

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of works. Any discrepancies shall be pointed out to the architect/designer for clarification before proceeding. All drawings, designs & specifications are the property of RRITAM design and shall not be used in part of its entirety without written permission.

JOB TITLE -

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 OVER AN AREA MEASURING 18.44375 ACRES OR 74639.089 SQ.M. IN THE REVENUE ESTATE OF VILLAGE GARH SHAHJANPUR & FAZILPUR, SECTOR-10 & 11 TEHSIL SONEPAT, DISTT. SONEPAT

TO BE DEVELOPED BY- M/S BGCC DEVELOPERS PVT. LTD.



ARCHITECT :



APPLICANT :

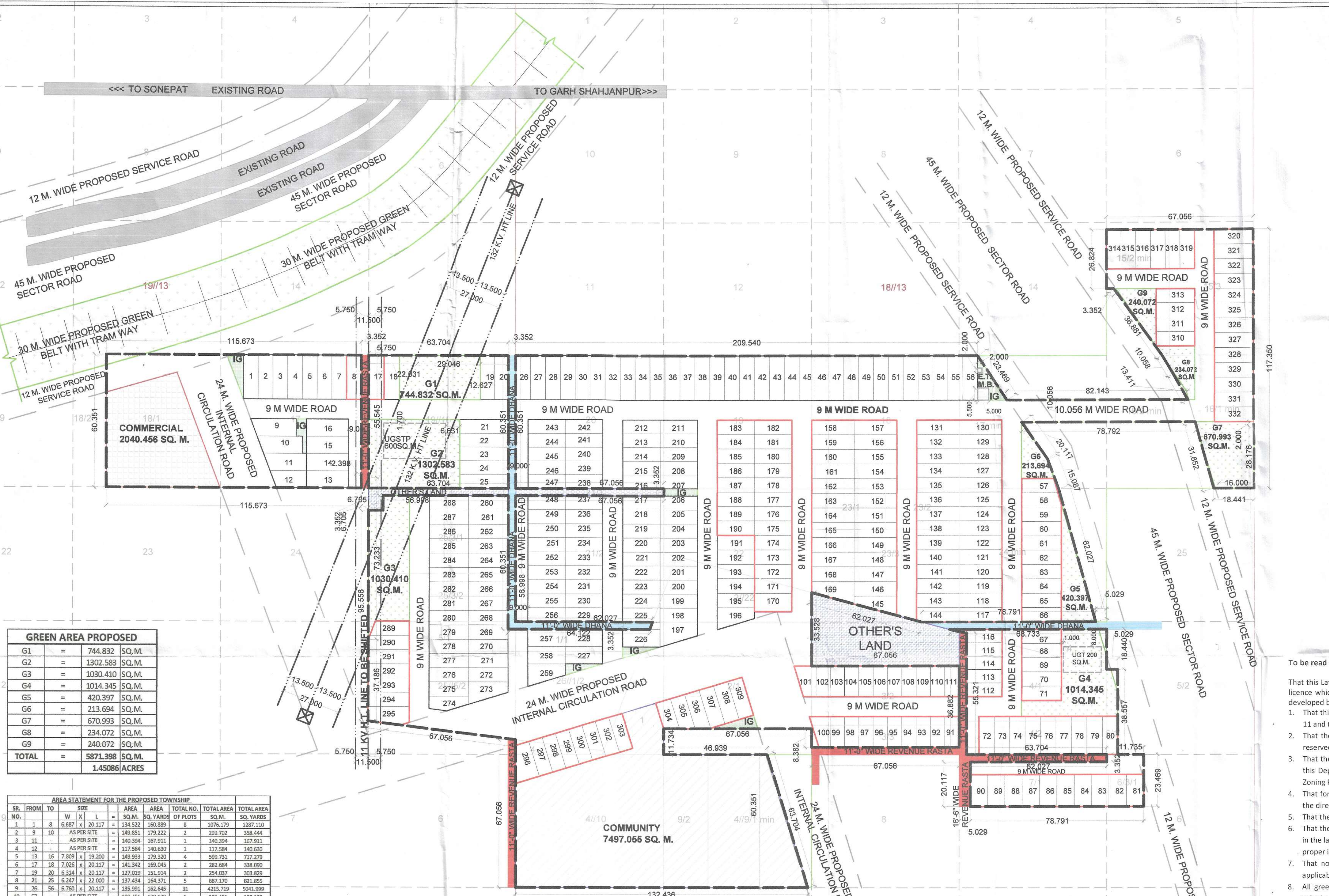
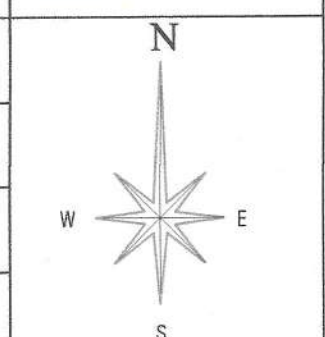


DATE : 09-02-2022

SCALE : 1: 1000 @A1

REVISION : R7

DRAWN BY : KARAN



GREEN AREA PROPOSED table with columns for plot number, area in SQ.M., and total area in SQ.M. for plots G1 through G9.

AREA STATEMENT FOR THE PROPOSED TOWNSHIP table with columns for SR. NO., FROM, TO, SIZE, AREA, TOTAL NO. OF PLOTS, TOTAL AREA, and TOTAL AREA in SQ. YARDS.

PLOTS TO BE FROZEN table with columns for SR. NO., FROM, TO, SIZE, AREA, TOTAL NO. OF PLOTS, and TOTAL AREA in SQ.M.

NOTE - PLOT NO. 8,17 & 289 TO 295 WILL BE FROZEN TILL THE SHIFTING OF 11 KV H.T. LINE

Table with columns for SITE, PERMISSIBLE (AREA, PERCENTAGE), and PROPOSED (AREA, PERCENTAGE). Includes sections for TOTAL PLOT AREA, AREA FALLING UNDER PROPOSED SECTOR ROAD, and OPEN AREA UNDER GREEN/PARK.

LEGENDS section showing symbols for PLOT BOUNDARY, OTHER'S LAND, COMMERCIAL, COMMUNITY, UGTP = 600 SQ.M., UGT = 200 SQ.M., MILK BOOTH = 27.5 SQ.M., TRANSFORMER = 4 SQ.M., LAND IN SHARING, GREEN AREA, IG, PLOT, FROZEN PLOT, 132 KV HT LINE, 11 KV HT LINE, PROPOSED ROAD, REVENUE RASTA, and DHANA.

- 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.
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 licensed areas of the colony shall be developed by the colonizer.
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 licensed 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 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.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(M. P. KASHI) ATP (H), (BABITA GUPTA) DTP (H), (H. SHARMA) STP (H), (P. SINGH) CHD (H), (K. MAKRAJ PANDURANG) IAS DTCP (HR), (DINESH KUMAR) SD (H), (S. P. JAI) JD (H)