

AREA DETAIL							
A	TOTAL AREA OF THE SCHEME	11.800	ACRES	47752.83	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	7.198	29129.23	61.00%	6.222	25180.32	52.73%
II	AREA UNDER COMMERCIAL	0.472	1910.11	4.00%	0.463	1872.23	3.92%
III	TOTAL SALEABLE AREA (I + II)	7.670	31039.34	65.00%	6.685	27052.55	56.65%
IV	OPEN SPACE OR PARKS	0.885	3581.46	7.50%	0.895	3621.79	7.58%
V	AREA UNDER COMMUNITY FACILITY	1.180	4775.28	10.00%	1.180	4775.46	10.00%
VI	DENSITY	240	TO	400	286.8		PPA
VII	UNITS	157.3	TO	262.2	188		UNITS

DETAILS OF PLOTS							
S.No.	Type	Plot Size		Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)	
		Width (meter)	Length (meter)				
1	A	8.050	17.352	139.68	11	1536.52	
2	A1	8.121	17.352	140.92	1	140.92	
3	B	7.850	17.352	136.21	89	12122.97	
4	B1	7.871	17.352	136.88	3	409.73	
5	C	7.500	19.036	142.77	4	571.08	
6	C1	7.500 (avg)	19.036	142.77	1	142.77	
7	D	7.400	19.010	140.67	20	2813.48	
8	D1	7.166 (avg)	19.010	136.23	1	136.23	
9	D2	7.641 (avg)	19.010	145.26	1	145.26	
10	E	8.140	15.664	127.50	6	765.03	
11	E1	8.158	15.664	127.79	1	127.79	
12	F	7.190	15.680	112.74	12	1352.87	
13	F1	7.210	15.680	113.05	2	226.11	
14	G	8.140	15.696	127.77	12	1533.19	
15	G1	8.158	15.696	128.05	2	256.10	
16	H	7.190	16.905	121.55	12	1458.56	
17	H1	7.210	16.905	121.89	2	243.77	
18	I	7.550	19.850	149.87	7	1049.07	
19	I1	7.500	19.850	148.88	1	148.88	
Total					188	25180.32	
						6.222	ACRES

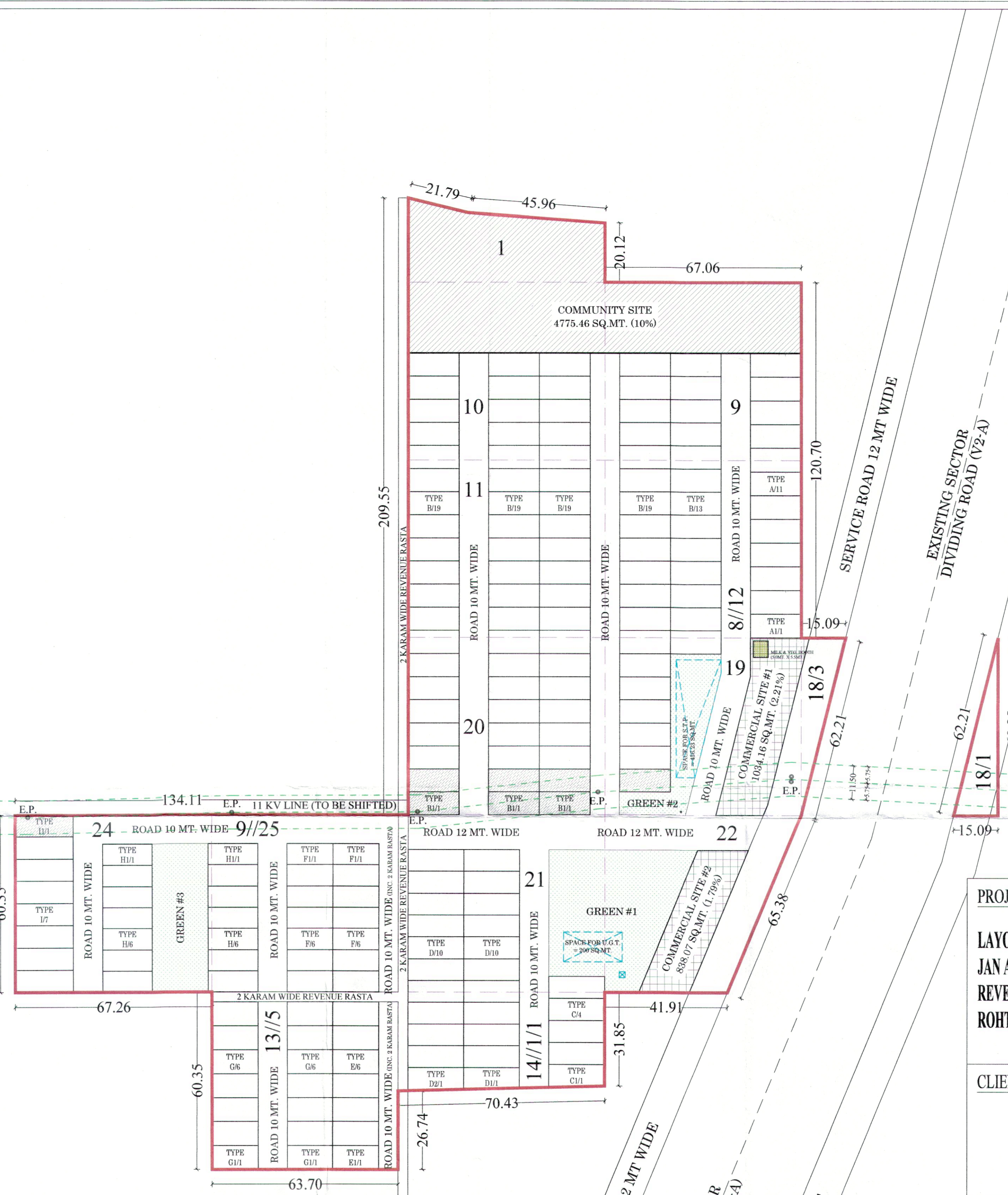
COMMERCIAL AREA			
Name	Width (meter)	Length (meter)	Total Area (sq.mt.)
Commercial #1	as per polyline		1034.16
Commercial #2	as per polyline		838.07
TOTAL			1872.23
			3.92%

