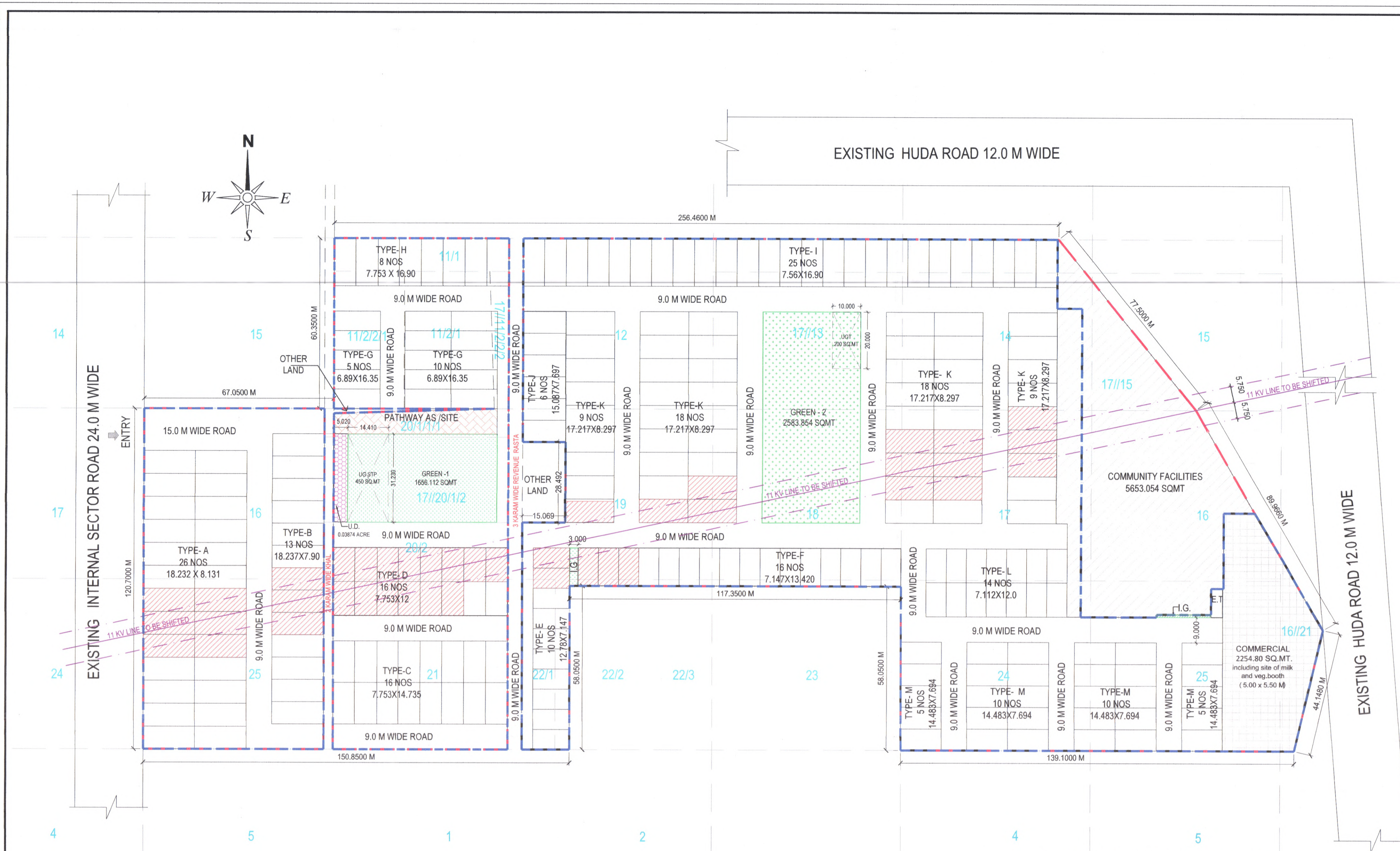


That this Revised layout plan for an area measuring 13.96875 acres (Drawing No. DGTC/... dated 05/02/2018) comprising of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by RBA Homes Pvt. Ltd. in the revenue estate of Village Dodwa in Sector-1, Nilokheri-Taraori and District Karnal is hereby approved subject to the following conditions:-

- That this Revised 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 these 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 DGTC, Haryana 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 DGTC, 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 width, demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
- 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.22/572005-SP/Power dated 21.05.2015 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.

