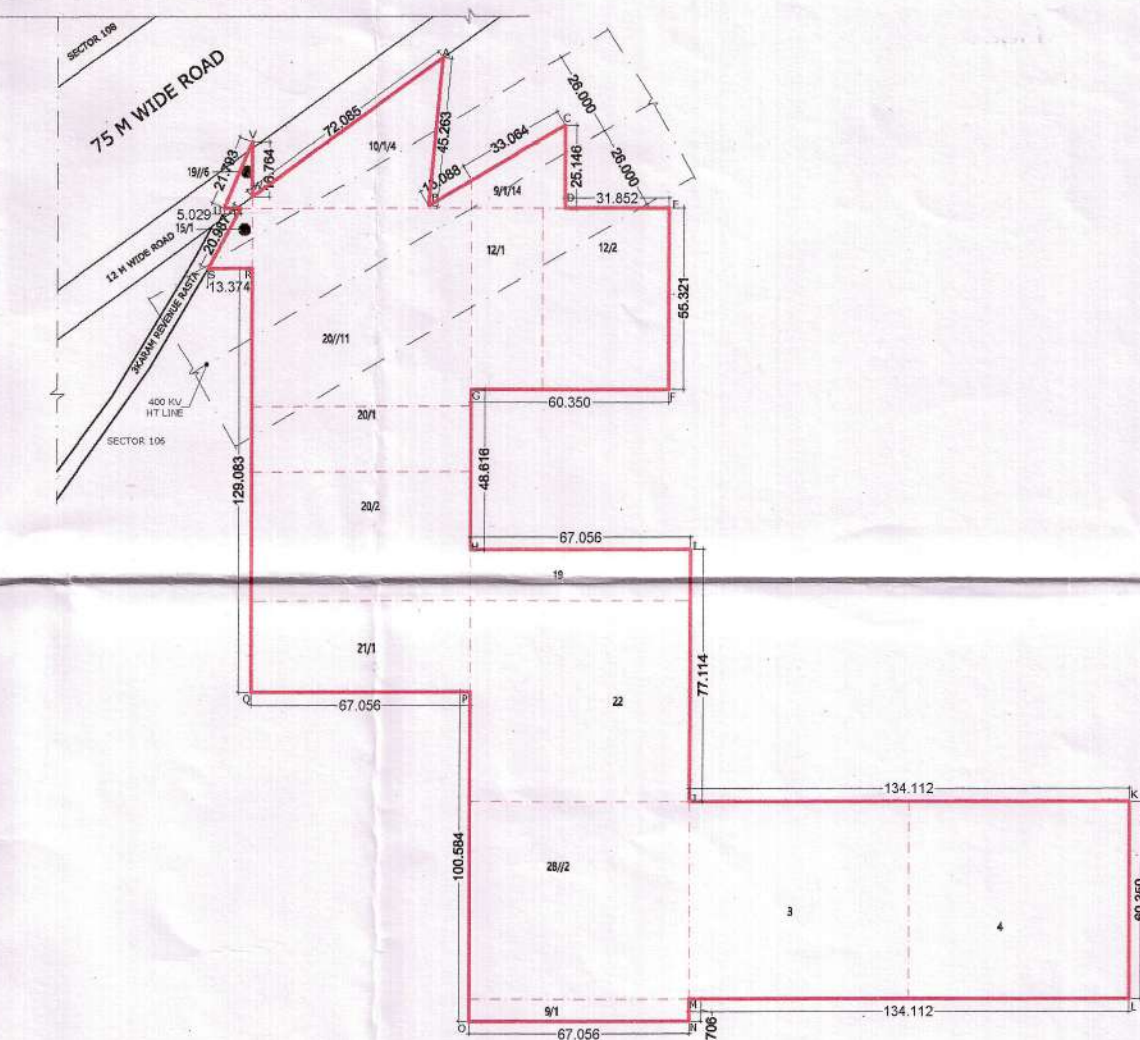
COMMERCIAL AREA CALCULATION

S.NO.	WIDTH	LENGTH	AREA (SQ MT.)
1	2.849	14.416	41.07
2	51.160	15.482	791.11
3	2.220	4.854	10.78
4	48.382	4.854	234.84
5	48.382	9.562	461.68
TOTAL COMMERCIAL AREA			888.114

- GREEN/PARK
- COMMUNITY SERVICES
- ESS
- UGT
- UNDER GROUND WATER TANK
- STP
- UNDER GROUND STP TANK
- COMMERCIAL
- AREA UNDER ROAD
- COMMUNITY ZONED AREA

OTHER AREA CALCULATION

S.NO.	WIDTH	LENGTH	AREA (SQ MT.)
1	13.656	15.482	211.11
2	6.000	33.335	200.01
3	61.055	6.002	366.43
4	6.000	13.930	83.58
TOTAL AREA			785.73



PROJECT:
PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OVER AN AREA MEASURING 8.16875 ACRES, IN THE REVENUE ESTATE OF VILLAGE - BABUPUR IN SECTOR 106, GURUGRAM BEING DEVELOPED BY : MRG CASTLE REALTY LLP

DRAWING TITLE
LAYOUT PLAN

Architects:
DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
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SIG. OF OWNER
For
MRG CASTLE REALTY LLP