PROPOSED REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY AT SECTOR - 63A, GURUGRAM FOR AN AREA MEASURING 121.06825 ACRES INCLUDING ADDITIONAL AREA 11.8375 ACRES IN THE ALREADY LICENSE GRANTED AREA MEASURING 109.23075 ACRES (LICENSE NO.119 OF 2011 DATED 28.12.2011 HAVING AREA 99.287 ACRES AFTER DE-LICENSE OF AREA 0.975 ACRES), LICENSE NO.71 OF 2014 DATED 29.07.2014 (7.8625 ACRES) AND LICENSE NO. 104 OF 2019 DATED/07.09.2019 (2.08125 ACRES)

TOTAL AREA OF PLOTS

POCKET NAME	PLOT AREAS [SQMT]	NO.OF PLOTS	NO. OF NPNL PLOTS	NO.OF EWS PLOTS	TOTAL AREA (SQMT)	TOTAL AREA (ACRES)
A	159.00 - 667.73	126	6	-	41733.622	10.313
A1	50 - 373.92	107	47	58	12620.217	3.119
B	362.70 - 647.20	333	113	-	90080.144	22.259
C	50 - 54.66	106	-	106	5381.688	1.330
D	284.95 - 402.78	14	-	-	4735.714	1.170
D1	181.98 - 202.20	11	10	-	2189.606	0.536
E	185.38 - 240.97	55	8	-	14460.855	3.573
F	76.5 - 261.25	43	-	-	8315.452	2.055
G	229.84 - 264.38	30	-	-	7862.175	1.943
G1	149.39 - 196	10	10	-	1779.464	0.440
G2	266.84 - 336.24	30	-	-	8331.854	2.059
H	156.00 - 251.32	44	1	-	10801.798	2.669
H1	50 - 50.44	44	-	44	2201.858	0.544
J	156.33 - 249.98	22	17	-	4413.169	1.091
M	212.86 - 249.97	50	44	-	11095.592	2.742
TOTAL		1023	256	206	225902.988	55.822

POPULATION DENSITY CALCULATION

TYPE	NO.OF PLOTS	PERSONS/PLOT	PERSONS
MAIN	817	13.5	11029.5
EWS	206	9	1854
POPULATION OF PLOTTED DEVELOPMENT (A)=			12883.5
POPULATION DENSITY			110.73 PERSONS/ACRE

LANDUSE	PERMISSIBLE %	PERMISSIBLE AREA (ACRES)	PROPOSED AREA (ACRES)	PERCENTAGE %
RESIDENTIAL	51%	59.340	56.359	48.438
COMMERCIAL	4%	4.654	4.654	4.000
TOTAL	55%	63.994	61.013	52.438

LAND AREA		(ACRES)	PERCENTAGE	
ALREADY LICENSED AREA UNDER EXISTING LICENSE 104 OF 2019		110.20575		
ADDITIONAL LICENSE AREA	+	11.83750		
AREA TO BE DELICENSED	-	0.975		
TOTAL AREA OF SCHEME	(S)	121.06825		
AREA UNDER 60mt. WIDE SECTOR ROADS AS/LICENSE 104 OF 2019	-	8.8541		
UNDETERMINED LAND USE - POCKET-I	-	0.2882		
BALANCE AREA		111.92595	A	
50% OF 60 mt WIDE ROAD AREA	+	4.42705	B	
NET PLANNING AREA	=	116.3530		
AREA UNDER PLOTS		55.822	47.976	%
AREA UNDER COMMERCIAL		4.654	4.000	%
NURSING HOME-01		0.290	0.462	%
NURSING HOME-02		0.247		
TOTAL SALEABLE AREA		61.013	52.438	%

COMMERCIAL	ACRES		
AREA UNDER COMMERICAL AS PER PREVIOUS LICENSE 104 of 2019---(a)	4.1870	3.599	%
PERMISSIBLE AREA UNDER COMMERCIAL AS PER NEW SCHEME	4.654	4.000	%
PROPOSED AREA UNDER NEW COMMERCIAL LAND (X)	0.467	0.401	%
TOTAL AREA UNDER COMMERCIAL LAND (X) + (a)	4.654	4.000	%

