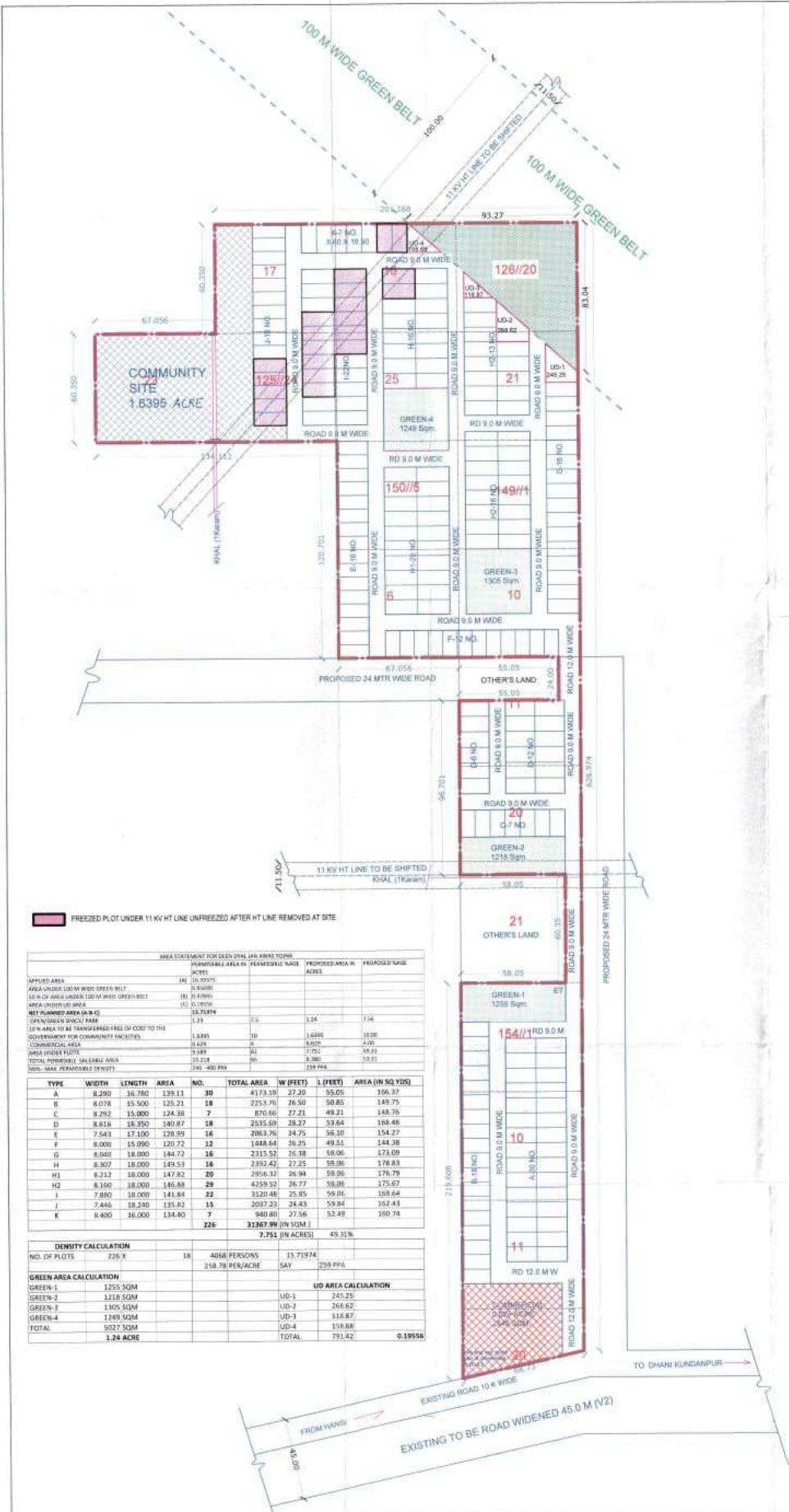


To be read with Licence No. 73 of 2023 Dated 14/10/23  
 This layout plan for an area measuring 16.3975 acres (Drawing No. 1111 Dated 26-11-22) comprised of license which is issued in respect of Affordable Plotted Colony Under Deem Doyal Jan Area (2016) being developed by Sh. Rajesh and others in Village Loharpur, Sector-4, Hansi is hereby approved subject to the following conditions:

