

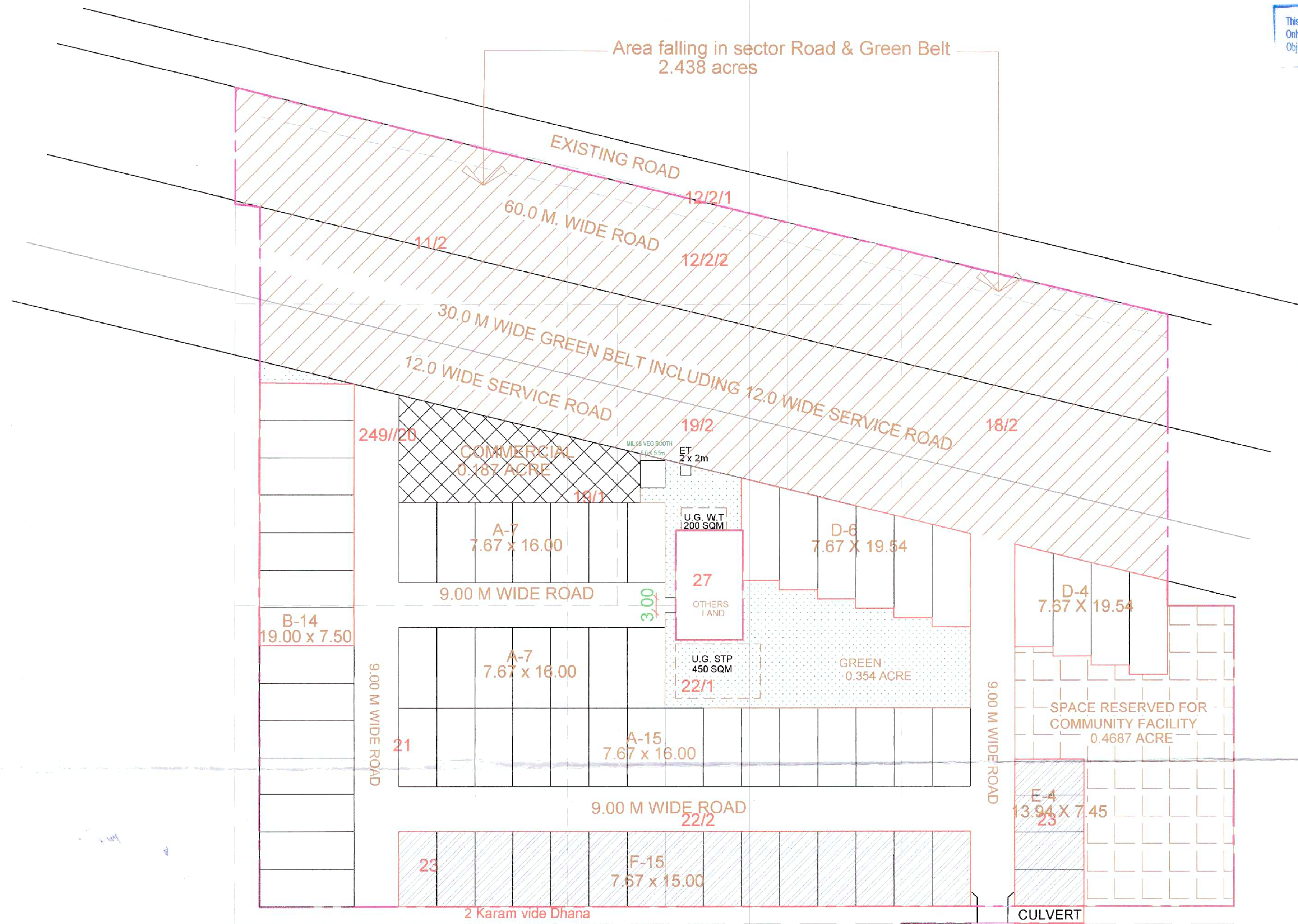
This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of inviting Objection from the general public

To be read with Licen:ce No. 66 of 2017 dated 12.08.2017.