PROPOSED ALTERATIONS AND ADDITIONS	
POCKET	REMARKS
A	OVERHEAD HT LINE HAS BEEN MADE UNDERGROUND AND 11 NO. NEW PLOTS HAVE BEEN ADDED.
A1	PREVIOUS PLOT 31215 CHANGED AND NEW PLOTS ADDED IN EXTENDED LAND AREA PART OF ADDITIONAL LICENSE AREA. NURSERY SCHOOL (ADJACENT PREVIOUSLY TO HIGH SCHOOL) HAS BEEN REMOVED AND EWS PLOTS ADDED / READJUSTED.
B	1 NEW PLOT ADDED, NURSERY SCHOOL ADDED AND 14 NO. PLOTS CONVERTED FROM NPNL TO REGULAR PLOTS. NURSING HOME ADDED IN NEW LAND PART OF ADDITIONAL LICENSE AREA
C	NURSING HOME-2 REMOVED, DISPENSARY HAS BEEN ADDED, EWS PLOTS CONFIGURATION CHANGED, AND NEW EWS PLOTS ADDED IN EXTENDED LAND AREA PART OF ADDITIONAL LICENSE AREA.
D	NO CHANGE.
D1	1 NO. PLOT CONVERTED FROM NPNL TO REGULAR PLOT.
E	NO CHANGE.
F	32 NO. PLOTS CONVERTED FROM NPNL TO REGULAR PLOTS, ALL EWS PLOT REMOVED FROM THE POCKET AND ADJUSTED ELSEWHERE AND 10 NO. REGULAR PLOTS ADDED.
G	NO CHANGE
G1	NO CHANGE
G2	NO CHANGE
H	NO CHANGE
H1	NEW POCKET ADDED PART OF ADDITIONA LICENSE AREA, EXCLUSIVE FOR EWS PLOTS.
J	NEW POCKET PART OF ADDITIONA LICENSE AREA- NEW RESIDENTIAL PLOTS AND COMMERCIAL PLOT.
M	NEW POCKET PART OF ADDITIONA LICENSE AREA- NEW RESIDENTIAL PLOTS.

Proposed Area under Migration from License no.119 of 2011 and License no.211 of 2023

PART OF SECTOR 63

PART OF SECTOR 63A

60 MT. WIDE ROAD

24 MT. WIDE SERVICE ROAD

24 MT WIDE ROAD

GREEN REQUIRED on 12883.5 (@2.5 SQ.MT PER PERSON)

	32208.75 SQ.MT		
	sqmt	acres	percentage
Green provided			
Organised Green =	32628.869	8.063	6.930%
Incidental Green =	1151.548	0.285	0.245%
TOTAL =	33780.417	8.347	7.174%

	REQUIRED		ACHIEVED	
TOTAL PLOTS			1023	
EWS	205	20%	206	20.14%
NPNL	256	25%	256	25.02%

CALCULATION OF ORGANIZED GREEN

TYPE	AREA (SQFT)	AREA (ACRES)
G1	705.441	0.194
G2	2867.007	0.645
G3	3933.365	0.843
G4	251.830	0.057
G5	3091.195	0.709
G6	2462.059	0.626
G7	804.818	0.215
G8	1.81.810	0.043
G9	98.741	0.024
G10	96.532	0.021
G11	1357.057	0.335
G12	4016.330	1.017
G13	596.405	0.153
G14	543.985	0.134
G15	186.237	0.047
G16	244.547	0.060
G17	367.644	0.090
G18	631.543	0.162
G19	82.982	0.020
G20	129.030	0.032
G21	244.442	0.060
G22	221.178	0.055
G23	36.350	0.008
G24	254.548	0.063
G25	1457.013	0.355
G26	65.181	0.016
G27	690.175	0.171
G28	2682.425	0.663
G29	598.789	0.049
G30	254.480	0.066
G31	488.791	0.121
G32	1443.048	0.120
G33	2431.102	0.596
G34	332.477	0.098
G35	405.404	0.120
G36	412.071	0.102
G37	98.505	0.024
G38	35.084	0.009
G39	74.909	0.019
G40	806.271	0.232
G41	294.762	0.058
G42	287.629	0.071
G43	110.004	0.029
G44	181.103	0.045
G45	261.327	0.060
G46	180.903	0.040
G47	23.708	0.006
G48	167.631	0.041
G49	260.308	0.064
G50	78.171	0.019
TOTAL	32628.869	8.063

