



AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	7.7500 Acres	...(A)
AREA FALLING UNDER SECTOR ROAD	=	0.1050 Acres	...(B)
BALANCE AREA	=	7.6450 Acres	...(C)
50% OF THE AREA FALLING UNDER GREENBELT AND SECTOR ROAD	=	0.0525 Acres	...(D)
NET PLANNED AREA (C + D)	=	7.6975 Acres	
AREA UNDER COMMERCIAL	=	0.3025 Acres	3.93 %
AREA UNDER PLOTS	=	4.4494 Acres	57.80 %
TOTAL SALEBLE AREA	=	4.7519 Acres	61.73 %

PLOT AREA DETAIL					
S.No	TYPE	SIZE	AREA	No's	TOTAL AREA
1	A	((7.232 + 8.991)/2 X 17.350	= 140.7345	1	140.7345 Sq.mt
2	B	7.232 X 17.350	= 125.4752	27	3387.8304 Sq.mt
3	C	6.00 X 15.000	= 90.0000	33	2970.0000 Sq.mt
4	D	((6.259 + 7.780)/2 X 15.000	= 105.2925	1	105.2925 Sq.mt
5	F	6.275 X 17.500	= 109.8125	6	658.8750 Sq.mt
6	G	((6.443 + 4.735)/2 X 16.850	= 94.1746	1	94.1746 Sq.mt
7	H	6.443 X 16.850	= 108.5245	8	868.1960 Sq.mt
8	I	6.237 X 17.400	= 108.5238	7	759.6666 Sq.mt
9	J	((8.002 + 6.237)/2 X 17.400	= 123.8793	1	123.8793 Sq.mt
10	K	((6.406 + 8.171)/2 X 17.400	= 126.8199	1	126.8199 Sq.mt
11	L	6.406 X 17.400	= 111.4644	10	1114.6440 Sq.mt
12	M	((6.406 + 8.171)/2 X 17.400	= 126.8199	1	126.8199 Sq.mt
13	N	((7.764 + 5.858)/2 X 18.800	= 128.0468	1	128.0468 Sq.mt
14	O	7.764 X 18.800	= 145.9632	7	1021.7424 Sq.mt
15	P	6.250 X 17.400	= 108.7500	12	1305.0000 Sq.mt
16	Q	6.293 X 16.750	= 105.4077	22	2318.9694 Sq.mt
17	R	6.923 X 17.350	= 120.1140	9	1081.0260 Sq.mt
18	S	((6.923 X 5.423) + ((6.923 + 5.696)/2) X 12.107	= 112.6863	1	112.6863 Sq.mt
19	T	6.923 X 17.350	= 120.1140	13	1561.4820 Sq.mt
			<b>TOTAL</b>	<b>162</b>	<b>18005.886</b> Sq.mt
					<b>OR</b> <b>4.4494</b> ACRES

AREA UNDER GREEN			
REQUIRED GREEN	=	0.58 Acres	7.50% of Total area of the Scheme
GREEN AREA PROVIDED			
ORGANISED GREEN	=	GREEN-1 0.489 Acres	
	=	GREEN-2 0.089 Acres	
<b>TOTAL AREA UNDER GREEN</b>	=	<b>0.578</b> Acres	<b>7.51%</b>

DENSITY CALCULATION			
TOTAL DENSITY	=	162 X 13.50	@ PERSON'S PER PLOT
	=	2187 + 7.6975	Acres
	=	284.118	PPA AGAINST 240 TO 400 PPA PERMISSIBLE

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.76975 Acres	10.0% of Total area of the Scheme
PROPOSED AREA	=	0.77032 Acres	10.01%

DETAIL OF 50% FREEZED AREA		DETAIL OF 15% (OUT OF 50%) MORTGAGED AREA			
Category of Plots	Total No of Plots	Total Area	Total No of Plots	Total Area in Sq.Mt	Rectangle / Kill No and Area Detail
A	1	140.7345 Sq.Mt	-	-	-
B	27	3387.8304 Sq.Mt	22	2760.45 Sq.Mt	51//10/2 (284.30 SQ. MT.), 51//11/2 (1052.16 SQ. MT.), 51//20/1 (1051.81 SQ. MT.) & 51//21/1/2 (372.18 SQ. MT.)
C	14	1260.0000 Sq.Mt	-	-	-
D	1	105.2925 Sq.Mt	-	-	-
F	6	658.8750 Sq.Mt	-	-	-
G	1	94.1746 Sq.Mt	-	-	-
H	8	868.1960 Sq.Mt	-	-	-
I	7	759.6666 Sq.Mt	-	-	-
Q	17	1791.9309 Sq.Mt	-	-	-
<b>Total</b>	<b>82</b>	<b>9066.70</b> Sq.Mt	<b>22</b>	<b>2760.45</b> Sq.Mt	
		<b>2.24</b> Acres		<b>0.68</b> Acres	
		<b>50.35</b> %		<b>15.33</b> %	

To be read with Licence No. 62 of 2017 Dated 28/7/2017 LC 3230

This this Layout plan for an area measuring 7.75 acres (Drawing no. DTCP-5996 dated 17.07.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sh. Ashok Kumar and others in collaboration with Besttech Developers Pvt. Ltd. in Sector-25-D, Rohtak 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 metres 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 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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.
- 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.
- 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 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.
- 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 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.
- 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.

(BALWANT SINGH) SD (HQ) (SANJAY KUMAR) DFP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (KANAL KUMAR) CTP (HR) (T.L. SAT/APRAKASH, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ)

LAYOUT PLAN

<b>PROJECT :-</b> PROPOSED LAYOUT PLAN OF RESIDENTIAL COLONY UNDER DEEN DAYAL JAN AWAS YOJNA AREA MEASURING 7.75 ACRES, FALLING IN SECTOR-25 D, VILLAGE PAHRAWER, TEHSIL & DISTT. ROHTAK, BEING DEVELOPED BY BESTTECH DEVELOPERS PVT. LTD. IN COLLABORATION WITH IROO INFRATECH PVT. LTD.	<b>OWNER</b>  For Besttech Developers Pvt. Ltd. <i>Sachin Goel</i> Director		<b>ARCHITECT</b>  <i>Rohit Garg</i> ROHIT GARG CA/94/17868	
	<b>LAYOUT PLAN</b>			
	<b>SCALE :-</b>	<b>DATE :- 18.02.2017</b>		
	<b>DRAWN BY:- M.L. SHARMA</b>	<b>CHECKED BY:- ROHIT GARG</b>		
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