

PROJECT:
 PROPOSED LAYOUT OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAWAS YOJNA ON AN AREA MEASURING 11.30 ACRES FALLING IN SECTOR-64, KUNDLI, HARYANA FOR M/S J S BROADCASTING PRIVATE LIMITED.



R-47, KAILASH COLONY, NEW DELHI -110046
 PH NO - 011-4556600, FAX-011-4655601

DATE: 29.11.2018 NORTH POINT: N
 SCALE: 1:1000
 DRAWING TITLE: LAYOUT PLAN
 ARCHITECT SIGNATURE: Ar. MEHAK DHINGRA, B. Arch., CA/2018/92185
 OWNER SIGNATURE: Per J S Broadcasting Pvt. Ltd., Director/Authorized Signatory

LEGEND

1. SCHEME BOUNDARY SHOWN THUS	
2. STP AREA (100 SQMTS)	
3. UGT AREA (128 SQMTS)	
4. ESS AREA (100 SQ.MTS)	
5. GREEN AREA SHOWN THUS	
6. COMMERCIAL AREA SHOWN THUS	
7. COMMUNITY FACILITY SHOWN THUS	

Detail of 50% Freed Area

Category of Plots	Total No of Plots	Area of Single Plot in sq. mt.	Total Area in sq. mt.
B	12	149.888	1798.650
C	16	132.600	2121.600
D	12	125.961	1511.532
F	48	109.024	5233.155
G	4	120.883	483.533
J	13	102.285	1329.705
Total	105		12478.18 (3.0834 acres) 50.21%

AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	11.30000	Acres
AREA UNDER COMMERCIAL	=	0.27251	Acres
AREA UNDER PLOTS	=	6.14103	Acres
AREA UNDER KOSK(1 NO.)	=	0.00880	Acres
TOTAL SALEABLE AREA	=	6.42033	Acres
56.816			

DENSITY CALCULATION

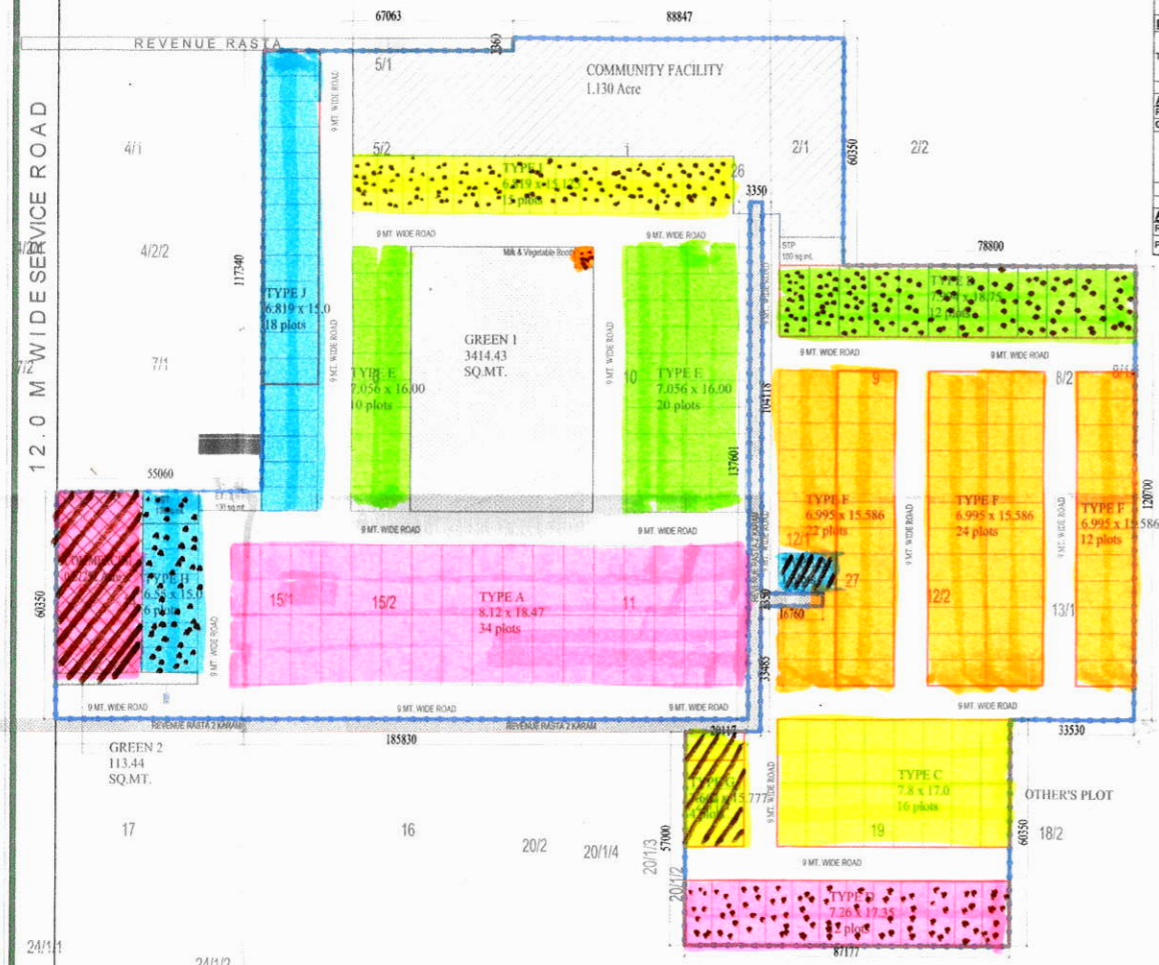
TOTAL DENSITY	=	2781	Person's per Plot
PPA	=	246.106	Against 240 - 400 PPA permissible

