

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 36.6125 ACRES IN THE REVENUE ESTATE OF VILL. DHANU, SECTOR-1, TEH. HANSI & DISTT. HISAR(HARYANA)

M/s. MAA BHAGWATI ASSOCIATES.

S.NO.	PARTICULARS	AREA CALCULATIONS			
		PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	36.6125	-	5(MINIMUM)	-
2	AREA UNDER 30 M WIDE GREEN BELT ALONG NH& & OLD G.T. ROAD(OLD N.H.-10)	0.2573	-	-	-
3	BALANCE AREA	36.3552	-	-	-
4	50% BENEFIT AREA UNDER 30 M WIDE GREEN BELT ALONG NH& & OLD G.T. ROAD(OLD N.H.-10)	0.12865	-	-	-
5	NET PLANNED AREA	36.48385	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	18.7718	51.45%	22.2551	61.00%
7	AREA UNDER COMMERCIAL	1.0499	2.88%	1.4593	4.00%
8	TOTAL SALEABLE AREA(6 + 7)	19.8217	54.33%	23.7144	65.00%
9	GREEN AREA / OPEN SPACE	2.7535	7.52%	2.7459	7.50%
10	COMMUNITY FACILITIES	3.6613	10.00%	3.6612	10.00%

To be read with Licence No. 204 of 2023 Dated 09/10/2023

That this layout plan for an area measuring 36.6125 acres (Being Old N.H. 10) Dated 11/11/2015 comprised of 11 plots which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojana-2016) being developed by M/s. Mahaveer Gita Sh. Gupta Singh and others in collaboration with MAA Bhagwati Associates in the revenue estate of Village Dhanu, Sector-1, Hansi, Taluk Hansi & District Haryana 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 original agreement.
2. That the plotted area of the colony shall not exceed 60% 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 plan.
3. That the construction shall be in pursuance of all the Residential Plots and Commercial plots shall be got approved from this Department and construction on these plots 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 collector shall advise the directors of the DDC/DT for the modification of layout plans of the colony.
5. That the revenue rules falling in the colony shall be kept free for occupation/measure as shown in the layout plan.
6. That the collector shall advise by the directors of the DDC/DT, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the municipal roads, internal road circulation or the proper integration of the planning proposals of the adjoining areas.
7. That all the proposed plots shall derive access directly from the carriage way of 12 metres or wider sector road if applicable.
8. All water drains generated in the proposed plots shall be connected to the sewerage system to be developed by the collector. All other drains falling within the limited area shall be developed by the Haryana Urban Development Authority/collector as per the directions of the Director General, Town and Country Planning, Haryana or in accordance with rules and conditions of the bye-laws of the town.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the collector in the licensed area.
10. No plot will derive an access from less than 9 metres wide road would form an minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 40% 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 30(1)(a) of the Act No. 8 of 1975.
13. That the site plan shall be approved subject to the conditions that these plots should not have a coverage of less than 70% of the standard coverage when developed.
14. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that you are ready able to acquire in the interest of balanced 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 collector/owner shall use only Light-Emitting Diode (LED) lighting for internal lighting as well as campus lighting.
17. That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.23.12.2005 (Shower) dated 23.12.2005 issued by Haryana Government Renewable Energy Department.
18. That the collector/owner shall strictly comply with the directions issued vide Notification No. 1914/2016-SP dated 30.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

