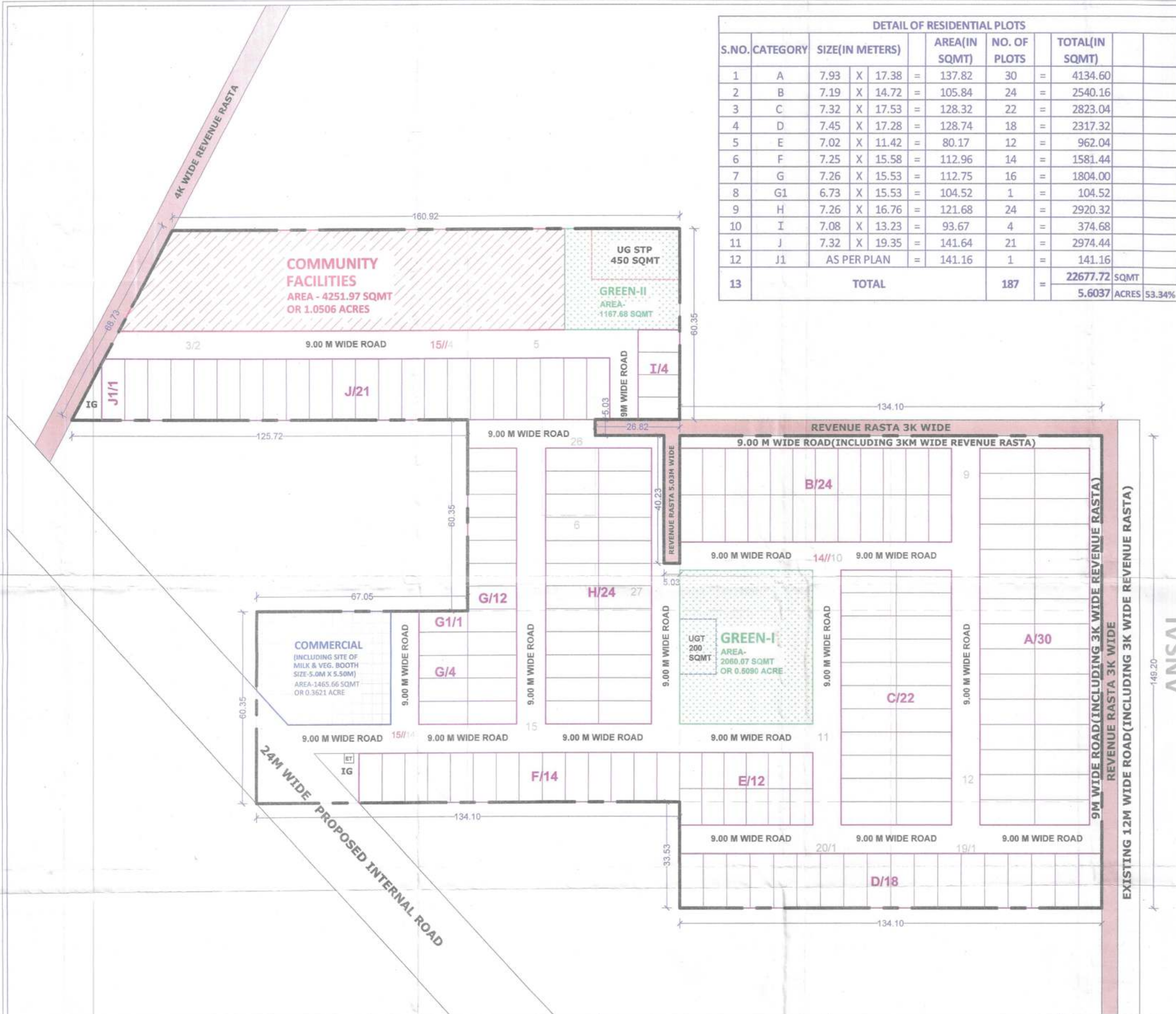


PROPOSED LAYOUT PLAN OF AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 10.50625 ACRES IN THE REVENUE ESTATE OF VILLAGE KHERI RANGHRAN, SECTOR-12, DISTT. YAMUNA NAGAR (HARYANA), BEING DEVELOPED BY M/S JSSR REAL HOMES PRIVATE LIMITED.