(RAHUL SINGLA) ATP (HQ)
 (ASHISH SHARMA) DPP (HQ)
 (SUNITA SEIPI) STP (HQ)
 (P. P. SINGH) CTR (HR)
 (T.L. SATYARAJAKASH, IAS) DGTC (HR)
 (SATYA PAL) JD (HQ)



LAYOUT PLAN

AREA STATEMENT				
TOTAL SITE AREA	13.96875	ACRES	56529.436	SQMT
AREA UNDER UD	0.03874	ACRES	156.775	SQMT
NET PLANNED AREA	13.93001	ACRES	56372.661	SQMT

	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE	1.397	5652.944	10.00	5653.054	1.397	10.000%
GREEN AREA UNDER PARKS 7.5%	1.048	4239.708	7.50	4239.966	1.048	7.500%
AREA UNDER COMMERCIAL 4%	0.5572	2254.906	4.00	2254.800	0.557	4.000%
AREA UNDER PLOTS	8.4973	34387.323	61.0000	30372.186	7.505	53.878%
TOTAL SALABLE AREA	9.0545	36642.230	65.00	32626.986	8.062	57.877%

AREA DETAIL OF ORGANISED GREEN		
GREEN -1	1656.112	SQ.MT
GREEN -2	2583.854	SQ.MT
TOTAL AREA DETAIL OF ORGANISED GREEN	4239.966	SQ.MT
	1.04772	ACRES

S.NO	TYPE	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
1	A	8.131	18.232	148.244	26	3854.354
2	B	7.900	18.237	144.072	13	1872.940
3	C	7.753	14.735	114.240	16	1827.847
4	D	7.753	12.000	93.036	16	1488.576
5	E	7.147	12.780	91.339	10	913.387
6	F	7.147	13.420	95.913	16	1534.604
7	G	6.890	16.350	112.652	15	1689.773
8	H	7.753	16.900	131.026	8	1048.206
9	I	7.560	16.900	127.764	25	3194.100
10	J	7.697	15.087	116.125	6	696.748
11	K	8.297	17.217	142.849	54	7713.870
12	L	7.112	12.000	85.344	14	1194.816
13	M	7.694	14.483	111.432	30	3342.966
TOTAL					249	30372.186
DENSITY						
TOTAL POPULATION	249.000	X		13.5	3,361.50	PERSONS
DENSITY PERMISSIBLE		240 TO 400		PPA		
ACHIEVED DENSITY		241.314		PPA		

- LEGEND**
- COMMUNITY FACILITIES
 - COMMERCIAL
 - GREEN /PARK AREA
 - UN-PLANNED AREA (U.D)
 - FROZEN PLOTS DUE TO 11 KV HT LINES
 - SITE BOUNDARY
 - BOUNDARY SHOWN FROM PERVIOUS LAYOUT PLAN IS CHANGED I.E.12.839 ACRE
- ABBREVIATION**
- UGT - UNDERGROUND TANK
 - UG STP - UNDERGROUND SEWAGE TREATMENT PLANT
 - E.T - ELECTRIC TRANSFORMER

NOTE :-

- LOCATION OF STP/UGT CAN BE MODIFIED AS PER REQUIREMENT OF HSNP
- LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HV/MV/DH/VN/L
- PRIMA-FACIE NO PLOT IS EFFECTED BY HT LINES HOWEVER, AT THE TIME OF DEMARCATION PLAN IF ANY PLOT EFFECTED BY ANY HT LINE THEN THE SAME SHALL BE FREEZE ACCORDINGLY.

PROJECT

REVISED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY LICENCE NO. 76 OF 2018) OVER AN AREA MEASURING 13.96875 ACRES IN THE REVENUE ESTATE OF VILLAGE DODWA IN SECTOR - 1, NILOKHERI - TARAORI, DISTT. KARNAL, BEING DEVELOPED BY RBA REALCON PVT. LTD

CLIENT/OWNER

RBA HOMES PVT. LTD

ARCHITECT :-

Pankaj Negi
 Ar. PANKAJ NEGI
 M.Arch,B.Arch
 CA/2015/68636
 MOB:7015875179

VASTU DECORE
 We Design Your Dreams

ARCHITECTS, INTERIORS, CONSTRUCTION

SCO-7,2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL,
 CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR,PUNJAB

E-mail:- vastudecore@hotmail.com
 MOB. +91-7015875179, 9915725569

This drawing is the property of the consultants, no part of this shall be used, copied or reproduced without their written permission