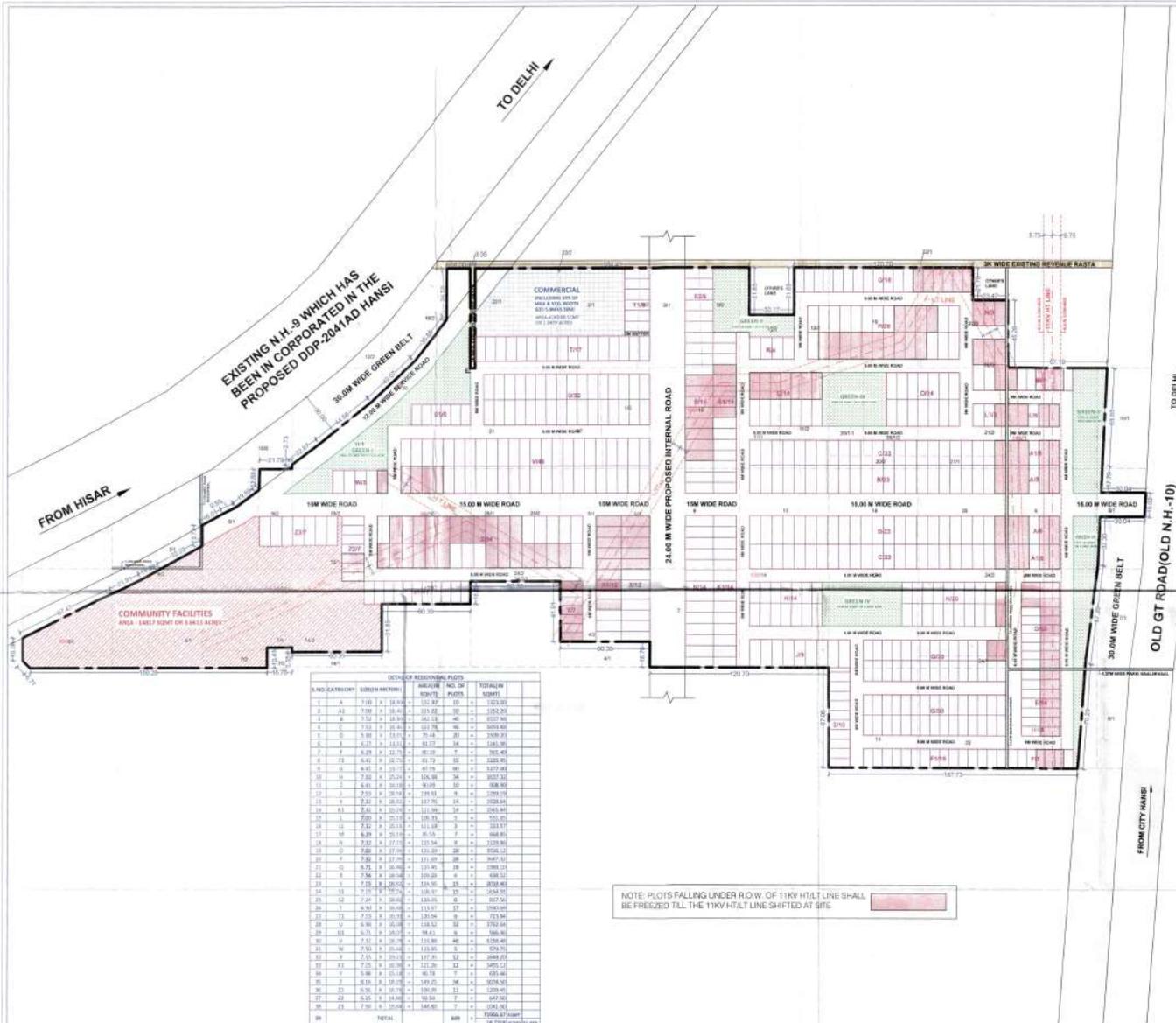
(MAHEEP DTP (H)) (SANJAY KUMAR STP (H)) (DIP SINGH DTP(H)) (T.L. SATYAPRAKASH, IAS) DDCP (H)

