



AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	5.11875	Acres
NET PLANNED AREA	=	5.11875	Acres
AREA UNDER COMMERCIAL	=	0.150	Acres 2.93 %
AREA UNDER PLOTS	=	2.882	Acres 56.31 %
TOTAL SALEBLE AREA	=	3.032	Acres 59.24 %

AREA UNDER PLOTS					
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA	
A	6.85 x 21.79	149.26	10	=	1492.62 Sq.Mt
B	6.90 x 16.48	113.71	5	=	568.56 Sq.Mt
C	7.10 x 15.32	108.77	17	=	1849.12 Sq.Mt
D	7.33 x 15.00	109.95	12	=	1319.40 Sq.Mt
E	7.12 x 20.00	142.40	20	=	2848.00 Sq.Mt
F	7.12 x 15.00	106.80	20	=	2136.00 Sq.Mt
G	6.85 x 21.18	145.08	10	=	1450.83 Sq.Mt
TOTAL			94	=	11664.53 Sq.Mt
			OR	=	2.882 Acres

DENSITY CALCULATION			
TOTAL DENSITY	=	94	x 13.50 @ Person's per Plot
	=	1269	÷ 5.11875 Acres
	=	247.912	PPA Against 240 - 400 PPA permissible

AREA UNDER GREEN			
REQUIRED GREEN	=	0.383	Acres 7.50% of Total area of the Scheme
GREEN AREA PROPOSED			
GREEN - 1	=	0.300	Acres
GREEN - 2	=	0.095	Acres
TOTAL GREEN PROPOSED	=	0.395	Acres 7.72 %

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED AREA	=	0.511875	Acres 10.00%
PROPOSED AREA	=	0.511875	Acres 10.00%

LEGEND	
1. SCHEME BOUNDARY SHOWN THUS	
2. UGTP AREA (450 SQMTS)	
3. UGT AREA (200 SQMTS)	
4. ET AREA (3MX3M)	
5. GREEN AREA SHOWN THUS	
6. COMMERCIAL AREA SHOWN THUS	
7. COMMUNITY FACILITY SHOWN THUS	

20% MORTGAGE AREA OF TOTAL PLOTTED AREA				i.e 20% OF 3.084 ACRES		0.6168 ACRES	
PLOT TYPE	SIZE OF PLOT	PLOT AREA	NO.OF PLOTS	IN SQ.M	IN ACRE		
10% AREA FOR EDC							
TYPE-B	6.90 x 16.48	113.712	1	113.71	0.028		
TYPE-C	7.10 x 15.32	108.772	5	543.86	0.134		
TYPE-D	7.33 x 15.00	109.95	2	219.90	0.054		
TYPE-F	7.12 x 15.00	106.80	4	427.20	0.106		
10% AREA FOR IDW							
TYPE-C	7.10 x 15.32	108.772	12	1304.67	0.322		
			12	1305.26	0.323		
			12	1305.26	0.323		
TOTAL NO. OF PLOTS			24	2609.93	0.645		

To be read with Licence No. 152 of 2023 Dated 25/07/2023

This Layout plan for an area measuring 5.11875 acres (Drawing no. DTC/9451 dated 26/07/23) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Suhag Realty Pvt. Ltd. & Others in the revenue estate of village-Sunari Khurd, Sector-22D, 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, 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 DTC/CP 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 DTC, 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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- 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 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.
- 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 HSP 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

SUBMISSION LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY ,UNDER DDJAY SCHEME ,AREA MEASURING 5.11875 ACRES, VILLAGE SUNARI KHURD, SECTOR-22D, ROHTAK, HARYANA BEING DEVELOPED BY M/S SUHAG REALTY

DATED: _____ SCALE: _____

For SUHAG REALTY
Rayesh Suhag
 Authorised Signatory/Proprietor

SIGN OF OWNER

NAVEEN DHAMIFA
 REGD. ARCHITECT
 CA 2001/28463

SIGN OF ARCHITECT

Divya
 (DIVYA DOGRA)
 DTP (HQ)

Sanjay
 (SANJAY KUMAR)
 STP (HQ)

P.B. Singh
 (P.B. SINGH)
 CTP (HR)

T.L. Satyaprakash
 (T.L. SATYAPRAKASH, IAS)
 DGTCR (HR)

Narinder
 (NARINDER KUMAR)
 JD (HQ)

Yajan
 (YAJAN CHAUDHARY)
 ATP (HQ)