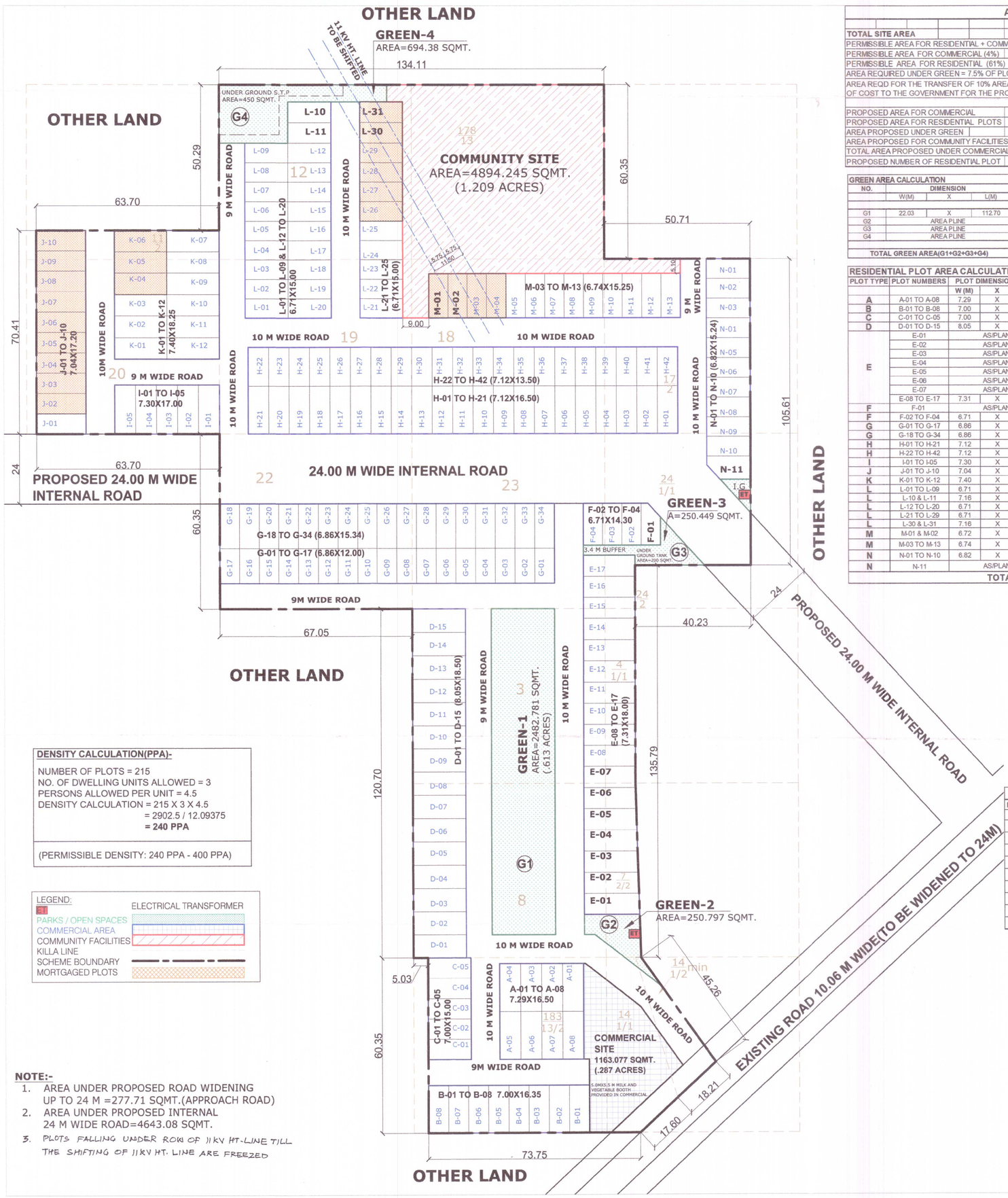

AREA STATEMENT			
	%	ACRES	SQM.T.
TOTAL SITE AREA		**12.09375**	**48941.592**
PERMISSIBLE AREA FOR RESIDENTIAL + COMMERCIAL (65%)	**65.00%**	7.861	31812.035
PERMISSIBLE AREA FOR COMMERCIAL (4%)	**4.00%**	0.484	1957.667
PERMISSIBLE AREA FOR RESIDENTIAL (61%)	**61.00%**	7.377	29854.371
AREA REQUIRED UNDER GREEN = 7.5% OF PLOT AREA	**7.50%**	0.907	3670.619
AREA REQD FOR THE TRANSFER OF 10% AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES	**10.00%**	1.209	4894.166
PROPOSED AREA FOR COMMERCIAL	**2.37%**	0.287	1163.077
PROPOSED AREA FOR RESIDENTIAL PLOTS	**49.11%**	5.939	24034.350
AREA PROPOSED UNDER GREEN	**7.52%**	0.909	3678.407
AREA PROPOSED FOR COMMUNITY FACILITIES	**10.00%**	1.209	4894.245
TOTAL AREA PROPOSED UNDER COMMERCIAL + RESIDENTIAL PLOTS	**51.48%**	6.226	25197.427
PROPOSED NUMBER OF RESIDENTIAL PLOT		**215**	PLOTS

GREEN AREA CALCULATION				
NO.	DIMENSION			AREA
	W(M)	X	L(M)	SQMT.
G1	22.03	X	112.70	2482.781
G2	AREA PLINE			250.797
G3	AREA PLINE			250.449
G4	AREA PLINE			694.380
TOTAL GREEN AREA(G1+G2+G3+G4)				**3678.407**