DETAIL OF RESIDENTIAL PLOTS							
S.NO.	CATEGORY	SIZE(IN METERS)			AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	7.93	X	17.38	= 137.82	30	= 4134.60
2	B	7.19	X	14.72	= 105.84	24	= 2540.16
3	C	7.32	X	17.53	= 128.32	22	= 2823.04
4	D	7.45	X	17.28	= 128.74	18	= 2317.32
5	E	7.02	X	11.42	= 80.17	12	= 962.04
6	F	7.25	X	15.58	= 112.96	14	= 1581.44
7	G	7.26	X	15.53	= 112.75	16	= 1804.00
8	G1	6.73	X	15.53	= 104.52	1	= 104.52
9	H	7.26	X	16.76	= 121.68	24	= 2920.32
10	I	7.08	X	13.23	= 93.67	4	= 374.68
11	J	7.32	X	19.35	= 141.64	21	= 2974.44
12	J1	AS PER PLAN			= 141.16	1	= 141.16
13	TOTAL					187	= 22677.72 SQMT 5.6037 ACRES 53.34%

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	10.50625	-	-	-
2	AREA UNDER RESIDENTIAL PLOTS	5.6037	53.34%	6.4088	61.00%
3	AREA UNDER COMMERCIAL	0.3621	3.45%	0.4202	4.00%
4	TOTAL SALEABLE AREA(2 + 3)	5.9658	56.79%	6.8290	65.00%
5	OPEN SPACE/PARKS	0.7975	7.58%	0.7879	7.50%
6	COMMUNITY FACILITIES	1.0506	10.00%	1.0506	10.00%



To be read with Licence No. 02 of 2024 Dated 10/01/2024

That this layout plan for an area measuring 10.50625 acres (Drawing no. Dated 10/01/2024) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awaz Yojna-2016) being developed by JSSR Real Homes Pvt. Ltd. in Village Kheri Rangran, in Sector-12, District-Yamuna Nagar 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 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.
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 DTCP, Haryana 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 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.
7. That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. 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 license.
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 licensed area.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters 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 location of the water supply lines, sewer lines or 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.22/22/2005-SPower dated 21.02.2016 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.

(DIVYA DOGRA) DTP (HQ) (SUNITA SETHI) STP (HQ) (P. SINGH) DTP (HR) (AMIT KHATRI, IAS) DTCP (HR)
 (RAHUL SINGLA) DTP (HQ) (SATYA PAD) JD (HQ)

<p>DIVINE ARCHITECTS & PLANNERS</p> <p>ADDRESS: SCD 76-77 1st FLOOR, SECTOR-4C, MACHINDRA NAGAR, CHANDIGARH-160009. CONTACT: +91-99139-00379, +91-172-4786692 EMAIL: divinearchitects19@gmail.com</p>	<p>LEGEND:</p> <p>PARKS / OPEN SPACES COMMERCIAL AREA COMMUNITY FACILITIES KILLA LINE SCHEME BOUNDARY REVENUE RASTA UGT UG STP</p>	<p>ABBREVIATIONS-</p> <p>ET = ELECTRIC TRANSFORMER UGT = UNDERGROUND WATER TANK UG STP = UNDERGROUND SEWAGE TREATMENT PLANT</p>	<p>DENSITY CALCULATION(PPA)-</p> <p>NUMBER OF PLOTS = 187 UNITS ALLOWED = 3 POPULATION ALLOWED PER UNIT = 4.5 DENSITY CALCULATION = 187 X 3 X 4.5 = 2524.50 / 10.50625 = 240.29, SAY 240 PPA</p>	<p>GREEN AREA CALCULATION:-</p> <p>= GREEN-I + GREEN-II = 2060.07 + 1167.68 = 3227.75 SQMT OR 0.7975 ACRE</p>		<p>For JSSR Real Homes Pvt. Ltd. <i>[Signature]</i> Director</p>	
	<p>(SCALE-N.T.S.)</p>		<p>(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)</p>		<p>SIGNATURE OF OWNER / APPLICANT</p>		<p>SIGNATURE OF ARCHITECT / M. PLANNER</p>