

LC-4770

To be read with Licence No. 172 of 2022 Dated 22/10/2022

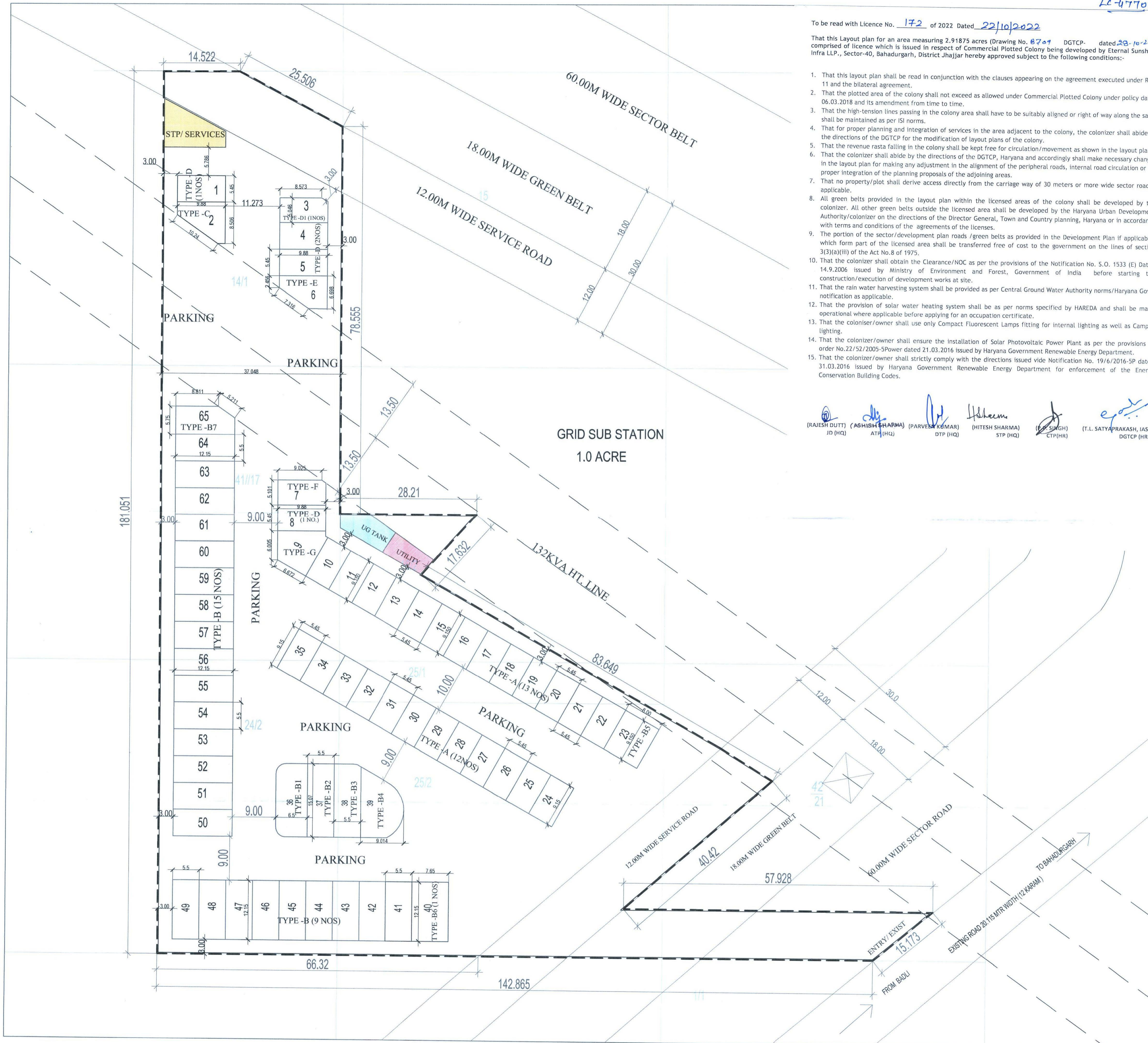
This layout plan for an area measuring 2.91875 acres (Drawing No. 8707 DGTCP dated 28-10-22) comprised of licence which is issued in respect of Commercial Plotted Colony being developed by Eternal Sunshine Infra LLP., Sector-40, Bahadurgarh, District Jhajjar hereby approved subject to the following conditions:-

