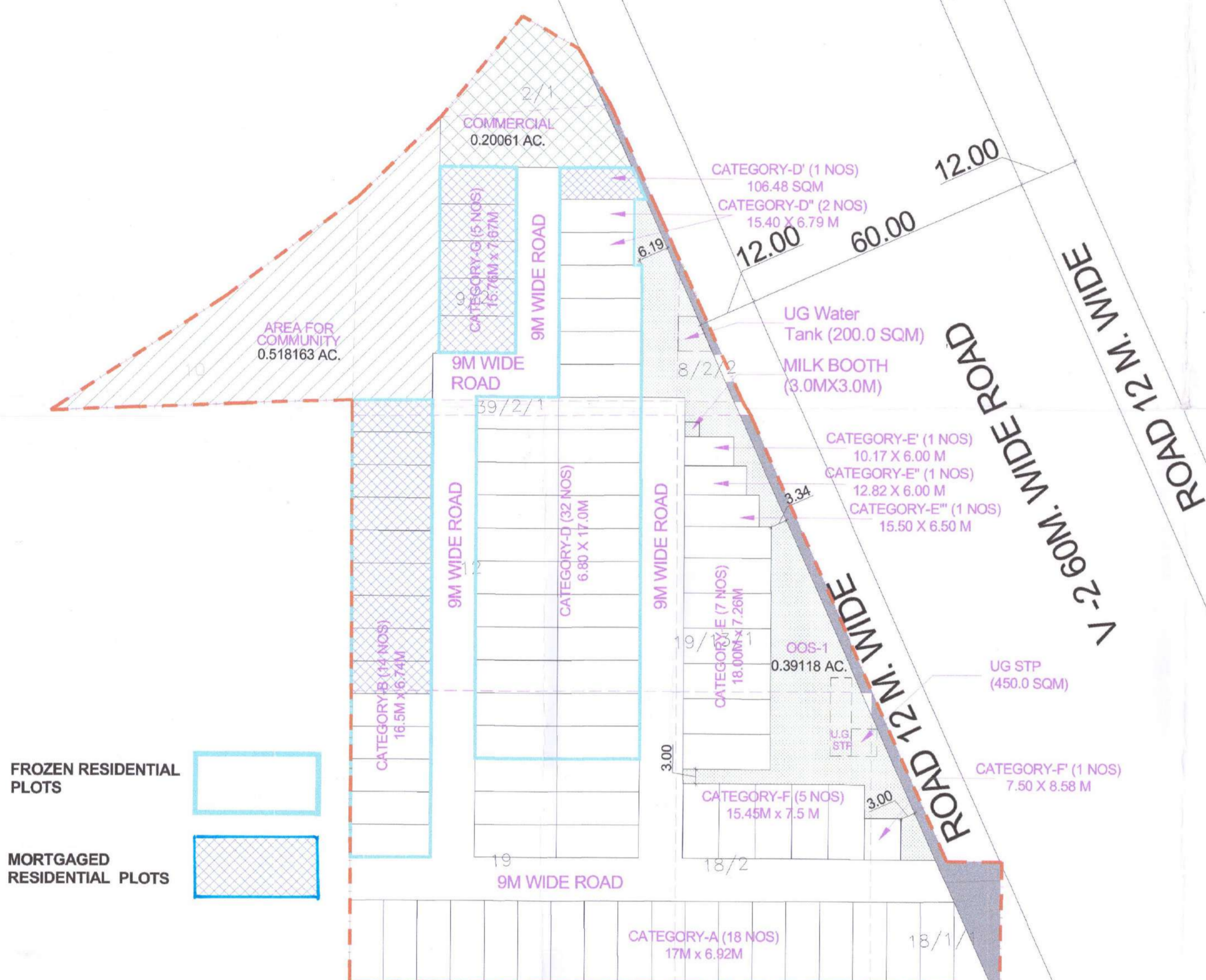


Detail of plots				area	No. of Plots	Total area	
S.No.	Cat.	Size					
1	A	17.00	X	6.92	18	2117.52	
2	B	16.50	X	6.74	14	1556.94	
3	C	21.81	X	6.877	5	749.936	
4	D	17.00	X	6.80	32	3699.20	
5	D'	AS PER SITE		106.48	1	106.48	
6	D''	15.40	X	6.79	2	209.13	
7	E	18.00	X	7.26	7	914.76	
8	E'	10.17	X	6.00	1	61.02	
9	E''	12.82	X	6.00	1	76.92	
10	E'''	15.50	X	6.50	1	100.75	
11	F	15.45	X	7.50	5	579.35	
12	F'	8.58	X	7.50	1	64.35	
13	G	15.76	X	7.67	5	604.396	
					93	10840.752	
Organised open space detail						(2.6788 AC.)	
OOS-1					1583.0493 (0.39118 AC.)	250.33 PPA	
Density calculation							
Total Nos of plots							93 X 13.5 1255.5

* MILK & VEGETABLE BOOTH IS WITHIN COMMERCIAL OF 5.0M X 5.50M



DETAILS OF 50% FROZEN AREA UNDER RESIDENTIAL PLOTS

Detail of plots				area	No. of Plots	Total area
S.No.	Cat.	Size				
1	B	16.50	X	6.74	14	1556.94
2	D	17.00	X	6.80	26	3005.60
3	D'	AS PER SITE		106.48	1	106.48
4	G	15.76	X	7.67	5	604.396
5	D''	15.40	X	6.79	2	209.13
					48	5482.546
50.57% of Area under Residential Plots						

DETAILS OF 15% MORTGAGED AREA UNDER RESIDENTIAL PLOTS

Detail of plots				area	No. of Plots	Total area
S.No.	Cat.	Size				
1	B	16.50	X	6.74	9	1000.89
2	G	15.76	X	7.67	5	604.396
3	D'	AS PER SITE		106.48	1	106.48
					15	1711.766
15.79% of Area under Residential Plots						

To be read with Licence No. 118 of 2022 Dated 10-08-2022

This Layout plan for an area measuring 5.18125 acres (Drawing no. 8529 Dated 12-08-2022) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by One Point Realty Pvt. Ltd., in Sector-42, Bahadurgarh, District 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 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.
