

GREEN AREA CALCULATION

GREEN -1 = 1938 SQM.
 GREEN -2 = 222 SQM.
 GREEN -3 = 78 SQM.
 GREEN -4 = 76 SQM.
 GREEN -5 = 113 SQM

TOTAL = 2427 SQM.
 (0.599 Acre)

FREEZED PLOTS AREA DETAIL							
TYPE	WIDTH	LENGTH-01	LENGTH	AREA	PLOT NO.	TOTAL AREA UNDER PLOTS	
A	8.300		18.000	149.400	141-150	10	
B	6.910		18.000	124.380	7-24, 41-47, 58-64	32	
C	6.910		17.500	120.925	65-70 & 83-88	12	
D	6.530		16.810	109.769	90-96 & 100-115	14	
E-11	6.390	15.772	15.496	99.901	127	1	
F-1	6.390	15.772	16.614	103.473	128	1	
F-2	6.390	16.614	17.589	109.279	129	1	
F-3	6.390	17.589	18.563	115.506	130	1	
F-4	6.390	18.563	19.537	121.730	130	1	
F-5	AS PER DETAILS			126.985	132	1	
TOTAL AREA FREEZED						74	9,138.903
						In acre	2.258
							50.08%

DETAIL OF 15% PLOTS TO BE MORTGAGED AREA							
TYPE	WIDTH	LENGTH-01	LENGTH	AREA	PLOT NO.	TOTAL AREA UNDER PLOTS	
A	8.300		18.000	149.400	141-150	10	
B	6.910		18.000	124.380	17-24	8	
F-3	6.390	17.589	18.563	115.506	130	1	
F-4	6.390	18.563	19.537	121.730	130	1	
F-5	AS PER DETAILS			126.985	132	1	
TOTAL AREA FREEZED						21	2,853.260
						In acre	0.703
							15.63%

TOTAL AREA OF LAND = 7.925 ACRES (32071.284 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open/Green space Area (7.5%)	0.5944	2405.346	7.5	0.600	2427.000	7.56
10% area to be transferred free of cost to the govt.	0.7925	3207.1284	10.0	0.793	3209.3740	10.006
Permissible commercial area	0.3170	1282.8514	4.0	0.268	1086.000	3.381
Area Under Plots	4.8342	19563.4832	61.0	4.509	18247.779	56.896
Total permissible area	5.1512	20846.3346	65.0	4.777	19333.779	60.277
Permissible Density	240-400 ppa			246.057 PPA		
Achieved Density	246.06	PPA				

PLOTS AREA DETAIL							
TYPE	WIDTH	LENGTH-01	LENGTH-02	AREA (SQ.M.)	AREA (SQ.YD.)	PLOT NO.	
A	8.300		18.000	149.400	178.882	1-4 & 135-150	
B	6.910		18.000	124.380	148.758	6-27, 30-51 & 54-54	
B-1	6.990		18.000	125.820	150.481	5, 28, 29, 52, 53	
C	6.910		17.500	120.925	144.626	65-75 & 78-88	
C-1	6.990		17.500	122.325	146.301	76, 77	
D	6.530		16.810	109.769	131.284	90-101 & 104-115	
D-1	6.574		16.810	110.909	132.169	102, 103	
D-2	6.530	7.298	16.810	116.224	139.004	89	
D-3	7.298		16.810	122.679	146.725	116	
E-1	6.390	6.942	14.107	94.037	112.469	117	
E-2	6.390	14.107	14.149	90.278	107.972	118	
E-3	6.390	14.149	14.191	90.546	108.293	119	
E-4	6.390	14.191	14.233	90.815	108.614	120	
E-5	6.390	14.233	14.275	91.083	108.935	121	
E-6	6.390	14.275	14.391	91.588	109.539	122	
E-7	6.390	14.667	14.391	92.840	111.037	123	
E-8	6.390	14.943	14.667	94.604	113.146	124	
E-9	6.390	14.943	15.219	96.368	115.256	125	
E-10	6.390	15.496	15.219	98.134	117.369	126	
E-11	6.390	15.772	15.496	99.901	119.482	127	
F-1	6.390	15.772	16.614	103.473	123.754	128	
F-2	6.390	16.614	17.589	109.279	130.697	129	
F-3	6.390	17.589	18.563	115.506	138.145	130	
F-4	6.390	18.563	19.537	121.730	145.588	130	
F-5	AS PER DETAILS			126.985	151.874	132	
G	6.000	12.538	15.269	83.421	99.772	133	
H	6.000	15.269	18.000	99.807	119.369	134	
TOTAL PLOT AREA						150	18247.779
						In acre	4.509

notes:-

PAYMENT AND B.G.REGARDING, E.D.C., I.D.C. & I.D.W. HAS BEEN CLEARED AS REQUESTED BY THE DEPARTMENT, SO THERE IS NO RESTRICTION REGARDING MORTGAGED OF PLOTS.

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- FREEZED PLOTS
- MORTGAGED PLOTS

TITLE:-

PROPOSED SITE FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 7.925 ACRES (63K-8M) FALLING IN SECTOR 11, TEHSIL & DISTT. JHAJJAR. BEING DEVELOPED BY - SIGNATURE INFRATECH P V T L T D .

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

(Signature)
 Infratech Private Limited
 Director

(Signature)
 ARCHITECT
 CAZ01/185928

DRAWING TITLE:
 LAYOUT PLAN

DATE:- JUNE -2022 NORTH SHEET NO. 01
 SCALE:- 1:500(A1)

To be read with Licence No. 86 of 2022 Dated 06/07/2022 LC-4765

This layout plan for an area measuring 7.925 acres (Drawing no. 8449 Dated 06-07-22) comprised of license which is issued in respect of Affordable Plotted Colony (Under D.D.J.A.Y.) being developed by Smt. Rajwanti W/o Sh. Anil Kumar & Others in collaboration with Signature Infratech Pvt. Ltd., in Sector-11, 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 maintained 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 in accordance with terms and conditions of the agreements of the license.
- 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.
- All the plots shall have an access from less than 7.5 meters from the road.
- 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 shall be applicable, which form part of the licensed area shall be transferred free of cost to the government as per clause 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 shall not have a frontage of less than 75% of the standard frontage when demarcated.
- There shall be no objection to the regularization of the boundaries of the license through the area adjacent to the land that HVP is finally able to acquire in the interest of planned development and provision 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 (CGWA) 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. 194/2/15 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(Signatures)
 (RABITA GUPTA) DTP (HQ)
 (SUNITA SETHI) STP (HQ)
 (RAJESH DUTT) JD (HQ)

