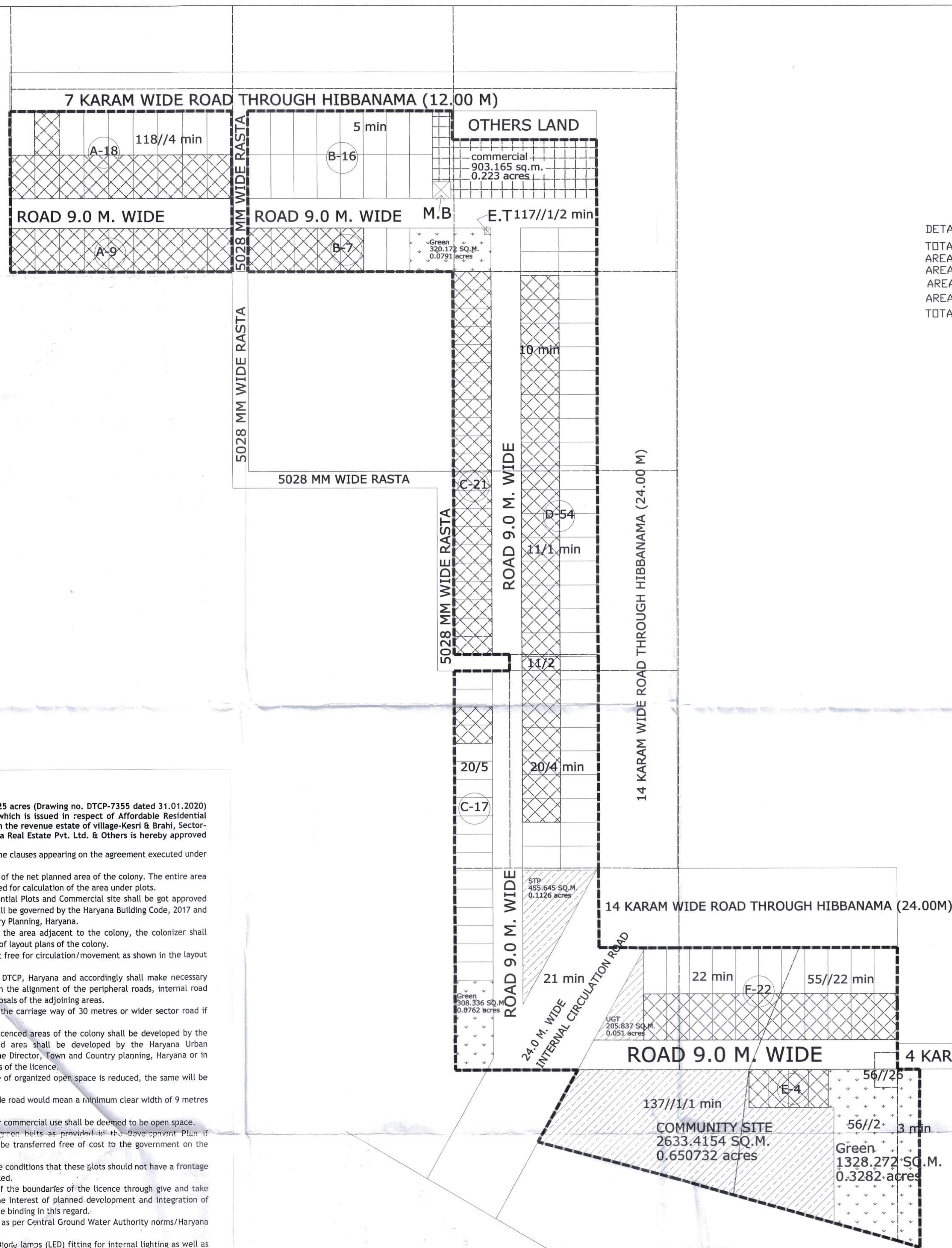


This is a "PROVISIONAL APPROVED LAYOUT PLAN"
Only for Purpose of Inviting
Objection from the general public



