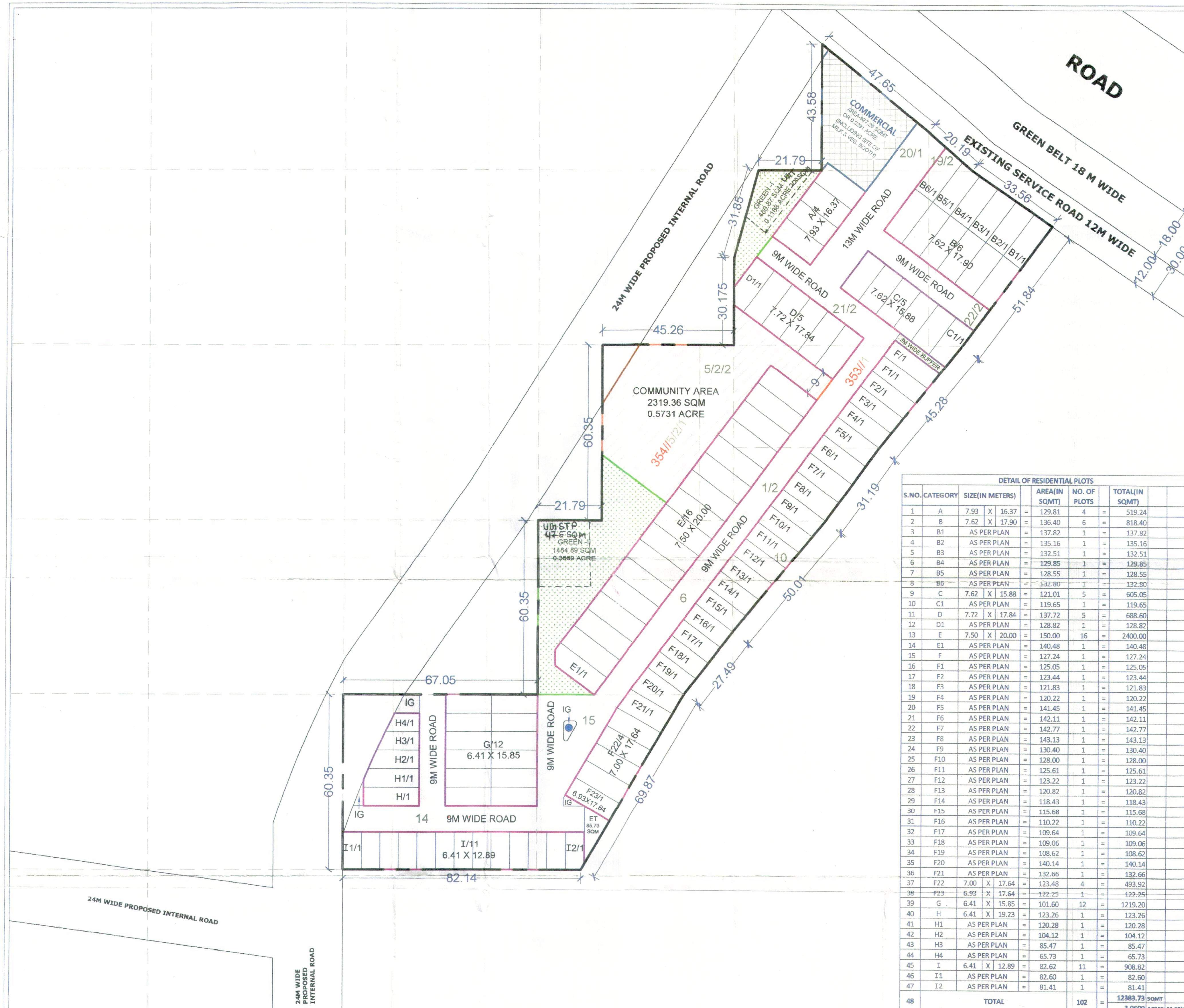


**PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.73125 ACRES IN THE REVENUE ESTATE OF VILL. GARHI BOHAR, SECTOR 27-A, TEH. & DISTT. ROHTAK (HARYANA), BELONGS TO DR. RITU GOYAL W/O DR. ASHISH GOYAL & HARSH KUMAR S/O SH. KALU RAM**

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	5.73125	-	-	-
2	AREA UNDER RESIDENTIAL PLOTS	3.0600	53.39%	3.4960	61.00%
3	AREA UNDER COMMERCIAL	0.2291	4.00%	0.2292	4.00%
4	TOTAL SALEABLE AREA( 2 + 3)	3.2891	57.39%	3.7252	65.00%
5	OPEN SPACE/PARKS	0.4857	8.47%	0.4298	7.50%
6	COMMUNITY FACILITIES	0.5731	10.00%	0.5731	10.00%

- To be read with Licence No. 98 of 2023 Dated 4/5/2023.  
 That this layout plan for an area measuring 5.73125 acres (Drawing No. 9214 Dated 05/05/23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojana-2016) being developed by Smt. Ritu Goyal W/o Sh. Ashish Goyal, & Sh. Harsh Kumar S/o Sh. Kalu Ram, falling in, Sector-27A, 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 the sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, 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 DGTCF 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 DGTCF, 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 General, 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 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.

