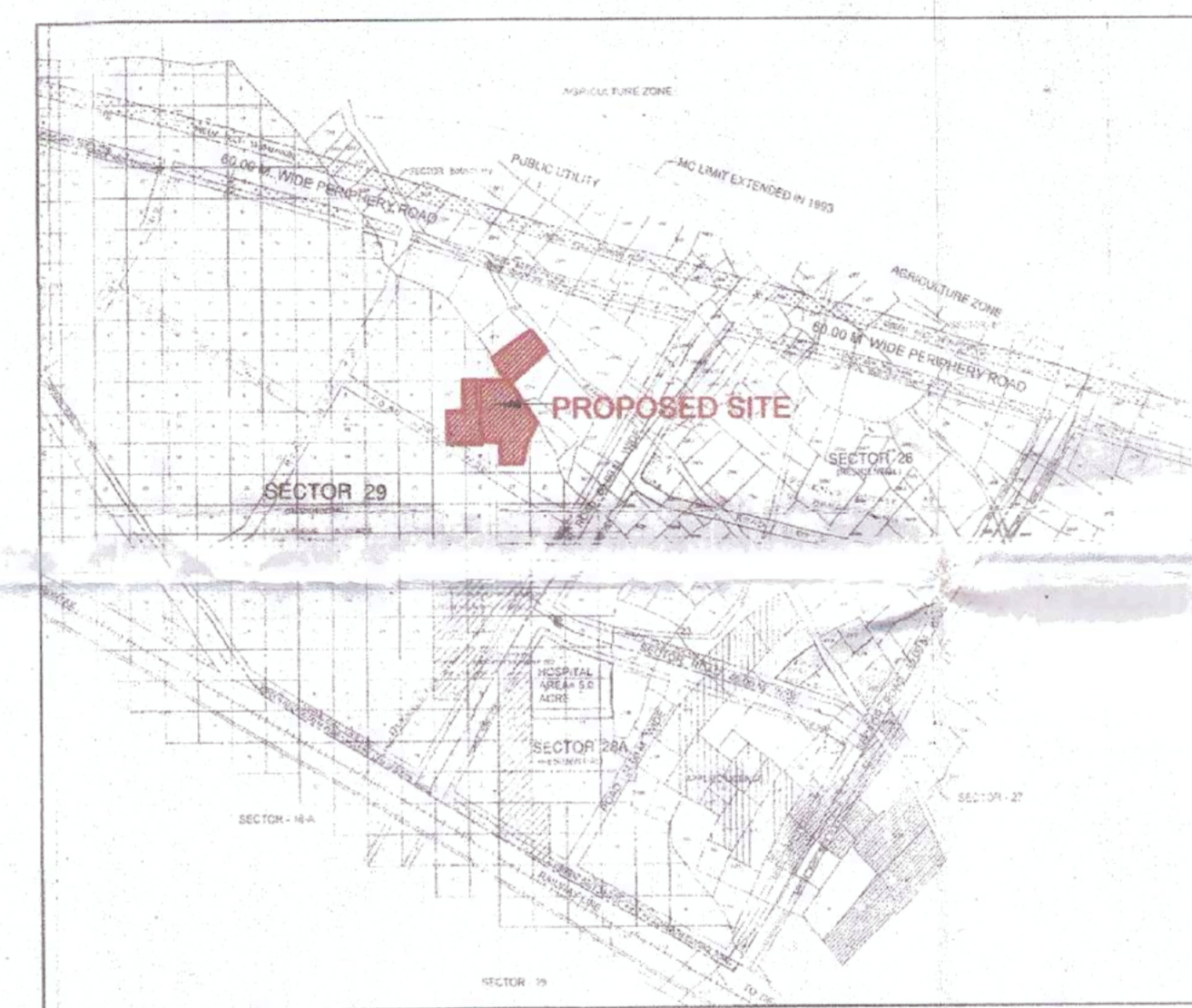
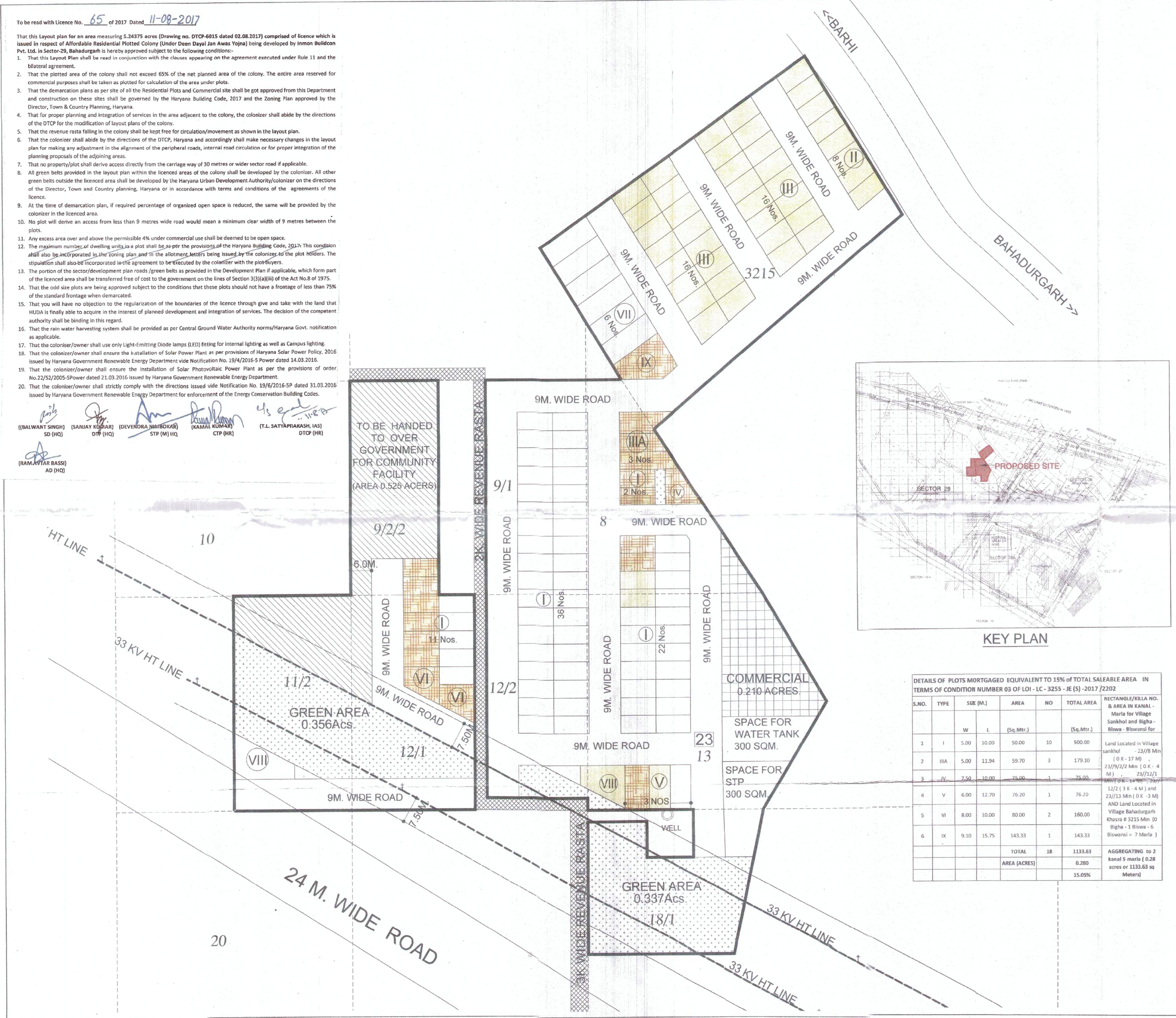