NPNL @25% OF 1023 = 256

POCKET NO.	ACHIEVED NO.OF NPNL PLOTS	PLOT NO.	TOTAL
A_40	4	62,93,94,95	
A_41	1	93	6
A_42	1	92	
A1_1	10	21-31, 48-49	
A1_2	12	11-22	
A1_3	4	23-26	
A1_5	5	29-33	
A1_6	2	34-35	
A1_7	2	36-37	47
A1_8	2	38-39	
B_26	1	57	
B_27	2	58-59	
B_28	5	60-62,64-65	
B_30	8	132,108,110,114,115,116,117,118,119,120,121,122	
B_31	40	125,127,135,230,231	
B_32	1	109	
B_33a	1	112	
B_33b	1	113	
B_34	1	116	
B_35	1	123	
B_36	1	124	
B_37	1	126	
B_38	1	128	
B_39	1	129	
B_40	1	130	
B_41	1	131	
B_42	1	133	
B_43	1	134	
B_44	1	136	
B_45	1	137	
B_46	1	138	
B_47	1	139	
B_48	1	140	
B_49	1	141	
B_50	1	142	
B_51	1	143	
B_52	1	144	
B_53	1	145	
B_54	1	146	
B_55	1	147	
B_56	1	148	
B_57	1	149	
B_58	1	150	
B_59	1	151	
B_60	1	152	
B_61	1	153	
B_62	1	154	
B_63	1	155	
B_64	1	156	
B_65	1	157	
B_66	1	158	
B_67	1	159	
B_68	1	160	
B_69	1	161	
B_70	1	162	
B_71	1	163	
B_72	1	164	
B_73	1	165	
B_74	1	166	
B_75	1	167	
B_80	10	240-244, 252-256	
B_81	2	245, 246	
B_86a	1	247a, 248a	
B_86	4	247a, 248a, 249, 250	
B_87	1	251	
B_87a	1	247	
B_87	1	247a (P)	
B_91	1	235	113
D1_1	1	01-03	
D1_1	2	04, 04a	
D1_2	1	5	
D1_4	1	06, 08-09	
D1_5	1	10	10
E_1	1	11	
E_2	1	12	
E_3	1	13	
E_4	1	14	
E_5	1	15	
E_6	1	16	
E_7	1	17	
E_8	1	18	
E_9	1	52-56	8
G1_1	1	1	
G1_2	1	2	
G1_3	1	3	
G1_4	1	4	
G1_5	1	5	
G1_6	1	6	
G1_7	1	7	
G1_8	1	7	10
H_4	1	1	1
J_1	10	1-5,7-11	
J_2	1	6	
J_3	1	20-21	17
M_1	7	04-10	
M_2	21	12-32	
M_3	9	35-43	
M_4	7	44-50	44
	256		256

EWS @20% OF 1023 = 205

POCKET NO.	ACHIEVED NO.OF EWS PLOTS	PLOT NO.	TOTAL
A1_9	1	50	
A1_10	10	51-60	
A1_11	8	61-68	
A1_12	1	69	
A1_13	14	70-83	
A1_14	3	84-86	
A1_15	9	87-95	
A1_16	11	96-107	
C_1	4	01-04	
C_2	26	05-30	
C_3	26	31-34,45-48, 50-53	
C_4	11	35-45	
C_5	12	54-69,70-75	106
C_6	6	69-69	
C_7	16	76-91	
C_8	6	92-98	
C_9	6	99-104	
H_1	1	1	
H_2	5	02-06	
H_3	11	07-14, 39-42	
H_4	5	15-19	44
H_5	1	20	
H_6	1	21	
H_7	1	22	
H_8	1	35-46	
TOTAL	206		206

