



To be read with Licence No. 45 of 2021 Dated 11/08/2021. LC-4467

That this Layout plan for an area measuring 5.16875 acres (Drawing No. DTCP-7846 dated 18.08.2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Suncity Buildcon Pvt. Ltd. in revenue estate of Village Bohar, Sector- 34, Distt. Rohtak is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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(b)(iii) of the Act No.8 of 1975.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(SATYA PAL) JO (HQ) (DINESH KUMAR) SD (HQ) (RAKESH BANSAL) ATP (HQ) (BABITA GUPTA) DTP (HQ) (JITENDRA SINGH) DTP (HQ) (JITENDER SINGH) DTP (HQ) (K. MAKRAND PANDURANG, IAS) DTCP (HR)

Proposed Layout of Site Area measuring 5.16875 Acre under Affordable Plotted Housing Policy 2016 (Deen Dayal Jan-Awas Yojna) at Sector - 34, Rohtak

Total Area	5.16875 Acres
Area under 24.0 M. wide Service Road	0.3927 Acres
Proposed Residential	2.5508 49.350%
Proposed Commercial	0.2062 3.989%
Proposed Community Facilities	0.5177 10.016%
Proposed Green	0.4030 7.797%
Saleable area	2.7570 53.339%

Detail of Plots				Freezed Plot			
Type	Size	Area	Nos.	Total Area	Total Area		
	(m.)	(m.)	(Sqm.)	(Sqm.)	(Sqm.)		
I	8.000 x	18.750	150.000	23	3450.000	0	0.000
II	8.500 x	17.600	149.600	6	897.600	0	0.000
II'	As per Site		143.535	4	574.140	0	0.000
III	8.000 x	17.550	140.400	5	702.000	5	702.000
IV	7.336 x	18.530	135.936	14	1903.105	14	1903.105
V	7.336 x	12.825	94.084	28	2634.358	28	2634.358
VI	6.190 x	13.060	80.841	2	161.683	0	0.000
Total				82	10322.886	47	5239.463

Total Population = 82 X 18 = 1476 Person
 Proposed Density = 1476/5.16875 = 285.56 PPA

Required Organized Green = 0.387 acre (7.5%)
 Organised Green Proposed = OG-1+OG-2+OG-3 = 0.344+0.034+0.025 = 0.403 acre (7.797%)
 Incidental Green (IG1+IG2) = 0.0206 acre
 1 Milk & Vegetable Booth = 5.0 X 5.5m = 27.5 sq.m

LEGEND:

- Community Facilities
- Green
- Freeze Area
- Site Boundary
- Commercial

DEVELOPED BY: Suncity Buildcon Pvt. Ltd.
 Registered Address: A-924, Shiddhivinayak Business Tower, Behind DCP office, Makaraba, S.G. Highway, Ahmedabad, Gujrat.
 Corporate Address: Suncity Business Tower, 2nd Floor, Golf Course Road, Sector-54, Gurgaon - 12002, Haryana.

SCALE: 1:1000 SHEET TITLE: LAYOUT PLAN
 Dig. No.: DDJAY/ROH-34/LP/1

ARCHITECT & TOWN PLANNER: Brij Kumar Sinhasriya Architect CA/2007/40587
 OWNER: For Suncity Buildcon Pvt. Ltd. Authorized Signatory