COMMUNITY AREA			
Name	Width (meter)	Length (meter)	Total Area (sq.mt.)
Community	as per polyline		4775.46
TOTAL			4775.46
			10.00%

DENSITY CALCULATION			
S.No.	Description		
1	Net Planned Area	11.80	Acres
2	Total Number of Plots	188	Plots
3	Number of Persons in 1 Plot	18	Persons
4	Total Number of Persons	3384	Persons
5	Density Achieved	286.8	PPA

GREEN AREA CALCULATION				
S.No.	Name	Width (meter)	Length (meter)	Total Area (sq.mt.)
1	Green #1	as per polyline		1864.18
2	Green #2	as per polyline		796.33
3	Green #3	19.092	50.350	961.28
TOTAL				3621.79
				7.58%

AREA PROVIDED FOR SERVICES				
S.No.	Name	Width (meter)	Length (meter)	Total Area (sq.mt.)
1	Space for Under Ground Tank (U.G.T.)	(Reqd. 200 sq.mt.)	10.00	200.00
2	Space for Sewage Treatment Plant (S.T.P.)	(Reqd. 450 sq.mt.)	8.94	450.13
3	Space for Transformer	(Reqd. 4 sq.mt. = 2x2)	2.00	4.00
Provided				654.13



NOTE : PLOT FALLING UNDER 11 KV H.T. LINE SHALL BE KEPT FREEZED TILL SHIFTING OF LINE

	SCHEME BOUNDARY LINE
	RESIDENTIAL PLOTS
	COMMERCIAL SITE
	COMMUNITY SITE
	GREEN AREA
	FREEZED PLOTS

To be read with Licence No. 68 of 2023 Dated 29/03/2023. This layout plan for an area measuring 11.80 acres (Drawing no. 912 Dated 29/03/2023) comprised of that this layout plan for an area measuring 11.80 acres (Drawing no. 912 Dated 29/03/2023) license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Prima Land and Housing LLP, falling in, Sector-21-E, 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 DGCP 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 DGCP, 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 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 HSPV 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.

(DIVYA DUBRA) DTP (HQ) (SANJAY KUMAR) STP (E&V) (JITENDER SHAG) CTP (T&M) (T.L. SATYAPRAKASH, IAS) DGCP (HR)

(YAJAN CHAUDHARY) ATP (HQ) (DINESH KUMAR) PA (HQ) (VARINDER KUMAR) AD (HQ)

PROJECT:
 LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA (DDJAY) 2016 OVER AN AREA MEASURING 11.80 ACRES IN THE REVENUE ESATATE OF VILLAGE SUNARI KHURD, SECTOR 21E, TEHSIL & DISTRICT ROHTAK (HARYANA).

CLIENT:
 M/s PRIMA LAND & HOUSING LLP

SHEET TITLE :	DEALT	RATTAN
LAYOUT PLAN	DATE	NOVEMBER 2022
	SCALE	1:900 (A1)
	SHEET NO	01

CLIENT SIGNATURE:

ARCHITECT SIGNATURE:

ARCHITECTS :

RATTAN PAL SINGH ARCHITECT CA/2011/51128

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