To be read with Licence No. 211 of 2023 Dated 18/10/2023 LC-2543-G

That this Layout plan for an additional area measuring 11.8375 acres in the already License granted area measuring 109.23075 acres (License No. 119 of 2011 dated 28.12.2011 having area 99.287 acres after deliverance of area 0.975 acres), License No.71 of 2014 dated 29.07.2014 (7.8625 acres) and License No. 104 of 2019 dated 07.09.2019 (2.08125 acres) thereby making total site area 121.06825 acres in Sector - 63A, Gurugram being developed by Anant Raj Ltd. is hereby approved subject to the following conditions:-

1. That this **layout** plan shall be read in conjunction with the clauses appearing of the agreement executed under Rule 11 and the Licence agreement.
2. That the gross area of the colony shall not exceed 25% of the net planned area of the colony. The whole area reserved for commercial purposes shall be taken as gross for the purpose of the area under plots.
3. That the demarcation plans as laid out of all the Residential and Commercial and Community sites shall be got approved from the Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
4. That the High-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per DG norms.
5. That the proper planning and integration of services in the area adjacent to the colony, the owner shall satisfy to the directions of the DG,TCP for the modification of layout plans of the colony.
6. That the revenue rasta fall in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the possession shall alone be the directions of the DG,TCP, Haryana and accordingly road/ waste/ boundary/ green is 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.
8. That no property/plot shall derive access directly from the carriage way of 18 metres or more wide sector road, if applicable.
9. 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement/s of the licenses.
10. In the case of conservation plan, 1st reserved percentage of 5/15/ACRES plots and the area under infrastructure are reduced, the same will be proportionately by the colonizer in the licensed area.
11. No plot will derive an access from less than 12 metres wide road/ road/ means a minimum clear width of 12 metres between the plots.
12. Any excess area over and above the permissible 6% under commercial use shall be claimed to be over-sold.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 99 of the Rules, 1965. This condition shall also be incorporated in the sale deed/lease deed in the allotment letter being issued by the colonizer to the plot holders. The allocation shall also be incorporated in the agreement to be executed by the colonizer with the plot holders.
14. The portion of the setback/front/service/ plot 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 basis of section 7(2)(a)(ii) of the Act No.8 of 1975.
15. That the sale deed/ lease deed/ plots which are approved of standard dimensions/ and basic approved subject to the conditions that those plots/ areas of not have a frontage of less than 75% of the standard frontage after demarcation and area of no plots shall exceed 2 levels.
16. That you will have no objection to the regularization of the boundaries of the colony through plot and site with the laws that might be finally done to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
17. That the colonizer shall obtain the Clearance/NOC as per the provisions of the notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the provisions of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
20. That the solar lighting shall also be provided in Compact Fluorescent Lamps (CFLs) for internal lighting as well as Campus lighting.
21. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order no.12/12/2005-10Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
22. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 1376/2016-1P dated 01.03.2016, issued by Haryana Government, Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(R.S.CHAHIL) ATP(HQ) | (NARESH MAHAJAN) ATP(HQ) | (HITESH DHANAK) STP(HQ) | (DINESH KUMAR) PA(HQ) | (T.S. SATHYANARAYAN, IAS) DDT(P)HR

LEGEND

	ADDITIONAL APPLIED LAND = 11.83750 ACRES
	AREA UNDER COMMERCIAL
	COMMUNITY SITES
	INCIDENTAL GREEN
	ORGANIZED GREEN
	UD LAND
	FREEZE AREA
	REVENUE RASTA
	EXISTING PLOT LINE
	NEW PLOT LINE
	DE LICENSED UD LAND

TOTAL POPULATION = 12883.5

COMMUNITY FACILITIES	REQUIRED NO.	ACHIEVED NO.
CRECHE	1	1
HIGH SCHOOL	1	1
PRIMARY SCHOOL	1	1
NURSERY SCHOOL	2	2
DISPENSARY	1	1
NURSING HOME	2	2
RELIGIOUS BUILDING	1	1
COMMUNITY CENTER	1	1
TAXI STAND	1	1

PROJECT

REVISED LAYOUT WITH ADDITIONAL LAND

OWNER NAME/ADDRESS

ANANT RAJ LIMITED

H-65, CONNAUGHT CIRCUS, NEW DELHI - 110 001

ARCHITECT'S SIGNATURE | OWNER'S SIGNATURE | SHEET NO. ARI-A-PL-01

SCALE 1:2000 | DATE 12-04-2023 | REVISION R-00

NORTH