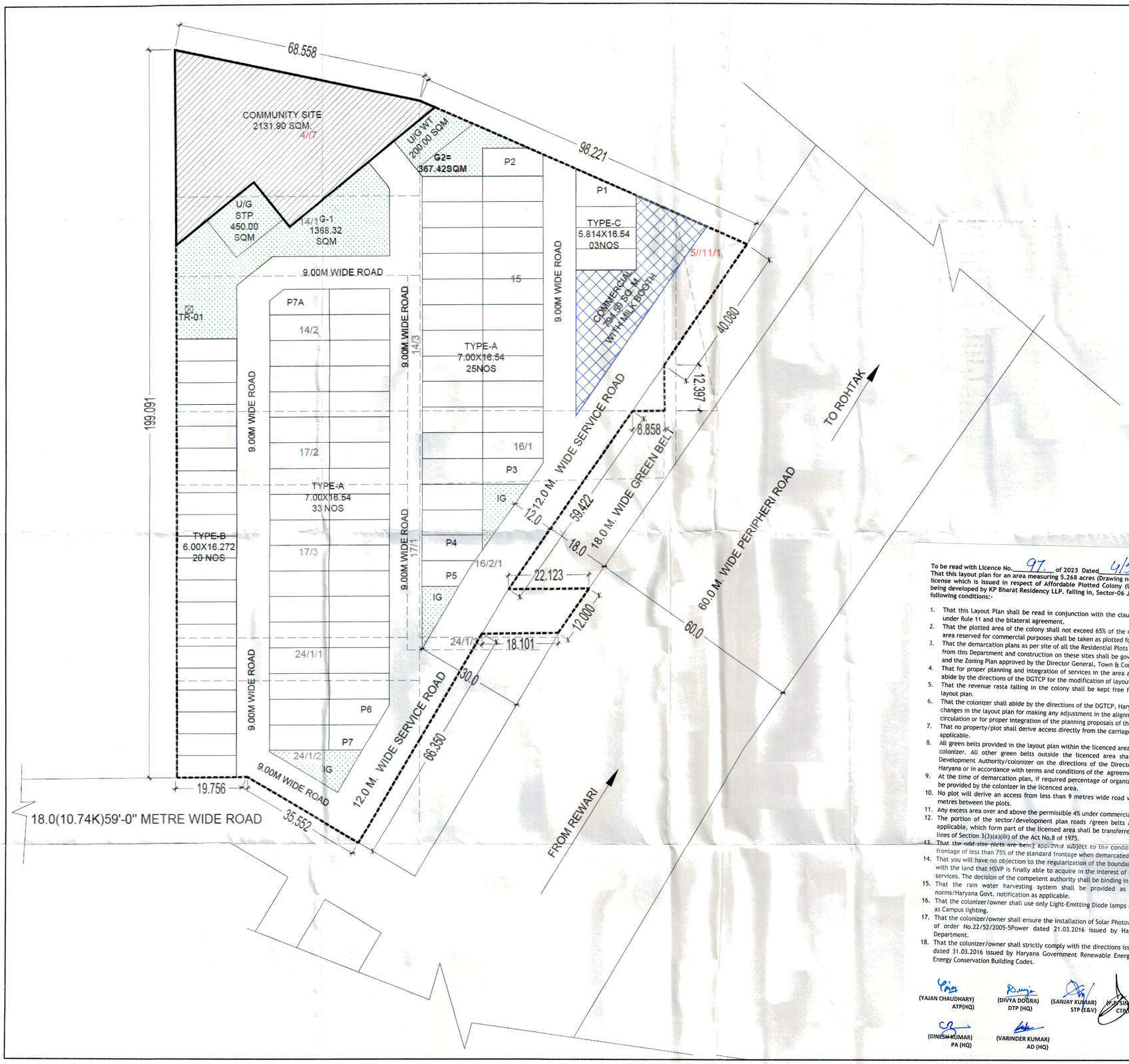

LAYOUT SUMMARY - 5.268 ACRES

S. No.	PARTICULARS	AREA (IN ACRES)
I	AREA OF THE SCHEME	5.268
II	AREA (0.09ACRES)UNDER FALL IN 18.0MGREEN BELT AREA(0.58ACRES) UNDER 12.0 M WIDE SERVICE ROAD	0.67
III	BALANCE AREA (A)	4.598
IV	50% AREA UNDER FALLING 18.0M GREEN BELT & UNDER 12.0 M WIDE SERVICE ROAD(B)	0.335
V	NET PLANNED AREA (A+B)	4.933

