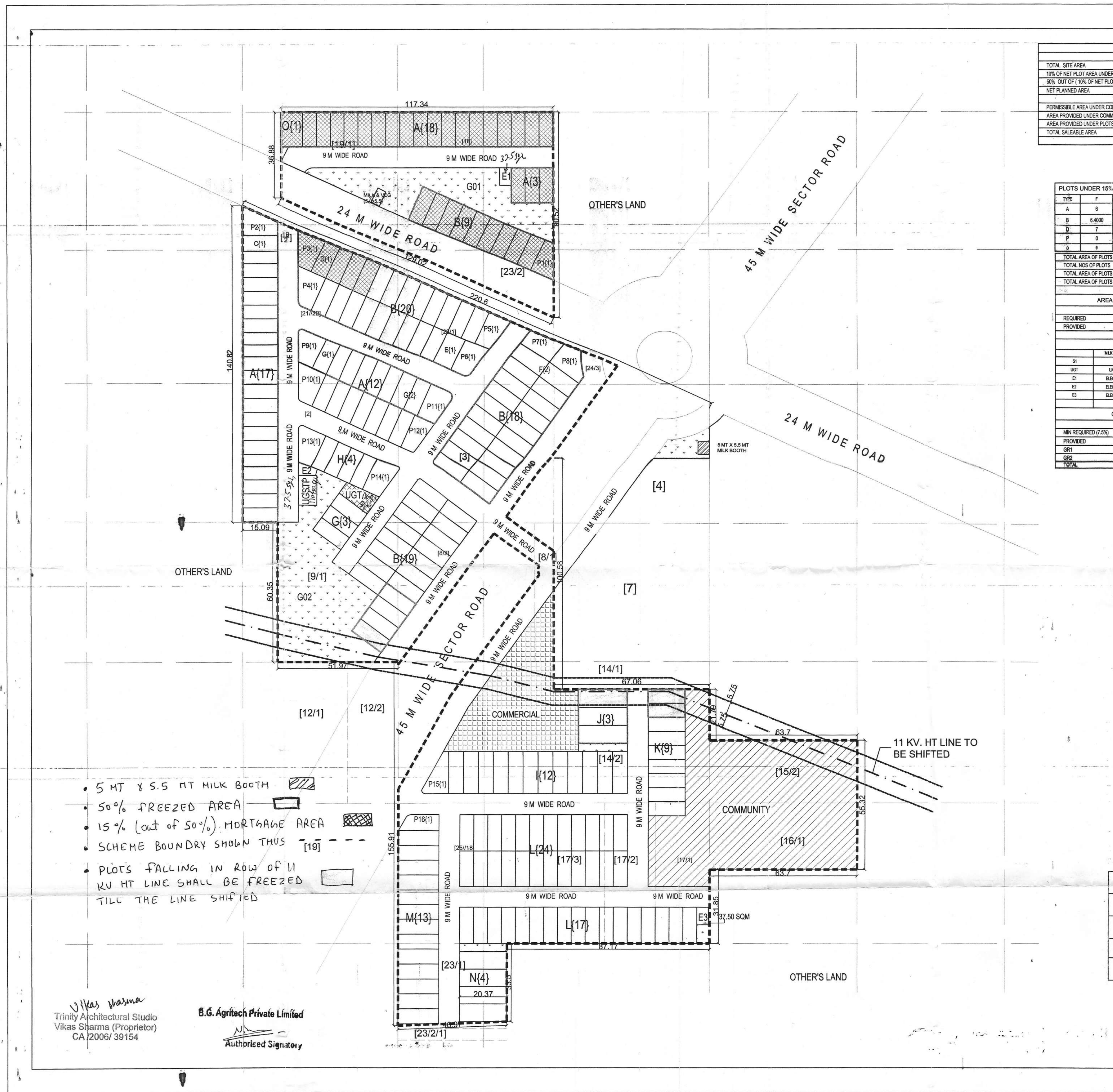




		ACRES	%
TOTAL SITE AREA	11.1970		
10% OF NET PLOT AREA UNDER SECTOR ROAD	1.1197		
50% OUT OF 10% OF NET PLOT AREA	0.5598		
NET PLANNED AREA	10.0771		
PERMISSIBLE AREA UNDER COMMERCIAL	0.4255	4	
AREA PROVIDED UNDER COMMERCIAL	0.4202	3.98%	
AREA PROVIDED UNDER PLOTS	5.8804	55.28%	
TOTAL SALEABLE AREA	6.3012	59.24%	

