

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA OVER AN AREA MEASURING 11.64375 ACRES IN THE REVENUE ESTATE OF VILL. HISAR, DISTRICT HISAR (HARYANA), BEING DEVELOPED BY M/S RAJDARBAR BUILDCON PRIVATE LIMITED

S. NO.	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL %	PERMISSIBLE (ACRES)	PERMISSIBLE %
1.	AREA OF THE SCHEME	11.64375	-	5 TO 15	-
2.	AREA UNDER PLOTS	5.415	46.50	7.103	61.0
3.	AREA UNDER COMMERCIAL	0.465	4.0	0.465	4.0
4.	TOTAL SALEABLE AREA (2+3)	5.880	50.50	7.568	65.0
5.	OPEN SPACE / PARKS (EXCLUDING BOOTH, UGTP, UGT & ET AREA)	0.874	7.5	0.874	7.5
6.	AREA UNDER COMMUNITY FACILITIES	1.164	10.00	1.164	10.0
7.	ROAD AREA OF SCHEME	3.670	31.52	-	-

DENSITY CALCULATION (PPA)
 NO. OF PLOTS = 207
 UNITS ALLOWED = 3
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 207 X 4.5 X 3
 = 2794.5 / 11.64375
 = 240 PPA

OPEN SPACE / PARKS (EXCLUDING AN AREA UGT & BOOTH)
 = (I)
 = (3535.4)
 = 3535.4 SQMT OR 0.874 ACRES OR 7.5%

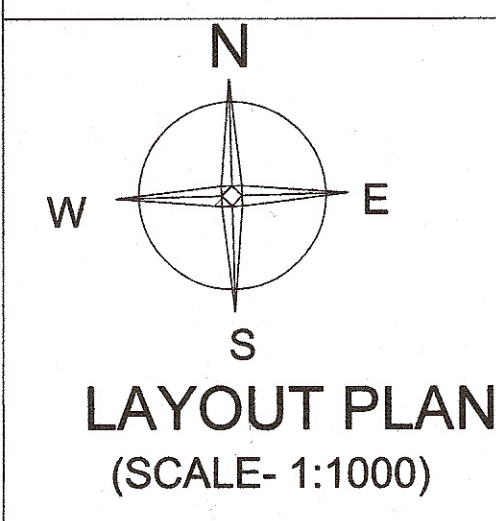
S. NO.	CATEGORY	SIZE (IN METERS)	AREA (SQMT)	NO. OF PLOTS	TOTAL AREA (SQMT)
1.	A	8.00 X 18.75	150.00	16	2400.00
2.	B	7.97 X 12.27	97.79	3	293.38
3.	C	7.01 X 15.75	110.41	38	4195.49
4.	D	6.62 X 15.00	99.30	22	2184.60
5.	E	6.035 X 15.00	90.53	10	905.25
6.	F	6.62 X 16.43	108.77	44	4785.73
7.	G	6.00 X 16.08	96.48	48	4631.04
8.	H	6.22 X 17.36	107.98	9	971.81
9.	I	5.62 X 15.95	89.64	12	1075.61
10.	J	6.61 X 15.09	99.74	4	398.98
11.	K	5.14 X 13.72	70.52	1	70.52
TOTAL				207	21912.46
					5.415 ACRES

S. NO.	CATEGORY	SIZE (IN METERS)	AREA (SQMT)	NO. OF PLOTS	TOTAL AREA (SQMT)
1.	A	8.00 X 18.75	150.00	12	1800.00
2.	C	7.01 X 15.75	110.41	16	1766.52
3.	D	6.62 X 15.00	99.30	12	1191.6
4.	E	6.035 X 15.00	90.53	10	905.25
5.	F	6.62 X 16.43	108.77	16	1740.27
6.	G	6.00 X 16.08	96.48	20	1929.60
7.	H	6.22 X 17.36	107.98	6	647.88
8.	I	5.62 X 15.95	89.64	6	537.83
9.	J	6.61 X 15.09	99.74	4	398.98
10.	K	5.14 X 13.72	70.52	1	70.52
TOTAL				103	10988.45
					2.715 ACRE (50.14%)

EXISTING 12.0M WIDE ROAD (LICENSEE HAS GRANTED NOC FOR USE)

To be read with Licence No. 107 of 2019 Dated 10/09/2019 LC-3903

- That this Layout plan for an area measuring 11.64375 acres (Drawing no. DTCP-7114 dated 26.08.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awaz Yojna) being developed by M/s Rajdarbar Buildcon Pvt. Ltd. & Others in Sector-24, Hisar is hereby approved subject to the following conditions:-
- That this 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 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 metres 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 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.
- 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 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.
- 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.



For RAJDARBAR BUILDCON PVT. LTD. Formerly Rajdarbar Buildcon Pvt. Ltd.
 Authorize Signatory
M/S RAJDARBAR BUILDCON PRIVATE LIMITED
 SIGNATURE OF APPLICANT

Ar. **MOH U SHARMA**
 CA/2016/78557
NEELKANTH ASSOCIATES
 First Floor, Gohana Chowk,
 G.T. Road, PANIPAT
 SIGNATURE OF ARCHITECT

LEGEND:
 E.T. = ELECTRICAL TRANSFORMER, AREA = 5.0 X 5.0 = 25.00 SQMT
 UGT = UNDERGROUND WATER TANK
 TW = TUBE WELL
 RHP = RAINWATER HARVESTING PIT
 AREA = 100.0 SQMT

U.G.S.T.P = (UNDER GROUND SEWERAGE TREATMENT PLANT) = 100.0 SQMT
 AREA OF MILK & VEGETABLE BOOTH = 27.50 SQM

PARKS/OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY AREA
 KILLA LINE
 MURBA LINE
 SCHEME BOUNDARY

(PRIYAM BHARDWAJ) DTP (HQ)
 (NARINDER KUMAR) AD (HQ)
 (JITENDER SIHAG) CTR (HR)
 (RANU SINGLA) ATP (HQ)
 (K. MAKRAND PANDURANG, IAS) DTCP (HR)