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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
3. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
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 DGTCP 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 DGTCP, 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 meters or more wide sector road if applicable.
8. 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
9. 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)(ii) of the Act No.8 of 1975.
10. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
11. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
12. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
13. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
14. 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.
15. 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.

(RAJESH DUTT) ID (HQ) (ASHISH SHARMA) AT (HQ) (PARVEEN KUMAR) DTP (HQ) (HITESH SHARMA) STP (HQ) (P. SINGH) CTP (HR) (T.L. SATYA PRAKASH, IAS) DGTCP (HR)

SITE AREA STATEMENT		
TOTAL SITE AREA	2.91875 Acres (11811.74 Sqm)	
AREA UNDER 12M WIDE SERVICE ROAD (PART OF 30.0 MTR. GREEN BELT) (A)	0.285 Acres (1155.031 Sqm)	
AREA UNDER 18M WIDE GREEN BELT (B)	0.0683 Acres (276.363 Sqm)	
AREA UNDER 60.0 MTR ROAD WIDENING OF BAHADURGARH TO BADI (C)	0.0749 Acres (303.079 Sqm)	
TOTAL AREA OF (A) + (B) + (C)	0.4282 Acres	
BALANCE AREA (X)	2.49055 Acres (X)	
10% OF APPLIED SITE (Y)	0.291875 Acres (Y)	
NET PLANNED AREA (X+Y)	2.782425 Acres (11260.056 Acres)	
DECSRIPTIONS		
PERMISSIBLE	PROPOSED	
GROUND COVERAGE	3941.02 Sqm (35%)	3939.521 Sqm (34.99%)
FAR	16887.270 Sqm (150%)	16880.847 Sqm (149.91%)
PARKING, SERVICES / OPEN SPACES	7319.036 Sqm (65%)	7320.535 Sqm (65.01%)

DETAIL OF SCO'S				
TYPE	SIZE - MT	PLOT AREA IN SQMT	NO OF SCO	TOTAL PLOT AREA IN SQMT
TYPE-A	5.45   9.15	49.867	25	1246.675
TYPE-B	5.50   12.15	66.825	24	1603.8
TYPE-B1	AS PER SITE	96.256	1	96.256
TYPE-B2	5.50   15.07	82.885	1	82.885
TYPE-B3	AS PER SITE	82.595	1	82.595
TYPE-B4	AS PER SITE	99.93	1	99.93
TYPE-B5	8.00   9.15	73.20	1	73.20
TYPE-B6	7.65   12.15	92.947	1	92.947
TYPE-B7	AS PER SITE	65.951	1	65.951
TPPE - C	AS PER SITE	59.38	1	59.38
TPPE - D	5.45   9.88	53.846	4	215.384
TPPE - D1	AS PER SITE	49.399	1	49.399
TPPE - E	AS PER SITE	53.291	1	53.291
TYPE - F	AS PER SITE	50.137	1	50.137
TYPE - G	AS PER SITE	67.691	1	67.691
TOTAL			65	3939.521



DWG TITLE  
**LAYOUT PLAN**

SCALE = 1 : 100

 Architect <b>PUNEET SHARMA</b> MCAI/2907/408668	ETERNAL SUNSHINE INFRA LLP  Authorised Signatory
ARCHITECT SIGNATURE	OWNER SIGNATURE

**COMMERCIAL PLOTTED COLONY ON AN AREA MEASURING 2.91875 ACRES FALLING IN VILLAGE BARKATABAD, SECTOR-40, BAHADURGARH, JHAJJAR, HARYANA.**