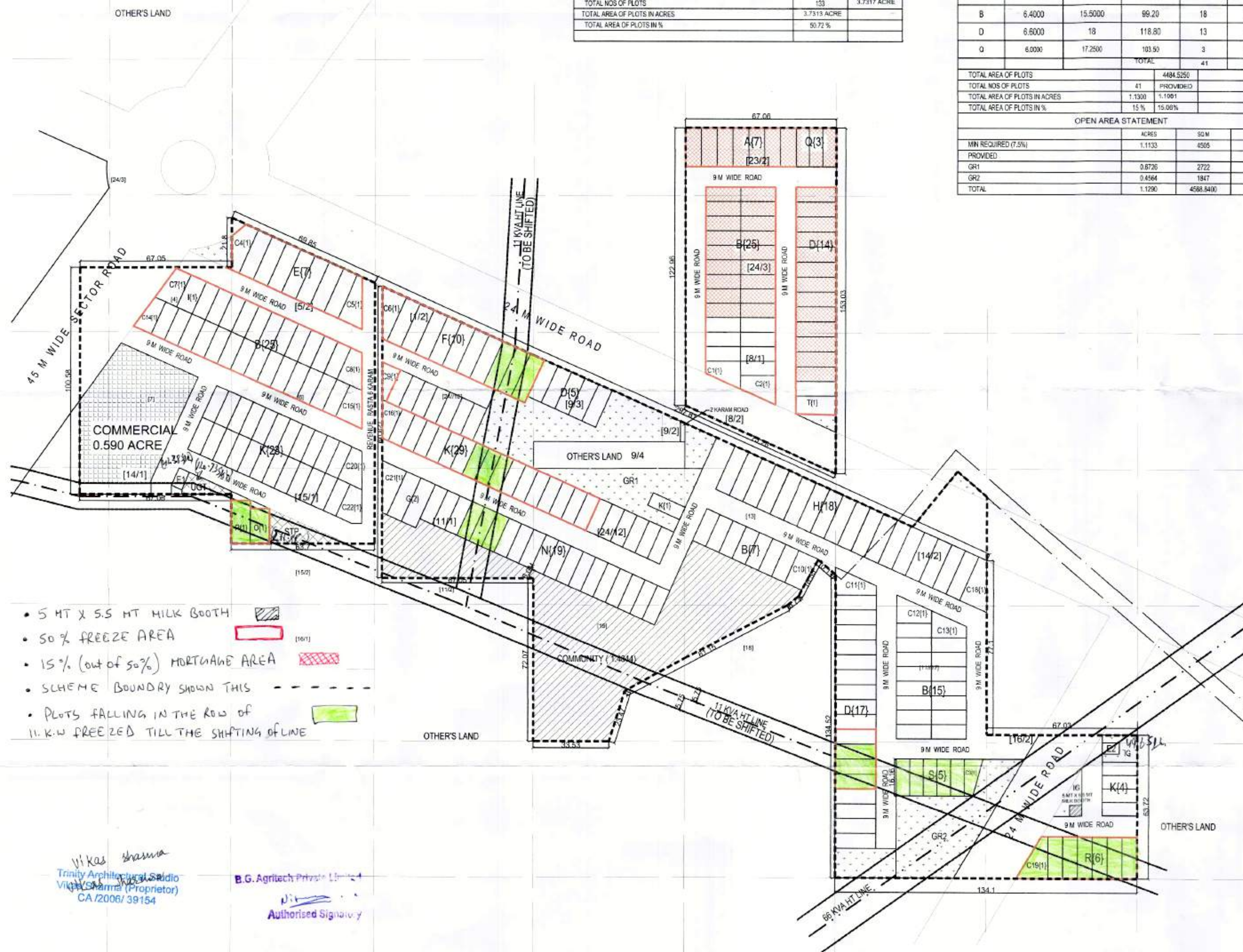


TOTAL AREA OF PLOTS		15100.360
TOTAL NOS OF PLOTS	133	3.7317 ACRE
TOTAL AREA OF PLOTS IN ACRES	3.7313 ACRE	
TOTAL AREA OF PLOTS IN %	50.72 %	

LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY OVER AN AREA MEASURING 14.8441 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE BHATOLI AND JAGHALI , SECTOR-22 & 24, YAMUNA NAGAR

AREA UNDER PLOTS					
TYPE	F	D	AREA (SQM)	NOS	TOTAL AREA (SQM)
A	7	17.2250	120.56	7	844.03
B	6.6000	15.5000	98.20	72	7,142.40
C	8	0	0.00	22	3043.4380
D	6.6000	18	119.80	36	4,276.80
E	6.9000	21	144.90	7	5,014.30
F	6.7000	21	140.70	10	1,407.00
G	7	21	147.00	2	294.00
H	6.6000	21	138.60	18	2,494.80
I	7.5000	15.5000	116.25	1	116.25
K	6	15.5000	90.00	57	5,361.00
N	6	16.5000	99.00	19	1,881.00
O	8.5000	15.5000	131.75	1	131.75
P	7.8000	19.0000	149.91	1	149.91
Q	6.0000	17.2500	103.50	3	310.50
R	6.8000	18.7000	123.42	6	740.52
S	6.0000	16.0000	96.00	5	480.00
T	7.9000	18.0000	142.20	1	142.20
TOTAL AREA OF PLOTS				268	29799.8930
TOTAL NOS OF PLOTS				268	29799.8930
TOTAL POPULATION (@13.5 PER PLOT)				3,618	
POPULATION DENSITY ACHIEVED				244	
(PERMISSIBLE 240-400 PIACRE)					
AREA FOR COMMUNITY FACILITIES					
			ACRES	SQ M	%
REQUIRED			1.4894	8037	10.00%
PROVIDED			1.4894	8037	10%



- To be read with Licence No. 185 of 2019 Dated 20/09/2019.
- That this Layout plan for an area measuring 14.8441 acres (Drawing No. DTCP-7197 dated 18.09.2019) comprised of Licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by B.G. Agritech Pvt. Ltd. & Others in Sector-22 & 24, Yamuna Nagar is hereby approved subject to the following conditions:-
1. That this 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 raster falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 6. That the colony 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 provided 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)(iii) of the Act No.8 of 1975.
 13. 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.
 14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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 Government notification issued.
 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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 18. 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 for enforcement of the Energy Conservation Building Codes.
- (RAHUL SINGLA) (PRIYAM BHARDWAJ) (P. SINGH) (JITENDER SIHAG) (K. MAKRAKAND PUNDARANG, IAS)
ATP (HQ) DTP (HQ) DTP (R&V) CTR (HR) CTR (HR) DTP (HR)