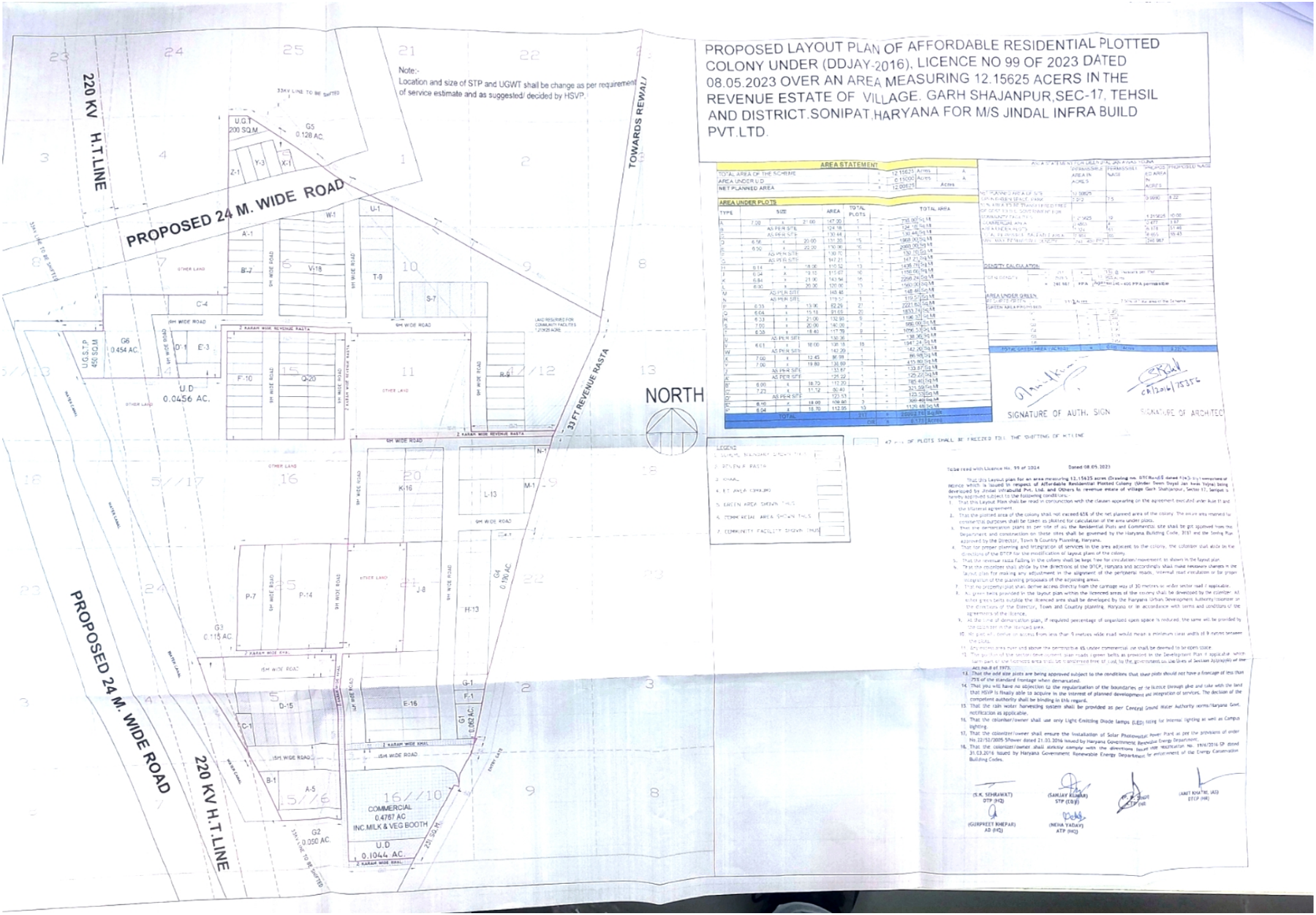
PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER (DDJAY-2016), LICENCE NO 99 OF 2023 DATED 08.05.2023 OVER AN AREA MEASURING 12.15625 ACERS IN THE REVENUE ESTATE OF VILLAGE. GARH SHAJANPUR,SEC-17, TEHSIL AND DISTRICT.SONIPAT,HARYANA FOR M/S JINDAL INFRA BUILD PVT.LTD.



AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	12.15625 Acres	A
AREA UNDER U.D	=	0.15000 Acres	A
NET PLANNED AREA	=	12.00625 Acres	A

AREA UNDER PLOTS

TYPE	SIZE			AREA	TOTAL PLOTS		TOTAL AREA
A	7.00	x	21.00	147.00	1	=	735.00 Sq.M
B	AS PER SITE			124.18	1	=	124.18 Sq.M
D	AS PER SITE			130.44	1	=	130.44 Sq.M
E	6.56	x	20.00	131.20	15	=	1968.00 Sq.M
F	9.00	x	22.20	130.00	16	=	2080.00 Sq.M
G	AS PER SITE			130.70	1	=	130.70 Sq.M
H	AS PER SITE			147.21	1	=	147.21 Sq.M
I	9.14	x	18.00	110.52	13	=	1436.76 Sq.M
J	6.04	x	19.10	115.67	10	=	1156.66 Sq.M
K	6.84	x	21.90	143.94	16	=	2295.24 Sq.M
L	6.00	x	20.00	120.00	13	=	1560.00 Sq.M
M	AS PER SITE			148.46	1	=	148.46 Sq.M
N	AS PER SITE			119.57	1	=	119.57 Sq.M
P	6.03	x	13.00	82.29	27	=	2221.83 Sq.M
Q	6.04	x	15.13	91.65	20	=	1833.74 Sq.M
R	6.33	x	21.00	132.93	9	=	1196.37 Sq.M
S	7.00	x	20.00	140.00	7	=	980.00 Sq.M
T	6.38	x	18.40	117.39	8	=	1056.51 Sq.M
U	AS PER SITE			130.36	1	=	130.36 Sq.M
V	6.01	x	18.00	108.18	18	=	1947.24 Sq.M
W	AS PER SITE			142.29	1	=	142.29 Sq.M
X	7.00	x	12.45	87.99	1	=	87.99 Sq.M
Y	7.00	x	19.80	138.60	3	=	415.80 Sq.M
Z	AS PER SITE			133.87	1	=	133.87 Sq.M
A'	AS PER SITE			124.22	1	=	124.22 Sq.M
B'	6.00	x	18.70	112.20	7	=	785.40 Sq.M
C'	7.23	x	11.12	80.40	4	=	321.59 Sq.M
D'	AS PER SITE			123.53	1	=	123.53 Sq.M
E'	8.10	x	18.00	109.80	3	=	329.40 Sq.M
F'	6.04	x	18.70	112.95	13	=	1129.48 Sq.M
TOTAL					277	=	25002.76 Sq.Mtr
					OR	=	6.175 Acres

47 nos. OF PLOTS SHALL BE FREEZED TILL THE SHIFTING OF HT LINE

AREA STATEMENT FOR DEENDAYAL JAN AWAS YOJNA

	PERMISSIBLE AREA IN ACRES	PERMISSIBLE NADE	AS PROPOSED AREA IN ACRES	PROPOSED NADE
NET PLANNED AREA OF SITE	12.00625			
OPEN GREEN SPACE (MIN)	2.212	7.5	0.9890	8.22
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	0.9625	10	1.215625	10.00
COMMERCIAL AREA	0.4803	4	0.477	3.97
AFFORDABLE PLOTS	324	65	0.178	17.48
TOTAL AREA FOR RESIDENTIAL PLOTTED AREA	11.903	100	9.655	95.43
MAX. MAX PERMISSIBLE DENSITY	240 PPA		240.987	

DENSITY CALCULATION

TOTAL DENSITY = 277 x 4 = 1108 Persons per Hect.
= 240.987 PPA (Against 240 - 400 PPA permissible)

AREA UNDER GREEN

AS PER LAYOUT PLAN	11.1 Acres
GREEN AREA PROPOSED	7.50% of the area of the Scheme
1	1.45
2	1.3
3	1.4
4	1.4
5	1.45
6	1.6
TOTAL GREEN AREA (ACRES)	9.655

SIGNATURE OF AUTH. SIGN

SIGNATURE OF ARCHITECT CA/2016/3515

LEGEND

1. SCHEME BOUNDARY
2. REVENUE RASTA
3. KHAL
4. ET AREA (SHOWN)
5. GREEN AREA SHOWN THUS
6. COMM.RETAIL AREA SHOWN THUS
7. COMMUNITY FACILITY SHOWN THUS

To be read with Licence No. 99 of 2023 Dated 08.05.2023

That this Layout plan for an area measuring 12.15625 acres (Drawing no. DTCP-xxx/S dated 21/4/23) in compliance of RERCA which is issued in respect of Affordable Residential Plotted Colony (Under Town Dayal Jan Awas Yojna) being developed by Jindal Infrabuild Pvt. Ltd. and Others in revenue estate of village Garh Shahjanpur, Sector 17, Sonipat 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 the 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 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 metres or wider sector road if applicable.
8. A 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 in the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement 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 access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the kerbs.
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 level/ 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)(d)(ii) 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) solely 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. SEHRAWAT) DTP (HQ)

(SANJAY KUMAR) STP (CD)F

(AMIT KHATRI, IAS) DTCP (HR)

(GURPREET KHEPAR) AD (HQ)

(NEHA YADAV) ATP (HQ)