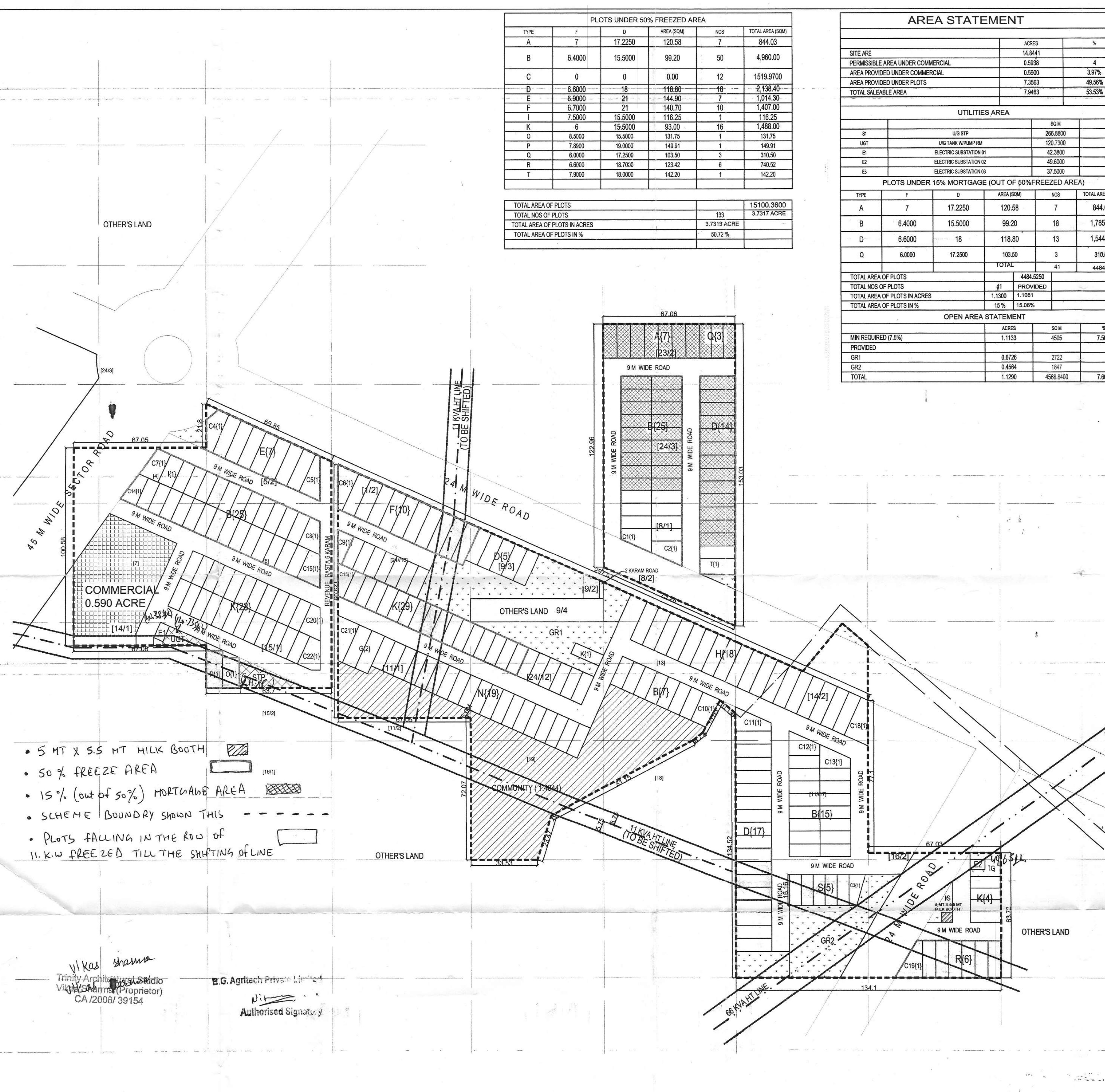




PLOTS UNDER 50% FREEZED AREA					
TYPE	F	D	AREA (SQM)	NOS	TOTAL AREA (SQM)
A	7	17.2250	120.58	7	844.03
B	6.4000	15.5000	99.20	50	4,960.00
C	0	0	0.00	12	1519.9700
D	6.6000	18	118.80	18	2,138.40
E	6.9000	21	144.90	7	1,014.30
F	6.7000	21	140.70	10	1,407.00
I	7.5000	15.5000	116.25	1	116.25
K	6	15.5000	93.00	16	1,488.00
O	8.5000	15.5000	131.75	1	131.75
P	7.8900	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
T	7.9000	18.0000	142.20	1	142.20

