AREA DETAIL						
A	TOTAL AREA OF THE SCHEME	6.16875	ACRES	24964.01	SQ.MT.	
B	AREA UNDER SECTOR ROAD 30 MT. GREEN BELT & 12 MT. SERVICE ROAD	0.17300	ACRES	700.11	SQ.MT.	
C	BALANCE AREA (A - B)	5.99575	ACRES	24263.90	SQ.MT.	
D	NET PLANNED AREA (C+B/2)	6.08225	ACRES	24613.95	SQ.MT.	

S.NO.	PARTICULARS	PERMISSIBLE OR REQUIRED			PROPOSAL OR ACHIEVED		
		IN ACRES	IN SQ.MT.	%	IN ACRES	IN SQ.MT.	%
I	AREA UNDER PLOTS	3.71017	15014.51	61.00%	3.27439	13250.95	53.84%
II	AREA UNDER COMMERCIAL	0.24329	984.56	4.00%	0.13932	563.82	2.29%
III	TOTAL SALEABLE AREA (VI + VII)	3.95346	15999.07	65.00%	3.41371	13814.77	56.13%
IV	OPEN SPACE OR PARKS	0.46266	1872.30	7.50%	0.47105	1906.28	7.64%
V	AREA UNDER COMMUNITY FACILITY	0.61688	2496.40	10.00%	0.61694	2496.65	10.00%
VI	DENSITY	240	TO	400	372.9		PPA
VII	UNITS	81.1	TO	135.2	126		UNITS

DETAILS OF PLOTS

S.No.	Type	Plot Size Width (meter)	Plot Size Length (meter)	Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)
1	A	7.200	19.450	140.04	3	420.12
2	B	6.100	15.000	91.50	20	1830.00
3	B1	6.459	15.000	96.89	1	96.89
4	C	6.270	11.113	69.68	7	487.75
5	D	7.200	14.050	101.16	50	5058.00
6	E	7.200	19.982	143.87	10	1438.70
7	F	7.200	15.957	114.89	8	919.12
8	G	7.078	15.700	111.12	27	3000.36
Total					126	13250.95
						3.2744 ACRES

COMMERCIAL AREA

Name	Width (meter)	Length (meter)	Total Area (sq.mt.)
Commercial	as per polyline		563.82
TOTAL			563.82
			2.29%

COMMUNITY AREA

Name	Width (meter)	Length (meter)	Total Area (sq.mt.)
Community	as per polyline		2496.65
TOTAL			2496.65
			10.00%

DENSITY CALCULATION

S.No.	Description		
1	Net Planned Area	6.08225	Acres
2	Total Number of Plots	126	Plots
3	Number of Persons in 1 Plot	18	Persons
4	Total Number of Persons	2268	Persons
5	Density Achieved	372.9	PPA

