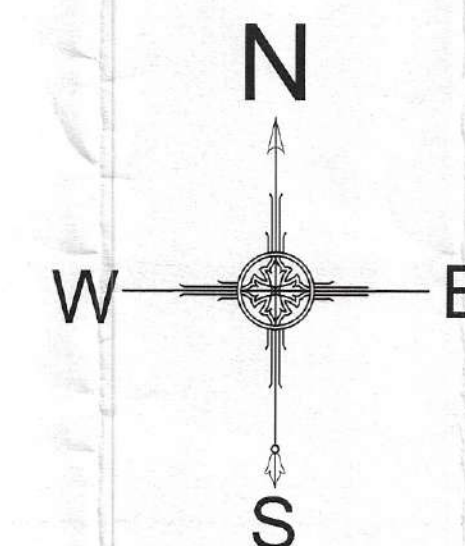

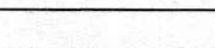
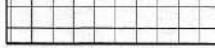


1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall 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 DTPC for the modification of layout plans of the colony.
5. That the revenue raster 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 DTPC, 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 sector/development plan roads /green belts as provided in the Development Plan 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 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 order No.22/52/2005-Power dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(AMIT KHATRI, IAS)
DTCP (HR)

(SHIVAM ROHILA)
ATP (HQ)

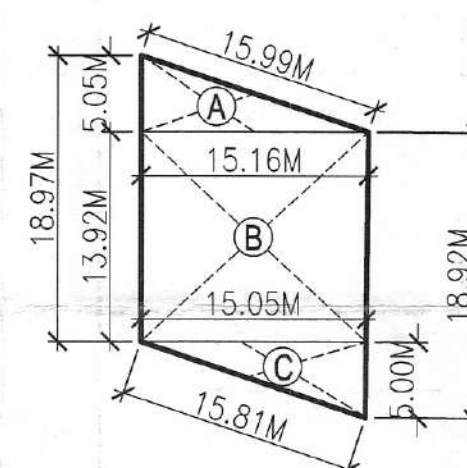


LEGEND	
	10% AREA OF TOTAL LAND FOR COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA

		AREA CALCULATION			
S.NO	DISCRPTION	%	AREA IN ACRE	AREA IN SQM.	
1	TOTAL SITE AREA		5.02500	20335.436	
A	AREA FALLING UNDER 18.0 MTR WIDE GERRN BELT (0.070713ACRE)		0.07071	286.165	
B	AREA FALLING UNDER 12.0 MTR WIDE SERVICE ROAD (0.30792 ACRE)		0.30792	1246.110	
C	BALANCE AREA EXCLUDING AREA OF 18.0 MTR. WIDE GREEN BELT+12.0 MTR WIDE SERVICE ROAD		4.64637	18803.161	
D	50% OF AREA FALLING UNDER 18.0 MTR. WIDE GREEN BELT+12.0 MTR WIDE SERVICE ROAD		0.18932	766.140	
E	NET AREA FOR PLANNING (C+D)		4.83569	19569.301	
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	2.94977	11937.274	
3	MAX. PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.19343	782.772	
4	TOTAL PERMISSIBLE PLOTTING & COMMERCIAL AREA	65%	3.14320	12720.046	
5	PROPOSED AREA UNDER PLOTTING	53.81%	2.60218	10530.647	
6	PROPOSED AREA UNDER COMMERCIAL	3.42%	0.16542	669.410	
7	TOTAL PROPOSED AREA UNDER PLOTTING & COMMERCIAL	57.23%	2.76760	11200.057	
8	REQUIRED AREA FOR COMMUNITY FACILITIES	10%	0.50250	2033.544	
9	AREA PROVIDED FOR COMMUNITY FACILITIES	10.00%	0.50251	2033.565	
10	REQUIRED MIN. GREEN AREA.	7.5%	0.37688	1525.158	
11	PROVIDED GREEN AREA	7.870%	0.39548	1600.443	
12	PERMISSIBLE POPULATION @ 18 PERSON PER PLOT	240-400	1206	2010	
13	PROPOSED POPULATION DENSITY	80 X 18	1440	= 287 PER./AC	