DETAIL OF AREA DISTRIBUTION

S. No.	PARTICULARS	PERMISSIBLE		ACHIEVED	
		(IN ACRES)	%	(IN ACRES)	%
I	AREA UNDER PLOTS	3.009	61.00%	2.421	49.08%
II	AREA UNDER COMMERCIAL	0.197	4.00%	0.196	3.98%
III	OPEN SPACE OR PARKS @ SITE AREA	0.395	7.50%	0.429	8.69%
IV	AREA UNDER COMMUNITY FACILITY @ SITE AREA	0.527	10.00%	0.527	10.00%
V	AREA UNDER ROADS, SERVICES & I.G.	0.863	17.50%	1.275	25.85%
VI	**TOTAL SALEABLE AREA**	**3.206**	**65.00%**	**2.618**	**53.1%**

DENSITY CALCULATION

S. No.	Description	No.	Unit
1	Total Number of Plots	89	Plots
2	No. of persons in 1 plot	13.5	Persons
3	Total Number of Persons	1201.5	Persons
4	Net Planned Area	4.933	Acres
	Density Achieved	**244**	**PPA**

DETAIL OF GREEN AREA

S. No.	Description	Area	Units
1	Green -1	0.338	Acres
2	Green -2	0.091	Acres
	TOTAL	**0.429**	**Acres**

DETAIL OF AREA UNDER SERVICES

S. No.	Description	Area	Units
1	Space for U/G Sewerage Treatment Plant (S.T.P.)	450.00	Sq. Mtr.
2	Space for Under Ground Tank (U.G.T.)	200	Sq. Mtr.
3	Transformer (2 x 2)	4	Sq. Mtr.
	TOTAL	**654.00**	**Sq. Mtr.**

DETAIL OF RESIDENTIAL PLOTS

TYPES	SIZE			AREA IN SQM	NOS OF PLOTS	TOTAL AREA IN SQM
A	7.000	X	16.54	115.780	58	6715.240
B	6.000	X	16.27	97.632	20	1952.640
C	5.814	X	16.27	94.605	3	283.816
P1	AS PER SITE			111.512	1	111.512
P2	AS PER SITE			122.420	1	122.420
P3	AS PER SITE			104.460	1	104.460
P4	AS PER SITE			112.727	1	112.727
P5	AS PER SITE			85.414	1	85.414
P6	AS PER SITE			107.110	1	107.110
P7	AS PER SITE			78.846	1	78.846
P7A	AS PER SITE			119.485	1	119.485
TOTAL PLOT AREA IN SQM					89	9793.669

PROJECT :-

PROPOSEDLAYOUT PLAN (DDJAY) FOR AFFORDABLE PLOTTED COLONYOVER AN AREA MEASURING 5.268 ACRES IN VILLAGE SILANI PANA ZALIM SECTOR -6 JHAJJAR BEING DEVELOPED BY KP BHARAT RESIDENCY LLP.

CLIENT -

MR. KRISHAN KUMAR

DRG. TITLE :-

LAYOUT PLAN

Ar. Kapil Goyal
B.Arch
Regn. No. with Council of Architecture CA/2003/31608

ARCHITECH | OWNER

To be read with Licence No. 97 of 2023 Dated 4/5/2023.
That this layout plan for an area measuring 5.268 acres (Drawing no. 923 Dated 04-05-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by KP Bharat Residency LLP. falling in, Sector-06 Jhajjar 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 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 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 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 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 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 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.22/52/2005-5Power 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.

(YAJAN CHAUDHARY) ATP(HQ)	(DIVYA DOGRA) DTP (HQ)	(SANJAY KUMAR) STP (E&V)	(P.P.SINGH) CTP(HR)	(T.L. SATYAPRAKASH, IAS) DGTCP (HR)
(DINESH KUMAR) PA (HQ)	(VARINDER KUMAR) AD (HQ)			