

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	7.45625	Acres ..... (A)
AREA FALLING UNDER 30.0 M WIDE GREEN BELT	=	0.12000	Acres ..... (B)
50% AREA FALLING UNDER 30.0 M WIDE GREEN BELT	=	0.06000	Acres ..... (C)
<b>NET PLANNED AREA (A - C)</b>	=	<b>7.39625</b>	<b>Acres</b>
AREA UNDER COMMERCIAL	=	0.247700	Acres 3.349 %
AREA UNDER PLOTS	=	4.13972	Acres 55.970 %
<b>TOTAL SALEBLE AREA</b>	=	<b>4.38742</b>	<b>Acres 59.319 %</b>

AREA UNDER PLOTS					
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA	
A	7.50 X	20.00	150.00	12	= 1800.00 Sq.Mt
B	8.00 X	18.75	150.00	24	= 3600.00 Sq.Mt
C	7.41 X	18.75	138.94	1	= 138.94 Sq.Mt
D	7.00 X	14.00	98.00	26	= 2548.00 Sq.Mt
E	7.50 X	15.16	113.70	8	= 909.60 Sq.Mt
F	7.45 X	14.35	106.91	9	= 962.17 Sq.Mt
G	6.50 X	14.16	92.04	7	= 644.28 Sq.Mt
H	7.15 X	20.96	149.86	12	= 1798.37 Sq.Mt
I	9.48 X	14.00	132.72	4	= 530.88 Sq.Mt
J	AS PER AUTOCAD	134.00	1	= 134.00 Sq.Mt	
K	6.35 X	20.00	127.00	2	= 254.00 Sq.Mt
L	7.88 X	19.03	149.96	12	= 1799.48 Sq.Mt
M	7.75 X	16.03	124.23	5	= 621.16 Sq.Mt
N	7.71 X	18.75	144.56	7	= 1011.94 Sq.Mt
<b>TOTAL</b>			<b>130</b>		<b>= 16752.81 Sq.Mt</b>
					<b>OR = 4.13972 Acres</b>

DENSITY CALCULATION			
TOTAL DENSITY	=	130	x 18.00 @ Person's per Plot
	=	2340	÷ 7.39625 Acres
	=	316.377	PPA Against 240 - 400 PPA permissible