DETAIL OF LAND USE
 TOTAL AREA OF THIS SCHEME = 6.4125 ACRES OR 25950.425 SQ.M
 AREA UNDER PLOT = 3.4836 ACRES OR 14097.5322 SQM (54.325%)
 AREA UNDER COMMERCIAL = 0.223 ACRES OR 903.165 SQM (3.480%)
 AREA UNDER COMMUNITY FACILITY = 0.650732 ACRES OR 2633.4154 SQM (10.1479%)
 AREA UNDER ORGANISED GREEN = 0.4835 ACRES OR 1956.78 SQM ACRES(7.54%)
 TOTAL SALEABLE AREA = 3.7726 ACRES OR 14097.5322 + 903.165 =15000.6972 SQM (57.805%)

CATEGORY OF PLOTS	SIZE OF PLOT (IN SQ.M.)	AREA OF PLOT (IN SQ.M.)	TOTAL NO. OF PLOTS	TOTAL AREA IN SQ.M.
A	7.45 X 13.204	98.3698	27	2655.9846
B	7.00 X 13.204	92.428	23	2125.844
C	5.508 X 11.528	63.4962	38	2412.8556
D	7.196 X 11.528	82.955	54	4479.57
E	6X 11.528	69.168	4	276.672
F	7.00 X 13.940	97.573	22	2146.606
TOTAL PLOTS			168	14097.5322 (3.4836AC.)

DENSITY ACHIEVED = 168 X 13.5 = 2268/6.4125 = 353.684 PPA

LAND USES	PERMISSIBLE		PROPOSED	
	IN ACRES	PERCENTAGE	IN ACRES	PERCENTAGE
RESI. PLOTS	3.911625	61%	3.4836	54.325%
COMMERCIAL	0.2565	4%	0.223	3.480%
COMMUNITY	0.64125	10%	0.650732	10.1479%
GREEN	0.48094	7.50%	0.4835	7.54%

50% SALEABLE AREA FREEZE SHOWN AS

CATEGORY OF PLOTS	SIZE OF PLOT (IN SQ.M.)	AREA OF PLOT (IN SQ.M.)	TOTAL NO. OF PLOTS	TOTAL AREA IN SQ.M.
A	7.45 X 13.204	98.3698	19	1869.0262
B	7.00 X 13.204	92.428	5	462.14
C	5.508 X 11.528	63.4962	23	1460.4126
D	7.196 X 11.528	82.955	23	1907.965
E	6.00 X 11.528	69.168	4	276.672
F	7.00 X 13.940	97.573	11	1073.303
TOTAL PLOTS			85	7049.5188 (1.742AC.) (50.005%)

That this Revised Layout plan for an area measuring 6.4125 acres (Drawing no. DTCP-7355 dated 31.01.2020) comprised of licence no. 61 of 2017 dated 02.08.2017 which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) in the revenue estate of village-Kesri & Brahi, Sector-15, Ganaur, District Sonapat being developed by Mera Baba Real Estate Pvt. Ltd. & Others 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 DTCP 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 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.
- 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/rastra/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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(JAIDEEP) ATP (HQ)
 (SAVITA JINDAL) DTP (HQ)
 (P. P. SINGH) STRAEEV
 (JITENDER SIHAG) CTR(HR)
 (K. MAKRAND PANDURANG, IAS) D4,TCP (HR)
 (DINESH KUMAR) SD (HQ)
 (NARINDER KUMAR) AD (HQ)

E.T = ELECTRIC TRANSFORMER 2M X 2M
 M.B = MILK BOTH 5M X 5.5M

APPROVAL OF REVISED LAYOUT PLAN OF THE AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 ON THE LAND MEASURING 6.4125 ACRES FALLING UNDER LICENSE NO. 61 OF 2017 DATED 02.08.2017 IN THE REVENUE ESTATE OF VILLAGE KESRI & BRAHI, SECTOR-15, GANAUR, DISTRICT-SONIPAT.

OWNER SIGN :-

ARCH. SIGN :-

FOR M/S MERA BABA REAL ESTATES PVT. LTD