To be read with Licence No. 65 of 2017 Dated 11-08-2017

This Layout Plan for an area measuring 5.24375 acres (Drawing no. DTCP-6015 dated 02.08.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Inmon Buildcon Pvt. Ltd. in Sector-29, Bahadurgarh 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 maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Building Code, 2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. 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(i)(iii) of the Act No.8 of 1975.
14. 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.
15. 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
20. 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.

(BALWANT SINGH) SD (HQ)  
 (SANJAY KUMAR) DTP (HQ)  
 (DEVENDRA NARAYAN) STP (M) HQ  
 (KAMAL KUMAR) CTP (HR)  
 (T.L. SATYAPRAKASH, IAS) DTCP (HR)  
 (RAM AVTAR BASSI) AD (HQ)



DETAILS OF PLOTS MORTGAGED EQUIVALENT TO 15% OF TOTAL SALEABLE AREA IN TERMS OF CONDITION NUMBER 03 OF LOI - LC - 3255 - JE (S) - 2017 / 2202

S.NO.	TYPE	SIZE (M.)	AREA (Sq.Mtr.)	NO	TOTAL AREA (Sq.Mtr.)	RECTANGLE/KILLA NO. & AREA IN KANAL - Marla for Village Sankhol and Bigha - Bhowa - Bhowansi for	
1	I	5.00 10.00	50.00	10	500.00	Land Located in Village Sankhol - 23/8 Mn (0 K - 17 M) and 23/9/12/2 Mn (0 K - 4 M)	
2	III A	5.00 11.94	59.70	3	179.10	23/12/1 Mn (0 K - 3 M) and 23/13 Mn (0 K - 3 M) AND Land Located in Village Bahadurgarh Kharsa # 3215 Mn (0 Bigha - 1 Biswa - 6 Biswansi = 7 Marla )	
3	IV	7.50 10.00	75.00	1	75.00		
4	V	6.00 12.70	76.20	1	76.20		
5	VI	8.00 10.00	80.00	2	160.00		
6	IX	9.10 15.75	143.33	1	143.33		
TOTAL					18	1133.63	AGGREGATING TO 2 kanal 5 marla ( 0.28 acres or 1133.63 sq Meters)
AREA (ACRES)					0.280	15.05%	

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING 5.24375 ACRES IN SECTOR 29, BAHADURGARH BEING DEVELOPED BY M/S INMON BUILDCON PVT. LTD.