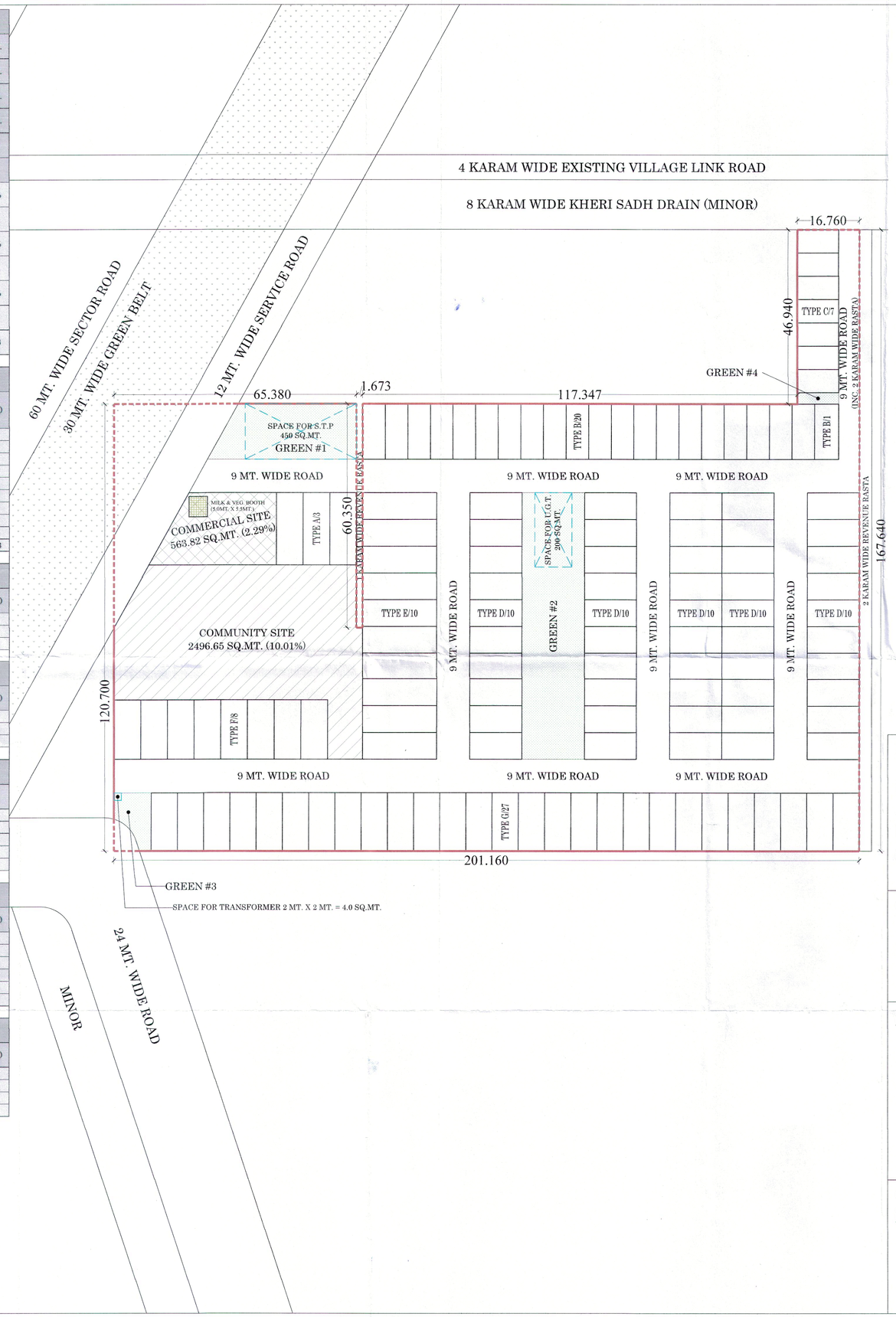
GREEN AREA CALCULATION

S.No.	Name	Width (meter)	Length (meter)	Total Area (sq.mt.)
1	Green #1	as per polyline		540.28
2	Green #2	16.875	72.000	1215.00
3	Green #3	as per polyline		117.11
4	Green #4	11.113	3.050	33.89
TOTAL				1906.28
				7.64%

AREA PROVIDED FOR SERVICES

S.No.	Name		Width (meter)	Length (meter)	Total Area (sq.mt.)
	Space for Under Ground Tank (U.G.T.)	(Reqd. 200 sq.mt.)	10.00	20.00	200.00
	Space for Sewage Treatment Plant (S.T.P.)	(Reqd. 450 sq.mt.)	15.00	30.00	450.00
	Space for Transformer	(Reqd. 4 sq.mt. = 2x2)	2.00	2.00	4.00
		(Reqd. 654 sq.mt.)	Provided		654.00

	SCHEME BOUNDARY LINE
	RESIDENTIAL PLOTS
	COMMERCIAL SITE
	COMMUNITY SITE
	GREEN AREA



To be read with Licence No. 35 **Dated** 16/2/2023 **LC-3268.**

That this Layout Plan for an area measuring 6.16875 acres (Drawing No. DGTCP-9016 dated 16-02-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Orange Castle Pvt. Ltd. in Sector-26A, 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 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,Hr. 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, Hr. 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 licenced 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-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. 19/6/2016-5P 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)	(R.P. SINGH) CTP(HR)	(T.L.SATYAPRAKASH, IAS) DGTCP (HR)

(SATYA PAL)
JD (HQ)

PROJECT:

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEAN DAYAL JAN AWAS YOJANA (DDJAY) 2016 OVERA AN AREA MEASURING 6.16875 ACRES IN THE REVENUE ESATATE OF VILLAGE KHEDI SADH, SECTOR 26A, TEHSIL & DISTRICT ROHTAK (HARYANA).

CLIENT:

M/s ORANGE CASTLE PVT. LTD.

SHEET TITLE :

LAYOUT PLAN

DEALT	RATTAN
DATE	OCTOBER 2022
SCALE	1:600 (A1)
SHEET NO	01

CLIENT SIGNATURE :

Orange Castle Pvt. Ltd.
Director

ARCHITECT SIGNATURE :

RATTAN PAL SINGH
ARCHITECT
CA/2011/51128

ARCHITECTS :

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