



LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 9.1812 ACRES IN SECTOR 28A & 29 OF BAHADURGARH BEING DEVELOPED BY M/S INMON BUILDCON PVT. LTD.

SL. NO.	PARTICULARS	AREA IN ACRES
A	LICENCE AREA APPLIED	9.1812
B	AREA UNDER 60M. WIDE ROAD	0.995
C	AREA UNDER 30 MT. WIDE GREEN BELT	0.331
D	BALANCE AREA (A-B-C)	7.8552
E	ADD 50% AREA UNDER 60M WIDE ROAD = (B X 0.5) = (0.995 X 0.5)	0.4975
F	ADD 50% OF AREA UNDER 30 MT. WIDE GREEN BELT = (C X 0.5) = (0.331 X 0.5)	0.1655
G	NET PLANNED AREA = (D+E+F)	8.5182
H	AREA UNDER 12M WIDE SERVICE ROAD	0.959
I	AREA UNDER RIGHT OF WAY OF 132 KV HT LINE	0.633

SL. NO.	LANDUSE	PERMISSIBLE		PROPOSAL	
		IN ACRE	IN %	IN ACRE	IN %
1	RESIDENTIAL	-	-	3.286	38.58
2	COMMERCIAL	0.341	4.00	0.320	3.76
3	TOTAL SALEABLE AREA OF RESIDENTIAL & COMMERCIAL PLOTS	5.537	65.00	3.606	42.33
4	HANDED OVER TO GOVT. FOR COMMUNITY FACILITY	0.918	10.0	0.9185	10.0
5	GREEN AREA	0.639	7.50	0.841	7.53
6	POPULATION @ 13.5 PERSONS PER PLOT	-	-	2497.50	PERSONS
7	POPULATION DENSITY	240 TO 400 PERSONS PER ACRE (PPA)	-	293	PERSONS / ACRE

S.NO.	TYPE	SIZE		AREA (Sq.Mtr.)	NO	TOTAL AREA (Sq.Mtr.)
		W (M.)	L (M.)			
1	I	5.81	11.00	63.91	18	1150.380
2	II	6.50	10.00	65.00	99	6435.000
3	III	8.14	8.74	71.144	1	71.144
4	IV	6.50	11.00	71.50	6	429.000
5	V	6.00	12.00	72.00	9	648.000
6	VI	5.90	13.00	76.70	2	153.400
7	VII	6.21	12.36	76.76	35	2686.446
8	VIII	7.87	11.00	86.57	1	86.570
9	IX	8.06	11.00	88.66	1	88.660
10	X	9.95	10.00	99.50	1	99.500
11	XI	9.29	11.00	102.19	1	102.190
12	XII	9.37	11.00	103.07	1	103.070
13	XIII	8.93	12.21	109.04	1	109.04
14	XIV	9.03	12.00	108.36	1	108.360
15	XV	10.12	11.00	111.32	1	111.320
16	XVI	8.85	13.00	115.18	1	115.180
17	XVII	11.26	11.00	123.86	1	123.860
18	XVIII	11.79	11.00	129.69	1	129.690
19	XIX	10.95	12.00	131.40	1	131.400
20	XX	12.00	11.00	132.00	1	132.000
21	XXI	12.49	11.00	137.39	1	137.390
22	XXII	11.85	12.36	146.47	1	146.470
TOTAL				185	13298.181	3.286

TOTAL RESIDENTIAL PLOTTED AREA AS PER TABLE-3 IS 3.286 ACRES (13298.181 SQ.M.)  
 50% OF RESIDENTIAL PLOTTED AREA TO BE FROZEN AS PER CLAUSE NO. 5 OF DIN DAYAL JAN AWAS YOJANA AFFORDABLE PLOTTED HOUSING POLICY-2016 = 1.643 ACRES (6650.325 SQ.M.) - (DETAILS AS PER TABLE-4)

S.NO.	TYPE	SIZE		AREA (Sq.Mtr.)	NO	TOTAL AREA (Sq.Mtr.)
		W (M.)	L (M.)			
1	I	5.81	11.00	63.91	18	1150.380
2	II	6.50	10.00	65.00	29	1885.000
3	III	8.14	8.74	71.14	1	71.144
4	IV	6.50	11.00	71.50	6	429.000
5	V	6.00	12.00	72.00	9	648.000
6	VI	5.90	13.00	76.70	2	153.400
7	VII	6.21	12.36	76.76	9	690.800
8	VIII	7.87	11.00	86.57	1	86.570
9	IX	8.06	11.00	88.66	1	88.660
10	X	9.95	10.00	99.50	1	99.500
11	XI	9.37	11.00	103.07	1	103.070
12	XII	8.93	12.21	109.04	1	109.035
13	XIV	9.03	12.00	108.36	1	108.360
14	XV	10.12	11.00	111.32	1	111.320
15	XVI	8.85	13.00	115.18	1	115.180
16	XVII	11.26	11.00	123.86	1	123.860
17	XVIII	11.79	11.00	129.69	1	129.690
18	XIX	10.95	12.00	131.40	1	131.400
19	XX	12.00	11.00	132.00	1	132.000
20	XXI	12.49	11.00	137.39	1	137.390
21	XXII	11.85	12.36	146.47	1	146.465
TOTAL				88	6650.325	1.643

