

SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
TOTAL PLOT AREA	15.15625	61335.070		15.15625	61335.070	
AREA UNDER U.D.				0.03276	132.565	
AREA FALLING UNDER SECTOR ROAD 45 M AND 30 M WIDE GREEN BELT				0.21177	857.000	
50% BENEFIT OF AREA FALLING UNDER SECTOR ROAD 45 M AND 30 M WIDE GREEN BELT				0.10588	428.500	
NET PLANNED AREA ((TOTAL PLOT AREA) - (50% BENEFIT OF AREA FALLING UNDER SECTOR ROAD 45 M AND 30 M WIDE GREEN BELT)) - AREA UNDER U.D.	15.05037	60906.570		15.01761	60774.005	
OPEN AREA UNDER GREEN/PARK	1.13672	4600.130	7.50	1.18245	4785.193	7.80
COMMUNITY FACILITIES	1.51562	6133.507	10.00	1.51996	6151.038	10.03
COMMERCIAL AREA	0.60070	2430.960	4.00	0.45064	1823.687	3.00
AREA UNDER PLOTS	9.16074	37072.143	61.00	8.75740	35439.882	58.31
TOTAL PERMISSIBLE SALEABLE AREA	9.76144	39503.103	65.00	9.20804	37263.569	61.31

GREEN AREA PROPOSED			
G1	=	667.958	SQ.M.
G2	=	1643.247	SQ.M.
G3	=	1105.347	SQ.M.
G4	=	295.863	SQ.M.
G5	=	664.713	SQ.M.
G6	=	232.476	SQ.M.
G7	=	175.589	SQ.M.
<b>TOTAL</b>	<b>=</b>	<b>4785.193</b>	<b>SQ.M.</b>
		<b>1.18245</b>	<b>ACRES</b>

DENSITY	
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).
TOTAL POPULATION	264
PPA	4752

### LEGENDS

	PLOT BOUNDARY		GREEN AREA
	OTHER'S LAND		IG
	COMMERCIAL		PLOT
	COMMUNITY		132 KV HT LINE
	UGTP = 450 SQ.M.		PROPOSED ROAD
	UGT = 200 SQ.M.		REVENUE RASTA
	TRANSFORMER 4 SQ.M.		DHANA
	U.D.		AREA UNDER SECTOR ROAD & GREEN BELT

SHEET NO. - 01/04

All the dimensions are in meters unless specified. Plotted dimensions are to be followed. Corrections shall only be made on the drawings after commencement of work. Any discrepancy shall be pointed out to the architect/designer for modification before proceeding. All drawings, designs & specifications are the property of RRITAM design and shall not be used in part or its entirety without written permission.

