

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.00 ACRES IN THE REVENUE ESTATE OF VILL. JONDHI, SECTOR-27, TEH. & DISTT. JHAJJAR(HARYANA) - DORADO ESTATES LLP

AREA CALCULATIONS				
S. NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)
1	TOTAL AREA OF THE SCHEME	5.0000	-	-
2	AREA UNDER PROPOSED 18M. WIDE GREEN BELT	0.4831	-	-
3	AREA UNDER PROPOSED 12M. WIDE SERVICE ROAD	0.3501	-	-
4	BALANCE AREA	4.1668	-	-
5	50% BENEFIT OF AREA UNDER PROPOSED 18M. WIDE GREEN BELT	0.24155	-	-
6	50% BENEFIT OF AREA UNDER PROPOSED 12M. WIDE SERVICE ROAD	0.17505	-	-
7	NET PLANNED AREA	4.5834	-	-
8	AREA UNDER RESIDENTIAL PLOTS	2.4218	52.84%	2.7958
9	AREA UNDER COMMERCIAL	0.1084	2.37%	0.1833
10	TOTAL SALEABLE AREA(8 + 9)	2.5302	55.20%	2.9791
11	OPEN SPACE/PARKS	0.3751	7.50%	0.3750
12	COMMUNITY FACILITIES	0.5000	10.00%	0.5000

To be read with Licence No. 179

Dated 09-12-2024

- This layout plan for over an area measuring 5.0 acres (Drawing no. DTCP 16584-4 dated 12-12-2024) comprising of license which is issued in respect of Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojana) being developed by Arvind & Viru, S/o Ram Kanwar and Others in Jhajjar 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 commenced by the Haryana Building Code, 2017 and that for proper planning and integration of services in the area.
4. That for proper planning and integration of services in the area, the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plan 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 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/colonizer on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
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 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, applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(1)(a)(iii) of the Act No.5 of 1975.
12. 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.
13. That you will have no objection to the regularization of the boundaries of the licensee through give and take services. The decision of the competent authority shall be binding in this regard.
14. That the rain water harvesting system shall be provided as per Central Water Authority norms/Haryana Govt. notification as applicable.
15. That the colonizer/owner shall use only Light-Emitting Diode Lamps (LED) fitting for internal lighting as well as Campus lighting.
16. 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 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
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 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
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.

