



B. S. BRANCH JLN CANAL
60M WIDE GREEN BELT INCLUDING
24M WIDE SERVICE ROAD

Detail of 50% Freezed Area

Category of Plots	Total No of Plots	Area of Single plot	Total area
B	10	128.00 Sq.Mt	1280.00 Sq.Mt
C	5	136.95 Sq.Mt	684.75 Sq.Mt
D	35	84.50 Sq.Mt	2957.50 Sq.Mt
F	9	66.66 Sq.Mt	599.94 Sq.Mt
	59	Total Area	5522.19 Sq.Mt
		OR	1.36 Acres
		OR	50.77 %

AREA STATEMENT - DEEN DAYAL (5.6125 ACRES)

TOTAL AREA OF THE SCHEME	=	5.6125 Acres
NET PLANNED AREA	=	5.6125 Acres
AREA UNDER COMMERCIAL	=	0.20500 Acres 3.653 %
AREA UNDER PLOTS	=	2.68771 Acres 47.888 %
TOTAL SALEBLE AREA	=	2.89271 Acres 51.541 %

AREA UNDER PLOTS			
TYPE	SIZE	AREA	TOTAL PLOTS
A	8.35 x 16.50	137.78	8
B	8.00 x 16.00	128.00	10
C	8.30 x 16.50	136.95	8
D	6.50 x 13.00	84.50	74
E	6.50 x 14.00	91.00	6
F	6.00 x 11.11	66.66	9
TOTAL		1107.74	115
		OR	2.68771 Acres

DENSITY CALCULATION			
TOTAL DENSITY	=	115	x
	=	1552.5	+ 5.6125 Acres
	=	276.615	PPA
			Against 240 - 400 PPA permissible

AREA UNDER GREEN			
REQUIRED GREEN	=	0.4209375 Acres	7.50% of Total area of the Scheme
GREEN AREA PROVIDED			
ORGANISED GREEN	=	GREEN-1	= 0.412 Acres
	=	GREEN-2	= 0.043 Acres
TOTAL GREEN PROVIDED	=	0.4550 Acres	8.11 %

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.56125 Acres	10.00%
PROVIDED AREA	=	0.56500 Acres	10.07%

APPLICANT'S LAND APPLIED FOR LICENSE UNDER DDJAY 846875 ACRES

18.0 M WIDE ROAD
 6.71M OR 22'-0" WIDE EXISTING REVENUE RASTA

COMMUNITY SITE
 16/1 (10% AREA)
 2287.24 SQ. MT.
 OR 0.565 ACRES

S.T.P.
 GREEN-1
 0.412 ACRES
 U.G.T.

COMMERCIAL
 0.205 ACRES

OTHER'S LAND

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OTHER'S LAND

APPLICANT'S LAND APPLIED FOR LICENSE UNDER DDJAY 14.8625 ACRES

- To be read with Licence No. 27 of 2017 Dated 08/6/2017 LC-3284
- This Layout plan for an area measuring 5.6125 acres (Drawing No. DTCF-5900 dated 31.05.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Kashish Buildtech Pvt. Ltd. in collaboration with Omaxe Ltd. in Sector-22-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 and Country Planning, Haryana.
 - That for proper planning and utilization of spaces in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCF 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 DTCF, 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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 licenced 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(i)(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 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.
- (DINESH KUMAR) SD (HQ) (S.K. SEHRAWAT) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (KAMAL KUMAR) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCF (HR)
- (RAM AVTAR BASSI) AD (HQ)

PROPOSED SITE PLANS FOR AFFORDABLE PLOTTED COLONY OVER AN AREA MEASURING 5.6125 ACRES UNDER THE DEEN DIAL JAN AWAS YOJNA IN SECTOR -22D ROHTAK, HARYANA BEING DEVELOPED BY SHIKHAR LANDCON PVT. LTD., KASHISH BUILDTECH PVT. LTD. IN COLLABORATION WITH OMAXE LTD.

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