(MANDEEP GUJA) ATPHQ (PARVEEN KUMAR) IDDCI

MAA BHAGWATI ASSOCIATES
Authorized Signatory



SIGNATURE OF OWNER / APPLICANT SIGNATURE OF ARCHITECT / TOWN PLANNER



S.NO.	CATEGORY	WIDTH (METER)	LENGTH (METER)	AREA (SQ.M)	NO. OF PLOTS	TOTAL AREA (SQ.M)
1	A	7.00	18.50	129.50	50	6475.00
2	A1	7.00	18.50	129.50	50	6475.00
3	B	7.50	18.50	138.75	50	6937.50
4	C	7.50	18.50	138.75	50	6937.50
5	D	8.00	18.50	148.00	50	7400.00
6	E	8.50	18.50	157.25	50	7862.50
7	F	9.00	18.50	166.50	50	8325.00
8	G	9.50	18.50	175.75	50	8887.50
9	H	10.00	18.50	185.00	50	9250.00
10	I	10.50	18.50	194.25	50	9712.50
11	J	11.00	18.50	203.50	50	10175.00
12	K	11.50	18.50	212.75	50	10637.50
13	L	12.00	18.50	222.00	50	11100.00
14	M	12.50	18.50	231.25	50	11562.50
15	N	13.00	18.50	240.50	50	12025.00
16	O	13.50	18.50	249.75	50	12487.50
17	P	14.00	18.50	259.00	50	12950.00
18	Q	14.50	18.50	268.25	50	13412.50
19	R	15.00	18.50	277.50	50	13875.00
20	S	15.50	18.50	286.75	50	14337.50
21	T	16.00	18.50	296.00	50	14800.00
22	U	16.50	18.50	305.25	50	15262.50
23	V	17.00	18.50	314.50	50	15725.00
24	W	17.50	18.50	323.75	50	16187.50
25	X	18.00	18.50	333.00	50	16650.00
26	Y	18.50	18.50	342.25	50	17112.50
27	Z	19.00	18.50	351.50	50	17575.00
28	AA	19.50	18.50	360.75	50	18037.50
29	AB	20.00	18.50	370.00	50	18500.00
30	AC	20.50	18.50	379.25	50	18962.50
31	AD	21.00	18.50	388.50	50	19425.00
32	AE	21.50	18.50	397.75	50	19887.50
33	AF	22.00	18.50	407.00	50	20350.00
34	AG	22.50	18.50	416.25	50	20812.50
35	AH	23.00	18.50	425.50	50	21275.00
36	AI	23.50	18.50	434.75	50	21737.50
37	AJ	24.00	18.50	444.00	50	22200.00
38	AK	24.50	18.50	453.25	50	22662.50
39	AL	25.00	18.50	462.50	50	23125.00
40	AM	25.50	18.50	471.75	50	23587.50
41	AN	26.00	18.50	481.00	50	24050.00
42	AO	26.50	18.50	490.25	50	24512.50
43	AP	27.00	18.50	499.50	50	24975.00
44	AQ	27.50	18.50	508.75	50	25437.50
45	AR	28.00	18.50	518.00	50	25900.00
46	AS	28.50	18.50	527.25	50	26362.50
47	AT	29.00	18.50	536.50	50	26825.00
48	AU	29.50	18.50	545.75	50	27287.50
49	AV	30.00	18.50	555.00	50	27750.00
50	AW	30.50	18.50	564.25	50	28212.50
51	AX	31.00	18.50	573.50	50	28675.00
52	AY	31.50	18.50	582.75	50	29137.50
53	AZ	32.00	18.50	592.00	50	29600.00
54	BA	32.50	18.50	601.25	50	30062.50
55	BB	33.00	18.50	610.50	50	30525.00
56	BC	33.50	18.50	619.75	50	30987.50
57	BD	34.00	18.50	629.00	50	31450.00
58	BE	34.50	18.50	638.25	50	31912.50
59	BF	35.00	18.50	647.50	50	32375.00
60	BG	35.50	18.50	656.75	50	32837.50
61	BH	36.00	18.50	666.00	50	33300.00
62	BI	36.50	18.50	675.25	50	33762.50
63	BJ	37.00	18.50	684.50	50	34225.00
64	BK	37.50	18.50	693.75	50	34687.50
65	BL	38.00	18.50	703.00	50	35150.00
66	BM	38.50	18.50	712.25	50	35612.50
67	BN	39.00	18.50	721.50	50	36075.00
68	BO	39.50	18.50	730.75	50	36537.50
69	BP	40.00	18.50	740.00	50	37000.00
70	BQ	40.50	18.50	749.25	50	37462.50
71	BR	41.00	18.50	758.50	50	37925.00
72	BS	41.50	18.50	767.75	50	38387.50
73	BT	42.00	18.50	777.00	50	38850.00
74	BU	42.50	18.50	786.25	50	39312.50
75	BV	43.00	18.50	795.50	50	39775.00
76	BW	43.50	18.50	804.75	50	40237.50
77	BX	44.00	18.50	814.00	50	40700.00
78	BY	44.50	18.50	823.25	50	41162.50
79	BZ	45.00	18.50	832.50	50	41625.00
80	CA	45.50	18.50	841.75	50	42087.50
81	CB	46.00	18.50	851.00	50	42550.00
82	CC	46.50	18.50	860.25	50	43012.50
83	CD	47.00	18.50	869.50	50	43475.00
84	CE	47.50	18.50	878.75	50	43937.50
85	CF	48.00	18.50	888.00	50	44400.00
86	CG	48.50	18.50	897.25	50	44862.50
87	CH	49.00	18.50	906.50	50	45325.00
88	CI	49.50	18.50	915.75	50	45787.50
89	CJ	50.00	18.50	925.00	50	46250.00
90	CK	50.50	18.50	934.25	50	46712.50
91	CL	51.00	18.50	943.50	50	47175.00
92	CM	51.50	18.50	952.75	50	47637.50
93	CN	52.00	18.50	962.00	50	48100.00
94	CO	52.50	18.50	971.25	50	48562.50
95	CP	53.00	18.50	980.50	50	49025.00
96	CQ	53.50	18.50	989.75	50	49487.50
97	CR	54.00	18.50	999.00	50	50000.00
98	CS	54.50	18.50	1008.25	50	50462.50
99	CT	55.00	18.50	1017.50	50	50925.00
100	CU	55.50	18.50	1026.75	50	51387.50
101	CV	56.00	18.50	1036.00	50	51850.00
102	CW	56.50	18.50	1045.25	50	52312.50
103	CX	57.00	18.50	1054.50	50	52775.00
104	CY	57.50	18.50	1063.75	50	53237.50
105	CZ	58.00	18.50	1073.00	50	53700.00
106	DA	58.50	18.50	1082.25	50	54162.50
107	DB	59.00	18.50	1091.50	50	54625.00
108	DC	59.50	18.50	1100.75	50	55087.50
109	DD	60.00	18.50	1110.00	50	55550.00
110	DE	60.50	18.50	1119.25	50	56012.50
111	DF	61.00	18.50	1128.50	50	56475.00
112	DG	61.50	18.50	1137.75	50	56937.50
113	DH	62.00	18.50	1147.00	50	57400.00
114	DI	62.50	18.50	1156.25	50	57862.50
115	DJ	63.00	18.50	1165.50	50	58325.00
116	DK	63.50	18.50	1174.75	50	58787.50
117	DL	64.00	18.50	1184.00	50	59250.00
118	DM	64.50	18.50	1193.25	50	59712.50
119	DN	65.00	18.50	1202.50	50	60175.00
120	DO	65.50	18.50	1211.75	50	60637.50
121	DP	66.00	18.50	1221.00	50	61100.00
122	DQ	66.50	18.50	1230.25	50	61562.50
123	DR	67.00	18.50	1239.50	50	62025.00
124	DS	67.50	18.50	1248.75	50	62487.50
125	DT					