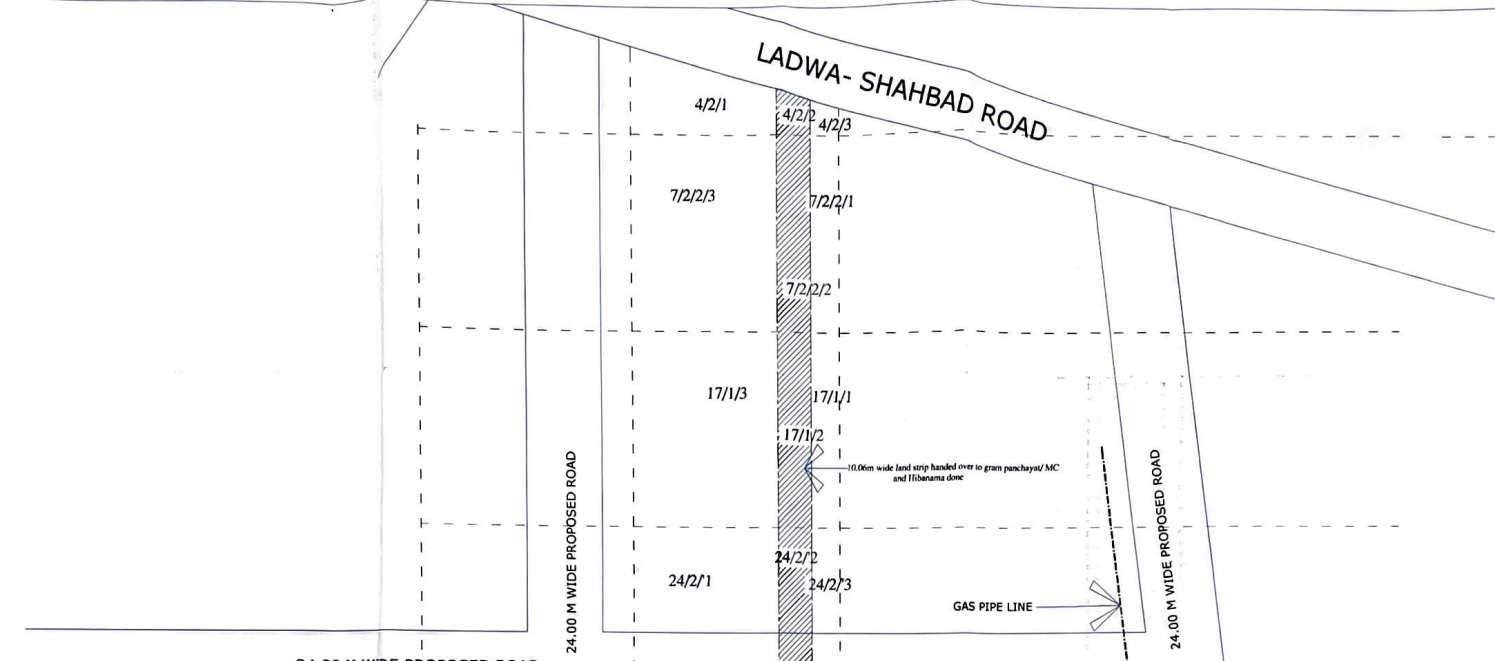


LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA (DDJAY) OVER AN AREA MEASURING 12.00 ACRES IN THE REVENUE ESTATE OF VILLAGE JHAMBRA SECTOR 10, SHAHBAD DISTT. KURUKSHETRA BEING DEVELOPED BY ESS GEE DEVELOPERS & PROMOTERS AND OTHERS



AREA STATEMENT FOR DEEN DYAL JAN AWAS YOJNA

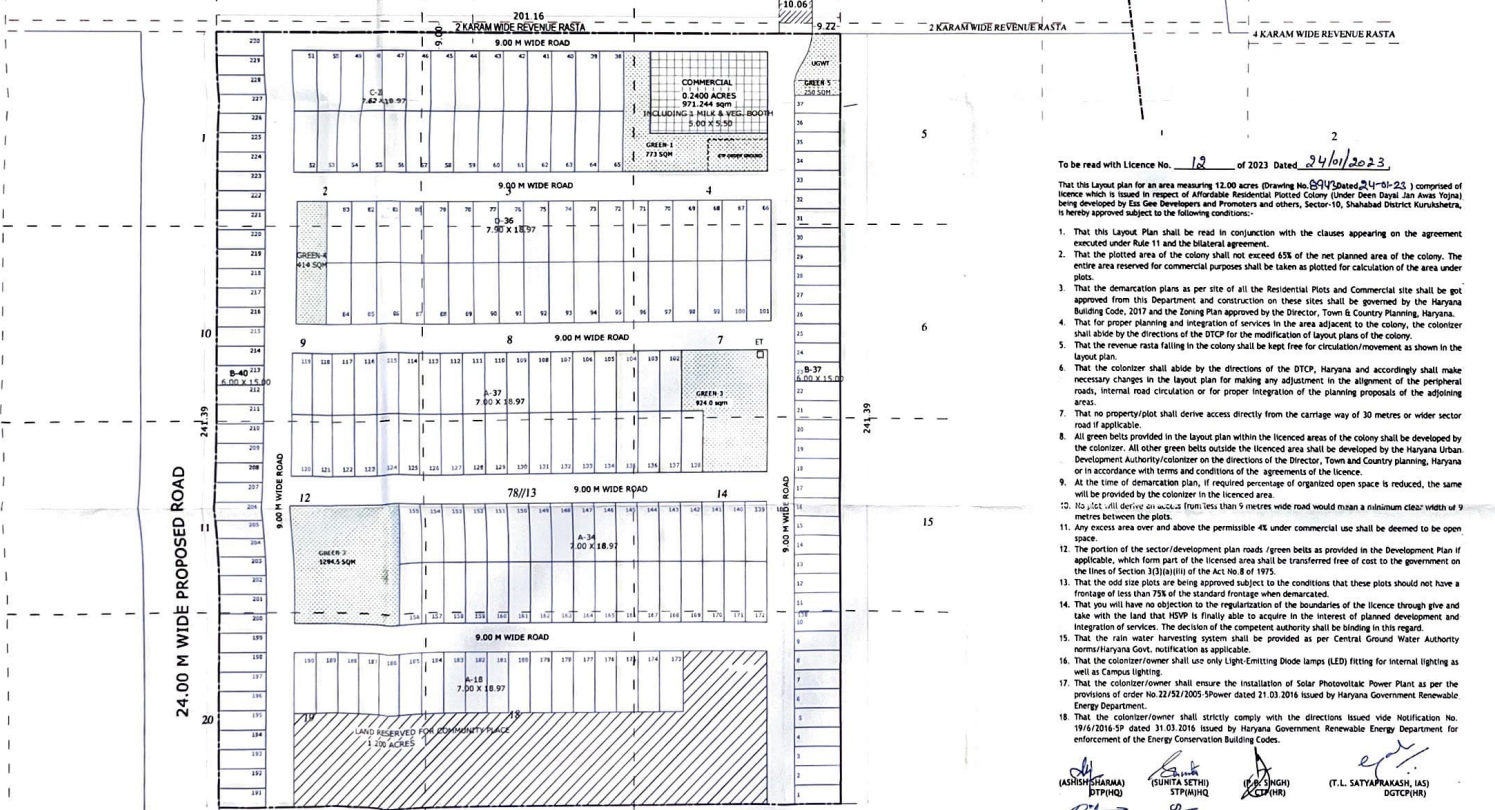
NET PLANNED AREA	PERMISSIBLE AREA IN ACRES	PERMISSIBLE NAAG	PROPOSED AREA IN ACRES	PROPOSED NAAG
12				
ORGANIZED OPEN SPACE	0.9000	7.5	0.9033	7.53
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	1.2000	10	1.2000	10.00
COMMERCIAL AREA	0.4800	4	0.2400	2.30
AREA UNDER PLOTS	7.2000	61	6.966	58.25
TOTAL PERMISSIBLE SALEABLE AREA	9.8800	85	7.206	60.75
MIN. MAX. PERMISSIBLE DENSITY	240-400 PPA		258.75	PPA

DETAIL OF PLOTS IN SQM

CATEGORY	SIZE	PILOT AREA	NO. OF PLOTS	AREA
A	7.00 x 18.97	132.700	89	11818.1100
B	4.00 x 15.00	60.00	77	4620.00
C	7.62 x 18.97	144.551	28	4047.4192
D	7.90 x 18.97	149.863	36	5305.0680
TOTAL		241.214	230	36790.6072

DENSITY CALCULATION

NO. OF PLOTS	230	7	13.5	31.05	PERSONS	12	372.60	PPA
GREEN AREA CALCULATION								
GREEN-1	375	SCPM						
GREEN-2	2784.5	SCPM						
GREEN-3	304	SCPM						
GREEN-4	404	SCPM						
GREEN-5	290	SCPM						
GREEN-6	803.0000	SCPM						
	31033	ACRES						



To be read with Licence No. 12 of 2023 Dated 24/01/2023

This Layout plan for an area measuring 12.00 acres (Drawing No. 09/14 Dated 24-01-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna) being developed by Ess Gee Developers and Promoters and others, Sector-10, Shahabad District Kurukshetra, 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, 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 DTCR 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 DTCR, 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, Town & 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 licensed area.
10. No utility service conduits from less than 5 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 30(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. 19/4/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

OTE:- Location and size of STP & UGW may change as per service estimate and with approval of HSPV.

LEGEND
 CHEME BOUNDARY SHOWN THUS
 PACE FOR ELECTRIC TRANSFER SHOWN THUS
 ILLA LINE / RECT. LINE
 GREEN AREA SHOWN THUS



SHIV KUMAR
 CA/2016/73358

ARCHITECT OWNER

TITLE:-

SITE PLAN

ARCHITECTS

BUNIYAAD
 ARCHITECTS AND INTERIOR DESIGNERS
 HOUSE NO. 1287, SECTOR 44-B, CHANDIGARH.
 PHONE NO. 0172-5081287

(ASHISH SHARMA) (SUNITA SETHI) (S. SINGH) (T.L. SATYAPRAKASH, IAS)
 (ATP(HQ)) (DTP(HQ)) (DTP(HQ)) (DTCR(HQ))
 (KUNAL CHAUHAN) (DINESH KUMAR)
 (ATP(HQ)) (PA(HQ))