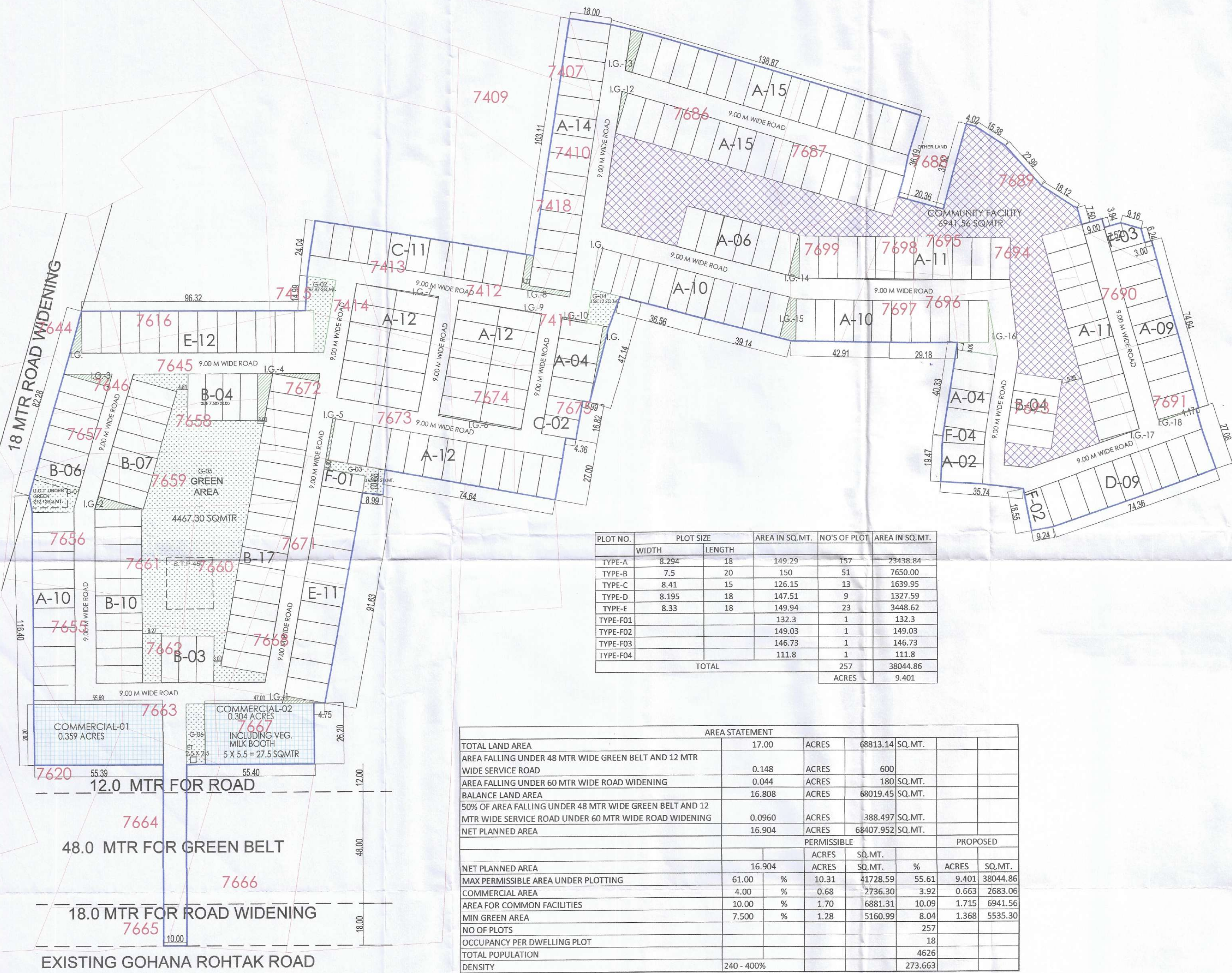




GREEN LAND AREA				
NAME	SHAPE	PLOT SIZE		TOTAL AREA
		WIDTH	LENGTH	
G-01	AS PER PLINE			266.8 SQ.MT.
G-02	AS PER PLINE			267.37 SQ.MT.
G-03	AS PER PLINE			165.64 SQ.MT.
G-04	AS PER PLINE			158.12 SQ.MT.
G-05	AS PER PLINE			4467.3 SQ.MT.
G-06	AS PER PLINE			210.07 SQ.MT.
TOTAL				5535.3 SQ.MT. 1.368 ACRES