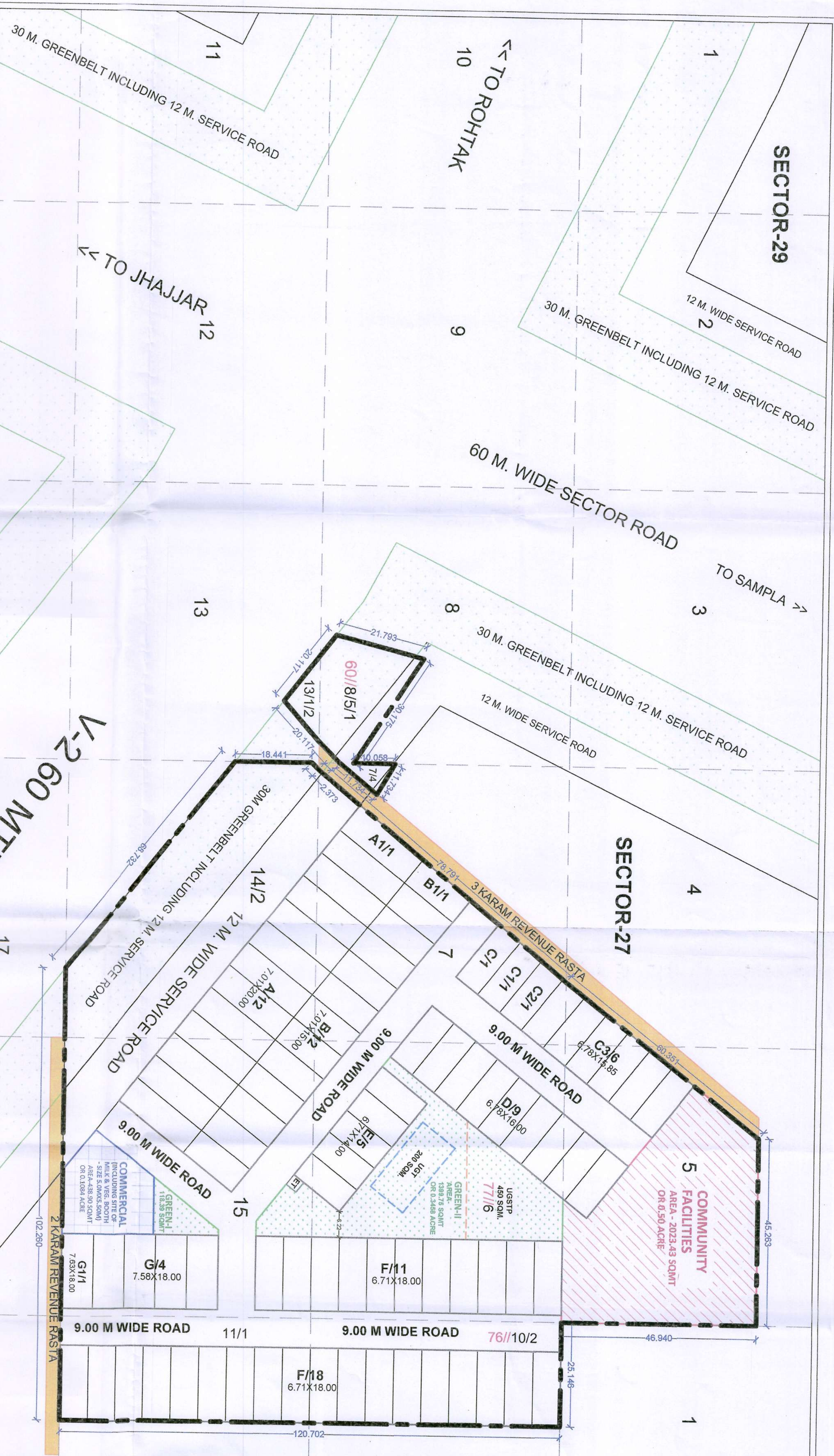
(JANDEP DTP (HO)) (WJENDER SINGH) (ATTENDERSHAG) (AMIT KATIJA, JAS) (GUREET KHEPAR) (SIVAM ROHILLA) (ATP (HO)) (DTP (HR))

DORADO ESTATES LLP
Partner/ Auth. Signatory



SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER



DETAIL OF RESIDENTIAL PLOTS				
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS
1	A	7.01 X 20.00	140.20	12
2	A1	AS PER PLAN	148.21	1
3	B	7.01 X 15.00	105.15	12
4	B1	AS PER PLAN	104.70	1
5	C	AS PER PLAN	110.27	1
6	C1	AS PER PLAN	109.15	1
7	C2	AS PER PLAN	108.03	1
8	C3	6.78 X 15.85	107.46	6
9	D	6.78 X 16.00	108.48	9
10	E	6.71 X 14.00	93.94	5
11	F	6.71 X 18.00	120.78	29
12	G	7.58 X 18.00	136.44	4
13	G1	7.63 X 18.00	137.34	1
14	TOTAL		9801.06 SQMT	83
			2.4218 ACRES	52.84%

DIVINE
ARCHITECTS & PLANNERS

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LEGEND:
ET (GXMX)
COMMERCIAL AREA
COMMUNITY FACILITIES
KILLA LINE
SCHEME BOUNDARY
REVENUE RASTA
UG STP

ABBREVIATIONS:
ET = ELECTRIC TRANSFORMER
UG STP = UNDERGROUND WATER TANK
UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

(SCALE: N.T.S.)

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION:-
= GREEN-I + GREEN-II
= 118.39 + 1399.75
= 1518.14 SQMT OR 0.3751 ACRE