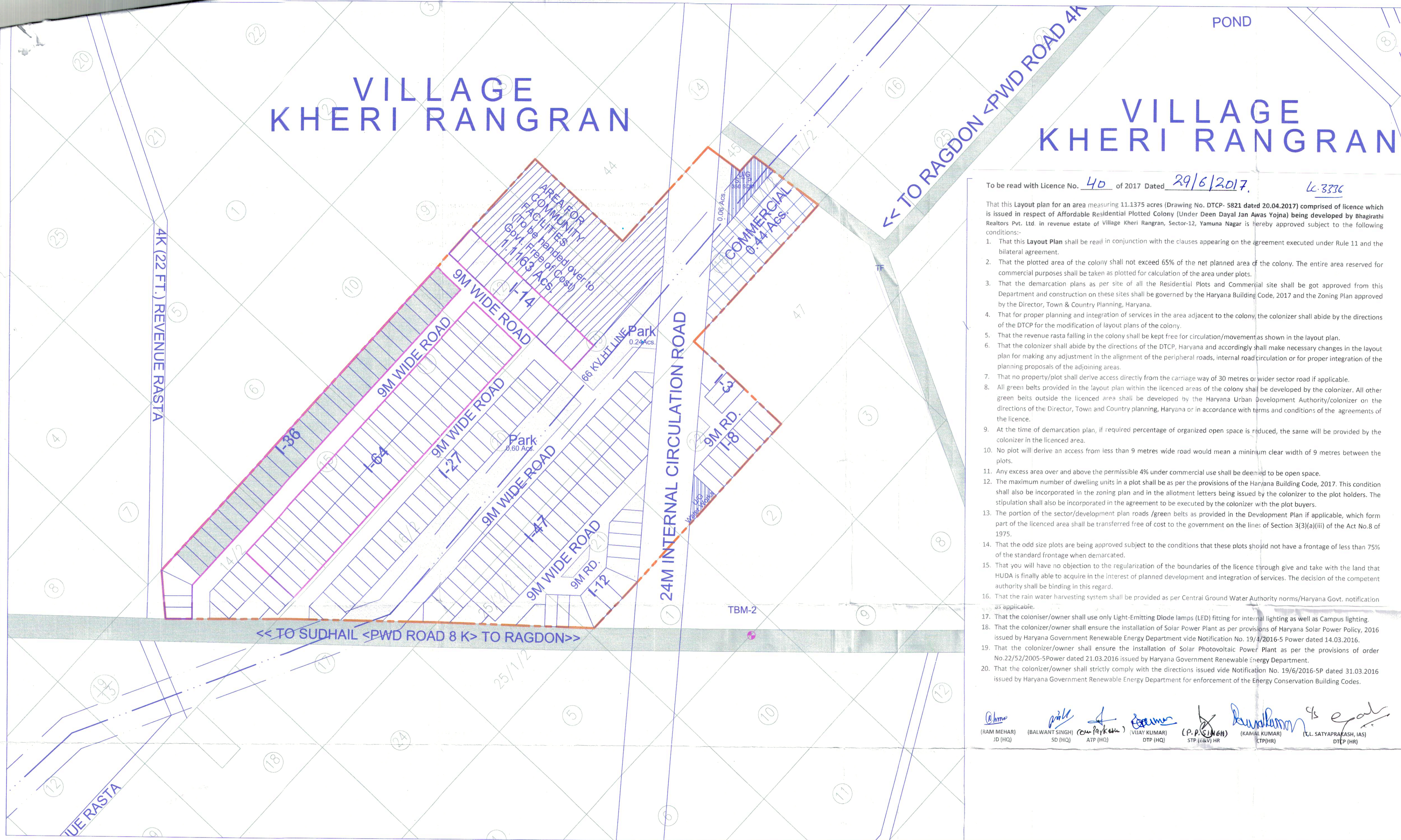


VILLAGE KHERI RANGRAN

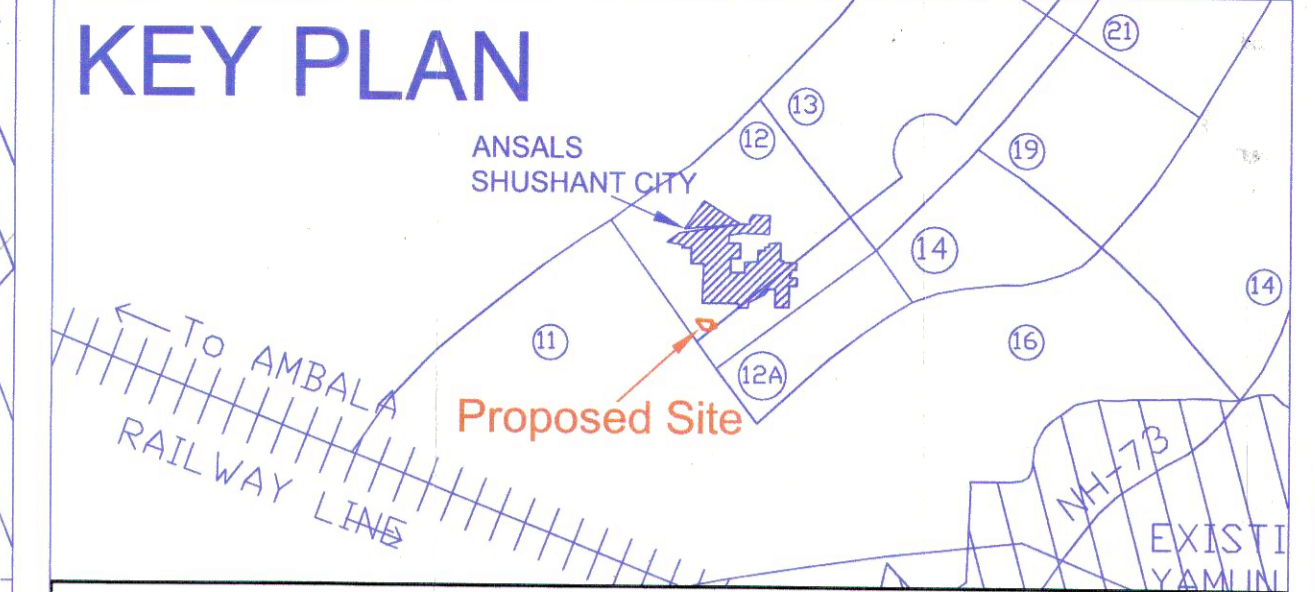
VILLAGE KHERI RANGRAN



To be read with Licence No. 40 of 2017 Dated 29/6/2017. LC-337C

- That this Layout plan for an area measuring 11.1375 acres (Drawing No. DTCP- 5821 dated 20.04.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Bhagirathi Realtors Pvt. Ltd. in revenue estate of Village Kheri Rangran, Sector-12, Yamuna Nagar 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 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, 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 maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Building Code, 2017. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 13. 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.
 14. 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.
 15. 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.
 16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 17. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 18. 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.
 19. That the colonizer/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.
 20. 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.

(RAM MEHAR) JD (HQ) (BALWANT SINGH) SD (HQ) (ATP) (HQ) (VIJAY KUMAR) DTP (HQ) (P.P. SINGH) STP (E&V) HR (KAMAL KUMAR) CTP (HR) (L.L. SATYAPRAKASH, IAS) DTP (HR)