COMMUNITY LAND AREA				
NAME	SHAPE	PLOT SIZE		TOTAL AREA
		WIDTH	LENGTH	
COMMUNITY - 01	AS PER PLINE			4913.4
COMMUNITY - 02	AS PER PLINE			1990.48
TOTAL --A				6903.88 SQ.MT. 1.7060 ACRES

PLOT NO.	PLOT SIZE		AREA IN SQ.MT.	NO'S OF PLOT	AREA IN SQ.MT.
	WIDTH	LENGTH			
TYPE-A	8.294	18	149.29	157	23438.84
TYPE-B	7.5	20	150	51	7650.00
TYPE-C	8.41	15	126.15	13	1639.95
TYPE-D	8.195	18	147.51	9	1327.59
TYPE-E	8.33	18	149.94	23	3448.62
TYPE-F01			132.3	1	132.3
TYPE-F02			149.03	1	149.03
TYPE-F03			146.73	1	146.73
TYPE-F04			111.8	1	111.8
TOTAL				257	38044.86
				ACRES	9.401

AREA STATEMENT					
TOTAL LAND AREA		17.00	ACRES	68813.14	SQ.MT.
AREA FALLING UNDER 48 MTR WIDE GREEN BELT AND 12 MTR WIDE SERVICE ROAD	0.148	ACRES	600		
AREA FALLING UNDER 60 MTR WIDE ROAD WIDENING	0.044	ACRES	180		
BALANCE LAND AREA	16.808	ACRES	68019.45		
50% OF AREA FALLING UNDER 48 MTR WIDE GREEN BELT AND 12 MTR WIDE SERVICE ROAD UNDER 60 MTR WIDE ROAD WIDENING	0.0960	ACRES	388.497		
NET PLANNED AREA	16.904	ACRES	68407.952		
PERMISSIBLE					
		ACRES	SQ.MT.	%	
NET PLANNED AREA	16.904	ACRES	SQ.MT.	%	
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	10.31	41728.59	55.61
COMMERCIAL AREA	4.00	%	0.68	2736.30	3.92
AREA FOR COMMON FACILITIES	10.00	%	1.70	6881.31	10.09
MIN GREEN AREA	7.500	%	1.28	5160.99	8.04
NO OF PLOTS				257	
OCCUPANCY PER DWELLING PLOT				18	
TOTAL POPULATION				4626	
DENSITY	240 - 400%			273.663	

- To be read with Licence No. 123 Dated 17-07-2025.
- That this Layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 17.0 acres (Drawing no. DTCP/11267 dated 18-07-25 falling in sector-6, Rohtak being developed by OPG Developers Pvt. Ltd. in collaboration with land owners 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 rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 6. 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.
 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 & 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 HSNP 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 Govt. notification as applicable.
 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 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.
 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.

(JAIDEEP) DTP (HQ)
(VIJENDER SINGH) STP (HQ)
(BHUVNESH KUMAR) CTP (HR)
(AMIT KHATRI, IAS) DTCP (HR)
(GURPREET KHEPAR) JD (HQ)
(SHIVAM ROHILA) ATP (HQ)

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 17.00 ACRES (UNDER DEEN DAYAL JAN AWAS YOJNA) PLOT SITUATED IN THE REVENUE ESTATE OF VILLAGE ROHTAK, SEC-6, ROHTAK, HARYANA BEING DEVELOPED BY OPG DEVELOPERS PVT LTD

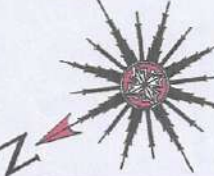
OWNER NAME:
OPG DEVELOPERS PVT. LTD.

DRAWING TITLE:
LAYOUT PLAN

ARCHITECT

OWNER

NORTH



SCALE

1:1000