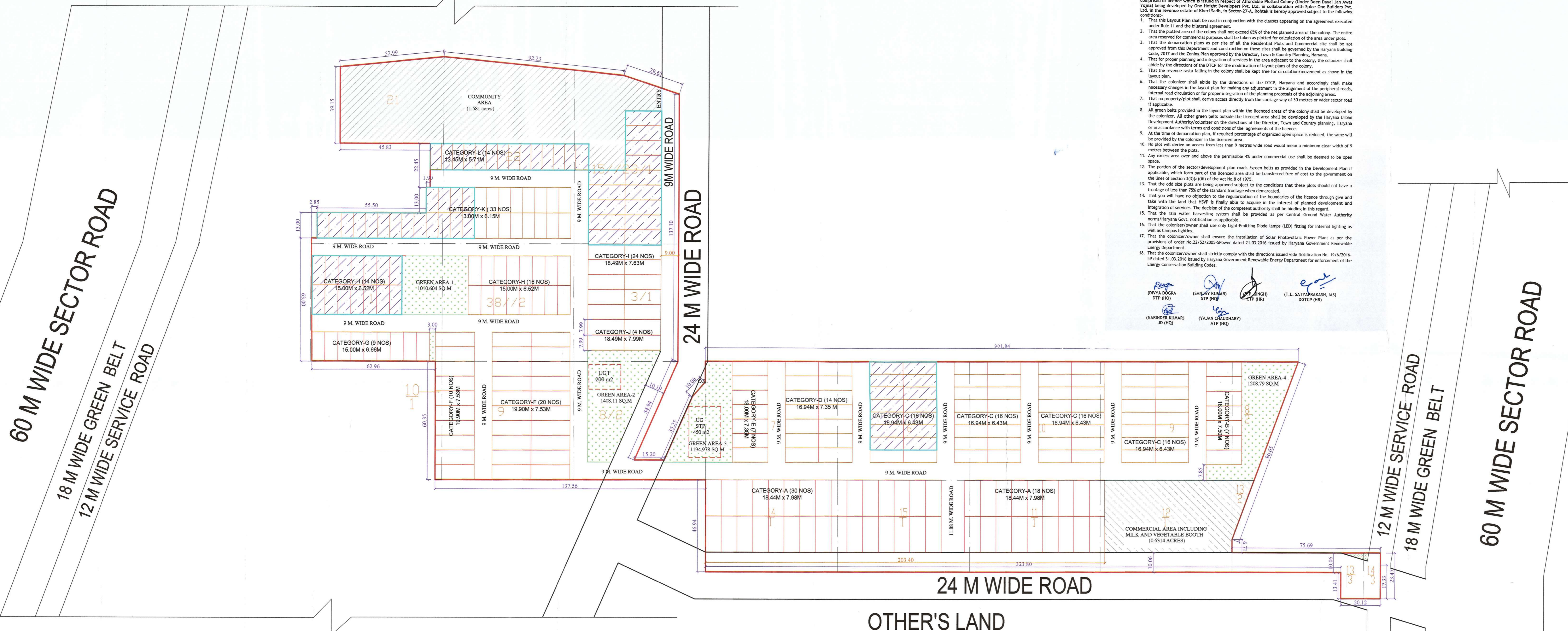


To be read with Licence No. 157 of 2023 Dated 09/08/2023
 This layout plan for an area measuring 15.8125 acres (Drawing No. DCTCP/947 dated 10-07-2023) comprised of licence which is issued in respect of Affordable Plotted Colony Under Deen Dayal Jan Awas Yojna being developed by One Height Developers Pvt. Ltd. in collaboration with Spice One Builders Pvt. Ltd. in the revenue estate of Kheri Sadh, in Sector-27A, 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 in respect 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.
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 DTCP 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 DTCP, 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 licensed areas 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, 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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(14)(ii) of the Act No. 8 of 1975.
13. That the old 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 HWP 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. 15/4/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(GUYA DORA DTP (HQ)) (SARAY KUMAR STP (HQ)) (V. SINGH CTP (HQ)) (T.L. SATYAPRAKASH, IAS DCTCP (HQ))
 (NARINDER KUMAR JD (HQ)) (YAJAN GUPTA/HARYA ATP (HQ))



ORGANISED OPEN SPACE DETAILS (Green)		
	in SQ.M	in ACRES
OOS-1	1010.6	0.2497
OOS-2	1408.11	0.3480
OOS-3	1194.98	0.2953
OOS-4	1208.79	0.2987
total	4822.48	1.1917
Density calculation (persons per acre)		242.89
Total Population	284 x 13.5 persons	3834
Milk and Vegetable booth is included in Commercial Area Pocket		

MORTGAGED PLOTS FOR EDC & IDW					
DETAILS OF 20% PLOT AREA TO BE MORTGAGED					
S.NO	CAT.	SIZE OF PLOTS IN METER	AREA IN SQ.M.	NO. OF PLOTS	AREA IN SQ.M.
1	C	16.94 X 6.43	108.92	14.00	1524.94
2	H	15.00X6.52	97.80	14.00	1369.20
3	I	18.49X7.63	141.08	14.00	1975.10
4	K	13.00 X 6.15	79.95	17.00	1359.15
5	L	13.45X5.71	76.80	14.00	1075.19
TOTAL				73.00	7303.58
					1.805 ACS.
					20.15%

DETAILS OF PLOTS					
S.NO	CAT.	SIZE OF PLOTS IN METER	AREA IN SQ.M.	NO. OF PLOTS	AREA IN SQ.M.
1	A	18.44 X 7.98	147.15	48.00	7063.26
2	B	18.00X7.50	135.00	7.00	945.00
3	C	16.94 X 6.43	108.92	64.00	6971.15
4	D	16.94X7.35	124.51	14.00	1743.13
5	E	18.00 X 7.35	132.30	7.00	926.10
6	F	19.90 X 7.53	149.85	30.00	4495.41
7	G	15.00 X 6.66	99.90	9.00	899.10
11	H	15.00 X 6.52	97.80	30.00	2934.00
12	I	18.49 X 7.63	141.08	24.00	3385.89
13	J	18.49 X 7.99	147.74	4.00	590.94
14	K	13.00 X 6.15	79.95	33.00	2638.35
15	L	13.45 X 5.71	76.7995	14.00	1075.19
Total				284.00	
TOTAL (8.3194acre)					33,667.51

Description	Area in Acres	%Age
Total area of scheme (a)	15.8125	ACRES
Permissible Commercial Component @ 4%	0.6314	4.00
Proposed Commercial Area	0.6314	3.99
Required area for community site @ 10%	1.58125	10.00
Proposed area for community site	1.581	10.00
Permissible organised open space @ 7.5%	1.186	7.5
Proposed organised open space	1.186	7.50

PROJECT TITLE
 LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY 2016 FOR AN AREA MEASURING 15.8125 ACRES FALLING IN REVENUE ESTATE OF VILLAGE KHERI SADH, SEC-27A, TEHSIL SAMPLA, DISTRICT ROHTAK BEING DEVELOPED BY M/S SPICE ONE BUILDERS PVT LTD IN COLLABORATION WITH M/S ONE HEIGHT DEVELOPERS PVT LTD.

Drawn by: *Vikas Singh*
 VIKAS SINGH BAROH Regt No. CA221380101

OWNER'S SIGNATURE
 For SPICE ONE BUILDERS PVT. LTD.
Vikas Singh
 Director/Authorise Signatory

Layout PLAN Date: 17.07.2023

Checked by: _____

N
 W E