TOTAL AREA OF PLOTS		15100.3600
TOTAL NOS OF PLOTS	133	3.7317 ACRE
TOTAL AREA OF PLOTS IN ACRES		3.7319 ACRE
TOTAL AREA OF PLOTS IN %		50.72 %

AREA STATEMENT			
TYPE	F	D	AREA (SQM)
A	7	17.2250	120.58
B	6.4000	15.5000	99.20
C	0	0	0.00
D	6.6000	18	118.80
E	6.9000	21	144.90
F	6.7000	21	140.70
I	7.5000	15.5000	116.25
K	6	15.5000	93.00
O	8.5000	15.5000	131.75
P	7.8900	19.0000	149.91
Q	6.0000	17.2500	103.50
R	6.8000	18.7000	123.42
T	7.9000	18.0000	142.20
TOTAL			41
TOTAL AREA OF PLOTS			4484.525
TOTAL NOS OF PLOTS			133
TOTAL AREA OF PLOTS IN ACRES			1.1081
TOTAL AREA OF PLOTS IN %			15.06%

OPEN AREA STATEMENT			
TYPE	F	D	AREA (SQM)
A	7	17.2250	120.58
B	6.4000	15.5000	99.20
C	0	0	0.00
D	6.6000	18	118.80
E	6.9000	21	144.90
F	6.7000	21	140.70
I	7.5000	15.5000	116.25
K	6	15.5000	93.00
O	8.5000	15.5000	131.75
P	7.8900	19.0000	149.91
Q	6.0000	17.2500	103.50
R	6.8000	18.7000	123.42
T	7.9000	18.0000	142.20
TOTAL			41
TOTAL AREA OF PLOTS			4484.525
TOTAL NOS OF PLOTS			133
TOTAL AREA OF PLOTS IN ACRES			1.1081
TOTAL AREA OF PLOTS IN %			15.06%

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	120.58	7	844.03
B	6.4000	15.5000	99.20	72	7,142.40
C	0	0	0.00	22	3043.4380
D	6.6000	18	118.80	36	4,276.80
E	6.9000	21	144.90	7	1,014.30
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	93.00	57	5,301.00
N	6	15.5000	99.00	19	1,881.00
O	8.5000	15.5000	131.75	1	131.75
P	7.8900	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	18.0000	96.00	5	480.00
T	7.9000	18.0000	142.20	1	142.20
TOTAL				268	29769.8930
TOTAL AREA OF PLOTS					29769.8930
TOTAL NOS OF PLOTS					268
TOTAL POPULATION (813.5 PER PLOT)					3,518
POPULATION DENSITY ACHIEVED (PERMISSIBLE 240 400 PIA/ACRE)					244

AREA FOR COMMUNITY FACILITIES			
TYPE	F	D	AREA (SQM)
A	7	17.2250	120.58
B	6.4000	15.5000	99.20
C	0	0	0.00
D	6.6000	18	118.80
E	6.9000	21	144.90
F	6.7000	21	140.70
I	7.5000	15.5000	116.25
K	6	15.5000	93.00
O	8.5000	15.5000	131.75
P	7.8900	19.0000	149.91
Q	6.0000	17.2500	103.50
R	6.8000	18.7000	123.42
T	7.9000	18.0000	142.20
TOTAL			41
TOTAL AREA OF PLOTS			4484.525
TOTAL NOS OF PLOTS			133
TOTAL AREA OF PLOTS IN ACRES			1.1081
TOTAL AREA OF PLOTS IN %			15.06%

- 5 MT X 5.5 MT MILK BOOTH
- 50 % FREEZE AREA
- 15 % (out of 50%) MORTGAGE AREA
- SCHEME BOUNDARY SHOWN THIS
- PLOTS FALLING IN THE ROW OF
- 11 K.W FREEZED TILL THE SHIFTING OF LINE

To be read with Licence No. 125 of 2019 Dated 20/09/2019.

LC-4018

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 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 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)(ii) 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 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.22/52/2005-5Power 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 SHAG) (K. MAKRAJ PANDURANG, IAS)
ATP (HQ) DTP (HQ) CTP (HR) CTP (HR) DTCP (HR)

(NARINDER KUMAR)
AD (HQ)