PLOTS UNDER 15% MORTGAGE (OUT OF 50% FREEZED AREA)					
TYPE	F	D	AREA (SQM)	NOS	TOTAL AREA (SQM)
A	6	15	90.00	21	1,890.00
B	6,400	15,500	99.20	12	1,190.40
D	7	15,500	108.50	1	108.50
P	0	0	0.0000	2	261.0000
Q	0	0	140.10	1	140.10

TOTAL AREA OF PLOTS	3590.0000
TOTAL NOS OF PLOTS	37
TOTAL AREA OF PLOTS IN ACRES	0.8871
TOTAL AREA OF PLOTS IN %	15.02 %

AREA FOR COMMUNITY FACILITIES			
REQUIRED	ACRES	SQ M	%
PROVIDED	1.1197	4,531.27	10.00%
	1.1853	4786.8947	11

UTILITIES AREA			
	ACRES	SQ M	%
1.1197	4,531.27	10.00%	
1.1853	4786.8947	11	

OPEN AREA STATEMENT			
	ACRES	SQ M	%
MIN REQUIRED (7.5%)	0.8398	3,338.45	7.50%
PROVIDED	0.5874	1486.8000	
GR1	0.5874	1486.8000	
GR2	0.5874	2169.9800	
TOTAL	0.6397	3,656.78	

AREA UNDER PLOTS					
TYPE	F	D	AREA (SQM)	NOS	TOTAL AREA (SQM)
A	6	15	90.00	53	4,770.00
B	6,400	15,500	99.20	66	6,547.20
C	7,500	15	112.50	1	112.50
D	7	15,500	108.50	1	108.50
E	8,500	15,500	131.75	1	131.75
F	7,500	15,500	116.25	2	232.50
G	6,500	15	97.50	8	780.00
H	6,100	15,500	94.55	4	378.20
I	6,400	18	115.20	12	1,382.40
J	7,140	21	149.94	3	449.82
K	6	16	96.00	9	864.00
L	6	15,500	93.00	41	3,813.00
M	6,400	17,600	112.64	13	1,464.32
N	7,300	20,370	149.92	4	599.68
P	0	0	0.00	16	2218.1500
Q	9,340	15,000	140.10	1	140.10
	0	0	0.000000	233	23797.1200

TOTAL AREA OF PLOTS	233
TOTAL NOS OF PLOTS	233
TOTAL AREA OF PLOTS IN ACRES	5.8804
TOTAL POPULATION (@13.5 PER PLOT)	3,146
POPULATION DENSITY ACHIEVED	296
(PERMISSIBLE 340-400 PACHRE)	

PLOTS UNDER 50% FREEZED AREA					
TYPE	F	D	AREA (SQM)	NOS	TOTAL AREA (SQM)
A	6	15	90.00	43	3,870.00
B	6,400	15,500	99.20	51	5,059.20
C	7,500	15	112.50	1	112.50
D	7	15,500	108.50	1	108.50
E	8,500	15,500	131.75	1	131.75
F	7,500	15,500	116.25	2	232.50
G	6,500	15	97.50	3	292.50
J	7,140	21	149.94	3	449.82
K	6	16	96.00	2	192.00
P	0	0	0.00	10	1423.2800
Q	9,340	15,000	140.10	1	140.10
	0.0000	0.0000	0.00		0.00
TOTAL AREA OF PLOTS				118	12012.1300
TOTAL NOS OF PLOTS				2983	
TOTAL AREA OF PLOTS IN ACRES				2.983	
TOTAL AREA OF PLOTS IN %				59.48 %	

To be read with Licence No. 126 of 2019 Dated 20/09/2019

LC-4029

That this Layout plan for an area measuring 11.1970 acres (Drawing no. DTC-7198 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:-

- 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 DTC 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 DTC, 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(3)(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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/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.

(RAHUL SINGLA) (PRIYAM BHARDWAJ) (P. S. SINGH) (JITENDER SIHAG) (K. MAKRAJ PANDURANG, IAS) (NARINDER KUMAR) (ATP (HQ) DTP (HQ) CTP (HR) CTP (HR) DTC (HR)

Vikas Sharma
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CA/2006/39154

B.G. Agritech Private Limited
Authorised Signatory