AREA UNDER GREEN

REQUIRED GREEN	=	0.84750	Acres
GREEN AREA PROVIDED	=	0.872	Acres
TOTAL GREEN PROVIDED	=	0.872	Acres
			7.71%

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	1.130	Acres
PROVIDED AREA	=	1.130	Acres
			10.00%



DETAILS OF PLOTS & COMMERCIAL

PLOTS FOR SALE :

TYPE	AREA	NOS.	TOTAL AREA
A	149.98	34	5099.18
B	149.89	12	1798.66
B1	149.35	1	149.35
C	132.60	16	2121.60
D	125.96	12	1511.53
E	112.90	30	3386.88
F	109.02	58	6323.39
G	120.88	4	483.53
H	98.25	6	589.50
I	103.14	15	1547.06
J	102.29	18	1841.13
TOTAL		206	24851.81

COMMERCIAL:

TYPE	AREA	NOS.	TOTAL AREA
Comm.	1102.81	1	1102.81
Comm.	27.52	1	27.52

To be read with Licence No. 118 of 2019 Dated 05/03/2019 LC-3854

This Layout plan for an area measuring 11.30 acres (Drawing no. DTCP-5860 dated 27.02.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jawas Yojna) being developed by J. S. Broadcasting Pvt. Ltd. in Sector-64, Sonpat 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 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, 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 plot area reserved for green belts is provided in the Development Plan is applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(i)(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 HUDA 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. 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.
19. 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.

(PRIYAM BHARDWAJ) DTP (HQ)
 (P. SINGH) STP (LEV)
 (JITENDER SHAG) CTP (HR)
 (K. MAKRAHD PANDURANG, IAS) DTCP (HR)
 (NARINDER KUMAR) AD (HQ)
 (SIA PARKASH) ATP (HQ)

REVENUE RASTA
 12.0 M WIDE SERVICE ROAD
 45.0 M WIDE ROAD
 30.0 M GREEN BELT
 12.0 M WIDE SERVICE ROAD
 REVENUE RASTA

SECTOR 64