

SITE	PERMISSIBLE			PROPOSED		
	AREA acres	AREA sq. mt	PERCENTAGE	AREA acres	AREA sq. mt	PERCENTAGE
111K-08M						
TOTAL Plot area	13.925	56352.53	-	13.925	56352.53	-
Area Under 60M. Wide green belt	0.155	627.26	-	0.155	627.26	-
50% benefit of area under 60m wide green belt	0.0775	313.63	-	0.0775	313.63	-
Net balance Planned Area	13.8475	56038.89	-	13.8475	56038.89	-
Open Area under GREEN/PARK	1.0444	4226.44	7.50	1.0446	4227.32	7.544
Community Facilities	1.3925	5635.25	10.00	1.3931	5637.67	10.060
Commercial Area	0.5539	2241.56	4.00	0.2770	1120.96	2.000
Area Under Plots	8.4470	34183.73	61.00	7.6482	30951.15	55.232
Total permissible saleable area	9.0009	36425.28	65.00	7.9252	32072.11	57.232
Density	240-400 ppa			239.82 or say 240 PPA		

LEGEND -

- COMMERCIAL
- COMMUNITY
- GREEN AREA
- FROZEN PLOTS
- STP 450.32 SQM
- MILK BOOTH 27.50 SQM
- TRANSFORMER 4.00 SQM
- UGT 200.15 SQM

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of works. Any discrepancies shall be pointed out to the architects/ designers for clarification before proceeding. All drawings, designs & specifications are the property of RITAM design and shall not be used in part or its entirety without written permission.

PROJECT NAME
LAYOUT PLAN FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA- 2016 OVER AN AREA MEASURING 13.925 ACRE OR 111 K. - 08 M. OR 56352.53 SQM. AT VILL. SAMALKHA, DISTT. PANIPAT, HARYANA

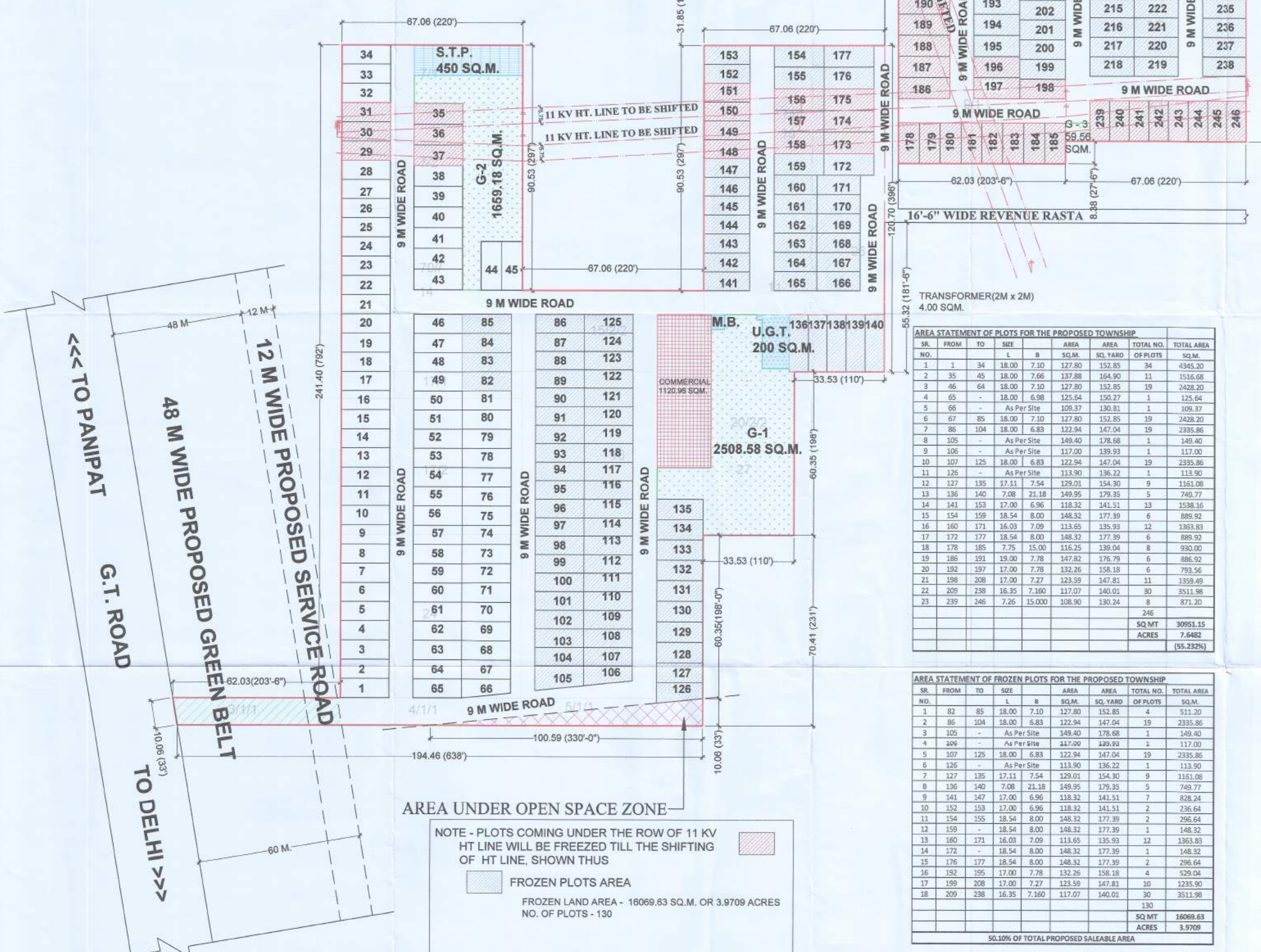
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ARCHITECT :

APPLICANT :
For Bhuvan Developers Pvt. Ltd.

