



To be read with Licence No. 78 of 2017 Dated 29/9/2017. LC-3371

That this Layout plan for an area of 6.88125 acres (Drawing No. DTCP-6089 dated 21.09.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna-2016) being developed by Kadian Agroin Sector-35, Rohtak 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 General, 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 9metres wide road would mean a minimum clear width of 9metres 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 licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the coloniser/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.
18. That coloniser/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.
19. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(BALWANT SINGH) SD(HQ) (SANJAY KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP(M)HQ (JITENDER SINGH) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

	Area in acres	Percentage	Proposed area	Percentage
Total area of land	6.88125			
Area falling under sector road/green belt	0.00000			
Net Balance area (A)	6.88125			
50% of sector area (B)	0.00000			
Total of A + B	6.88125			
Required open space area (7.5%)	0.51609	7.50	0.52572	7.64
10% area to be transferred free of cost to the government	0.68813	10.00	0.69686	10.13
Permissible commercial area	0.27525	4.00	0.27525	4.00
Area under plots	4.19756	61.00	3.76168	54.67
Total permissible saleable area	4.47281	65.00	4.03693	58.67
Minimum permissible density	240.00000		251.12	
Maximum permissible density	400.00000			

Type	Width	Length	Area	No. of Plots	Total Area under Plots
A	7.5000	20.000	150	32	4800.00
B	8.1770	18.344	149.999	10	1499.99
C	8.0070	18.730	149.971	8	1199.77
D	6.5020	14.720	95.7094	12	1148.51
E	8.5500	17.530	149.882	6	899.29
F	8.5500	15.810	135.176	12	1622.11
G	6.4170	14.070	90.2872	8	722.30
H	8.5500	17.530	149.882	6	899.29
J	6.6320	12.000	79.584	20	1591.68
K	5.6100	10.336	57.985	12	695.82
L	5.6820	12.690	72.1046	2	144.21
		Total area under Plots in Acres	128		15222.96
			In acre		3.76168

SCALE: 1:2500 DATE: AUGUST 2017 DWG NO. 11082017-5.05PM

Sandip CA-14263 ARCHITECT/TOWN PLANNER

M/S KADIAN AGRO AUTHORIZED SIGNATORY

LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY MEASURING 6.88125 ACRES FALLING IN SECTOR 35, DISTRICT ROHTAK (HARYANA) BEING DEVELOPED BY KADIAN AGRO.

KEY PLAN

Checked subject to comments in forwarding letter No. 15.2.22 Dt. 01.10.2018 and notes attached with the estimate

Checked & Recommended For approval from Public Health Point of View

Superintending Engineer (HQ) for Chief Engineer HSVP Pagchula

Executive Engineer H.S.V.P. Division No. 1 ROHTAK

Superintending Engineer HSVP Circle, Rohtak

Director Town & Country Planning Haryana Chandigarh

DISTRIBUTION PIPE DETAIL

LEGEND

UNDERGROUND TANK	UGT=150 KL
OVERHEAD TANK	OHT=150 KL
JUNCTION	
NODE NUMBER	417
LENGTH/DIAMETER	306 m/100 Ø
100MM D.I DISTRIBUTION PIPE	
150MM D.I PIPE	
SLUICE VALVE	
AIR RELEASE VALVE	
FIRE HYDRANT	
DRAIN VALVE	
RCC PIPE UNDER ROAD CROSSING	
TUBEWELL	
63 MM MDPE PIPE FROM TUBEWELL TO UGT	
25 MM FERRULE FROM DISTRIBUTION PIPE TO PLOT	

M/S KADIAN AGRO

CLIENT KADIAN AGRO C/o N-1104 Seeshpal Vihar Sector-49, Sohna Road Gurgaon-122020

Affordable Residential Plotted Colony under Deen Dayal Jan awas yojna-2016 measuring area 6.88125 Acres under License No. 78 of 2017 dated 29.09.2017 falling in revenue estate of Village-Bohar, Sector-35, Rohtak developed by Kadian Agro

CONSULTANT

NO. DATE REVISIONS (DRAWING NO.) BY CHKD APPR PROU ENG

TOWN ROHTAK

TITLE PROPOSED WATER SUPPLY PIPELINE

DRAWING NO. DCC/PAT/ROH/2018/D-08

APPROVED JK CHECKED JK DESIGNED DA DRAWN ASR

SCALE 1:500 DATE 28.9.2018 STATUS GFC

NORTH