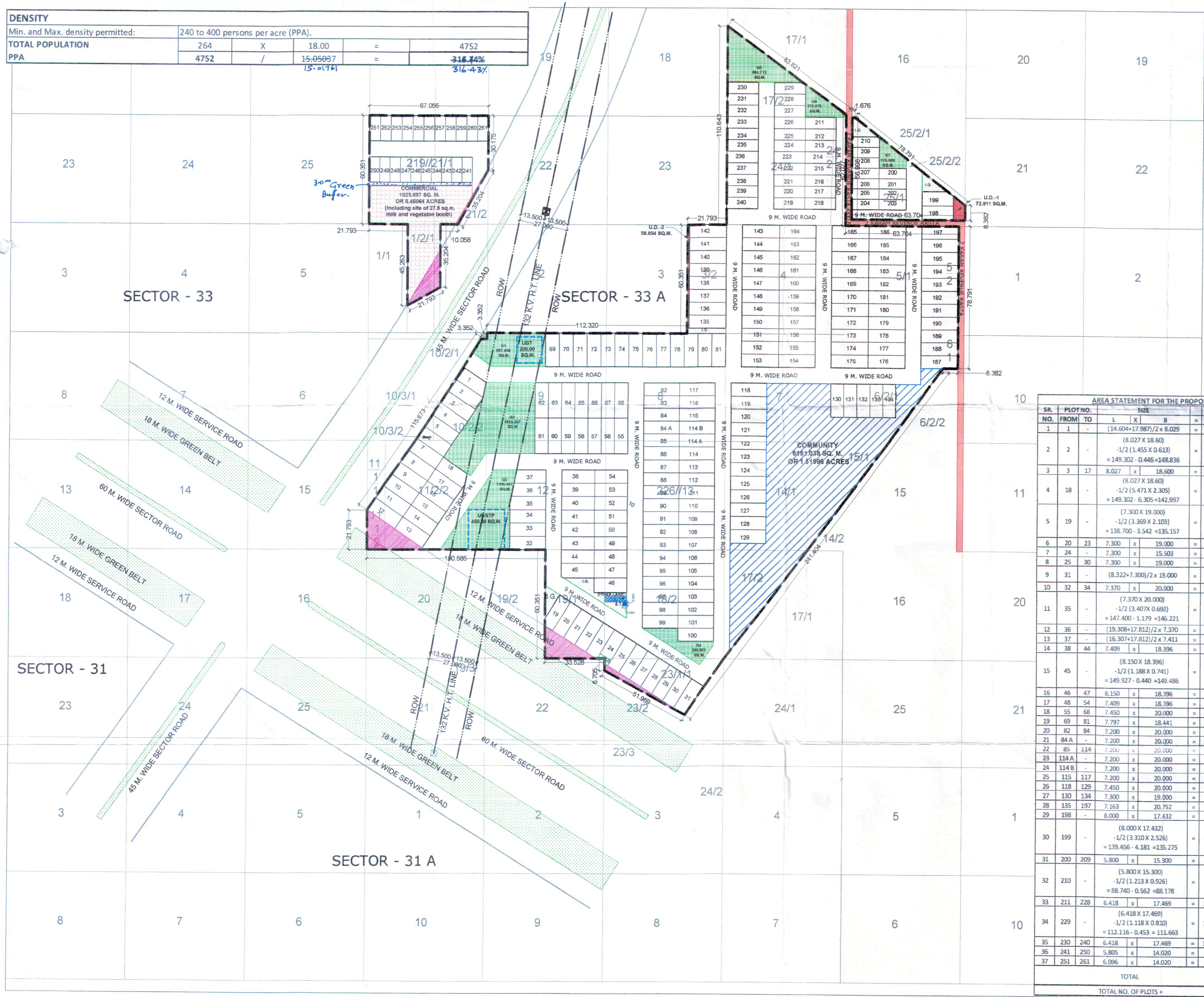
**JOB TITLE -**  
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA- 2016 OVER AN AREA MEASURING 15.15625 ACRES IN THE REVENUE ESTATE OF VILLAGE BOHAR, SECTOR-33& 33-A TEHSIL & DISTRICT ROHTAK BEING DEVELOPED BY M/S RISSAN BUILDTech LLP.

