

To be read with Licence No. 45 of 2021 Dated 1108 2021.

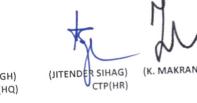
LC-4467

Buildcon Pvt. Ltd. in revenue estate of Village Bohar, Sector- 34, Distt. Rohtak is hereby approved subject to the following

- 1. That this **Layout Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the
- 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
- 9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the
- 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
- 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(3)(a)(iii) of the Act No.8 of
- 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.
- 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.







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
Туре		Size		Area	Nos.	Total Area	Nos.	Total Area
	(m.)		(m.)	(Sqm.)		(Sqm.)		(Sqm.)
1	8.000	X	18.750	150.000	23	3450.000	0	0.000
11	8.500	Х	17.600	149.600	6	897.600	0	0.000
11'	A	s per Site		143.535	4	574.140	0	0.000
Ш	8.000	х	17.550	140.400	5	702.000	5	702.000
IV	7.336	Х	18.530	135.936	14	1903.105	14	1903.105
V	7.336	Х	12.825	94.084	28	2634.358	28	2634.358
VI	6.190	х	13.060	80.841	2	161.683	0	0.000
Total					82	10322.886	47	5239.463
			(2.5508 Ac	s) (1-29474		

Total Population = 82 X 18 **Proposed Density = 1476/5.16875**

Organised Green Proposed

Incidental Green(IG1+IG2)

= 1476 Person = 285.56 PPA

(50.76+)

Required Organized Green

= 0.387 acre (7.5%)= OG-1+OG-2+OG-3

= 0.344+0.034+0.025 = 0.403 acre (7.797%)

= 0.0206 acre

1 Milk & Vegetable Booth

 $= 5.0 \times 5.5 \text{m} = 27.5 \text{ sq.m}$

LEGEND: Community Facilities

Site Boundary

Commercial

/// Freeze Area

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.

1:1000

SHEET TITLE:

DDJAY/ROH-34/LP/1

LAYOUT PLAN

OWNER:



ARCHITECT & TOWN PLANNER: