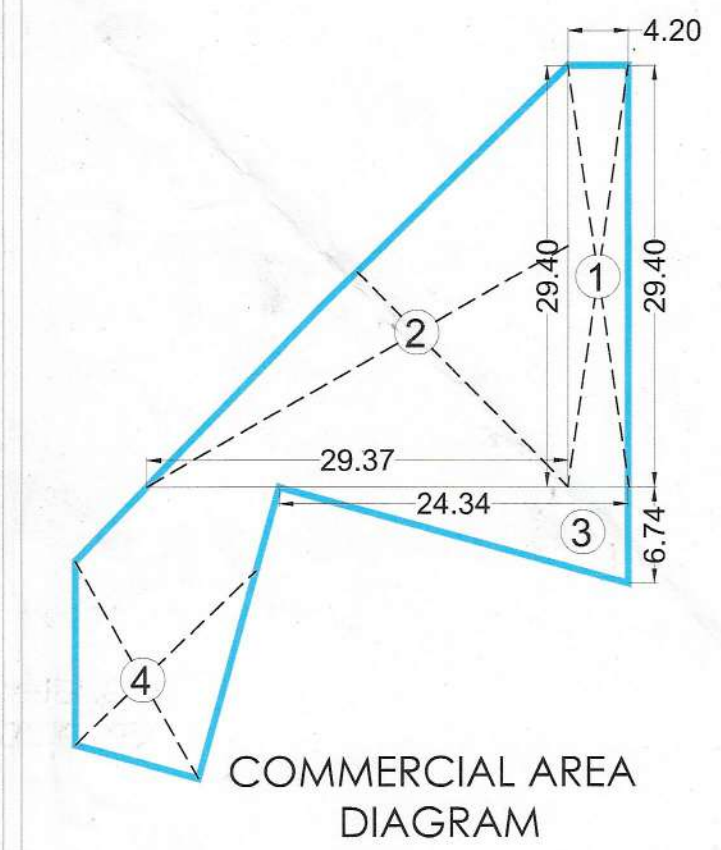
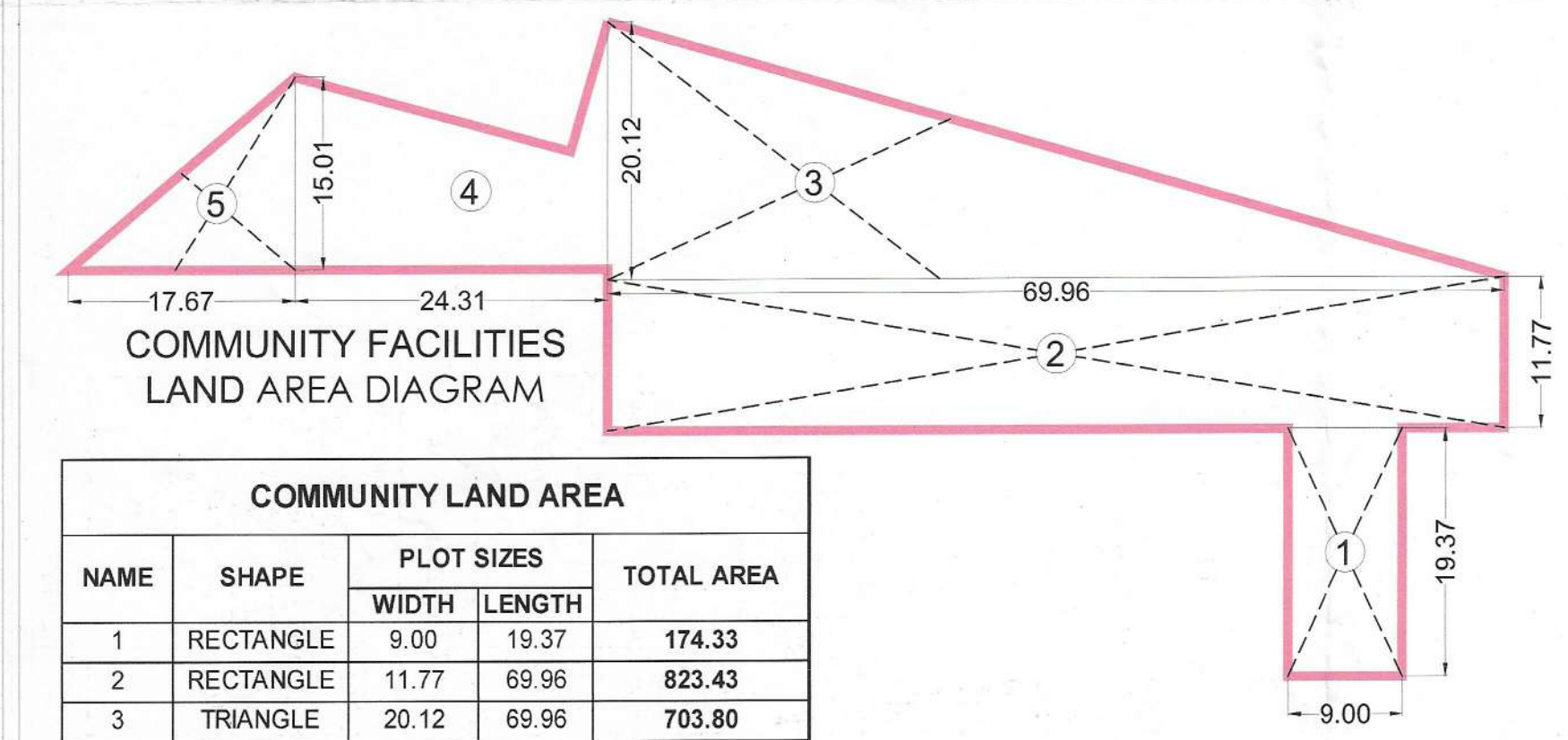


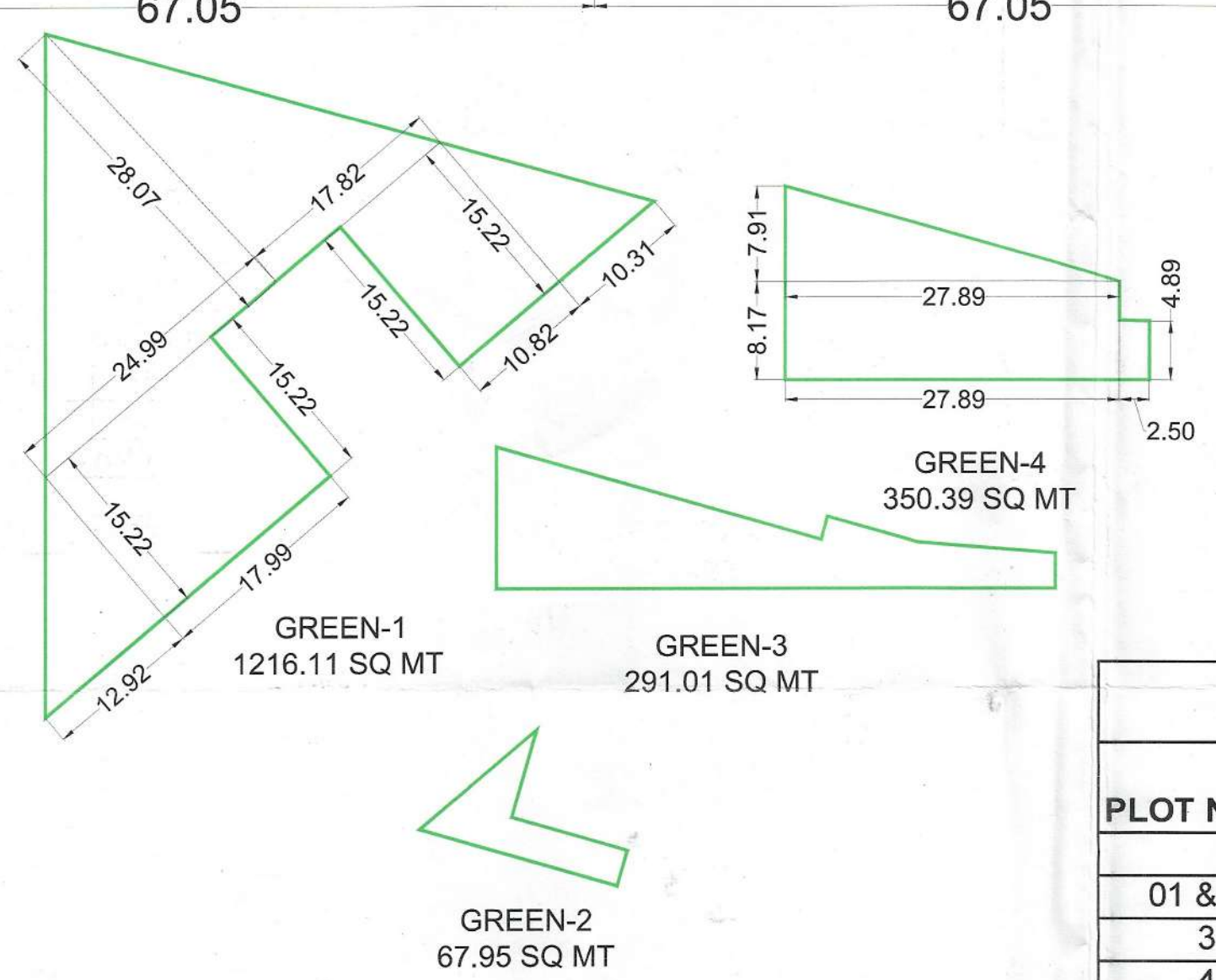
AREA STATEMENT						
TOTAL PLOT AREA		5.26875	ACRES OR	21321.84	SQ. MTRS.	
		PERMISSIBLE		PROPOSED		
NET PLANNED AREA		5.269				
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00 %	3.21		13006.32	48.72%	2.57 10389.03
COMMERCIAL AREA	4.00 %	0.21		852.87	4.0%	0.21 852.28
AREA FOR COMMON FACILITIES	10.00 %	0.53		2132.18	10%	0.53 2134.03
MIN GREEN AREA	7.5 %	0.40		1599.14	9.03%	0.48 1925.46
NO. OF PLOTS					71	
OCCUPANCY PER DWELLING PLOT					18.0	
TOTAL POPULATION			PERSONS		1278	
DENSITY		240-400	PPA		242.56	



