

To be read with Licence No. _____ of 2022 Dated _____

That this layout plan for an area measuring 5.01875 acres (Drawing no. 8816 Dated 05-12-22) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Smt. Saroj Devi and others in collaboration with Kharb Infra Build LLP. in the revenue estate of village Jhajjar, Sector-9A, Jhajjar is hereby approved subject to the following conditions:-

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. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
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 General, 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 DGTCPC 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 DGTCPC, 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 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
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 licenced 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 HSVP 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.

(PARVEEN KUMAR)
DTP (HQ)

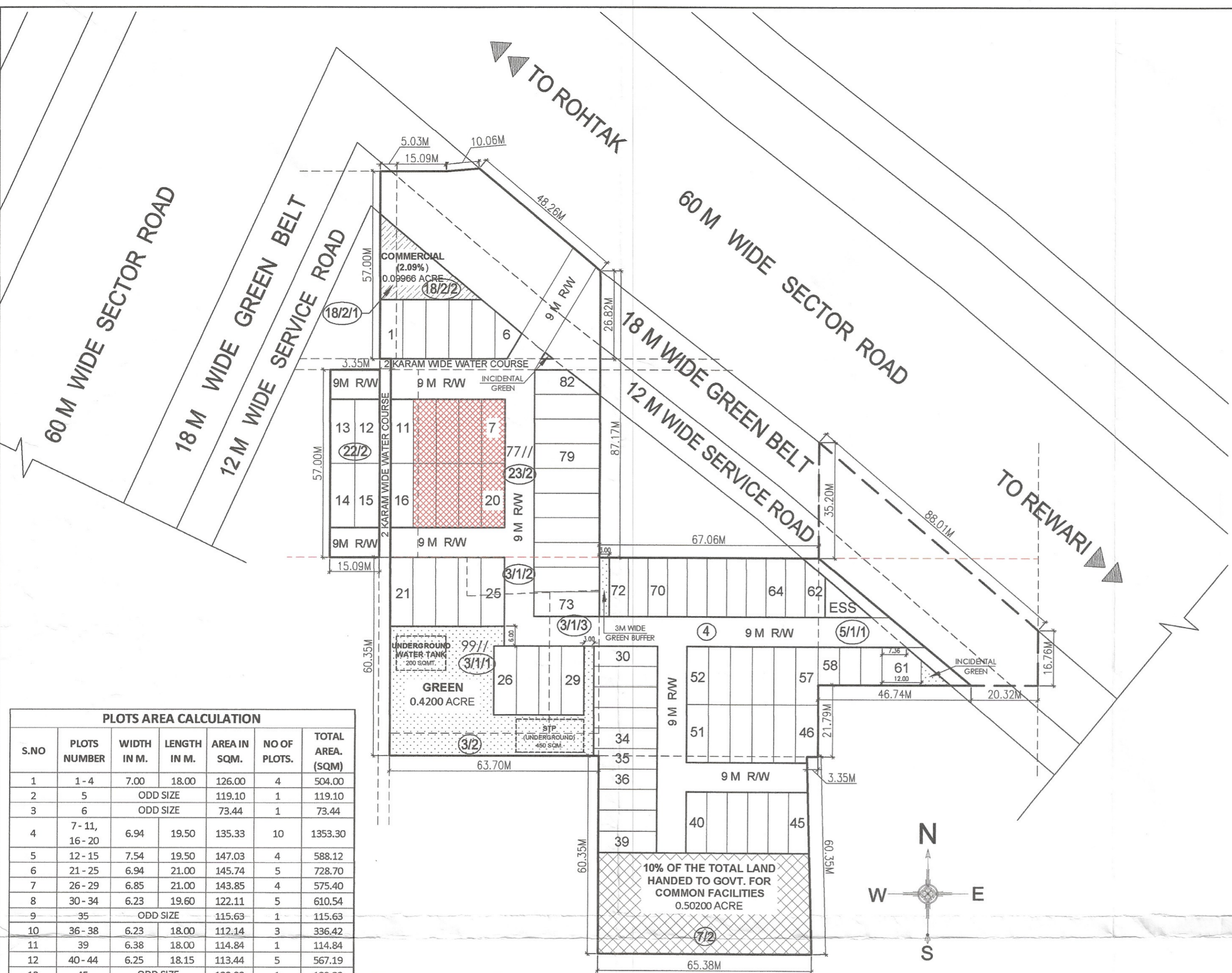
(HITESH SHARMA)
STP (HQ)

(P.P. SINGH)
CTP(HR)

(T.L. SATYAPRAKASH, IAS)
DGTCPC (HR)

(ASHISH BHARMA)
ATP (HQ)

(PAIESH DUTT)
JD (HQ)



PLOTS AREA CALCULATION						
S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)
1	1-4	7.00	18.00	126.00	4	504.00
2	5	ODD SIZE		119.10	1	119.10
3	6	ODD SIZE		73.44	1	73.44
4	7-11, 16-20	6.94	19.50	135.33	10	1353.30
5	12-15	7.54	19.50	147.03	4	588.12
6	21-25	6.94	21.00	145.74	5	728.70
7	26-29	6.85	21.00	143.85	4	575.40
8	30-34	6.23	19.60	122.11	5	610.54
9	35	ODD SIZE		115.63	1	115.63
10	36-38	6.23	18.00	112.14	3	336.42
11	39	6.38	18.00	114.84	1	114.84
12	40-44	6.25	18.15	113.44	5	567.19
13	45	ODD SIZE		109.00	1	109.00
14	46	ODD SIZE		115.63	1	115.63
15	47-51, 52-56	6.65	17.64	117.31	10	1173.06
16	57	6.81	17.64	120.13	1	120.13
17	58-60	6.50	11.56	75.14	3	225.42
18	61	ODD SIZE		129.50	1	129.50
19	62	ODD SIZE		88.35	1	88.35
20	63	ODD SIZE		107.70	1	107.70
21	64-72	6.00	18.00	108.00	9	972.00
22	73-80	7.50	20.00	150.00	8	1200.00
23	81	ODD SIZE		149.94	1	149.94
24	82	ODD SIZE		110.97	1	110.97
	TOTAL				82	10188.38
	IN ACRE					2.51760

AREA UNDER (IDW) MORTGAGE (10% OF TOTAL SALEABLE PLOTS AREA)						
S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)
1	7-10, 17-20	6.94	19.50	135.33	8	1082.64
	TOTAL				8	1082.64
	IN ACRE					0.26753

AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL AREA OF THE SCHEME		5.01875	20310.18
2	AREA UNDER FALLS IN 18 M WIDE GREEN BELT (PART OF 30 M WIDE GREEN BELT) = (A)		0.2554	1033.50
3	AREA UNDER FALLS IN 12 M WIDE SERVICE ROAD (PART OF 30 M WIDE GREEN BELT) = (B)		0.2489	1007.40
	(A+B)		0.5043	2040.90
4	50% AREA UNDER FALLS IN 18 M WIDE GREEN BELT AND 18 M WIDE GREEN BELT = (X)		0.25215	1020.41
5	BALANCE AREA (Y)		4.51444	18269.28
6	NET PLANNED AREA = (X+Y)		4.7666	19289.69
7	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	2.90763	12389.21
8	PROPOSED AREA UNDER PLOTTING	52.82%	2.51760	10188.38
9	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.50188	2031.02
10	PROVIDED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	0.50200	2031.50
11	REQUIRED MIN. GREEN AREA.	7.5%	0.37641	1523.26
12	PROVIDED GREEN AREA	8.37%	0.42008	1700.00
13	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.19066	777.59
14	PROPOSED AREA UNDER COMMERCIAL	2.09%	0.09966	403.30
15	PERMISSIBLE POPULATION	240-400	1204.50	2007.50
16	PROPOSED POPULATION	82X18	1476	30 PERSONS /ACRE

LEGEND	
	COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	AREA UNDER MORTGAGE

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 5.018758 ACRES IN VILL: JHAJJAR, SECTOR-9A, JHAJJAR, HARYANA TO BE DEVELOPED BY M/S KHARB INFRA BUILD LLP.

ARCHITECTS:
AD CONSULTANTS
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OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON.
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TITLE :- LAYOUT PLAN
SCALE:- 1:1000

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.