



| Area in acres   | Percentage | Proposed area | Percentage |                    |            |
|---|------------|---------------|------------|--------------------|------------|
| Total area of land  | 5.96875    |               |            |                    |            |
| Area falling under road/green belt                        | 0.00000    |               |            |                    |            |
| Net Balance area (A)                                      | 5.96875    |               |            |                    |            |
| 50% of sector area (B)                                    | 0.00000    |               |            |                    |            |
| Underserved Area (1+II+III)                               | 0.10560    |               |            |                    |            |
| Total of A + B + C  | 5.86315    |               |            |                    |            |
| Required open space area (7.3%)                           | 7.50       | 0.27240       | 8.14       |                    |            |
| 10% area to be transferred free of cost to the Government | 0.58632    | 10.00         | 10.38      |                    |            |
| Permissible commercial area                               | 0.23453    | 4.00          | 0.23453    |                    |            |
| Area under plots  | 3.57652    | 61.00         | 60.03      |                    |            |
| Minimum permissible salable area                          | 3.81105    | 65.00         | 3.57192    |                    |            |
| Minimum permissible density                               | 240.00000  |               | 253.28     |                    |            |
| Maximum permissible density                               | 400.00000  |               |            |                    |            |
| Type  | Width      | Length        | Area       | No. of under plots | Total Area |
| A   | 7.50       | 18.00         | 135        | 22                 | 2970.00    |
| A1  | IRREGULAR  | 77            | 1          | 1                  | 77.00      |
| B   | 7.50       | 20.00         | 150        | 7                  | 1050.00    |
| B1  | IRREGULAR  | 101           | 1          | 1                  | 101.00     |
| C   | 7.14       | 19.00         | 135.66     | 29                 | 3934.14    |
| C1  | 7.14       | 18.00         | 128.52     | 30                 | 3855.60    |
| D   | 7.23       | 15.00         | 108.45     | 8                  | 867.60     |
| E   | 6.18       | 12.00         | 74.16      | 4                  | 296.64     |
| F   | 7.08       | 19.50         | 138.06     | 8                  | 1104.48    |
|   |            |               |            | 110                | 14256.46   |

To be read with Licence No. 69 of 2018 Dated 03-10-2018

LC-3695

- That this layout plan for an area measuring 5.96875 acres (Drawing no. DTP-4583 dated 28.08.2018) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Kalyan) at Sector 3 & 14, Bahadurgarh 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 the proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the provisions of the Haryana Urban Development Authority (HUDA) Act, 1975.
- That the revenue roads 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 DTP, 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 proposal of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed areas 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 licensee.
- That the demarcation plan, if required percentage of greenbelt open space is reduced, the same will be provided by the colonizer.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters 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 licensed area shall be transferred free of cost to the government on the lines of Section 313(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 HUDA 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 services. The colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/32/2005-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.
- That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/32/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(LALIT KUMAR) (DEVIKHA NIMROOKAR) (LITENDER SINGH) (KAMRANI PANDURANG) (AS) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)  
 (RAJAVTRA BASS) (BALWANT SINGH) AD (HQ) SD (HQ)

ARCHITECT  
 OWNER

NORTH  
 LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 ON THE LAND MEASURING 5.96875 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE SARAI AURANGABAD SECTOR 3 & 14, BAHADURGARH DISTRICT JHAJJAR (HARYANA) BEING DEVELOPED BY MICROTEK REALTORS PRIVATE LIMITED.