

This layout plan for an additional area measuring 9.72 acres (Drawing No. 1635/24) in addition to licensed Affordable Residential Plotted Colony Under Daen Dayal Jan Awash Yojna-2016 area measuring 13.20 acres comprising of Licence No. 97 of 2022 dated 15.07.2022, thereby making the total scheme area measuring 22.92 acres in the revenue estate of village Hansi, Sector-2, Hansi, District Hisar being developed by Opal Developers & Construction Pvt. Ltd. & others. 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, 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 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 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 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 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)(ii) of the Act No.8 of 1975.
13. That the odd size plots as 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Handwritten signatures and names of officials: (RAMVEEK) ATP(HQ), (SUREKHA YADAV) DTP (HQ), (SANJAY KUMAR) STP (HQ), (P.P. SINGH) CTP(HR), (AMIT KHATRI, IAS) DTCP (HR), (PARVEEN KUMAR) J0(HQ)



LICENCE AREA (13.20 ACRES) BEARING LICENCE NO.97 OF 2022 DATED 15-07-2022
ADDITIONAL LICENCE APPLIED AREA (9.720 ACRES)

REVISED AND ADDITIONAL LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWASH YOJANA-2016 OVER AN AREA MEASURING 22.92 ACRES (13.20 ACRES BEARING LICENCE NO.97 OF 2022 DATED 15.07.2022 +9.720 ACRES ADDITIONAL AREA APPLIED FOR LICENCE) LOCATED AT VILLAGE HANSI, SECTOR-2, TEHSIL-HANSI, DISTRICT- HISAR, HARYANA BEING DEVELOPED BY OPAL DEVELOPERS AND CONSTRUCTION PVT. LTD.

Table with 6 columns: S.NO, PARTICULARS, PROPOSAL (ACRE), PROPOSAL (%), PERMISSIBLE (ACRE), PERMISSIBLE (%). Rows include Earlier Area, Additional Area, Total Area, Area Under Residential Plots, Area Under Commercial, Total Saleable Area, Parks/Open Spaces, and Community Facilities.

Table with 6 columns: S.NO, PLOT NO., SIZE(IN METERS), AREA(SQMTR), NO. OF PLOTS, TOTAL (IN SQMTR). Rows list mortgage residential plots with details like plot size and area.

Table with 6 columns: S.NO, PLOT NO., PLOT TYPE, SIZE(IN METERS), AREA(IN SQMTR), NO. OF PLOTS, TOTAL (IN SQMTR). Rows list residential plots with details like plot type and total area.

Table with 6 columns: S.NO, PLOT NO., PLOT TYPE, SIZE(IN METERS), AREA(IN SQMTR), NO. OF PLOTS, TOTAL (IN SQMTR). Rows list additional area plots.

BCPL Bhamari Consultants Private Ltd. Logo and contact information.

LEGEND: COMMUNITY, COMMERCIAL, GREEN/OPEN SPACE, INCIDENTAL GREENS, METER ROOM, ELECTRICAL TRANSFORMER, MORTGAGE PLOTS, STP, UGT, KILLA LINE, MILK BOOTH, SCHEME BOUNDARY, LICENCE AREA, ADDITIONAL LICENCE APPLIED AREA.

ABBREVIATIONS: ET = ELECTRIC TRANSFORMER, MB = MILK & VEG. BOOTH, UGT = UNDERGROUND WATER TANK, UG STP = UNDERGROUND SEWAGE TREATMENT PLANT.

DENSITY CALCULATION(PPA): NUMBER OF PLOTS = 413, UNITS ALLOWED = 03, POPULATION ALLOWED PER UNIT = 4.5, DENSITY CALCULATION = 413 X 3 X 4.5 = 5675.5 / 22.92 = 243.25, SAY 243 PPA.

GREEN AREA CALCULATION: GREEN-1 + GREEN-2 + GREEN-3 + GREEN-4 + GREEN-5 = 1422.80 + 1323.446 + 1289.60 + 1827.90 + 1093.885 = 6957.611 SQMTR OR 17192 ACRE(7.60%).

NORTH arrow pointing up, SOUTH arrow pointing down, EAST arrow pointing right, WEST arrow pointing left.

Opal Developers & Construction Pvt. Ltd. Logo and signature line for SIGNATURE OF OWNER / APPLICANT.

Signature line for SIGNATURE OF ARCHITECT / TOWN PLANNER with name Ar. SANJEEV KUMAR and registration details.