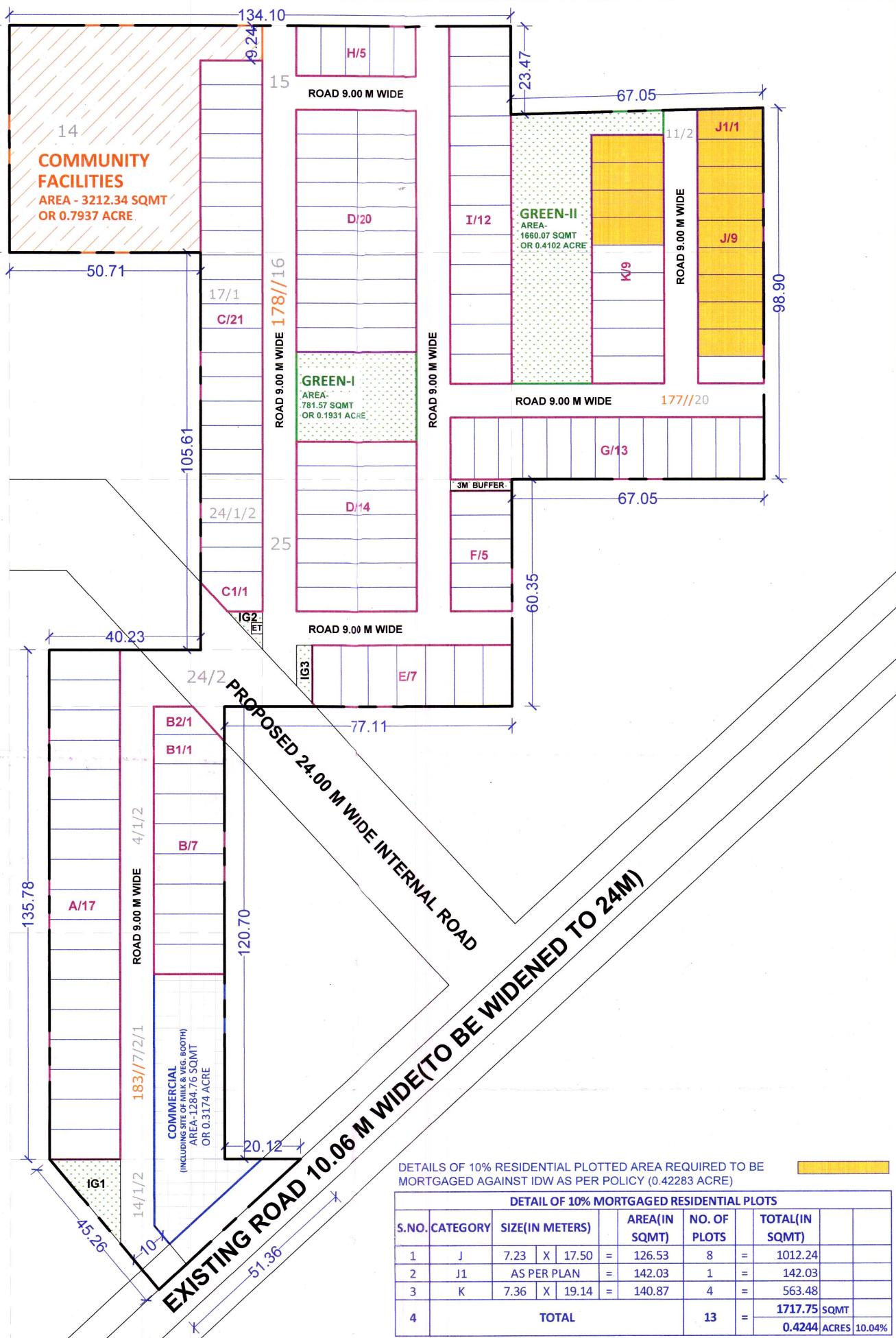
				DETAIL	OF	RESIDENTIA	L PLOTS		-		
S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN	NO. OF		TOTAL(IN		
						SQMT)	PLOTS		SQMT)		
1	Α	7.99	Χ	18.76	=	149.89	17	=	2548.13		
2	В	8.00	X	18.75	=	150.00	7	=	1050.00		
3	B1	AS PER PLAN			=	148.54	1	=	148.54		14
4	B2	AS PER PLAN			=	101.15	1	=	101.15		
5	С	6.47	Χ	16.45	=	106.43	21	=	2235.03		
6	C1	AS PER PLAN			=	147.35	1	=	147.35		
7	D	6.44	Χ	16.31	=	105.04	34	=	3571.36		
8	Е	7.68	X	16.34	=	125.49	7	=	878.43		
9	F	6.40	Χ	16.32	=	104.45	5	=	522.25		
10	G	6.41	X	16.50	=	105.77	13	=	1375.01		
11	Н	6.52	Х	13.27	=	86.52	5	=	432.60		
12	I	7.93	X	16.32	=	129.42	12	=	1553.04		
13	J	7.23	Χ	17.50	-=	126.53	9	=	1138.77		
14	J1	AS PER PLAN			=	142.03	1	=	142.03		
15	K	7.36	Х	19.14	=	140.87	9	=	1267.83		
16		143	-	17111.52	SQMT						
	E <sub>V</sub>	TOTAL							4.2283	ACRES	53.27%



PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 7.9375 ACRES IN THE REVENUE ESTATE OF VILL. NEZADELA KALAN, SECTOR-25, SIRSA(HARYANA) - M/S SHREE MAHALAXMI **DEVELOPERS** 

AREA CALCULATIONS											
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)						
1	TOTAL AREA OF THE SCHEME	7.9375	-	-	-						
2	AREA UNDER RESIDENTIAL PLOTS	4.2283	53.27%	4.8418	61.00%						
3	AREA UNDER COMMERCIAL	0.3174	4.00%	0.3175	4.00%						
4	TOTAL SALEABLE AREA( 2 + 3)	4.5457	57.27%	5.1593	65.00%						
5	OPEN SPACE/PARKS	0.6033	7.60%	0.5953	7.50%						
6	COMMUNITY FACILITIES	0.7937	10.00%	0.7937	10.00%						

To be read with Licence No. 25. of 2023 Dated 06/03/2023

That this Layout plan for an area measuring 7.9375 acres (Drawing No. 898) Dated 07-02-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Shree Mahalaxmi Developers, Sector-25, Sirsa, is hereby approved subject to the following

- 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
- 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,
- 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
- 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
- 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
- 11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open
- 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 are 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
- 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

FTP(E&V)

(SUREKHA YADAV)

(DINESH KUMAR)



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MADHYA MARG, CHANDIGARH-160009.

LEGEND: ET (3MX3M) PARKS / OPEN SPACES COMMERCIAL AREA COMMUNITY FACILITIE KILLA LINE SCHEME BOUNDARY

ABBREVIATIONS-

= ELECTRIC TRANSFORMER = UNDERGROUND WATER TANK UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

(SCALE-N.T.S.)

**DENSITY CALCULATION(PPA)-**NUMBER OF PLOTS = 143

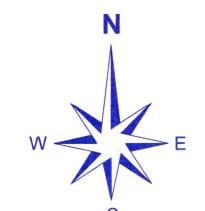
UNITS ALLOWED = 4 POPULATION ALLOWED PER UNIT = 4.5 DENSITY CALCULATION = 143 X 4 X 4.5

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

= 2574.0 / 7.9375 = 324.28, SAY 324 PPA **GREEN AREA CALCULATION:-**

=GREEN-I + GREEN - II **= 781.57 + 1660.07** 

= 2441.64 SQMT OR 0.6033 ACRE(7.60%)



For SHREE MAHALAXMI DEVELOPERS

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER