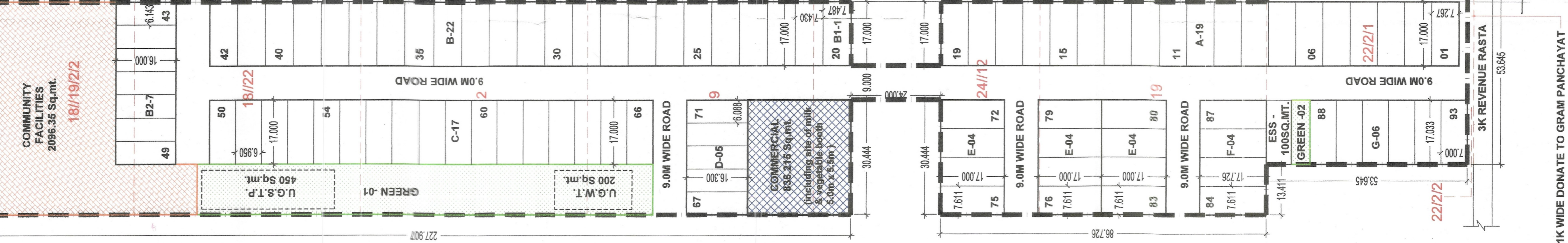


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To be read with Licence No. LRP4 of 2023 Dated 11/09/2023  
This layout plan for an area measuring 5.16875 acres (Providing for 1077 plots) issued in respect of Affordable Plotted Colony (APC) for Sector-7 Bada, District-Jhajjar is hereby approved under the provisions of the following conditions:-  
1. That the proposed layout plan shall be read in conjunction with the clause appearing on the agreement executed under the said license.  
2. That the plotted area shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be provided for as per the provisions of the agreement.  
3. That the demarcation of plots shall be made as per the provisions of the agreement.  
4. That the layout plan shall be approved by the Director, Town and Country Planning, Haryana Government in accordance with the provisions of the agreement.  
5. That the revenue rate falling in the colony shall be kept free for circulation/movement as shown in the layout plan.  
6. The colonizer shall abide by the directions of the DTPC, Haryana and accordingly shall make necessary arrangements for the layout plan for making any adjustment in the alignment of the adjoining roads, internal road circulation and proper integration of the planning proposals of the adjoining areas, if applicable.  
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road.  
8. All green belts provided in the layout plan within the licensed area 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 in accordance with the provisions of the agreement.  
9. At the time of demarcation of plots, the required percentage of organized open space is reduced, the same will be provided by the colonizer in the form of green belts.  
10. No plot will derive an access from less than 9 metres wide road which means a minimum clear width of 9 metres between the plots.  
11. The 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 road /green belts as provided in the Development Plan if applicable, which form part of the layout plan shall be transferred free of cost to the government on the lines of Section 3(3)(e)(ii) of the Act No.8 of 1976.  
13. That the odd size plots are being approved subject to the condition that these plots should not have a frontage less than 7% of the standard frontage when demarcated.  
14. That you shall be liable to pay the cost of regularization of the boundaries of the plots through the integration of services. The cost of regularization shall be borne by the colonizer.  
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 per the provisions of the Haryana Government Renewable Energy Department.  
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Panel as per the provisions of order No.2472/2023-DTPC 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-PP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.



	PERMISSIBLE		PROPOSED			
	AREA ACRES	PERCENTAGE %	AREA SQ.MTS	PERCENTAGE %		
Required Open space	0.388	1566.787	7.5	0.4286	1734.290	8.291
10 % area to be reserved free of cost to the govt.	0.517	2091.716	10.0	0.518	2096.350	10.022
Permissible commercial area	0.207	836.686	4.0	0.207	836.215	3.998
Area Under Plots	3.153	12759.465	61.0	2.781	11253.758	53.902
Total permissible area	3.360	13596.151	65.0	2.988	12089.973	57.799
Permissible Density	246.400 /ha		242.86		PPA	
Achieved Density	242.90		PPA			

TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	7.267	17.000	123.539	01-19	19	2347.241
B1	7.487	17.000	126.310	21-42	22	2778.820
B2	6.143	16.000	98.298	43-59	17	1671.279
C	6.950	17.000	118.150	60-68	9	1063.350
D	6.088	16.300	99.234	69-76	8	797.872
E	7.611	17.000	129.387	77-83	7	905.511
F	7.611	17.000	129.387	84-90	7	905.511
G	7.000	17.033	119.231	86-93	8	954.656
TOTAL PLOT AREA					83	11253.758
					IN ACRES	2.781

GREEN AREA DETAILS  
GREEN AREA 01 = 1632.090 Sq.mt.  
GREEN AREA 02 = 102.200 Sq.mt.  
TOTAL AREA = 1734.290 Sq.mt.

LEGEND:-  
[Hatched Box] COMMERCIAL  
[Dotted Box] LAND TO BE TRANSFER TO GOVT.  
[Dashed Box] SERVICES  
[White Box] OPEN/GREEN

TITLE:-  
**PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.16875 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE - BADA, SECTOR 07, TEHSIL & DISTRICT - JHAJJAR (HR) BEING DEVELOPED BY - M/S SDJS BUILDER AND DEVELOPERS LLP.**

OWNERS SIGNATURE: [Signature]  
ARCHITECT SIGNATURE: [Signature]