LAND SCHEDULE FOR THE MORTGAGED PLOTS

Village	Rect. No.	Killa No.	Area (K-M)	Area (SqM)
Kheri Rangran	19	14/2 min	1-9½	750
		15 Min	2-3½	1100
	20	11 Min	2-4½	1125
		12 Min	0-9	225
			6-6½	3200

AFFORDABLE PLOTTED COLONY (TOTAL AREA: 11.1375 Acs.)

S. NO.	LANDUSE	PERMISSIBLE	PROVIDED (ACS.)	%
1	RESIDENTIAL	61%	5.2139	46.81
2	COMMERCIAL	4%	0.4400	3.95
3	COMMUNITY	10%	1.1163	10.02
4	PARK	7.50%	0.8400	7.54
5	ROADS	17.50%	3.5272	31.67
TOTAL (Acs.)			11.1375	100.00
TOTAL SALEABLE AREA			5.6539	50.76
ACHIEVED DENSITY (250-400 PPA)			256	PPA
S.NO.	TYPE	AREA	NO.	TOTAL AREA (SQM)
1	I (6.06 x 16.50)	100	211	21100
TOTAL			211	21100
AREA (IN ACS.)			5.2139	

DETAIL OF FREEZE PLOTS (50% OF TOTAL PLOTS)

S. NO.	TYPE	AREA	NO.	TOTAL AREA
1	I (6.06 x 16.50)	100	106	10600

DETAIL OF MORTGAGE PLOTS (15% OF TOTAL PLOTS)

S. NO.	TYPE	AREA	NO.	TOTAL AREA
1	I (6.06 x 16.50)	100	32	3200

AFFORDABLE RESIDENTIAL PLOTTED COLONY
SEC-12 KHERI RANGRAN, YAMUNA NAGAR, HARYANA

DRAWING NO. -
SCALE: -
1:2000
SHEET TITLE: -
LAYOUT PLAN
DEALT BY: -
SANDEEP KUMAR

LEGEND:

SANDEEP KUMAR ASST. VICE PRESIDENT
Town Planner
TRIPATHI REALTORS PRIVATE LIMITED
 Regd. Off. 20, B Wing, 2nd Floor, Naurang House,
 21 Kasturba Gandhi Marg, New Delhi - 110001