



**LEGENDS**

- PLOT BOUNDARY
- OTHER'S LAND
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 200 SQ.M.
- MILK BOOTH = 27.5 SQ.M.
- TRANSFORMER = 4 SQ.M.
- GREEN AREA
- IG
- 1 PLOT
- PROPOSED ROAD
- U.D.

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 FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA- 2016 OVER AN AREA MEASURING 5.53125 ACRES OR 44 K - 05 M. OR 22384.14SQM. AT VILLAGE DHARUHERA, SECTOR-2-B, TEHSIL DHARUHERA, DISTRICT REWARI, HARYANA

TO BE DEVELOPED BY-  
 M/S NEBROM GLOBAL DEVELOPERS LLP.

**RRITAM DESIGN**  
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**ARCHITECT:**   
**APPLICANT:** For Nebrom Global Developers LLP Designated Partner

**DATE:** 29-11-2022  
**SCALE:** 1: 1000  
**DRAWN BY:** KARAN

SITE	PERMISSIBLE			PROPOSED		
	ACRES	SQ.M	%	ACRES	SQ.M	%
TOTAL PLOT AREA	5.53125	22384.140	100.000	5.53125	22384.140	100.000
UD (UNDEFINED LAND)	UD-1	-	-	0.00222	9.000	0.040
	UD-2	-	-	0.01762	71.294	0.319
<b>NET PLANNED AREA</b>	<b>5.51141</b>	<b>22303.846</b>	<b>99.641</b>	<b>5.51141</b>	<b>22303.846</b>	<b>99.641</b>
OPEN AREA UNDER GREEN/PARK	0.41484	1678.811	7.500	0.41584	1682.860	7.518
COMMUNITY FACILITIES	0.55313	2238.414	10.000	0.55314	2238.463	10.000
COMMERCIAL AREA	0.22046	892.154	4.000	0.15825	640.398	2.871
AREA UNDER PLOTS	3.36196	13605.346	61.000	2.75386	11144.461	49.967
<b>TOTAL PERMISSIBLE SALEABLE AREA</b>	<b>3.58242</b>	<b>14497.500</b>	<b>65.000</b>	<b>2.91211</b>	<b>11784.859</b>	<b>52.838</b>

**AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP**

SR.	PLOTS	SIZE	AREA	TOTAL NO.	TOTAL AREA
NO.	FROM	TO	WIDTH X LENGTH = SQ.M.	OF PLOTS	SQ.M.
1	1	32	7.300 x 18.600 = 135.780	32	4344.960
2	33	44	7.300 x 18.600 = 135.780	12	1629.360
3	45	-	(6.381 + 8.042) / 2 x 16.125 = 116.285	1	116.285
4	46	57	7.620 x 16.125 = 122.873	12	1474.470
5	58	-	(8.042 + 9.703) / 2 x 16.125 = 143.069	1	143.069
6	59	65	7.500 x 16.125 = 120.938	7	846.563
7	66	67	7.000 x 16.125 = 112.875	2	225.750
8	68	74	7.500 x 16.125 = 120.938	7	846.563
9	75	-	(7.305 + 8.899) / 2 x 15.468 = 125.322	1	125.322
10	76	87	7.500 x 15.468 = 116.010	12	1392.120
<b>TOTAL</b>			<b>SQ. M.</b>	<b>11144.461</b>	
			<b>ACRES</b>	<b>2.75386</b>	
<b>TOTAL NO. OF PLOTS =</b>				<b>87</b>	<b>49.992%</b>

**GREEN AREA PROPOSED**

G1	=	1333.312	SQ.M.
G2	=	150.249	SQ.M.
G3	=	199.299	SQ.M.
<b>TOTAL</b>	=	<b>1682.86</b>	<b>SQ.M.</b>
		<b>0.41584</b>	<b>ACRES</b>

- To be read with Licence No. 202 of 2022 Dated 08/12/2022 LC-4866
- This layout plan for an area measuring 5.53125 acres (Drawing No. 8033 Dated 08-12-22) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Nebrom Global Developers LLP., Sector-2B, Dharuhera 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 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 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 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(3)(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 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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