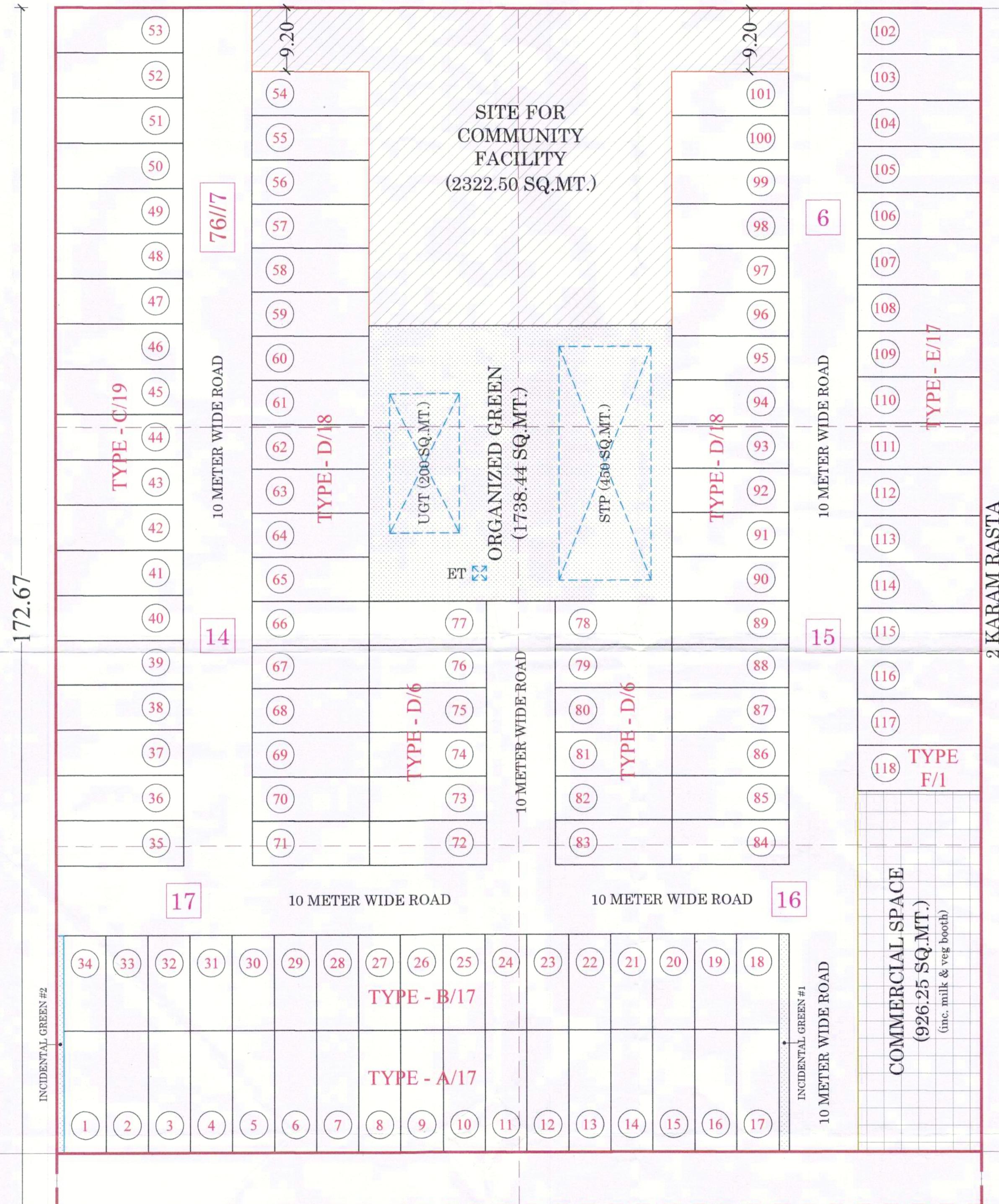


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134.1



24 METER WIDE ROAD INCLUDING 5 KARAM RASTA

		AREA DETAIL					
I	PLOT AREA	5.725 ACRES			23168.22 SQ.MT.		
S.NO.	PARTICULARS	PERMISSIBLE OR REQUIRED			PROPOSED OR ACHIEVED		
		IN ACRES	IN SQ.MT.	%	IN ACRES	IN SQ.MT.	%
II	AREA UNDER PLOTS	3.492	14132.61	61.00%	3.142	12715.03	54.88%
III	AREA UNDER COMMERCIAL	0.229	926.73	4.00%	0.229	926.25	4.00%
IV	TOTAL SALEABLE AREA (II + III)	3.721	15059.34	65.00%	3.371	13641.28	58.88%
V	OPEN SPACE OR PARKS	0.429	1737.62	7.50%	0.430	1738.44	7.50%
VI	AREA UNDER COMMUNITY FACILITY	0.573	2316.82	10.00%	0.574	2322.50	10.02%
VII	DENSITY	240	TO	400	371.0 PPA		
VIII	UNITS	76.3	TO	127.2	118 UNITS		

To be read with Licence No. 141 Dated 08-08-2025

That this Layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 5.725 acres (Drawing no. DTCP 11323 dated 08-08-25) falling in sector-22A, Rohtak being developed by Prima Life Spaces Pvt. Ltd 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)(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 HSVP 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.


(JAIDEEP)
DTP (HQ)

Hitesh
(HITESH SH)
STP (HQ)

Q
(SHIVAM R)

UVNESH KUMAR)

(AMIT KHATRI, IAS)

DETAILS OF PLOTS							
S.No.	Type	Plot No.	Size		Area (in sq.mt.)	No. of Plots	Total Area (in sq.mt.)
			Width (in mt.)	Length (in mt.)			
1	A	1 - 17	6.100	17.610	107.42	17	1826.16
2	B	18 - 34	6.100	13.750	83.88	17	1425.88
3	C	35 - 53	6.500	18.460	119.99	19	2279.81
4	D	54 - 101	6.350	16.950	107.63	48	5166.36
5	E	102 - 117	6.650	17.852	118.72	16	1899.45
6	F	118	6.575	17.852	117.38	1	117.38
Total						118	12715.03
							3.142 ACRES
							54.88%

COMMERCIAL DETAIL				
S.No.	Type	Size		Total Area (in sq.mt.)
		Width (in mt.)	Length (in mt.)	
1	Commercial	17.852	51.885	926.25
Total				926.25
0.229				ACRES
4.00%				

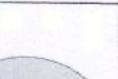
Community Detail				
S.No.	Type	Size		Total Area (in sq.mt.)
		Width (in mt.)	Length (in mt.)	
1	Community	77.800	9.200	715.76
2		43.900	36.600	1606.74
				2322.50
	Total		0.574	ACRES
			10.02%	

DENSITY CALCULATION			
1	Total Number of Plots	118	Plots
2	Number of Persons in 1 Plot	18	Persons
3	Total Number of Persons	2124	Persons
4	Net Planned Area	5.725	Acres
5	Density Achieved	371.0	PPA

GREEN AREA CALCULATION				
S.No.	Type	Size		Total Area (in sq.mt.)
		Width (in mt.)	Length (in mt.)	
1	Organized Green	43.900	39.600	1738.44
Total				1738.44
			0.430	ACRES
			7.50%	

SERVICES AREA				
Description	Size		Total Area (in sq.mt.)	
	Width (in mt.)	Length (in mt.)		
1 Space for Under Ground Tank (U.G.T.)	13.400	33.600	450.24	
2 Space for Sewage Treatment Plant (S.T.P.)	10.000	20.000	200.00	
3 Space for E.T.	2.000	2.000	4.00	

NORTH

 <p>ARCHITECT:</p> <p>CONTINENTAL DESIGN STUDIO #1006 , SECTOR - 4 , PANCHKULA E-mail ID: continentaldesignstudio@gmail.com #0172-4014404</p>	<p>CLIENT SIGNATURE:</p> <p>FOR PRIMA LIFE SPACES PVT.LTD.</p> <p><i>[Signature]</i> AUTHORIZED SIGNATORY</p>	<p>ARCHITECT SIGNATURE:</p> <p><i>Rattan</i></p> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>RATTAN PAL SINGH ARCHITECT CA/2011/51128</p> </div>
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ARCHITECT

SIGNATURE:

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CA/2011/51128