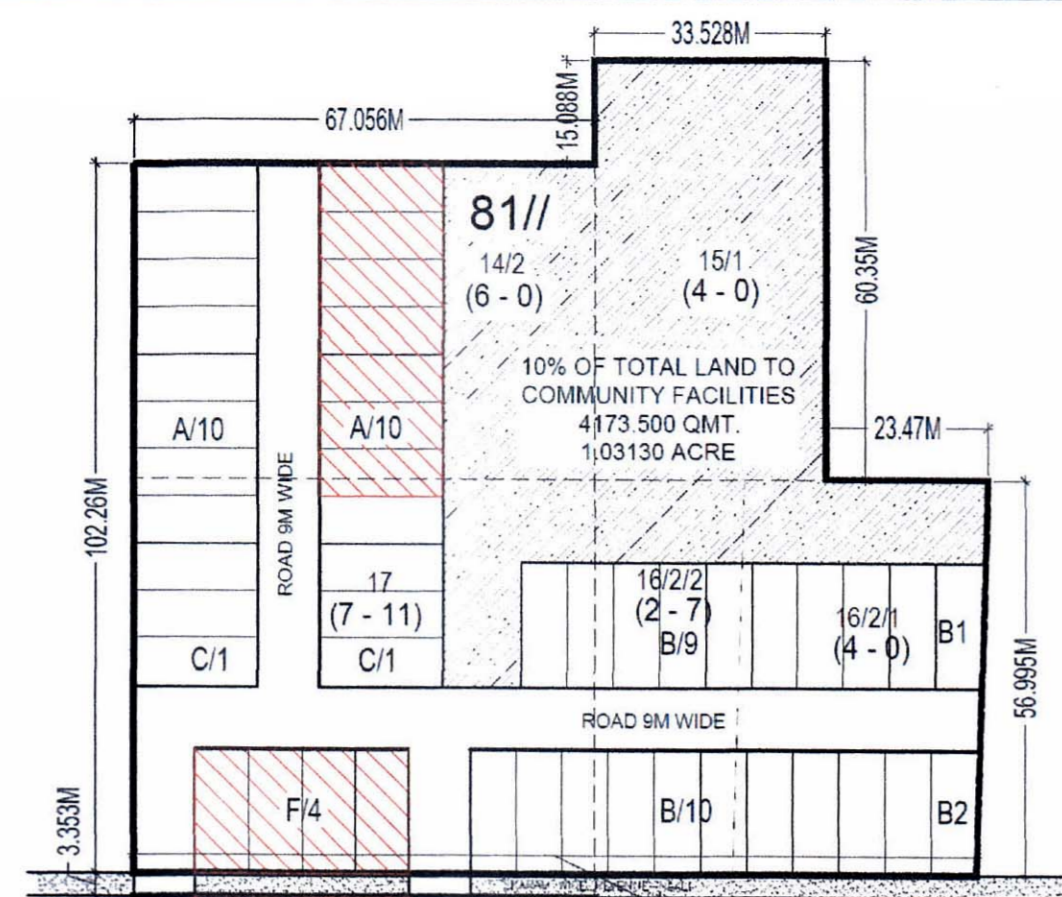


That this Layout plan for an area measuring 10.3125 acres (Drawing no. 8127 Dated 20.01.2022) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Gurucharan Lal & others in collaboration with ADM Developers, falling in sector-21, Jhajjar 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 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 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 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 3(3)(a)(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 HVP 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.

(M. PARKASH) ATP (HQ)
 S.K. SHEKHAWAT DTP (HQ)
 HILKANS (HILKESH SHARMA) STP (HQ)
 (P. SINGH) CTP (HR)
 (K. MAKRAND PANDURANG, IAS) DTCP (HR)
 (DINESH KUMAR) SD (HQ)
 (RAJESH DUTT) JD (HQ)



