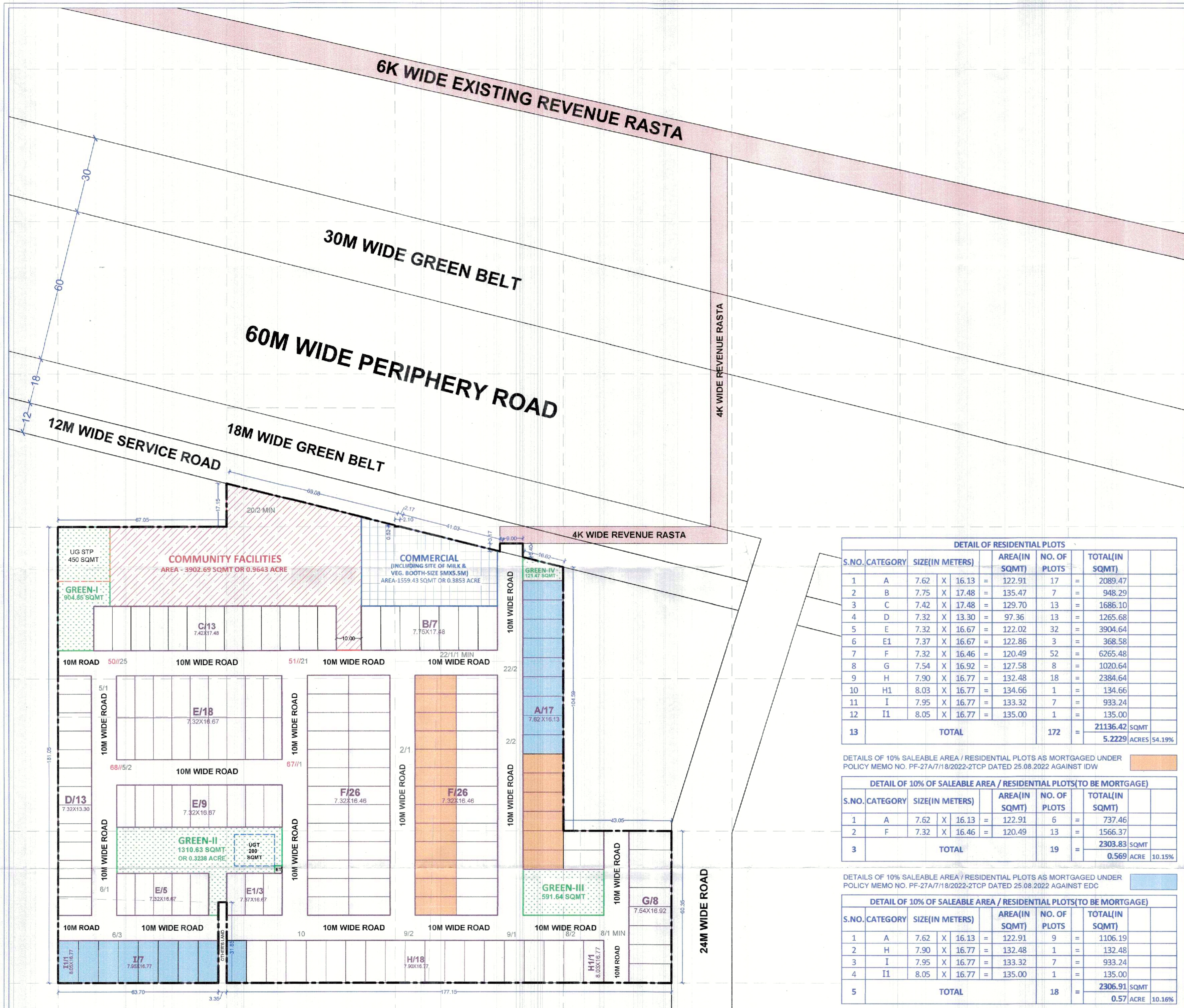


PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 9.64375 ACRES IN THE REVENUE ESTATE OF VILL. BAMNOLI, SECTOR-50, TEH. BAHADURGARH & DISTT. JHAJJAR(HARYANA) - SMT. SUNITA W/O SH. VIRENDER KUMAR.



| AREA CALCULATIONS | | | | | |
|-------------------|---|-----------------|--------------|--------------------|-----------------|
| S.NO. | PARTICULARS | PROPOSAL (ACRE) | PROPOSAL (%) | PERMISSIBLE (ACRE) | PERMISSIBLE (%) |
| 1 | TOTAL AREA OF THE SCHEME | 9.64375 | - | - | - |
| 2 | AREA UNDER 12M WIDE SERVICE ROAD PART OF 30M WIDE GREEN BELT | 0.0095 | - | - | - |
| 3 | BALANCE AREA | 9.63425 | - | - | - |
| 4 | 50% BENEFIT OF AREA UNDER 12M WIDE SERVICE ROAD PART OF 30M WIDE GREEN BELT | 0.00475 | - | - | - |
| 5 | NET PLANNED AREA | 9.6390 | - | - | - |
| 6 | AREA UNDER RESIDENTIAL PLOTS | 5.2229 | 54.19% | 5.8797 | 61.00% |
| 7 | AREA UNDER COMMERCIAL | 0.3853 | 4.00% | 0.3855 | 4.00% |
| 8 | TOTAL SALEABLE AREA(6 + 7) | 5.6082 | 58.18% | 6.2652 | 65.00% |
| 9 | OPEN SPACE/PARKS | 0.7236 | 7.50% | 0.7232 | 7.50% |
| 10 | COMMUNITY FACILITIES | 0.9643 | 10.00% | 0.9643 | 10.00% |

NOTE - ET IS EXCLUSIVE OF GREEN AREA.