DETAIL OF RESIDENTIAL PLOTS					
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	7.93 X 16.37	129.81	4	519.24
2	B	7.62 X 17.90	136.40	6	818.40
3	B1	AS PER PLAN	137.82	1	137.82
4	B2	AS PER PLAN	135.16	1	135.16
5	B3	AS PER PLAN	132.51	1	132.51
6	B4	AS PER PLAN	129.85	1	129.85
7	B5	AS PER PLAN	128.55	1	128.55
8	B6	AS PER PLAN	132.80	1	132.80
9	C	7.62 X 15.88	121.01	5	605.05
10	C1	AS PER PLAN	119.65	1	119.65
11	D	7.72 X 17.84	137.72	5	688.60
12	D1	AS PER PLAN	128.82	1	128.82
13	E	7.50 X 20.00	150.00	16	2400.00
14	E1	AS PER PLAN	140.48	1	140.48
15	F	AS PER PLAN	127.24	1	127.24
16	F1	AS PER PLAN	125.05	1	125.05
17	F2	AS PER PLAN	123.44	1	123.44
18	F3	AS PER PLAN	121.83	1	121.83
19	F4	AS PER PLAN	120.22	1	120.22
20	F5	AS PER PLAN	141.45	1	141.45
21	F6	AS PER PLAN	142.11	1	142.11
22	F7	AS PER PLAN	142.77	1	142.77
23	F8	AS PER PLAN	143.13	1	143.13
24	F9	AS PER PLAN	130.40	1	130.40
25	F10	AS PER PLAN	128.00	1	128.00
26	F11	AS PER PLAN	125.61	1	125.61
27	F12	AS PER PLAN	123.22	1	123.22
28	F13	AS PER PLAN	120.82	1	120.82
29	F14	AS PER PLAN	118.43	1	118.43
30	F15	AS PER PLAN	115.68	1	115.68
31	F16	AS PER PLAN	110.22	1	110.22
32	F17	AS PER PLAN	109.64	1	109.64
33	F18	AS PER PLAN	109.06	1	109.06
34	F19	AS PER PLAN	108.62	1	108.62
35	F20	AS PER PLAN	140.14	1	140.14
36	F21	AS PER PLAN	132.66	1	132.66
37	F22	7.00 X 17.64	123.48	4	493.92
38	F23	6.93 X 17.64	122.25	1	122.25
39	G	6.41 X 15.85	101.60	12	1219.20
40	H	6.41 X 19.23	123.26	1	123.26
41	H1	AS PER PLAN	120.28	1	120.28
42	H2	AS PER PLAN	104.12	1	104.12
43	H3	AS PER PLAN	85.47	1	85.47
44	H4	AS PER PLAN	65.73	1	65.73
45	I	6.41 X 12.89	82.62	11	908.82
46	I1	AS PER PLAN	82.60	1	82.60
47	I2	AS PER PLAN	81.41	1	81.41
48	TOTAL			102	12389.73 SQMT 3.0600 ACRES 53.39%



**DIVINE ARCHITECTS & PLANNERS**  
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**LEGEND:**  
 ET (3Mx3M)  
 PARKS / OPEN SPACES  
 COMMERCIAL AREA  
 COMMUNITY FACILITIES  
 KILLA LINE  
 SCHEME BOUNDARY

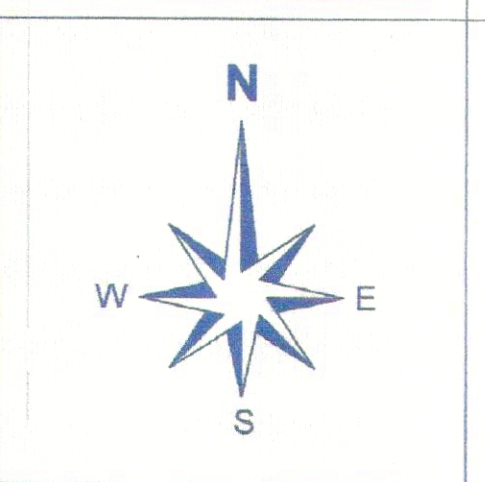
**ABBREVIATIONS-**  
 ET = ELECTRIC TRANSFORMER  
 IG = INCIDENTAL GREEN 1

(SCALE-N.T.S.)

**DENSITY CALCULATION(PPA)-**  
 NUMBER OF PLOTS = 102  
 NO. OF DWELLING UNITS ALLOWED = 3  
 PERSONS ALLOWED PER UNIT = 4.5  
 DENSITY CALCULATION = 102 X 3 X 4.5 = 1377.0 / 5.73125 = 240.26, SAY 240 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

**GREEN AREA CALCULATION:-**  
 =GREEN-I + GREEN - II  
 = 480.87 + 1484.89  
 = 1965.76 SQMT OR 0.4857 ACRE(8.47%)



SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER

