

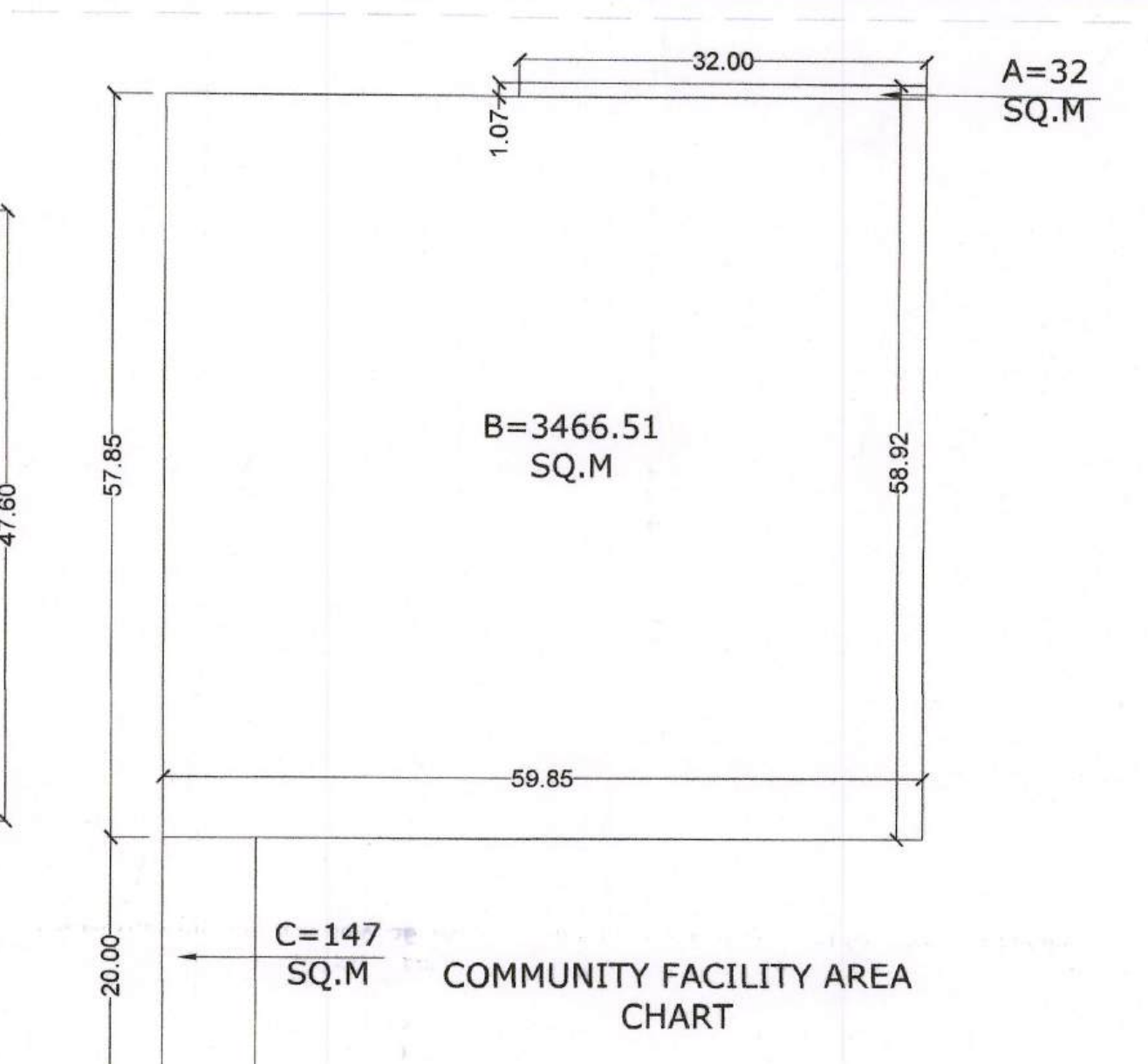
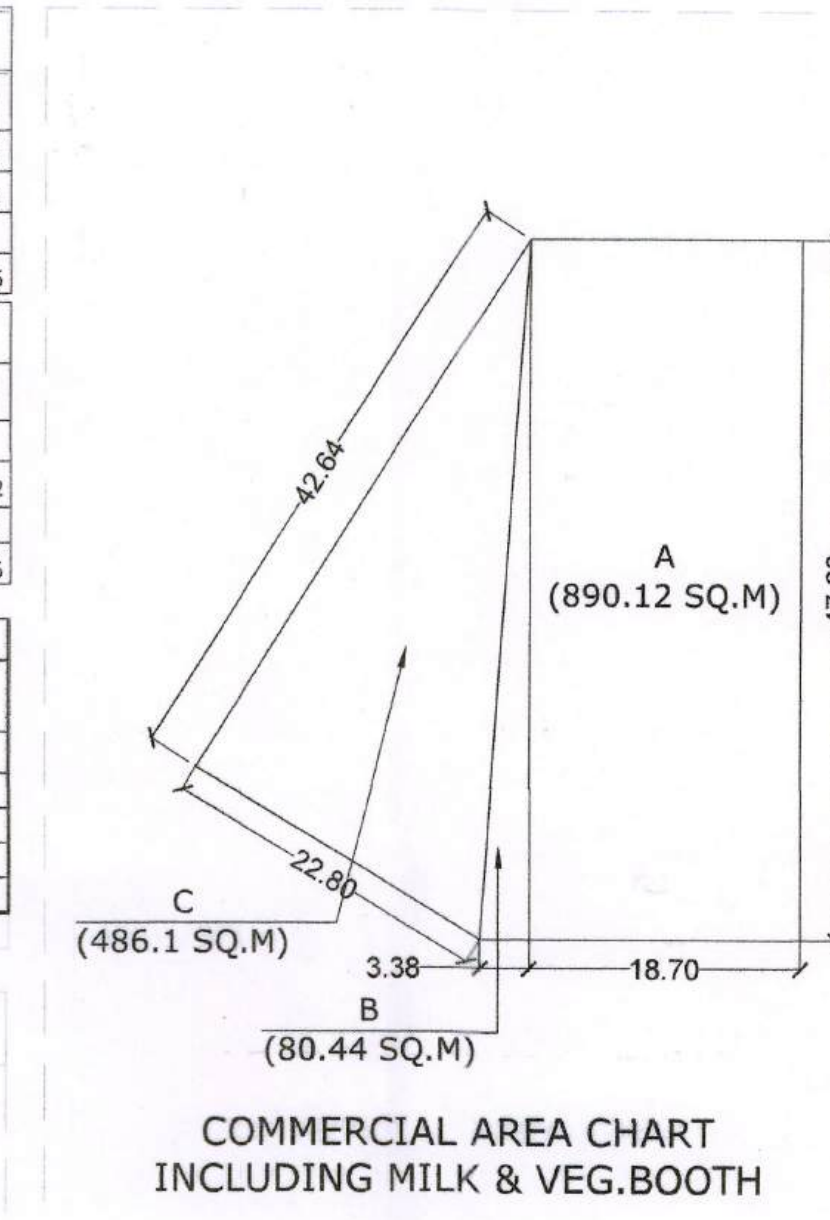
S.NO	PERMISSIBLE AREAS			PROPOSED AREAS		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
1	TOTAL LICENCE AREA	9.00	3642.65	100.00		
2	Open Area under GREEN/PARK	0.67	2731.62	7.84	0.69	2783.00
3	COMMUNITY FACILITY	0.90	3642.17	10.00	0.90	3643.56
4	COMMERCIAL AREA (CALCULATED ON TOTAL LICENCED AREA)	0.36	1456.87	4.00	0.36	1456.66
5	AREA UNDER PLOTS (CALCULATED ON TOTAL LICENCED AREA)	5.49	22217.21	61.00	4.96	20073.59
6	TOTAL PERMISSIBLE RESIDENTIAL + COMMERCIAL AREA	5.85	23674.07	65.00	5.32	21530.25
7	PERMISSIBLE DENSITY	240-400 PPA	Minimum Required plots	160		
ACHIEVED DENSITY @ 13.5 PERSONS PER PLOT = 160X13.5=2160 PERSONS		240.00	PPA	ACHIEVED PLOTS	160	

PLOT TYPE	SIZE OF PLOT		AREA OF PLOT (SQ. MTR)	NO OF PLOTS.	TOTAL AREA OF PLOTS (SQ.MTR)
	LENGTH	WIDTH			
A	18.75	8.00	150.00	40	6000.00
B	20.00	7.50	150.00	21	3150.00
C	18.75	7.34	137.63	11	1513.88
D	13.94	6.60	92.00	13	1196.05
E	15.25	6.75	102.94	12	1235.25
F	19.50	7.61	148.40	4	593.58
G	15.20	6.12	93.02	1	93.02
H	15.20	6.75	102.60	13	1333.80
I	13.94	5.97	83.22	6	499.33
J	13.94	6.75	94.10	15	1411.43
K	18.75	7.43	139.31	14	1950.38
L	16.25	6.75	109.69	10	1096.88
TOTAL				160	20073.59

S.NO	COMMERCIAL AREA INCLUDING MILK & VEG. BOOTH		
	LENGTH (M)	WIDTH (M)	AREA SQ.M
A	18.70	47.60	890.12
B	3.38	47.60	80.44
C	22.80	42.64	486.1
TOTAL AREA			1456.66

S.NO	COMMUNITY FACILITY AREA		
	LENGTH (M)	WIDTH (M)	AREA SQ.M
A	32.00	1.07	34.24
B	59.85	57.85	3462.32
C	7.35	20.00	147.00
TOTAL AREA			3643.56

S.NO	GREEN AREA CALCULATION	
	AREA SQ.M	ACRES
G-1	412	0.10
G-2	127	0.03
G-3	1635	0.40
G-4	609	0.15
TOTAL	2783	0.69



TOTAL NO. OF PLOTS :- 160		
AREA DETAIL	SQ.MTR	ACRE
TOTAL PLOT AREA	3642.708	9.000
AREA SURRENDERED IN 24 METER ROAD	663.684	0.164
NET PLOT AREA	3578.823	8.836

To be read with Licence No. 239 of 2023 Dated 9/11/2023. This layout plan for an area measuring 9.0 acres (Drawing No. 9792, Dated 08/11/2023) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Azumi Developers Pvt.Ltd. and others in collaboration with Azumi Developers Pvt.Ltd. falling in, Sector-34, Rewari 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 DGTC 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 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.
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 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.
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 HSPV 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.

(S.K.SHERAWAT) DTP (HQ) (HITESH SHARMA) STP (M) (P. SINGH) CTP (HR) (T.L. SATYAPRAMASH, IAS) DGTCP (HR) (RAJAT CHAUHAN) ATP (HQ) (RAJESH DUTT) JD (HQ) (VARINDER KUMAR) AD (HQ)

OWNER SIGN:- AZUMI DEVELOPERS PVT. LTD. <i>Azumi</i> Director	ARCHITECT SIGN:- AR. MAYUR GOYAL CA /2009/46101	PROJECT:- AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL AWAS YOJNA FOR AN AREA MEASURING 9.00 ACRES IN THE REVENUE ESTATE OF VILLAGE LADHUWAS GUJJAR SECTOR-34, TEHSIL & DISTRICT REWARI	CLIENT:- AZUMI DEVELOPERS PVT. LTD.	DRAWING TITLE:- PROPOSED PLOTTING LAYOUT PLAN
			ARCHITECT:- ORIGIN Architects PLANNING, ARCHITECTURE, INTERIOR DESIGN 256, Second Floor, Sukhram Tower, Bhagal Singh Colony, Bhiwadi, Rajasthan www.azumiplotting.in	DRAWN: MANISH SAINI CHECKED: MAYUR GOYAL DESIGNED & APPROVED: MAYUR GOYAL DATE: 17-08-2023 SCALE: 1:500 DRAWING No: 02/2023PLOTING01 SHEET No: 01