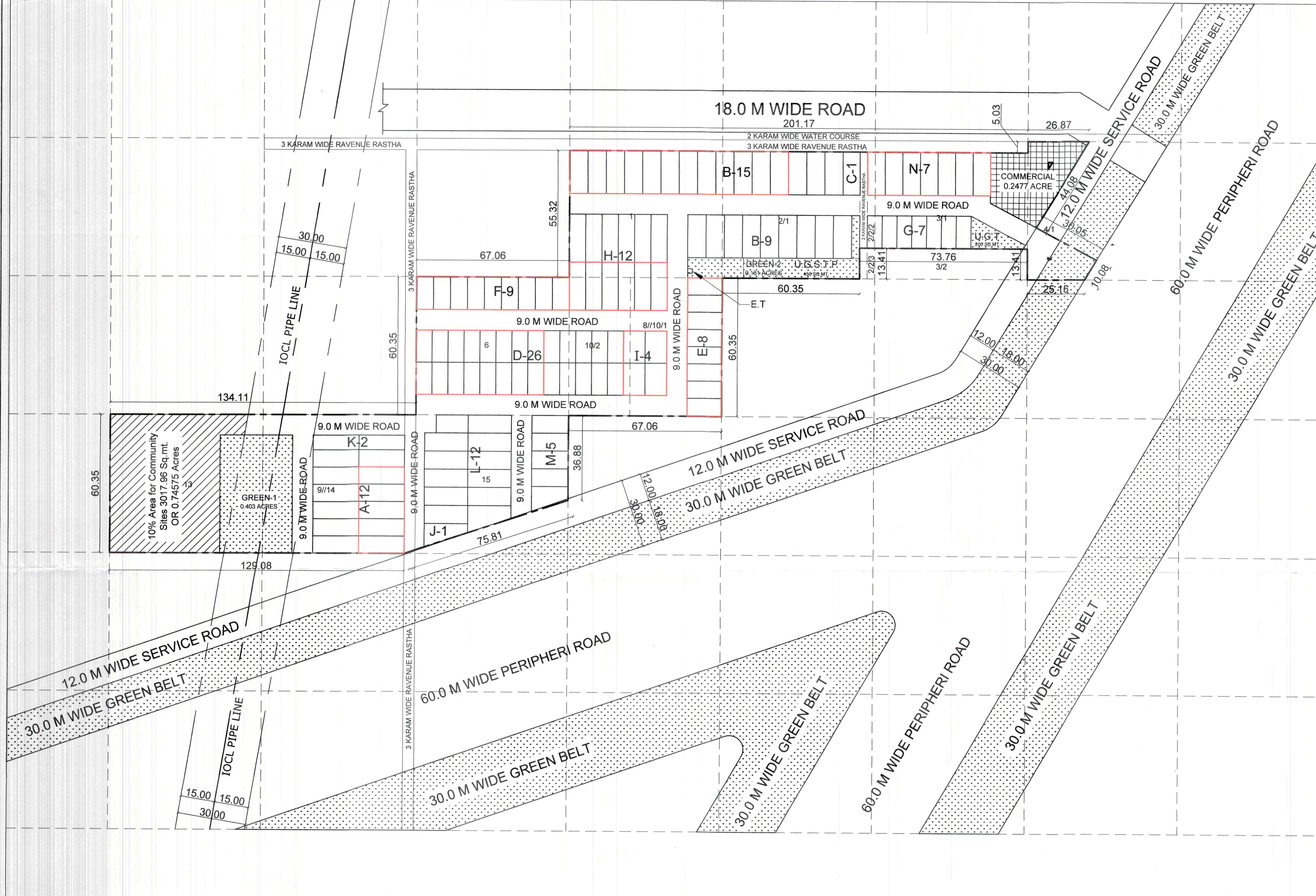
AREA UNDER GREEN			
REQUIRED GREEN	=	0.55922	Acres 7.50% of Total area of the Scheme
GREEN AREA PROVIDED			
ORGANISED GREEN	=	GREEN-1	= 0.4030 Acres
	=	GREEN-2	= 0.1810 Acres
<b>TOTAL GREEN PROVIDED</b>	=	<b>0.5840</b>	<b>Acres 7.83 %</b>

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.745625	Acres 10.00%
PROVIDED AREA	=	0.74575	Acres 10.00%

**NOTE :- MILK & VEGETABLE BOOTH WILL BE PROVIDED IN COMMERCIAL.**

- To be read with Licence No. \_\_\_\_\_ of 2022 Dated \_\_\_\_\_
- That this layout plan for an area measuring 7.45625 acres (Drawing no. 2645 Dated 26-09-21) comprised of 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 road 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 & 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 width means 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)(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 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.

(M. S. BHASKAR) ATP (HQ)  
 (BARBITA GUPTA) DTP (HQ)  
 (SUNITA SETHI) STP (HQ)  
 (P. S. GHOSH) C.P. (HQ)  
 (DINESH KUMAR) SD (HQ)  
 (RAJESH DUTTA) JD (HQ)  
 C.L. SATAPRAKASH DG, T.C.P. CHD



DETAIL OF 50% FREEZED AREA			
Category of Plots	Total No. of Plots	Total Area	
A	5	750.00	Sq.Mt
B	12	1800.00	Sq.Mt
D	16	1568.00	Sq.Mt
E	8	909.60	Sq.Mt
F	9	962.17	Sq.Mt
H	6	899.18	Sq.Mt
I	4	530.88	Sq.Mt
N	7	1011.94	Sq.Mt
<b>Total</b>	<b>67</b>	<b>8431.77</b>	<b>Sq.Mt</b>
		<b>OR 2.08</b>	<b>Acres</b>
		<b>OR 50.330</b>	<b>%</b>

**PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AN AREA MEASURING 7.45625 ACRES IN VILLAGE SABAN, SECTOR-6, DISTT. JHAJJAR BEING DEVELOPED BY MADHUBAN COLONIZERS PVT. LTD.**

<b>ARCHITECT</b>  AR. AMANDEEP BANSAL CA/2015/72167  ARCHPOINT TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING. HOUSE NO. 208, SECTOR - 14 WEST, MILK COLONY DHANAS, CHANDIGARH - 160014, E - MAIL - ARCHITECT.BANSAL@GMAIL.COM	<b>OWNER</b> 
--	------------------

