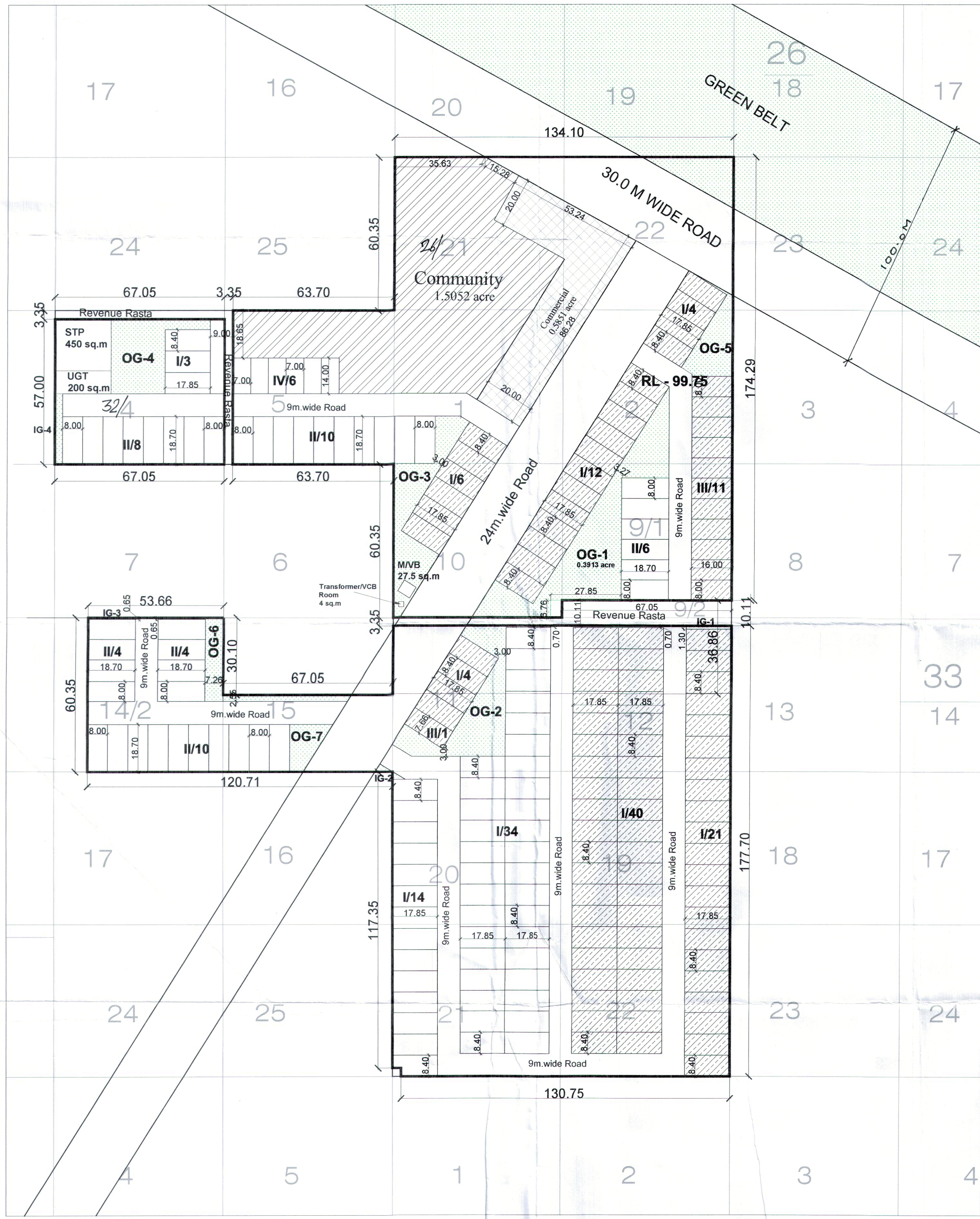


Pl. ensure day no before issuance.

Proposed Layout plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Policy 2016 over an area measuring 14.96875 Acres at Sector 35, Rohtak



Total Area	14.96875 Acres	(P)
Area under Green Belt	0.0905 Acres	(A)
Area under 30.0 M. wide Service Road	0.5712 Acres	(B)
Area under 24.0 M. wide Service Road	1.3424 Acres	(C)
Net Planned Area	14.63790 Acres	(P-(A+B/2))
Proposed Residential	7.1905	49.122%
Proposed Commercial	0.5851	3.997%
Proposed Community Facilities	1.5052	10.056%
Proposed Green	1.2576	8.402%
Saleable area	7.7756	53.119%

Detail of Plots	Type	Size (m.)	Area (Sq.m.)	Nos.	Frozen Plot	
					Total Area (Sq.m.)	Total Area (Nos.)
I	8.400 x 17.850	149.940	138	20691.720	87	13044.780
II	8.000 x 18.700	149.600	42	6283.200	0	0.000
III	8.000 x 16.000	128.000	12	1536.000	12	1536.000
IV	7.000 x 14.000	98.000	6	588.000	0	0.000
Total			198	29098.920	99	14580.780

LEGEND:

REQUIRED ORGANIZED GREEN = 1.1227 acres (7.5%)

PROPOSED ORGANIZED GREEN
 OG1 = 0.3913 acres
 OG2 = 0.2170 acres
 OG3 = 0.2003 acres
 OG4 = 0.1727 acres
 OG5 = 0.0970 acres
 OG6 = 0.0930 acre
 OG7 = 0.0522 acre
TOTAL = 1.2235 acres (8.174%)

INCIDENTAL GREEN (IG1+IG2+IG3+IG4) = 0.0341 acre

TOTAL POPULATION = 198x18.0 = 3564 Persons
 PROPOSED DENSITY = 3564/14.6379 = 243.47 PPA
 1 Milk & Vegetables Booth = 27.50sqm

- To be read with Licence No. 100 Dated 18/11/2021 LC-4561.
- This layout plan for an area measuring 14.96875 acres (Drawing No. DCP/2016/38 dated 23/11/2016) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Essel Infra LLP. in Sector-35, Rohtak, 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)(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 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.

DRAWING TITLE: **LAYOUT**

SCALE: 1:1000

ARCHITECT SIGNATURE: ARCHITECT: Brij Kumar Srivastava, CA/2007/40667

OWNER SIGNATURE: OWNER: M/s Essel Infra LLP

OWNER NAME: M/s Essel Infra LLP
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V, COMMUNITY CENTER, VASANT KUNJ, NEW DELHI -110070