DATE :- 19-07-2021
REVISION @ R1
SCALE : 1:850 @ A1
DRAWN BY - KARAN

NORTH



AREA STATEMENT OF PLOTS FOR THE PROPOSED TOWNSHIP

SR. NO.	FROM	TO	SIZE	AREA	AREA	TOTAL NO. OF PLOTS	TOTAL AREA	
			L	B	SQ.M.	SQ. YARD	SQ.M.	
1	34	45	18.00	7.10	127.80	152.85	34	4345.20
2	35	46	18.00	7.66	137.88	164.90	11	1516.68
3	46	64	18.00	7.10	127.80	152.85	19	2428.20
4	65	-	18.00	6.98	125.64	150.27	1	125.64
5	66	-	As Per Site	-	109.37	130.81	1	109.37
6	67	85	18.00	7.10	127.80	152.85	19	2428.20
7	86	104	18.00	6.83	122.94	147.04	19	2335.86
8	105	-	As Per Site	-	149.40	178.68	1	149.40
9	106	-	As Per Site	-	117.00	139.93	1	117.00
10	107	125	18.00	6.83	122.94	147.04	19	2335.86
11	126	-	As Per Site	-	113.90	136.22	1	113.90
12	127	135	17.11	7.54	129.01	154.30	9	1161.08
13	136	140	7.08	21.18	149.95	179.35	5	749.77
14	141	153	17.00	6.96	118.32	141.51	13	1538.16
15	154	159	18.54	8.00	148.32	177.39	6	889.92
16	160	171	18.54	7.09	131.65	155.93	12	1363.83
17	172	177	18.54	8.00	148.32	177.39	6	889.92
18	178	185	7.75	15.00	116.25	139.04	8	930.00
19	186	191	19.00	7.78	147.82	176.79	6	886.92
20	192	197	17.00	7.78	132.26	158.18	6	793.56
21	198	208	17.00	7.27	123.59	147.81	11	1359.49
22	209	238	16.35	7.160	117.07	140.01	30	3511.98
23	239	246	7.26	15.000	108.90	130.24	8	871.20
							246	
							SQ.MT	30951.15
							ACRES	7.6482
								(55.232%)

AREA STATEMENT OF FROZEN PLOTS FOR THE PROPOSED TOWNSHIP

SR. NO.	FROM	TO	SIZE	AREA	AREA	TOTAL NO. OF PLOTS	TOTAL AREA	
			L	B	SQ.M.	SQ. YARD	SQ.M.	
1	82	85	18.00	7.10	127.80	152.85	4	511.20
2	86	104	18.00	6.83	122.94	147.04	19	2335.86
3	105	-	As Per Site	-	149.40	178.68	1	149.40
4	106	-	As Per Site	-	117.00	139.93	1	117.00
5	107	125	18.00	6.83	122.94	147.04	19	2335.86
6	126	-	As Per Site	-	113.90	136.22	1	113.90
7	127	135	17.11	7.54	129.01	154.30	9	1161.08
8	136	140	7.08	21.18	149.95	179.35	5	749.77
9	141	147	17.00	6.96	118.32	141.51	7	828.24
10	152	153	17.00	6.96	118.32	141.51	2	236.64
11	154	155	18.54	8.00	148.32	177.39	2	296.64
12	159	-	18.54	8.00	148.32	177.39	1	148.32
13	160	171	18.54	7.09	131.65	155.93	12	1363.83
14	172	-	18.54	8.00	148.32	177.39	1	148.32
15	176	177	18.54	8.00	148.32	177.39	2	296.64
16	192	195	17.00	7.78	132.26	158.18	4	529.04
17	199	208	17.00	7.27	123.59	147.81	10	1235.90
18	209	238	16.35	7.160	117.07	140.01	30	3511.98
							130	
							SQ.MT	16069.63
							ACRES	3.9709

50.10% OF TOTAL PROPOSED SALEABLE AREA

- To be read with Licence No. 83 of 2021 Dated 19-10-2021
- This layout plan for an area measuring 13.925 acres (Drawing No. 7971 Dated 19-10-21) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Bhuvan Developers Pvt. Ltd., in the revenue estate of village Samalkha, Sector-2, Samalkha, District-Panipat 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 /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.
 - 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 HSPV 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 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.

RAJESH BUNISAL (ATP) (HQ)
S K SHERMA (DTP) (HQ)
H. Sharma (STP) (HQ)
P.P. SINGH (CTP) (HR)
K. MAKRAND (DTP) (HR)

RAJESH DUTT (JD) (HQ)
DINESH KUMAR (SD) (HQ)

NOTE - PLOTS COMING UNDER THE ROW OF 11 KV HT LINE WILL BE FROZZED TILL THE SHIFTING OF HT LINE, SHOWN THUS

FROZEN PLOTS AREA
 FROZEN LAND AREA - 16069.63 SQ.M. OR 3.9709 ACRES
 NO. OF PLOTS - 130