DESCRIPTION	AREA IN SQMT.	%	AREA IN ACRE
TOTAL AREA OR LAND = (A)	41733.141	100	10.3125
AREA UNDER 75.0M WIDE ROAD WIDENING = (B)	272.433		0.0673
AREA UNDER 30.0M GREEN BELT (INCLUDING 12.0M WIDE SERVICE ROAD) (0.0999 ACRE + 0.705 ACRE) = (C)	689.785		0.1704
TOTAL AREA UNDER 75.0M WIDE ROAD + 30.0M GREEN BELT (B+C) = (D)	962.218		0.2377
BALANCE SITE AREA (A-D) = (E)	40770.923		10.0748
ADD 50% AREA OF 30.0M GREEN BELT & 75.0M WIDE SECTOR ROAD (962.218/2) = (F)	481.109		0.11885
NET PLANNING AREA (E+F) = (G)	41252.032		10.19365
PERMISSIBLE PLOTTING AREA @ 61% ON NET PLANNING = (H)	25163.739	61.00%	6.21813
PROPOSED PLOTTING AREA	22532.388	54.62%	5.56788
REQUIRED AREA FOR COMMUNITY FACILITIES @ 10% OF TOTAL SITE AREA = (I)	4173.314	10.00%	1.03125
PROVIDED AREA FOR COMMUNITY FACILITIES	4173.500	10.00%	1.03130
REQUIRED GREEN AREA @ 7.5% OF TOTAL SITE AREA = (A)	3129.986	7.50%	0.77344
PROVIDED GREEN AREA	3130.000	7.50%	0.77344
PERMISSIBLE COMMERCIAL AREA @ 4% ON NET PLANNING = (G)	1650.081	4.00%	0.40775
PROPOSED COMMERCIAL AREA	1650.000	4.00%	0.40772
PERMISSIBLE DENSITY	240/400	PPA	
PROPOSED DENSITY = (187 X 33.5) = 2524.50/10.19362	247.654	PPA	

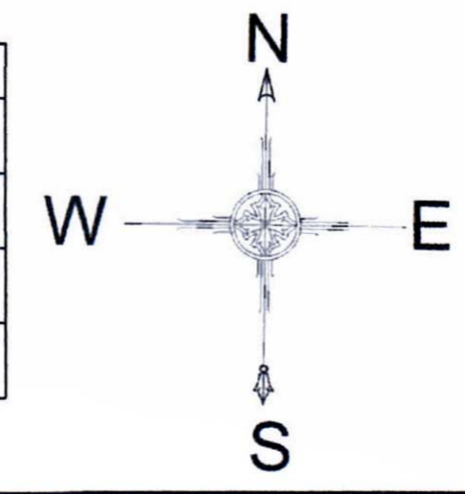
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
A	6.820	18.000	122.760	20	2455.200
B	6.700	18.000	120.600	19	2291.400
B1	6.976	18.000	125.568	1	125.568
B2	6.889	18.000	124.002	1	124.002
C	7.000	18.000	126.000	57	7182.000
C1	7.613	18.000	137.034	1	137.034
D	7.280	19.800	144.144	22	3171.168
E	6.600	15.525	102.465	32	3278.880
F	7.760	18.000	139.680	4	558.720
G	6.450	16.570	106.877	29	3099.419
G1	6.578	16.570	108.997	1	108.997
TOTAL AREA				187	22532.388

5.56788 Acres
54.62% OF TOTAL PLOT AREA

CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
C	7.000	18.000	126.000	15	1890.000
D	7.280	19.800	144.144	11	1585.584
TOTAL AREA				26	3475.584

