

EXPLANATORY NOTE /SALIENT FEATURE OF AFFORDABLE PLOTTED HOUSING COLONY, PALM DRIVE, ROHTAK, PROPOSED IN SECTOR 34, VILLAGE BOHAR ROHTAK:

It is a general phenomenon that large number of people migrate from rural and sub urban areas to urban centers and such migrants face the biggest problem of shelter. With the increase in cost of land, building materials, labour and infrastructure, the availability of shelter is becoming out of the reach of most of them. Therefore, positive encouragement to create housing stock particularly for LIG/MIG segment of the society in urban areas has become necessary. Various studies conducted by various agencies of Government of India show that more than 85% of housing shortage is in the LIG/MIG category. Due to rapid pace of urbanization, increasing rural to urban migration and gap between demand and supply, especially in LIG/MIG category there is a growing requirement for shelter and related infrastructure in Rohtak City.

Internal development works like all internal roads, footpaths, water supply including overhead tank or surface water reservoir and distribution lines, electric distribution lines, internal sewer line, drainage, street light, parks, plantation etc. shall be developed as per Standards made applicable by Haryana Government from time to time. Rain water harvesting structures and sewerage treatment plant shall also be developed as per applicable standards. Commercial area shall be developed to ensure nearby market place for residents. In addition to above landscaping will be done around the roads and Parks will be developed.

PROJECT: This Scheme for Affordable Plotted Housing colony has been prepared to meet the rising demands of the LIG/MIG segment of society in Rohtak City. In this Scheme plots up to 150

For Infimage Realty Pvt.Ltd.

Director/Author

17

square meters as per norms will be carved out and 7.5 % and 10% minimum area will be reserved for open space and community centre respectively. Community centre will be transferred to Government of Haryana as per policy norms.

SALIENT FEATURES OF THE COLONY:

(1) **Community Centre:** Community centers are not just for seniors, not just for kids, not just for families. They can offer an enormous variety of educational, social and recreational activities, tailored to what the members of the community are interested in. Community potlucks, singles nights, afterschool programs and tutoring, health, wellness and exercise classes, crafts, lectures, dances, music performances...to name just a few examples. When we reach out to our neighbors and make new friends (or renew old ones), our quality of life is increased. The proposed Affordable plotted housing colony will be having a minimum 10% area for community facilities. This will fulfil the requirement of community facilities at sector Level.

(2) **Landscaping:** It is true, a well-landscaped township surrounding by beautiful trees is a great and desirable place of live. Not only does it allow you to feel more at home, it will generate compliments from family and friends. Moreover, though those are both excellent things, they are certainly not the only benefits landscaping provides. Landscaping adds significant value to our life. In fact, estimates range from ten to twelve percent increases in the quality of our life. Landscaping can also help the energy-efficiency of township. Well planned and implemented

For Infomage Realty Pvt.Ltd.



Director/Auth. Sign

landscaping can provide trees for shade, shrubs to direct cooling breezes, and open areas for the to walk. There shall be beautiful landscaped park and roads in the proposed project for kids as well as for Senior Citizens. The proposed project will carve minimum 7.5 area exclusively for Parks and Green tot lots.

(3) **Departmental Stores and Local Markets:** The Scheme shall have a commercial place where people will be able to buy their daily needs groceries as well as will be able to utilize following services:

- Medical Store with first Aid
- Laundry
- Beauty Parlor
- Groceries
- Canteen
- Provisional and cosmetics stores
- STD/Cyber café/Photostat
- Fruits and Vegetable Shop
- Sweet shop

(4) **Roads:** All roads which to be laid down will be of minimum 9-meter width so that adequate vehicular circulation can take place.

(5) **Street Lights:** Smart Street LED lights will be installed which will be switched on and off automatically with sunset and sunrise respectively.

For Infomage Realty Pvt.Ltd.


Director/Auth

(6) **Sewerage, Plumbing and Water Supply:**

- CI Pipes with double stack system
- UPVC PIPES or any other superior quality pipes permitted by Government of Haryana.
- PVC pipes or any other superior quality pipes permitted by Government of Haryana.
- Common underground R.C.C water tank
- Provision for pneumatic pressure pumps
- Sewer connections with the periphery line, flushing of sewerage and other water installations
- All material will be as per ISI standards
- STP plants wherever required.

(7) **Electrical:**

- PVC recessed conduits or any other quality permitted by Government of Haryana
- PVC insulated copper conductor cables or any other quality permitted by Government of Haryana
- Distribution boards with MCB or any other quality permitted by Government of Haryana
- Piano type switches and sockets or any other quality permitted by Government of Haryana
- External concealed or underground wiring each system or any other quality permitted by Government of Haryana
- Lighting conductors and Gensets as per requirements or any other quality permitted by Government of Haryana

- Electrical substations as per ISI standards and electrical loads recommended by Electricity department of Haryana Government.
- All materials as per ISI standards
- LED bulb will be used all over internal and external campus.

(10) **High Tech Networking, security and Communications**: The township will have a state of the art security and communication system. At the entrance gate security guard room will be built. Cameras will be installed at suitable place across the township. Underground provision will be made so that Cable TV wires, internet wires, telephone lines, data lines can be laid down by concerned agency without damaging the roads and green belts.

(11) **External Development**: External development including sewer, water supply line, roads, storm water drains etc. will be provided the Government agency for which requisite fees will be deposited. Proper water harvesting will be done as per norms issued by Government time to time.

For Infomage Realty Pvt. Ltd.

Director/Agent

