

AREA CALCULATION

S.NO	DISCRPTION	%	AREA IN ACRE	AREA	UNIT
1	TOTAL SITE AREA = (A)		7.43125	30073.18	SQM
2	AREA UNDER 45M WIDE ROAD = (B)		0.06818	275.900	SQM
3	NET AREA FOR PLANNING = A - B/2		7.39716	29935.23	SQM
4	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	4.51227	18260.49	SQM
5	PROPOSED AREA UNDER PLOTTING	53.54%	3.96070	16028.384	SQM
6	REQUIRED AREA FOR COMMUNITY TO BE HANDED OVER TO GOVT.	10%	0.74313	3007.32	SQM
7	PROVIDED AREA FOR COMMUNITY TO BE HANDED OVER TO GOVT.	10%	0.74315	3007.40	SQM
8	REQUIRED MIN. GREEN AREA.	7.5%	0.55734	2255.49	SQM
9	PROVIDED GREEN AREA	7.50%	0.55735	2255.50	SQM
10	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.29589	1197.41	SQM
11	PROPOSED AREA UNDER COMMERCIAL	3.62%	0.26912	1089.10	SQM
12	PERMISSIBLE POPULATION	240-400	1783.5	2972.50	PERSONS
13	PROPOSED POPULATION	137X13.5	1849.5	250	PERSONS/AC
14	TOTAL SALEABLE AREA = (MAX. PERMISSIBLE AREA UNDER PLOTTING & COMMERCIAL ON NET AREA FOR PLANNING)	65%	4.80816	19457.897	SQM.
15	PROPOSED SALEABLE AREA UNDER PLOTTING & COMMERCIAL ON NET AREA FLOR PLANNING	57.18%	4.22982	17117.484	SQM.

GREEN AREA CALCULATION

S.NO	CATEGORY	AREA IN (SQM)	AREA IN (ACRE)
1	GREEN 1	1256.00	0.31036
2	GREEN 2	748.80	0.18503
3	GREEN 3	250.70	0.06195
	TOTAL AREA	2255.50	0.55735

PLOTS AREA CALCULATION

S.NO	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA (SQM)
1	1 - 12	7.500	18.000	135.000	12	1620.000
2	13 - 24	6.850	18.500	126.725	12	1520.700
3	25 - 38	6.690	18.290	122.360	14	1713.040
4	39 - 41	7.870	19.000	149.530	3	448.590
5	42 - 53	7.170	20.000	143.400	12	1720.800
6	54 - 60	6.500	17.000	110.500	7	773.500
7	61 - 86	6.380	18.500	118.030	26	3068.780
8	87 - 95	6.270	16.000	100.320	9	902.880
9	96 - 100	7.230	20.000	144.600	5	723.000
11	101 - 119	6.000	17.850	107.100	19	2034.900
12	120 - 125, 128 - 133	6.000	14.100	84.600	12	1015.200
13	126 - 127	6.150	14.100	86.715	2	173.430
14	134 - 137	5.540	14.150	78.391	4	313.564
	TOTAL				137	16028.384

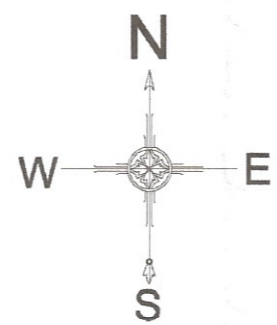
AREA UNDER IDW SHOWN THUS - 10%

S.NO	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA (SQM)
1	50 - 53	7.170	20.000	143.400	4	573.600
2	111 - 117	6.000	17.850	107.100	7	749.700
3	122 - 125	6.000	14.100	84.600	4	338.400
4	126	6.150	14.100	86.715	1	86.715
	TOTAL				16	1748.415

TOTAL SALEABLE AREA = [COMMERCIAL (3.62%) + PLOTTING (53.54%)] = 17117.484 SQM
 REQUIRED MORTGAGE AREA UNDER IDW = 10% OF TOTAL SALEABLE AREA
 = (17117.484 X 10 / 100) = 1711.748 SQM.
 PROPOSED MORTGAGE AREA UNDER IDW = 1748.415 SQM

LEGEND

	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	MORTGAGE AREA UNDER EDC & IDC



LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 7.43125 ACRE AT SECTOR - 49, VILLAGE-BAMNAULI, TEHSIL BAHADURGARH, DISTT-JHAJJAR (HR), BEING DEVELOPED BY M/S WELL BUILT REAL ESTATES LLP.

SCALE:- 1:500 DATE:- 19-05-2023

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

WELL BUILT REAL ESTATES LLP Designated Partner

(S.K. SINGH) CTP (HR)

To be read with Licence No. 44 of 2024 Dated 19/05/2024 LC-5127

This layout plan for an area measuring 7.43125 acres (Drawing no. 10122- Dated 13-03-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Well Built Real Estate LLP, falling in the revenue estate of Village-Bamnauli, in sector-49, Bahadurgarh, District- Jhajjar 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 these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director 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 DTCP, Hr 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 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.
- 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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.
- 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 licensed area.
- No plot will derive an access from less than 9 meters 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 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.
- 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 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.
- 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.22/52/2005-5Power 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. 19/4/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RENA YADAV) ATP(HQ)

(S.K. SINGH) CTP (HR)

(SANJAY KUMAR) STP(HQ)

(S.K. SINGH) CTP (HR)

(AMIT KHATRI, IAS) DTCP (HR)

(SATYAJIT) DTCP (HR)