

ROHTAK, SECTOR - 36

Proposed Layout of site area measuring 5.01562 acres under affordable plotted housing policy 2016 (Deen Dayal Jan-Awas Yojna) at sector-36, Rohtak

Total area = 5.01562 acres
 Residential = 3.153 acres (62.86%)
 Commercial = 0.107 acres (2.13%)
 Community Facilities = 0.506 acres (10.08%)
 Green = 0.453 acres (9.03%)


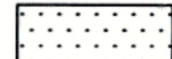


Saleable Area = 3.26 acres (64.99%)

DETAILS OF PLOTS				FREEZED AREA PLOT DETAIL	
PLOT TYPE	SIZE (m.)	AREA (Sq.m.)	Nos	AREA (sq.m.)	Nos
I	8.33 x 18.0	149.94	12	1799.28	9
I'	8.33 x 17.885	148.982	24	3575.568	12
II	8.03 x 18.0	144.54	23	3324.42	13
III	7.95 x 18.0	143.1	24	3434.4	10
IV	6.42 x 14.0	89.88	07	629.16	-
Total			90	12762.828sq.m. (3.153 Acres)	44 (1.593 Acres)

Required organised green : 0.376 ACRES (7.5%)
 Proposed organised green : 0.450 ACRES (8.97%)

Total Population : 90x13.5=1215 persons
 Population Density : 1215 / 5.01562=242.24 PPA

LEGEND:

-  Community Facilities
-  Green
-  Site Boundary
-  Freezed Area

PROJECT TITLE:
SUNCITY TOWNSHIP
ROHTAK: SECTOR - 36

SCALE: 1:1000

(Architect & Town Planner Sign.)

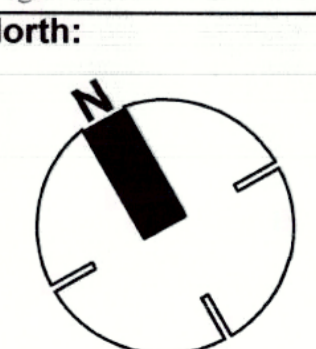
Owner's Sign.:

Sheshank Patil
 Architect & Town Planner
 CA/2005/35563, AITP/2013/216

For Sharad Farms & Holdings Pvt. Ltd.

Auth. Sign./Director

M/s SHARAD FARMS AND HOLDINGS PVT LTD
 LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-B, POCKET-V,
 COMMUNITY CENTER, VASANT KUNJ, NEW DELHI - 110070



Note:
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To be read with Licence No. 28 of 2017 Dated 08/6/2017 LC-3267

This layout plan for an area measuring 5.01562 acres (Drawing No. DCP-912 dated 01.06.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Aparajita Realtors Pvt. Ltd. & others in collaboration with Sharad Farms & Holdings Pvt. Ltd. in Sector-36, Rohtak 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 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.
- 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 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 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 licensed 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 maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Building Code, 2017. This condition shall also be incorporated in the zoning plan and in the allotment letter being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- 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.
- 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.
- This you will have no objection to the regularization of the licence through the HUDA to the extent that the HUDA 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 coloniser/owner shall use only Light-Emitting Diode (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM AVTAR BASSI) (DINESH KUMAR) (S.K. SEHRAWAT) (DEVCHIDRA NIMBOIKAR) (KAMAL KUMAR) (T.L. SATYAPRAKASH, IAS)
 AD (HQ) SD (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)