

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- OPEN / GREEN
- PLOT BOUNDARY

TOTAL AREA OF LAND 8.903 ACRES (36029.11 SQ.MT.)					8.903	ACRES	
S.NO.	DESCRIPTION	PERMISSIBLE			PROPOSED		
		AREA ACRES	AREA SQ.MT.	PERCENTAGE %	AREA ACRES	AREA SQ.MT.	PERCENTAGE %
1	OPEN / GREEN SPACE (7.5 %)	0.668	2702.183	7.500	0.678	2744.561	7.618
2	10 % FACILITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT.	0.890	3602.911	10.000	0.890	3603.020	10.000
3	COMMERCIAL AREA	0.356	1441.164	4.000	0.356	1441.150	4.000
4	AREA UNDER PLOTS	5.431	21977.577	61.000	4.727	19128.250	53.091
5	TOTAL AREA	5.787	23418.922	65.000	5.083	20569.400	57.091
6	DENSITY	240 - 400 PPA			291.139		

To be read with Licence No. 169 of 2022 Dated 22/10/2022 comprised of That this layout plan for an area measuring 8.903 acres (Drawing No. 2888 Dated 26/11/2022) being license which is issued in respect of Affordable Plotted Colony (Under Doen Dayal Jan Awas Yojna-2016) being developed by Sh. Kamal Aggarwal S/o Sh. Brij Mohan, Palm Abodes Buldcon Pvt. Ltd. in collaboration with Palm Abodes Buldcon Pvt. Ltd., in the revenue estate of village Pahrawar, Sector-25D, Rohtak 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 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 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 license.
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 licensed 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 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.
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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PARVEEN KUMAR)
DTP (HQ)

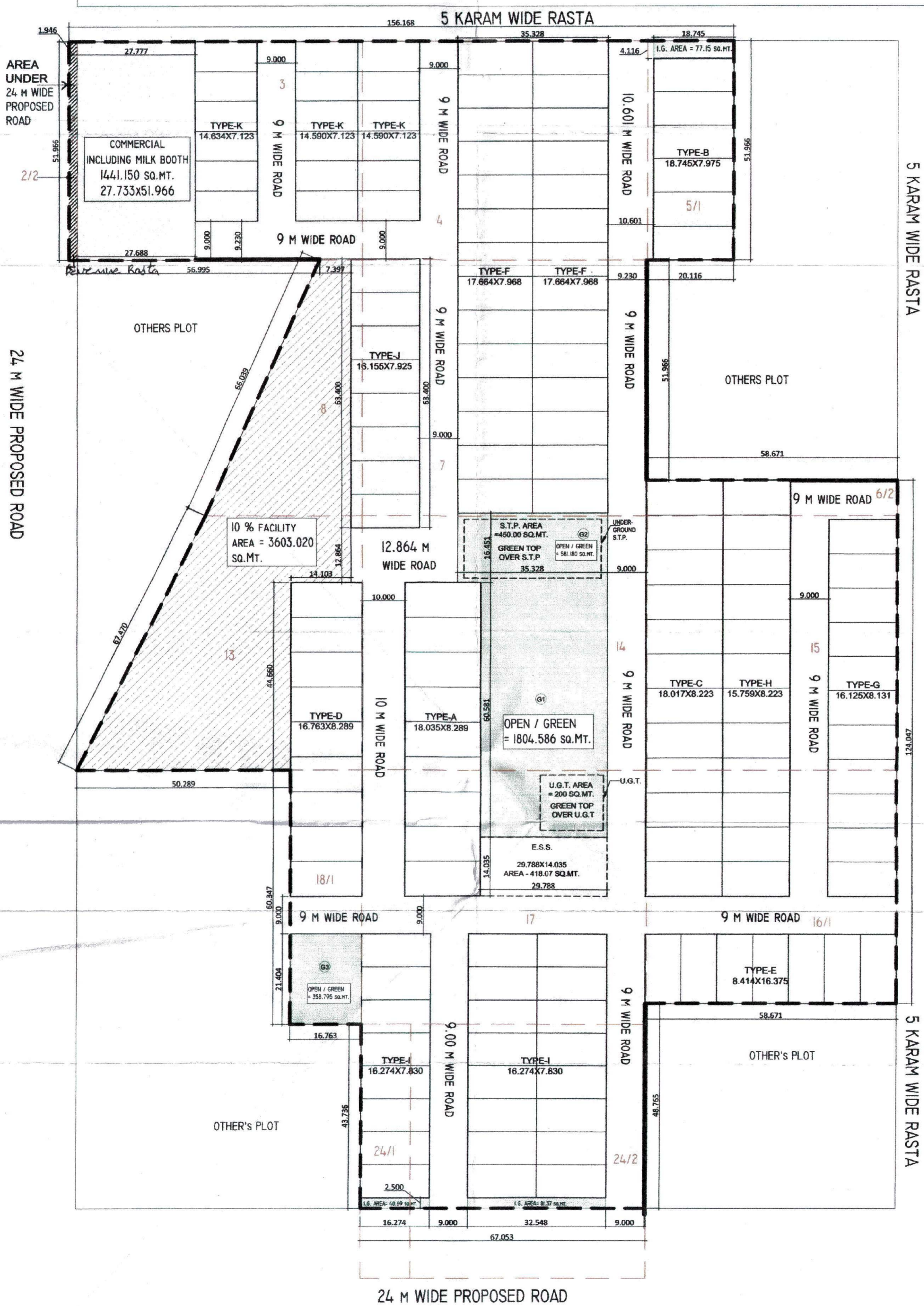
(HITESH SHARMA)
STP (HQ)

(SACHIN)
CT/PHR

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

(ASHISH SHARMA)
AIP (HQ)

(RAJESH DUTT)
JD (HQ)



PLOT AREA DETAIL					
TYPE	WIDTH	LENGTH	AREA	NO OF PLOTS	TOTAL AREA UNDER PLOTS
A	8.289	18.035	149.500	9	1345.500
B	7.975	18.745	149.490	6	896.940
C	8.223	18.017	148.150	12	1777.800
D	8.289	16.763	138.950	9	1250.550
E	8.414	16.375	137.790	7	964.530
F	7.968	17.664	140.740	28	3940.720
G	8.131	16.125	131.110	11	1442.210
H	8.223	15.759	129.580	12	1554.960
I	7.83	16.274	127.430	24	3058.320
J	7.925	16.155	128.030	8	1024.240
K	7.123	14.59	103.920	12	1247.040
L	7.123	14.634	104.240	6	625.440
TOTAL PLOTS AREA				144	19128.250
					4.72669
					53.091

OPEN / GREEN AREA					
S.NO	NO.	PREFIX	LENGTH	BREATH	AREA
G1	1	1	29.788	60.581	1804.586
G2	1	1	35.328	16.451	581.180
G3	1	1	16.763	21.404	358.795
TOTAL OPEN / GREEN AREA (in sq.mt.)					2744.561
					0.67820
					7.618

PALM ABODES BULDCON PVT. LTD.

Ravi
Director

ALL DIMENSIONS ARE IN METERS.

PROJECT TITLE:- PROPOSED SITE FOR D.D.J.A.Y AFFORDABLE PLOTTED COLONY OVER AN AREA OF 8.903 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE PAHRAWAR, SECTOR-25 D, TEHSIL & DISTRICT - ROHTAK. DEVELOPERS:- PALM ABODES BULDCON PRIVATE LIMITED	Owner Sign:- PALM ABODES BULDCON PVT. LTD. <i>Ravi</i> Auth. Signatory	Architect Sign:- ROHIT DABAS Architect, Urban Planner B Arch. M. Plan (IIT Roorkee) CA/2016/76810 AIP/2019-029	TITLE SITE LAYOUT PLAN Drg. No. 01	SCALE = 1:600 (A1) Drawn By- SACHIN TYAGI Date- 10-09-2022 Checked By- ROHIT DABAS	Architect:- RD DESIGN ATRIUM ARCHITECTS & URBAN PLANNERS 1st FLOOR, D-1 SECTOR-25D, ROHTAK-201501 Ph. 011-4220283, 4323408 E-mail: rd@rdatrium.com Website: www.rdatrium.com	
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