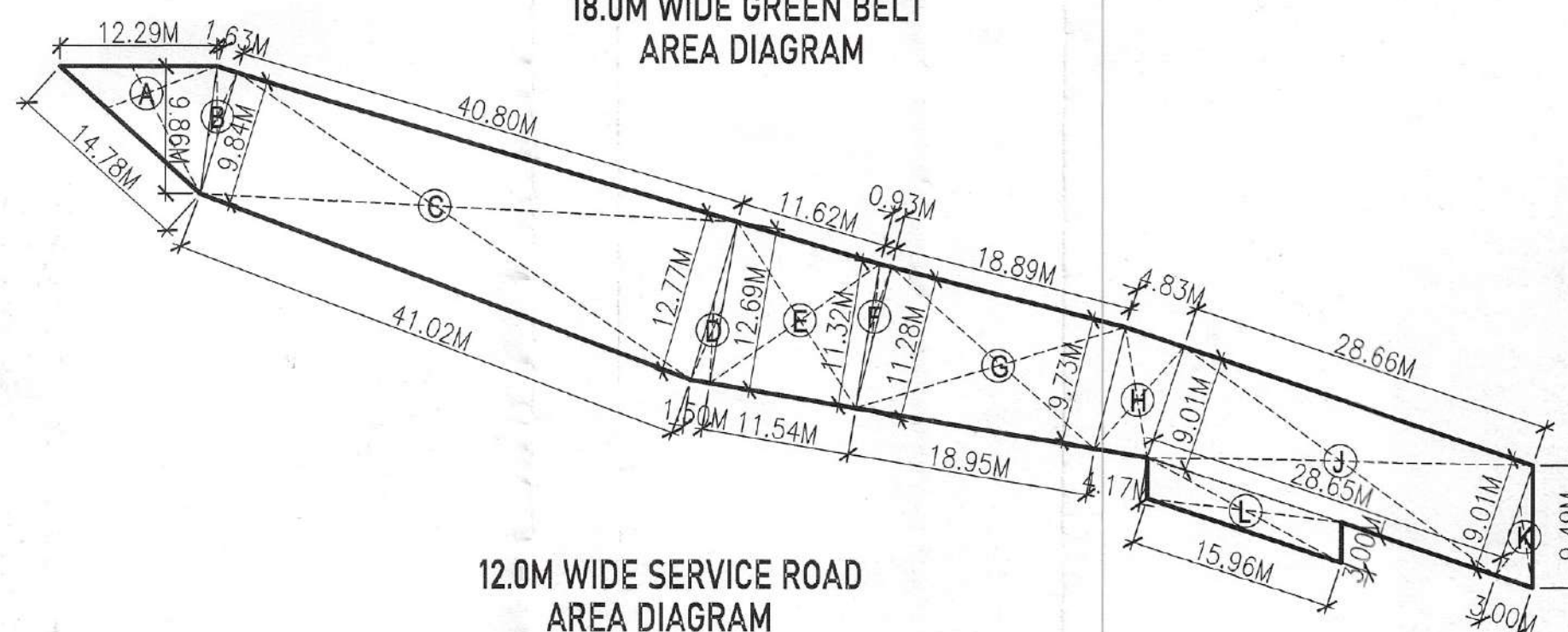
PLOTS AREA CALCULATION						
S.NO	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	1	AS/PLAN		96.280	1	96.280
2	2	AS/PLAN		110.610	1	110.610
3	3	AS/PLAN		132.630	1	132.630
4	4-6	7.500	18.000	135.000	3	405.000
5	7-12, 12A, 14-19	7.500	17.000	127.500	13	1657.500
6	20	AS/PLAN		108.000	1	108.000
7	21	7.750	17.580	136.245	1	136.245
8	22-30	7.750	18.500	143.375	9	1290.375
9	31-40	7.000	16.140	112.980	10	1129.800
10	41	7.350	16.140	118.629	1	118.629
11	42-51	7.700	17.000	130.900	10	1309.000
12	52-63	8.400	17.400	146.160	12	1753.920
13	64-65	8.000	17.000	136.000	2	272.000
14	66	7.840	16.740	131.242	1	131.242
15	67-76	7.800	16.740	130.572	10	1305.720
16	77-80	8.300	17.280	143.424	4	573.696
	TOTAL AREA				80	10530.647
	OR IN ACRE					2.60218

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	287.588	0.07106
2	GREEN 2	1237.715	0.30585
3	GREEN 3	75.140	0.01857
	TOTAL	1600.443	0.39548



18.0M WIDE GREEN BELT
AREA DIAGRAM

18M WIDE GREEN BELT AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	A	$1/2(15.16 \times 5.05) = 38.279$	0.009455
2	B	$1/2(15.16 + 15.05) \times 13.92 = 210.261$	0.051957
3	C	$1/2(15.05 \times 5.00) = 37.625$	0.009279
	TOTAL	286.165	0.070713



12.0M WIDE SERVICE ROAD
AREA DIAGRAM

12M WIDE SERVICE ROAD AREA CALCULATION					
S.NO	CODE	L X B	AREA IN SQM	AREA IN ACRES	
1	A	1/2(12.29X9.86)	60.590	0.0149	
2	B	1/2(9.84X1.63)	8.020	0.0019	
3	C	1/2(9.84+12.77)X40.80	461.244	0.1139	
4	D	1/2(12.68X1.5)	9.510	0.0023	
5	E	1/2(12.68+11.31)X11.53	138.302	0.0341	
6	F	1/2(12.80X2.93)	5.245	0.0013	
7	G	1/2(11.27+7.93)X19.84	198.345	0.0490	
8	H	1/2(9.72+9.01)X4.83	45.233	0.0112	
9	J	9.01X28.66	258.266	0.0638	
10	K	1/2(9.01X3.0)	13.515	0.0034	
11	L	15.96X3.00	47.880	0.0118	
TOTAL			1346.150	0.3320	

ARCHITECTS



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Architecture

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LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL
JAN AWAS YOJNA LAND MEASURING **5.02500 ACRES** IN
VILL. JAUNDHI, SECTOR-29, JHAJJAR, HARYANA TO BE
DEVELOPED BY

M/S JANGHU REAL ESTATE PRIVATE LIMITED

TITLE :- LAYOUT PLAN

langhu Real Estate Pvt. Ltd.

Director

OWNER/AUTH. SIGN _____

ARCHITECT'S SIGN.