1. This Layout Plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the historical agreement.
2. The plotted area of the colony shall not exceed 40% 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. The demarcation plans as per size of all Residential Plots and Commercial use shall be got approved from the 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. 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 plan of the colony.
5. The revenue rates falling in the colony shall be kept free for circulation/assessment as shown in the layout plan.
6. 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 cartage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed area 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 General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the license.
9. In the event 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 plot will derive an access from less than 9 metres wide road would retain a minimum clear width of 9 metres between the plots.
11. Any access area (over and above the permissible 4% open 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 19(4)(b) of the Act No. 16 of 1975.
13. That the site use plans are being approved subject to the conditions that these plans shall not have a frontage of less than 75% of the standard frontage when demarcated.
14. The user will have no objection to the regularization of the boundaries of the license through give and take with the land that is/are already 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.22/2023/2025 Shriwar 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. 19/13/2016 SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH BANJALI) DTP (HQ)  
 (GANJAY KUMAR) STP (HR)  
 (SUDHAKAR) CIV (HR)  
 (J.L. SATYAPRAKASH) AS) DGTCP (HR)  
 (SURESHA YADAV) ATP (HQ)  
 (PARVEEN KUMAR) ID (HQ)



FREEZED PLOT UNDER 11 KV HT LINE UNFREEZED AFTER HT LINE REMOVED AT SITE

AREA STATEMENT FOR DEEM DUAL USE AREAS ONLY

APPROVED AREA	ACRES	PERMISSIBLE AREA IN ACRES	PROPOSED AREA IN ACRES	PROPOSED DENSITY
AREA UNDER 100M WIDE GREEN BELT	16.3975	0.0000	0.0000	
AREA UNDER 100M WIDE GREEN BELT	16.3975	0.0000	0.0000	
AREA UNDER 100M WIDE GREEN BELT	16.3975	0.0000	0.0000	
NET PLANNED AREA (A+B+C)	16.3975	0.0000	0.0000	
OPEN GREEN SPACES (D)	1.8395	1.8395	1.8395	134
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	1.6556	1.6556	1.6556	1036
COMMERCIAL AREA	0.0000	0.0000	0.0000	
AREA UNDER PLOTS	14.5420	14.5420	14.5420	893
TOTAL PROPOSED DUAL USE AREA	14.5420	14.5420	14.5420	893
AREA - MAX PERMISSIBLE DENSITY	240 - 400 PPA		239 PPA	

TYPE	WIDTH	LENGTH	AREA	NO.	TOTAL AREA	W (FEET)	L (FEET)	AREA (IN SQ YDS)
A	8.290	16.780	139.11	30	4173.30	27.20	55.05	156.37
B	8.078	15.500	125.21	18	2253.78	26.50	58.85	145.75
C	8.292	15.500	128.38	7	870.66	27.21	49.21	142.76
D	8.618	16.350	140.87	18	2535.69	28.27	53.64	168.48
E	7.543	17.100	128.99	16	2063.76	24.75	56.10	154.27
F	8.000	15.000	120.72	12	1448.64	26.25	49.51	144.38
G	8.500	18.000	153.00	16	2448.00	26.18	54.06	173.09
H	8.307	18.000	149.53	16	2392.42	27.35	55.06	178.83
H1	8.212	18.000	147.82	20	2956.32	26.94	59.35	176.79
H2	8.160	18.000	146.88	29	4239.32	26.77	58.08	175.67
I	7.850	18.000	141.30	22	3120.00	25.85	59.05	169.64
J	7.446	18.240	135.82	15	2037.23	24.43	59.84	162.41
K	8.400	18.000	151.20	7	940.80	27.56	52.48	160.74
				225	31267.99	(IN SQ M)		49.31%

DENSITY CALCULATION

NO. OF PLOTS	225 X	18	4050 PERSONS	15.71974	259 PPA
			258.79 PER/ACRE		

GREEN AREA CALCULATION

GREEN-1	1285 SQM	UD-1	245.25
GREEN-2	1218 SQM	UD-2	268.62
GREEN-3	1305 SQM	UD-3	318.87
GREEN-4	1248 SQM	UD-4	318.88
TOTAL	5057 SQM	TOTAL	791.42

**LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 16.39375 ACRES IN SECTOR -4, HANSI, DISTT. HISAR**

**LAYOUT PLAN**

DRAWING TITLE	NORTH	DRG. NO.
SITE PLAN	W E S	
SCALE - 1:500	DATE - 24 - NOV - 2022	
ARCHITECT	OWNER	
A.K. SHARMA CA/2017/81533	A.K. SHARMA CA/2017/81533	

ARCHITECT - **MONARCH DESIGN STUDIO**  
 ARCHITECTS | PLANNERS | ENGINEERS | MEP SERVICES  
 50D-88-89 SECOND FLOOR, WACHYA MARG, SECTOR-30 CHANDIGARH  
 Cell No. - 9876-12882; E-Mail - chd.amts@gmail.com