To be read with Licence No. 39 Dated 25-03-2025 LC-5384

That this layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 9.64375 acres (Drawing no. DTCP/1949 dated 26-03-2017 falling in sector-50, in the revenue estate of village-Bamnoli, Bahadurgarh, District-Jhajjar being developed by Smt. Sunita W/o Sh. Virender Kumar 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, 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(i)(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 HVP 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 colonizer/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.
- 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.

| DETAIL OF RESIDENTIAL PLOTS | | | | | | |
|-----------------------------|----------|-----------------|---------------|--------------|----------------|--------|
| S.NO. | CATEGORY | SIZE(IN METERS) | AREA(IN SQMT) | NO. OF PLOTS | TOTAL(IN SQMT) | |
| 1 | A | 7.62 X 16.13 | 122.91 | 17 | 2089.47 | |
| 2 | B | 7.75 X 17.48 | 135.47 | 7 | 948.29 | |
| 3 | C | 7.42 X 17.48 | 129.70 | 13 | 1686.10 | |
| 4 | D | 7.32 X 13.30 | 97.36 | 13 | 1265.68 | |
| 5 | E | 7.32 X 16.67 | 122.02 | 32 | 3904.64 | |
| 6 | E1 | 7.37 X 16.67 | 122.86 | 3 | 368.58 | |
| 7 | F | 7.32 X 16.46 | 120.49 | 52 | 6265.48 | |
| 8 | G | 7.54 X 16.92 | 127.58 | 8 | 1020.64 | |
| 9 | H | 7.90 X 16.77 | 132.48 | 18 | 2384.64 | |
| 10 | H1 | 8.03 X 16.77 | 134.66 | 1 | 134.66 | |
| 11 | I | 7.95 X 16.77 | 133.32 | 7 | 933.24 | |
| 12 | I1 | 8.05 X 16.77 | 135.00 | 1 | 135.00 | |
| 13 | TOTAL | | | 172 | 21136.42 SQMT | |
| | | | | | 5.2229 ACRES | 54.19% |

DETAILS OF 10% SALEABLE AREA / RESIDENTIAL PLOTS AS MORTGAGED UNDER POLICY MEMO NO. PF-27A/7/18/2022-2TCP DATED 25.08.2022 AGAINST IDW

| DETAIL OF 10% OF SALEABLE AREA / RESIDENTIAL PLOTS (TO BE MORTGAGE) | | | | | | |
|---|----------|-----------------|---------------|--------------|----------------|--------|
| S.NO. | CATEGORY | SIZE(IN METERS) | AREA(IN SQMT) | NO. OF PLOTS | TOTAL(IN SQMT) | |
| 1 | A | 7.62 X 16.13 | 122.91 | 6 | 737.46 | |
| 2 | F | 7.32 X 16.46 | 120.49 | 13 | 1566.37 | |
| 3 | TOTAL | | | 19 | 2303.83 SQMT | |
| | | | | | 0.569 ACRE | 10.15% |

DETAILS OF 10% SALEABLE AREA / RESIDENTIAL PLOTS AS MORTGAGED UNDER POLICY MEMO NO. PF-27A/7/18/2022-2TCP DATED 25.08.2022 AGAINST EDC

| DETAIL OF 10% OF SALEABLE AREA / RESIDENTIAL PLOTS (TO BE MORTGAGE) | | | | | | |
|---|----------|-----------------|---------------|--------------|----------------|--------|
| S.NO. | CATEGORY | SIZE(IN METERS) | AREA(IN SQMT) | NO. OF PLOTS | TOTAL(IN SQMT) | |
| 1 | A | 7.62 X 16.13 | 122.91 | 9 | 1106.19 | |
| 2 | H | 7.90 X 16.77 | 132.48 | 1 | 132.48 | |
| 3 | I | 7.95 X 16.77 | 133.32 | 7 | 933.24 | |
| 4 | I1 | 8.05 X 16.77 | 135.00 | 1 | 135.00 | |
| 5 | TOTAL | | | 18 | 2306.91 SQMT | |
| | | | | | 0.57 ACRE | 10.16% |

(JADEEP) DTP (HQ) (VIJENDER SINGH) STP (HQ) (JITENDER SIHAG) CTR (HR) (AMIT KHATRI, IAS) DTP (HR) (GURPREET KHEPAR) JD (HQ) (SHIVAM ROHILA) ATP (HQ)

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LEGEND:
 ET (3MX3M)
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 SCHEME BOUNDARY
 REVENUE RASTA
 UGT
 UG STP

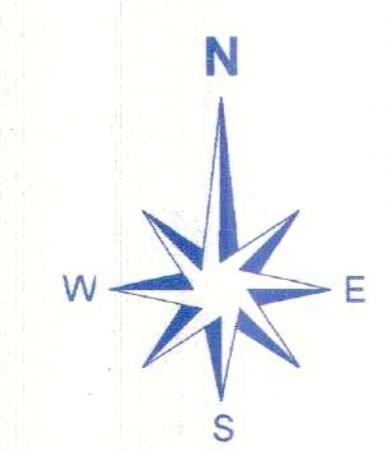
ABBREVIATIONS-
 ET = ELECTRIC TRANSFORMER
 UGT = UNDERGROUND WATER TANK
 UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

DENSITY CALCULATION(PPA)-
 NUMBER OF PLOTS = 172
 UNITS ALLOWED = 4
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 172 X 4 X 4.5
 = 3096.0 / 9.6390
 = 321.20, SAY 321 PPA

(SCALE-N.T.S.)

GREEN AREA CALCULATION:-
 = GREEN-I + GREEN-II + GREEN-III + GREEN-IV
 = 904.85 + 1310.63 + 591.64 + 121.47
 = 2928.59 SQMT OR 0.7236 ACRE

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)



SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER

AR. ANOJ SHARMA
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