That this revised layout plan for an area measuring 7.125 acres (Drawing no. DTCP-8366 dated 03-06-2017) bearing licence no. 66 of 2017 dated 12.08.2017 in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Star Shine Buildcon Pvt. Ltd. in Sector-7, Jhajjar, is hereby approved subject to the following conditions:-

1. That this revised 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 layout 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 meters or wider sector road if applicable.
8. 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 HSPV/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. 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.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
11. 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)(iii) of the Act No.8 of 1975.
12. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
14. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
15. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
16. 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.

(S.M. PARKASH) ATP (HQ) (BABITA GUPTA) DTP (HQ) (VIJENDER SINGH) SVP (HQ) (K. MAKRAND PANDURANG, IAS) DTCP (HR) (DINESH KUMAR) SD (HQ) (RAJESH DUTT) JD (HQ)



LAYOUT PLAN

Area Statement					
TOTAL LICENCED AREA	28833.80625		7.125	ACRES	
AREA FALLING IN SECTOR ROAD & GREEN BELT	9866.22		2.438	ACRES	
BALANCE AREA AFTER ROAD & GREEN BELT	18967.59	SQ/M	4.687	ACRES	
	PERMISSIBLE	%AGE	PROPOSED	%AGE	
1 NET PLANNED AREA	4.687	100%			
2 10% RESERVED FOR COMMUNITY SITE	0.469	10			
3 RESERVED GREEN AREA	0.352	7.5	0.354	7.55	
4 PERMISSIBLE COMMERCIAL AREA	0.187	4	0.187	4	
5 PERMISSIBLE RESIDENTIAL AREA	2.859	61	2.665	56.859	
6 TOTAL SALEABLE AREA	3.046	65	2.852	60.859	
S/NO.	CAT.	SIZE	AREA	NO. OF PLOTS	AREA
1	A	7.67 X 16	122.72	29	3558.88
2	B	19 X 7.5	142.5	14	1995
3	C	13.94 X 7.14	99.5316	16	1592.5056
4	D	7.67 X 19.54	149.8718	10	1498.718
5	E	13.94 X 7.45	103.853	4	415.412
4	F	7.67 X 15	115.05	15	1725.75
				88	10786.2656
					2.665 ACRES
DENSITY CALCULATION					
	TOTAL NO OF PLOTS	88			
	NO. OF PERSONS PER PLOT	13.5			
	TOTAL ACHIEVED DENSITY	1188	PERSONS		
	TOTAL PERSONS PER ACRE=	253.467	PPA		
GREEN AREA DETAIL					
1		0.352			
DETAIL OF 50% PLOTS AS PER POLICY (IN SQ. MTRS.)					
S/NO.	CAT.	SIZE	AREA	NO. OF PLOTS	AREA
1	B	19 X 7.5	142.5	7	997.5
2	C	13.94 X 7.14	99.5316	8	796.2528
3	D	7.67 X 19.54	149.8718	10	1498.718
3	E	13.94 X 7.45	103.853	4	415.412
3	F	7.67 X 15	115.05	15	1725.75
					5433.6328
					50.38 Percent
DETAIL OF 15% PLOTS AGAINST BG OF IDW					
S/NO.	CAT.	SIZE	AREA	NO. OF PLOTS	AREA
1	E	13.94 X 7.45	103.853	4	415.412
	F	7.67 X 15	115.05	15	1725.75
					15.99991331 Percent

REVISED LAYOUT PLAN FOR RESIDENTIAL PLOTTED COLONY UNDER DDJAY FOR AN AREA MEASURING 7.125 ACRES IN THE REVENUE ESTATE OF VILLAGE JHAJJAR, SECTOR -7, TEHSIL & DISTRICT JHAJJAR, , BEING DEVELOPED BY STAR SHINE BUILDCON PRIVATE LIMITED

ARCHITECTS
BUNIYAAD
 ARCHITECTS AND INTERIOR DESIGNERS
 HOUSE NO. 1287, SECTOR 44-B, CHANDIGARH.
 PHONE NO. 0172-5081287

ARCHITECT: Shiv Kumar CA/2016/75356
 OWNER: For STARSHINE BUILDCON PVT. LTD. Director/AUTH. Signatory