- LEGEND:**
- SITE BOUNDARY/ BOUND. WALL/ FENCING
  - H. T. LINE
  - ▨ TO BE HANDED OVER TO GOVERNMENT FOR COMMUNITY FACILITY
  - ▤ GREEN AREA
  - ▥ COMMERCIAL
  - ▧ FROZEN PLOTS AS/CLAUSE Nos. 5 OF DIN DAYAL JAN AWAS YOJANA
  - ▩ 15% MORTGAGED PLOTS (OUT OF 50% FROZEN PLOTS)

SNos. DATE REVISION

REVISIONS PROJECT

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 9.1812 ACRES IN SECTOR 28A & 29 OF BAHADURGARH.

SHEET TITLE: LAYOUT PLAN DRAWING Nos. LP-01

SCALE: 1: 750 DATE: 20/03/2017

DEALT BY -

SIGN. OF OWNER: [Signature]

SIGN. OF ARCHITECT: RAJIV GANDHI ARCHITECT LIC. No. CA/9/113852 Office 110-315, 3rd. Floor, Gurgaon City Centre, Gurgaon (Haryana)-122018

CLIENT: M/S. INMON BUILDCON PVT. LTD. 281, UDYOG VIHAR PHASE II, GURGAON.

To be read with Licence No. 64 of 2017 Dated 04-08-2017

- This Layout plan for an area measuring 9.1812 acres (Drawing No. DTCP-6007 dated 20.07.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojana) being developed by Inmon Buildcon Pvt. Ltd. in Sector-28A & 29, 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 sites 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 UTCP 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 perpendicular roads, internal road circulation or for proper integration of the adjacent 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensed 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 maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Building Code, 2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. 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 3(3)(ii) 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 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government.
  - 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 21.03.2015 issued by Haryana Government Renewable Energy Department.
  - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/G/2016-59 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(BALWANT SINGH) SD (HQ) (RAM AVTAR BASSI) AD (HQ)  
 (GAMANT KUMAR) DTP (HQ)  
 (DEVEDRAN MISHRA) STP (M) HQ  
 (KAMAL KUMAR) CTP (HR)  
 (T.L. SATYAPRAKASH, IAS) DTCP (HR)

SR. NO.	TYPE	PLOT AREA SQM.	NO. OF PLOTS	TOTAL AREA SQM.	RECT. NO.	KILLA NO.	AREA IN K. M.
1	III	71.144	1	71.144	41	1/3 min	0 3
2	V	72.00	3	216.000		1/1 min	0 8.5
3	XIV	108.36	1	108.360		1/1 min	0 4.5
4	XVIII	8.97	1	8.970		1/1 min	0 0
5	XX	131.4	1	131.400		1/1 min	0 5
6	XX	23.76	1	23.760		1/1 min	0 1
TOTAL				559.634		Total	1 2
7	XVII	123.86	1	123.860		2/1 min	0 5
8	XX	108.24	1	108.240		2/1 min	0 4
9	XXI	137.39	1	137.390		2/1 min	0 5.5
Total				369.49		Total	0 14.5
10	VIII	86.57	1	86.570		10/1 min	0 3.5
11	IX	88.66	1	88.660		10/1 min	0 3.5
12	XII	103.07	1	103.070		10/1 min	0 4
13	XIII	109.04	1	109.040		10/1 min	0 4
14	XVIII	120.72	1	120.720		10/1 min	0 5
TOTAL				508.06		Total	1 0
15	VI	153.4	1	153.400		3/2 min	0 6
16	VII	153.511	1	153.511		3/2 min	0 6
17	XVI	115.18	1	115.180		3/2 min	0 4.5
18	XXII	146.47	1	146.470		3/2 min	0 6
TOTAL				568.561		Total	1 2.5
GRAND TOTAL				2005.745		Total	3 19
				0.496	ACRES		

  

	559.634	41	1/1 min	1	2
	369.490		2/1 min	0	14.5
	508.06		10/1 min	1	0
	568.561	44	3/2 min	1	2.5
TOTAL	2005.745			3	19
	0.496	ACRES			
	15.082%				0.494 Acres

