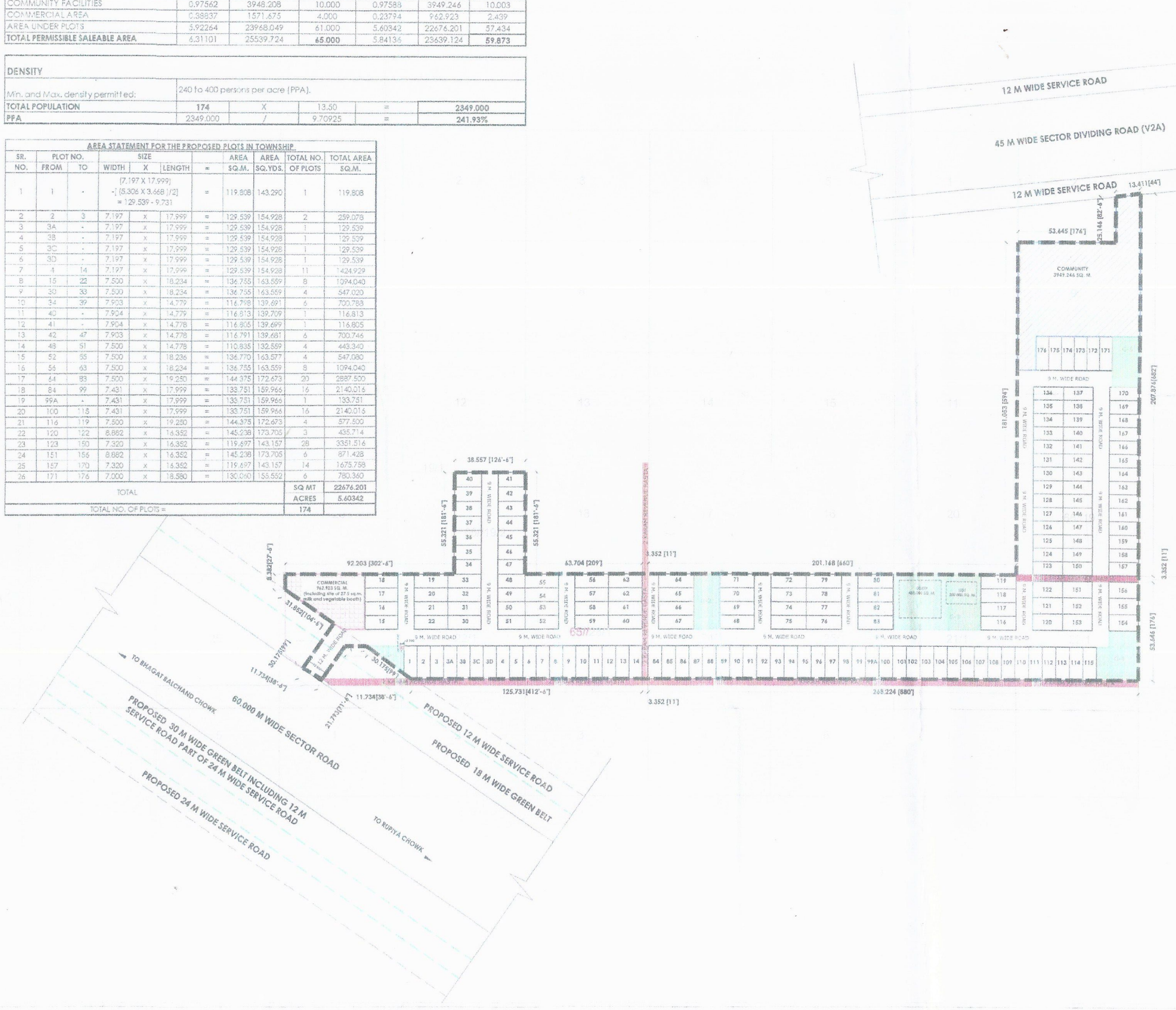
SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
TOTAL PLOT AREA	9.75625	39482.080		9.75625	39482.080	
AREA FALLING UNDER PROPOSED 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD				0.09400	380.394	
50 % BENEFIT OF AREA FALLING UNDER PROPOSED 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD				0.04700	190.197	
NET PLANNED AREA= ([TOTAL PLOT AREA] -[50 % BENEFIT OF AREA FALLING UNDER PROPOSED 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD)	9.70925	39291.883		9.70925	39291.883	
OPEN AREA UNDER GREEN/PARK	0.73172	2961.156	7.500	0.73672	2981.382	7.551
COMMUNITY FACILITIES	0.97562	3948.208	10.000	0.97588	3949.246	10.003
COMMERCIAL AREA	0.38837	1571.675	4.000	0.23794	962.923	2.439
AREA UNDER PLOTS	5.92264	23968.049	61.000	5.60342	22676.201	57.434
TOTAL PERMISSIBLE SALEABLE AREA	6.31101	25539.724	65.000	5.84136	23639.124	59.873

GREEN AREA PROPOSED			
G1	=	144.591	SQ.M.
G2	=	420.600	SQ.M.
G3	=	1440.000	SQ.M.
G4	=	560.947	SQ.M.
G5	=	415.244	SQ.M.
TOTAL	=	2981.382	SQ.M.
		0.73672	ACRES

DENSITY					
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).				
TOTAL POPULATION	174	X	13.50	=	2349.000
PPA	2349.000	/	9.70925	=	241.93%

AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP

SR. NO.	PLOT NO. FROM	PLOT NO. TO	SIZE WIDTH		SIZE LENGTH		AREA SQ.M.	AREA SQ.YDS.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.
1	1	-	(7.197 X 17.999) -[(5.306 X 3.668)/2] = 129.539 - 9.731			=	119.808	143.290	1	119.808
2	2	3	7.197	x	17.999	=	129.539	154.928	2	259.078
3	3A	-	7.197	x	17.999	=	129.539	154.928	1	129.539
4	3B	-	7.197	x	17.999	=	129.539	154.928	1	129.539
5	3C	-	7.197	x	17.999	=	129.539	154.928	1	129.539
6	3D	-	7.197	x	17.999	=	129.539	154.928	1	129.539
7	4	14	7.197	x	17.999	=	129.539	154.928	11	1424.929
8	15	22	7.500	x	18.234	=	136.755	163.559	8	1094.040
9	30	33	7.500	x	18.234	=	136.755	163.559	4	547.020
10	34	39	7.903	x	14.779	=	116.798	139.691	6	700.788
11	40	-	7.904	x	14.779	=	116.813	139.709	1	116.813
12	41	-	7.904	x	14.778	=	116.805	139.699	1	116.805
13	42	47	7.903	x	14.778	=	116.791	139.681	6	700.746
14	48	51	7.500	x	14.778	=	110.835	132.559	4	443.340
15	52	55	7.500	x	18.236	=	136.770	163.577	4	547.080
16	56	63	7.500	x	18.234	=	136.755	163.559	8	1094.040
17	64	83	7.500	x	19.250	=	144.375	172.673	20	2887.500
18	84	99	7.431	x	17.999	=	133.751	159.966	16	2140.016
19	99A	-	7.431	x	17.999	=	133.751	159.966	1	133.751
20	100	115	7.431	x	17.999	=	133.751	159.966	16	2140.016
21	116	119	7.500	x	19.250	=	144.375	172.673	4	577.500
22	120	122	8.882	x	14.352	=	145.238	173.705	3	435.714
23	123	150	7.320	x	16.352	=	119.697	143.157	28	3351.516
24	151	156	8.882	x	16.352	=	145.238	173.705	6	871.428
25	157	170	7.320	x	16.352	=	119.697	143.157	14	1675.758
26	171	176	7.000	x	18.580	=	130.060	155.552	6	780.360
TOTAL									SQ MT	22676.201
									ACRES	5.60342
TOTAL NO. OF PLOTS =									174	



LEGENDS

- PLOT BOUNDARY
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 200 SQ.M.
- TRANSFORMER = 4 SQ.M.
- U.D.
- GREEN AREA
- IG
- PLOT
- PROPOSED ROAD
- REVENUE RASTA

SHEET NO. - 01/01

All the dimensions are in inches unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of work. Any discrepancies shall be pointed out to the architects/ designers for clarification 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 DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 9.75625 ACRES OR 78K-01M. OR 39482.080 SQ.M. AT VILLAGE SUNARI KALAN, SECTOR-22 B TEHSIL & DISTRICT. ROHTAK,HARYANA

TO BE DEVELOPED BY-
M/S RISHIKA GREEN GLOBAL LLP.

RRITAM DESIGN
D-11, IInd FLOOR, PRASHANT VIHAR, ROHINI, DELHI-110085, INDIA
PHONE - 011-47082511, EMAIL: rritamdesign@gmail.com

ARCHITECT :	APPLICANT :
	RISHIKA GREEN GLOBAL LLP Designated Partner/Auth. Sign.
	NAVEEN DHAMIJA REGD ARCHITECT C.A. 2001/28465
DATE : 12-06-2023	NORTH
SCALE : 1: 1000 @A1	
DRAWN BY : KARAN	

To be read with Licence No. 216 of 2023 Dated 23/10/2023

LC-5097

That this Layout plan for an area measuring 9.75625 acres (Drawing no. DTCP 7737 dated 25.10.23) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Rishika Green Global LLP & Others in the revenue estate of village- Sunari Kalan, Sector-22B -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, 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 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.
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)(ii) 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 gpt. and take with the land that HSVP 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.

(ADITYA DOGRA) DTP (HQ)	(SANJAY KUMAR) STP (HQ)	(P.S. SINGH) CTP (HR)	(T.L. SATYAPRAKASH, IAS) DGTCP (HR)
(NARINDER KUMAR) JD (HQ)	(YAJAN CHAUDHARY) ATP (HQ)		