AREA DETAILS (TABLE-1)

LANDUSE	PERMISSIBLE		PROPOSAL	
	IN ACRES	IN %	IN ACRES	IN %
RESIDENTIAL	-	-	1.861	35.49
COMMERCIAL	0.210	4.00	0.210	4.00
TOTAL SALEABLE AREA OF RESIDENTIAL & COMMERCIAL PLOTS	3.405	65.00	2.071	39.49
HANDED OVER TO GOVT. FOR COMMUNITY FACILITY	0.526	10.00	0.525	10.01
GREEN AREA	0.3919	7.50	0.737	14.05
POPULATION @ 13.5 PERSONS PER PLOT			1742	PERSONS
POPULATION DENSITY	240 TO 400 PERSONS PER ACRE (PPAL)		332	PERSONS / ACRE

DETAIL OF PLOTS (TABLE-2)

S.NO.	TYPE	SIZE (M.)	AREA (Sq.Mtr.)	NO	TOTAL AREA (Sq.Mtr.)	
1	I	5.00 10.00	50.00	71	3500.00	
2	II	5.58 10.00	55.80	8	446.40	
3	III	5.97 10.00	59.70	32	1910.40	
4	III A	5.00 11.94	59.70	3	179.10	
5	IV	7.50 10.00	75.00	1	75.00	
6	V	6.00 12.70	76.20	1	76.20	
7	VI	8.00 10.00	80.00	2	160.00	
8	VII	6.50 15.75	102.38	6	614.25	
9	VIII	8.90 12.50	111.25	2	222.50	
10	IX	9.10 15.75	143.33	1	143.33	
TOTAL					129	7299.58
AREA (ACRES)					1.861	

TOTAL RESIDENTIAL PLOTTED AREA AS PER TABLE 2 IS 1.861 ACRES (7529.58 SQM.)  
 50% OF RESIDENTIAL PLOTTED AREA TO BE FREED AS PER CLAUSE NO. 5 OF DIN DAYAL JAN AWAS YOJANA AFFORDABLE PLOTTED HOUSING POLICY 2016 - 0.934 ACRES (1777.88 SQM.) (DETAILS AS PER TABLE 3)

DETAILS OF FREED PLOTS (TABLE-3)

S.NO.	TYPE	SIZE (M.)	AREA (Sq.Mtr.)	NO	TOTAL AREA (Sq.Mtr.)	
1	I	5.00 10.00	50.00	12	600.00	
2	II	5.58 10.00	55.80	8	446.40	
3	III	5.97 10.00	59.70	32	1910.40	
4	III A	5.00 11.94	59.70	3	179.10	
5	IV	7.50 10.00	75.00	1	75.00	
6	V	6.00 12.70	76.20	2	152.40	
7	VI	8.00 10.00	80.00	2	160.00	
8	VIII	8.90 12.50	111.25	1	111.25	
9	IX	9.10 15.75	143.33	1	143.33	
TOTAL					62	3777.88
AREA (ACRES)					0.934	
					50.18%	

- LEGEND:
- SITE BOUNDARY/ BOUND.WALL/ FENCING
  - H. T. LINE
  - TO BE HANDED OVER TO GOVERNMENT FOR COMMUNITY FACILITY
  - GREEN AREA
  - COMMERCIAL
  - FREED PLOTS AS/CLAUSE Nos. 5 OF DIN DAYAL JAN AWAS YOJANA
  - 15% MORTGAGED PLOTS (OUT OF 50% FREED PLOTS)

S.No.	DATE	REVISION

REVISIONS PROJECT AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING 5.24375 ACRES IN SECTOR 29, BAHADURGARH

SHEET TITLE LAYOUT PLAN DRAWING Nos. LP-01

SCALE: 1: 500 DATE: 06/03/2017

SIGN. OF OWNER SIGN. OF ARCHITECT

RAJIV GANDHI ARCHITECT  
 LIC. No-CA/91/13852  
 City Centre, Gurgaon (Haryana)-122018

CLIENT: M/S. INMON BUILDCON PVT. LTD. 281,UDYOG VIHAR PHASE II,GURGAON.