COMMERCIAL LAND AREA				
NAME	SHAPE	PLOT SIZES		TOTAL AREA
		WIDTH	LENGTH	
1	RECTANGLE	4.20	29.40	123.48
2	TRIANGLE	29.37	29.40	431.74
3	TRIANGLE	6.74	24.34	82.03
4	AREA AS PER PL			215.04
TOTAL				852.28 SQMT



COMMUNITY LAND AREA				
NAME	SHAPE	PLOT SIZES		TOTAL AREA
		WIDTH	LENGTH	
1	RECTANGLE	9.00	19.37	174.33
2	RECTANGLE	11.77	69.96	823.43
3	TRIANGLE	20.12	69.96	703.80
4	AS PER PL			299.86
5	TRIANGLE	15.01	17.67	132.61
TOTAL				2134.03 SQMT



GREEN AREA CHART				
NAME	PLOT SIZES		AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
	WIDTH	LENGTH		
GREEN AREA-1	12.92	15.22	96.32	1216.11
	17.99	15.22	273.81	
	24.99	28.07	350.73	
	17.82	28.07	250.10	
	10.82	15.22	164.68	
	10.31	15.22	78.46	
GREEN AREA-2	AREA AS PER PL		67.95	67.95
GREEN AREA-3	AREA AS PER PL		291.01	
GREEN AREA-4	8.17	27.89	227.88	350.39
	2.50	4.89	12.23	
	7.91	27.89	110.30	
TOTAL			1925.46	1925.46 SQMT

DETAIL OF TOTAL NO OF PLOTS					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
01 & 02	7.00	15.22	106.54	2	213.08
3	AS PER PL		148.91	1	148.91
4	AS PER PL		146.44	1	146.44
05 TO 17	7.72	19.37	149.54	13	1943.97
18	7.75	17.37	134.62	1	134.62
19	AS PER PL		149.55	1	149.55
20 TO 26	7.72	19.37	149.54	7	1046.75
27 TO 33	7.57	19.37	146.63	7	1026.42
34 TO 64	7.72	19.37	149.54	31	4635.63
65	AS PER PL		113.08	1	113.08
66	AS PER PL		95.58	1	95.58
67	AS PER PL		140.55	1	140.55
68	AS PER PL		148.19	1	148.19
69 TO 71	7.05	21.10	148.76	3	446.27
TOTAL				71	10389.03

That this revised layout plan for an area of 5.26875 acres (Drawing No. 11254 dated 11-07-25) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) Licence No. 52 of 2025 dated 08.04.2025 being developed by Sh. Tara Chand & others in collaboration with Yashika Buildcon LLP in Sector-22 District-Rewari is hereby approved subject to the following conditions:-

- That this revised layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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.
- 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, Haryana for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- 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.
- 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.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSP 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 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.

(PRIYA SONI) ATP(HQ) (BABITA GUPTA) DTP (HQ) (VIJENDER SINGH) STP(HQ) (BHUVNESH KUMAR) CTP(HR) (AMIT KHATRI, IAS) DTCP (HR) (VARINDER KUMAR) AD(HQ)

PROJECT NAME & ADDRESS :
REVISED SITE PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 & 2019 ON LAND MEASURING (42 kanal 3 marla) 5.26875 ACRES SITUATED IN , SECTOR -22, TEHSIL -REWARI, DISTRICT -REWARI BELONGING TO YASHIKA BUILDCON LLP

DRAWING TITLE :
SITE PLAN

ARCHITECT'S SIGNATURE : VIKAL BAJAJ Architect CA/96/19791 938, Sector-14, Gurgaon
OWNER'S SIGNATURE : For YASHIKA BUILDCON LLP
NORTH : N
SCALE : 1 : 500