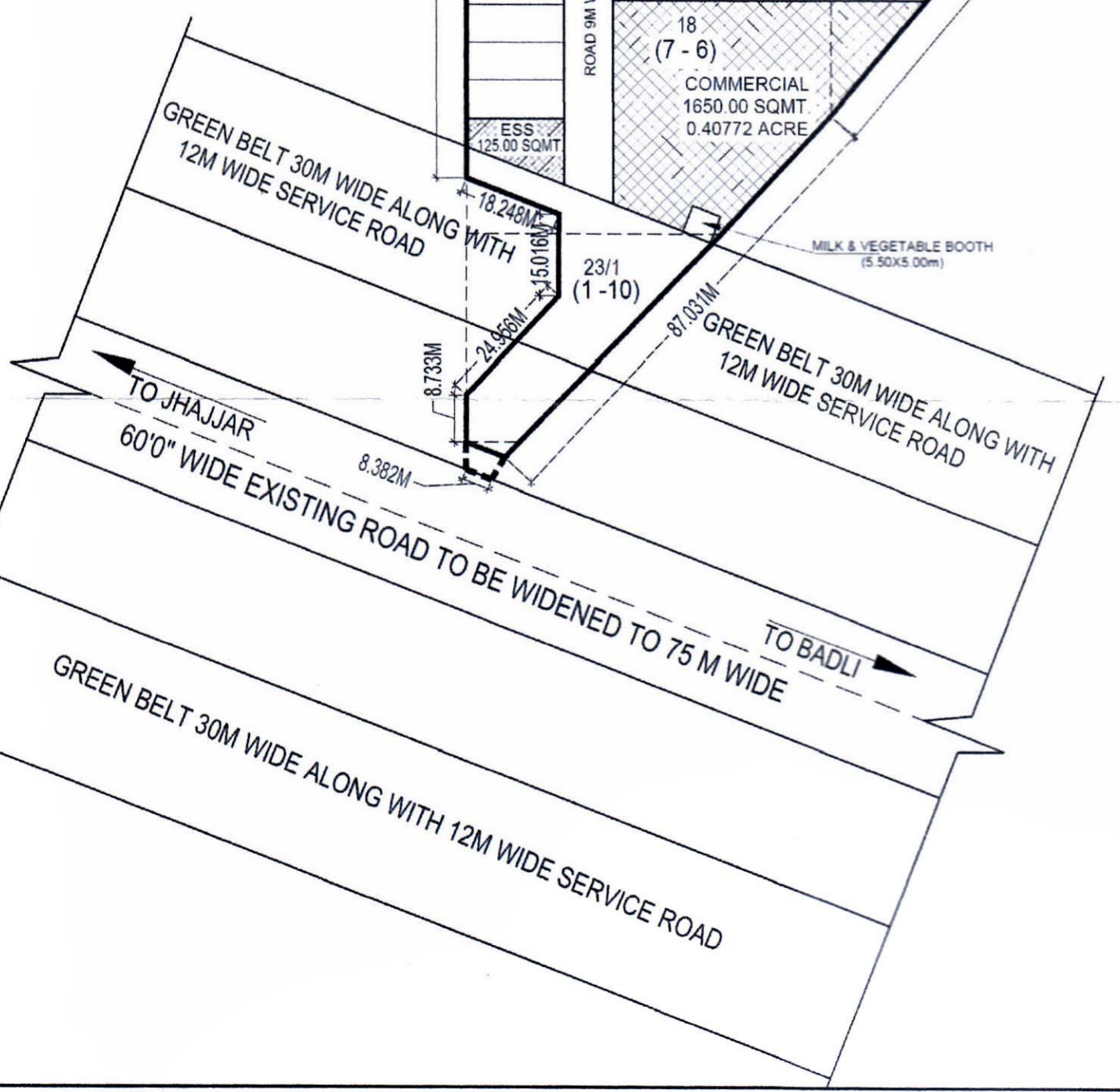
0.859 Acres
15% OF TOTAL PLOT AREA

LEGEND	
[Pattern]	10% OF TOTAL LAND TO GOVT. FOR COMMUNITY FACILITIES
[Pattern]	COMMERCIAL AREA
[Pattern]	GREEN AREA
[Pattern]	E.S.S. AREA



GREEN AREA		
CAT.	AREA IN SQMT	ACRE
G1	2447.00	0.60467
G2	683.00	0.16877
TOTAL	3130.00	0.77344

KRISHI VIGYAN KENDER



LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA LAND MEASURING 10.3125 ACRES AT SECTOR-21, VILL. - BIDSUNARWALA, TEH. & DISTT. - JHAJJAR FOR M/S A.D.M DEVELOPERS

DETAIL OF AREA:-
 TOTAL LAND AREA (APPLY FOR LICENCE) 82K-10M = 49912 SQYD OR 41733.141 SQMT. OR 10.3125 ACRE
 SCALE:- 1 : 1000

ARCHITECT'S SIGN. [Stamp]

OWNER/AUTH. SIGN. [Signature]