- 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.

(OM) (KARASHI) ATP (HQ) (BABITA GUPTA) DTP (HQ) (SUNITA SETHI) STP (HQ) (DINESH KUMAR) SD (HQ) (RAJESH DUTT) JD (HQ) (K.MAHARAJ PANDURANG, IAS) DTCP (HR)

Description	Area in acres	%age
Total area of scheme	5.18125	
Area under sector road / Green Belt	0.332	
Balance area of Scheme	4.84925	
50% benefit of area falling in Sector road / Green Belt	0.166	
Net Planned area	5.01525	
Permissible Residential Sale able area @ 61%	3.059	
Permissible Commercial Component @ 4%	0.20061	
Permissible Sale able area @ 65%	3.2599	
Proposed Residential Area	2.6788	53.41
Proposed Commercial Area	0.20061	4
Total Sale able Area	2.87941	57.41
Permissible area required for community site @ 10%	0.518125	10.00
Proposed area for community site	0.518163	10.00
Permissible organised open space @ 7.5%	0.38859	7.50
Proposed organised open space	0.39118	7.55

PROJECT TITLE

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) 2016 OVER AN AREA MEASURING 5.18125 ACRES IN SECTOR 42, BAHADURGARH, BEING DEVELOPED BY ONE POINT REALTY PVT.LTD.

ARCHITECT'S SIGNATURE

YOGENDRA SINGH
B. Arch.
CA/2017/87523

OWNER'S SIGNATURE

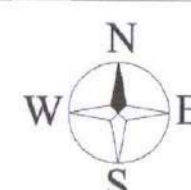
For ONE POINT REALTY PVT. LTD.
Director/Auth. Sign.

1mm = 0.77 UNIT

Date: 17.06.2022

Drawn by: Yogendra

Checked by: Udit



ROAD 12M WIDE (PART OF 30M WIDE GREEN BELT)
PROPOSED 30M WIDE GREEN BELT
PROPOSED ROAD WIDENING
EXISTING ROAD BERI TO BAHADURGARH
PROPOSED ROAD WIDENING
ROAD 24 M. WIDE
PROPOSED 30M WIDE GREEN BELT
ROAD 12M WIDE (PART OF 30 M WIDE GREEN BELT)