RESIDENTIAL PLOT AREA CALCULATIONS							
PLOT TYPE	PLOT NUMBERS	PLOT DIMENSIONS (Mts)			AREA	NO. OF PLOTS	TOTAL PLOT AREA
		W (M)	X	L(M)	SQMT.	NOS	SQMT.
A	A-01 TO A-08	7.29	X	16.50	120.29	8	962.28
B	B-01 TO B-08	7.00	X	16.35	114.45	8	915.60
C	C-01 TO C-05	7.00	X	15.00	105.00	5	525.00
D	D-01 TO D-15	8.05	X	18.50	148.93	15	2233.88
E	E-01	AS/PLAN			140.02	1	140.02
	E-02	AS/PLAN			138.52	1	138.52
	E-03	AS/PLAN			137.06	1	137.06
	E-04	AS/PLAN			135.60	1	135.60
	E-05	AS/PLAN			134.10	1	134.10
	E-06	AS/PLAN			132.60	1	132.60
	E-07	AS/PLAN			131.73	1	131.73
	E-08 TO E-17	7.31	X	18.00	131.58	10	1315.80
F	F-01	AS/PLAN			85.68	1	85.68
F	F-02 TO F-04	6.71	X	14.30	95.95	3	287.86
G	G-01 TO G-17	6.86	X	12.00	82.32	17	1399.44
G	G-18 TO G-34	6.86	X	15.34	105.23	17	1788.95
H	H-01 TO H-21	7.12	X	16.50	117.48	21	2467.08
H	H-22 TO H-42	7.12	X	13.50	96.12	21	2018.52
I	I-01 TO I-05	7.30	X	17.00	124.10	5	620.50
J	J-01 TO J-10	7.04	X	17.20	121.11	10	1211.05
K	K-01 TO K-12	7.40	X	18.25	135.05	12	1620.60
L	L-01 TO L-09	6.71	X	15.00	100.65	9	905.85
L	L-10 & L-11	7.16	X	15.00	107.40	2	214.80
L	L-12 TO L-20	6.71	X	15.00	100.65	9	905.85
L	L-21 TO L-29	6.71	X	15.00	100.65	9	905.85
L	L-30 & L-31	7.16	X	15.00	107.40	2	214.80
M	M-01 & M-02	6.72	X	15.25	102.48	2	204.96
M	M-03 TO M-13	6.74	X	15.25	102.79	11	1130.64
N	N-01 TO N-10	6.82	X	15.24	103.94	10	1039.37
N	N-11	AS/PLAN			110.37	1	110.37
		TOTAL AREA (SQMT.)				**215**	**24034.35**

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 12.09375 ACRES IN THE REVENUE ESTATE OF VILL. NEZADELA KALAN, SECTOR-25, SIRSA(HARYANA),BELONGS TO SHREE MAHALAXMI DEVELOPERS ANOOP AND JATIN DHAWAN

LC-5138

To be read with Licence No. 251 of 2023 Dated 17/11/2023

That this layout plan for an area measuring 12.09375 acres (Drawing no. 9821 Dated 17-11-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Shree Mahalaxmi Developers & others. In the revenue estate of village Neza Delan Kalan, Sector-25, District Sirsa 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 General, 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 DGTCP 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 DGTCP, 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 General, 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 licensed 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.
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 give 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.

(JAIDEEP) DTP (HQ) | (SANJAY KUMAR) STP (HQ) | (P.P. SINGH) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

( ) ATP(HQ) | (PARVEEN KUMAR) JD(HQ)

DENSITY CALCULATION(PPA)-

NUMBER OF PLOTS = 215
NO. OF DWELLING UNITS ALLOWED = 3
PERSONS ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 215 X 3 X 4.5
= 2902.5 / 12.09375
= 240 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

LEGEND:
ET ELECTRICAL TRANSFORMER
PARKS / OPEN SPACES
COMMERCIAL AREA
COMMUNITY FACILITIES
KILLA LINE
SCHEME BOUNDARY
MORTGAGED PLOTS

NOTE:-

1. AREA UNDER PROPOSED ROAD WIDENING UP TO 24 M =277.71 SQMT.(APPROACH ROAD)
2. AREA UNDER PROPOSED INTERNAL 24 M WIDE ROAD=4643.08 SQMT.
3. PLOTS FALLING UNDER ROW OF 11KV HT-LINE TILL THE SHIFTING OF 11KV HT. LINE ARE FREEZED

DETAILS OF 10 % AREA OF RESIDENTIAL PLOTTED AREA TO BE MORTGAGED AGAINST IDW AS PER POLICY

DETAIL OF 10% MORTGAGED RESIDENTIAL PLOTS								
PLOT TYPE	PLOT NUMBERS	PLOT DIMENSIONS (Mts)			AREA	NO. OF PLOTS	TOTAL PLOT AREA	
		W(M)	X	L(M)	SQMT.	NOS	SQMT.	
J	J-02 TO J-10	7.04	X	17.20	121.11	9	1089.95	
K	K-04 TO K-06	7.40	X	18.25	135.05	3	405.15	
L	L-26 TO L-29	6.71	X	15.00	100.65	4	402.60	
L	L-30 & L-31	7.16	X	15.00	107.40	2	214.80	
M	M-01 & M-02	6.72	X	15.25	102.48	2	204.96	
M	M-03 & M-04	6.74	X	15.25	102.79	2	205.57	
				TOTAL AREA (SQMT.)		**22**	**2523.03**	**SQMT.**
							0.62345	**ACRES**
							10.01%	

OWNER SIGNATURE | ARCHITECT'S SIGNATURE

AR. VIJAY KUMAR RAMA CA/2010/40852

DRAWING TITLE:-

LAYOUT PLAN

DRAWING NO.-001

SCALE:- **1:700** | DATE:-07-11-2023

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