**RRITAM DESIGN**  
Rritam Design Pvt. Ltd. 10/10, Sector-33, Bohar, Rohtak, Haryana-141101

**ARCHITECT:**   
**APPLICANT:** For RISSAN BUILDTech LLP  
Partner/Authorised

DATE: 22-12-2022  
SCALE: 1:1000 @A1  
DRAWN BY: KARAN

NORTH  
W E S



AREA STATEMENT FOR THE PROPOSED TOWNSHIP						
SR. NO.	PLOT NO.	FROM	TO	SIZE	AREA SQ.M.	TOTAL AREA SQ.M.
1	1	-	-	(14.604+17.987)/2 x 8.025 = 130.902	130.902	130.902
2	2	-	-	(8.027 X 18.60) - 1/2 (1.455 X 0.613) = 148.836	148.836	148.836
3	3	17	-	8.027 x 18.600 = 149.302	149.302	2239.533
4	4	18	-	(8.027 X 18.60) - 1/2 (5.471 X 2.305) = 142.997	142.997	142.997
5	19	-	-	(7.300 X 19.000) - 1/2 (3.369 X 2.103) = 135.157	135.157	135.157
6	20	23	-	7.300 x 19.000 = 138.700	138.700	554.800
7	24	-	-	7.300 x 15.503 = 113.172	113.172	113.172
8	25	30	-	7.300 x 19.000 = 138.700	138.700	832.200
9	31	-	-	(8.322+7.300)/2 x 19.000 = 148.409	148.409	148.409
10	32	34	-	7.370 x 20.000 = 147.400	147.400	442.200
11	35	-	-	(7.370 X 20.000) - 1/2 (3.407 X 0.692) = 146.221	146.221	146.221
12	36	-	-	(19.308+17.812)/2 x 7.370 = 136.787	136.787	136.787
13	37	-	-	(16.307+17.812)/2 x 7.411 = 126.428	126.428	126.428
14	38	44	-	7.409 x 18.396 = 136.296	136.296	954.072
15	45	-	-	(8.150 X 18.396) - 1/2 (1.188 X 0.741) = 149.486	149.486	149.486
16	46	47	-	8.150 x 18.396 = 149.927	149.927	299.855
17	48	54	-	7.409 x 18.396 = 136.296	136.296	954.072
18	55	68	-	7.450 x 20.000 = 149.000	149.000	2086.000
19	69	81	-	7.797 x 18.441 = 143.784	143.784	1869.198
20	82	84	-	7.200 x 20.000 = 144.000	144.000	432.000
21	84A	-	-	7.200 x 20.000 = 144.000	144.000	144.000
22	85	114	-	7.200 x 20.000 = 144.000	144.000	432.000
23	114A	-	-	7.200 x 20.000 = 144.000	144.000	144.000
24	114B	-	-	7.200 x 20.000 = 144.000	144.000	144.000
25	115	117	-	7.200 x 20.000 = 144.000	144.000	432.000
26	118	129	-	7.450 x 20.000 = 149.000	149.000	1788.000
27	130	134	-	7.300 x 19.000 = 138.700	138.700	693.500
28	135	197	-	7.163 x 20.752 = 148.647	148.647	9364.734
29	198	-	-	8.000 x 17.432 = 139.456	139.456	139.456
30	199	-	-	(8.000 X 17.432) - 1/2 (3.310 X 2.526) = 135.275	135.275	135.275
31	200	209	-	(5.800 X 15.300) = 88.740	88.740	887.400
32	210	-	-	(5.800 X 15.300) - 1/2 (1.213 X 0.926) = 88.178	88.178	88.178
33	211	228	-	6.418 x 17.469 = 112.116	112.116	2018.089
34	229	-	-	(6.418 X 17.469) - 1/2 (1.118 X 0.810) = 111.663	111.663	111.663
35	230	240	-	6.418 x 17.469 = 112.116	112.116	1233.276
36	241	250	-	5.805 x 14.020 = 81.386	81.386	813.861
37	251	261	-	6.096 x 14.020 = 85.466	85.466	940.125
<b>TOTAL</b>					<b>SQ MT</b>	<b>35439.882</b>
<b>TOTAL NO. OF PLOTS =</b>					<b>ACRES</b>	<b>8.75740</b>

- To be read with Licence No. 74 of 2023 Dated 14/12/2023.  
That this layout plan for an area measuring 15.15625 acres (Drawing no. 9/24) Dated 01-04-23 comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Rissan Buildtech LLP, falling in, Sector-33 & 33-A, 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 General, 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 DGTPC 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 DGTPC, 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 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 licensee.
  - 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.
  - 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 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(i)(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.
  - 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.
  - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  - 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.
  - 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 DOGRA) DTP (HQ)**      **(SANJAY KUMAR) STP (E&V)**      **(P. P. SINGH) CTP (HR)**      **(T.L. SATYAPRAKASH, IAS) DGTPC (HR)**
- (YAJAN CHAUDHARY) ATP(HQ)**      **(DINESH KUMAR) PA (HQ)**      **(VARINDER KUMAR) AD (HQ)**