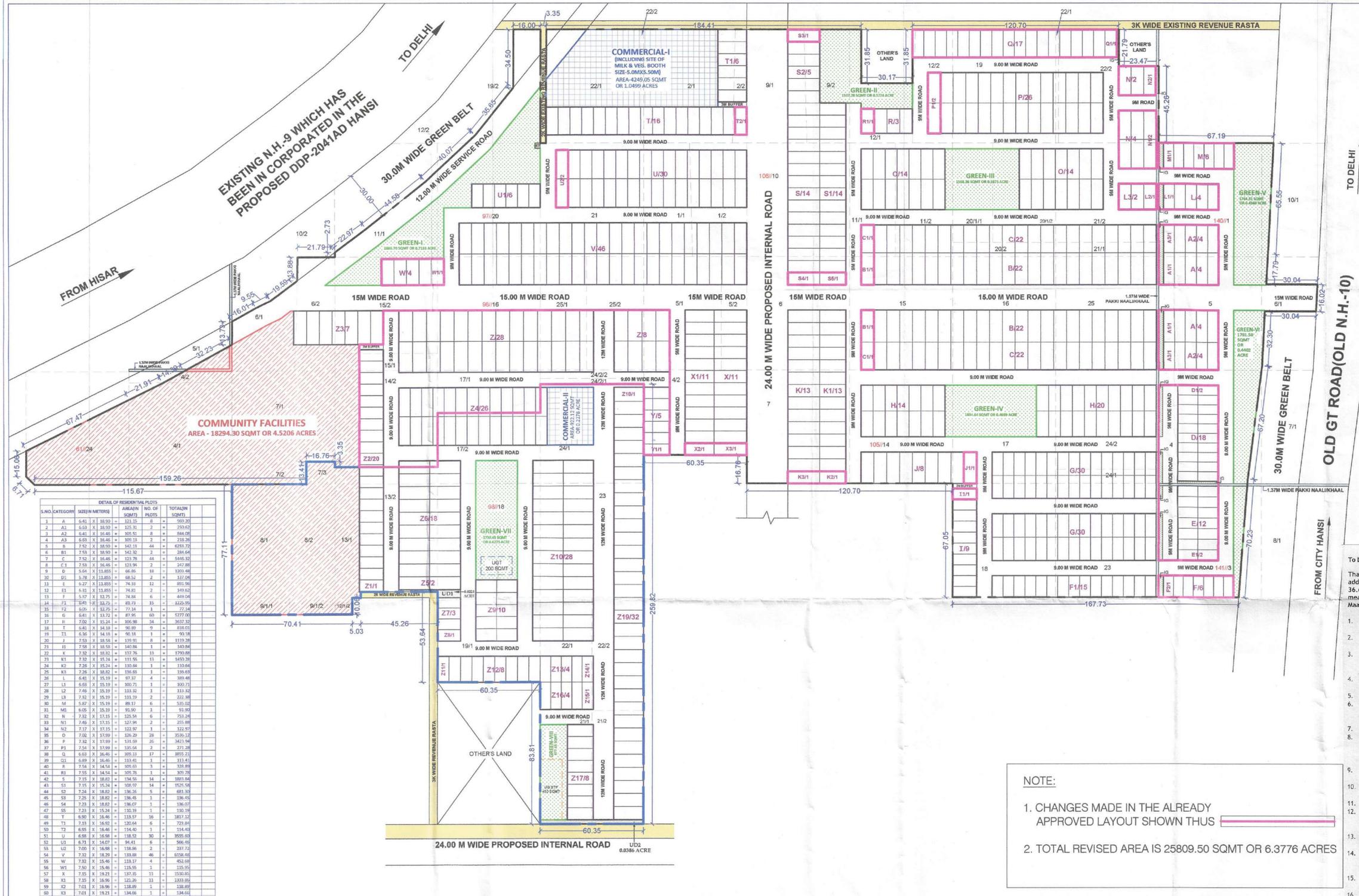


REVISED & ADDITIONAL LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 OVER AN ADDITIONAL AREA MEASURING 8.59375 ACRES IN EXISTING LICENCED COLONY OF AREA 36.6125 ACRES (LICENCE NO.204 OF 2023 DATED 09.10.2023) IN THE REVENUE ESTATE OF VILL. DHANA, SECTOR-1, TEH. HANSI & DISTT. HISAR(HARYANA)

M/s. MAA BHAGWATI ASSOCIATES.

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	ALREADY LICENSED GRANTED VIDE LICENCE NO.204 OF 2023 DATED 09.10.2023	36.6125	-	-	-
2	ADDITIONAL AREA APPLIED FOR LICENCE	8.59375	-	-	-
3	TOTAL AREA OF THE SCHEME	45.20625	-	-	-
4	AREA UNDER 30M WIDE GREEN BELT ALONG NH9 & OLD G.T. ROAD(OLD N.H.-10)	0.2573	-	-	-
5	BALANCE AREA	44.94895	-	-	-
6	50% BENEFIT OF AREA UNDER 30M WIDE GREEN BELT ALONG NH9 & OLD G.T. ROAD(OLD N.H.-10)	0.12865	-	-	-
7	BALANCE AREA	45.0776	-	-	-
8	AREA UNDER UD	0.0607	-	-	-
9	NET PLANNED AREA	45.0169	-	-	-
10	AREA UNDER RESIDENTIAL PLOTS	23.1676	51.46%	27.4603	61.00%
11	AREA UNDER COMMERCIAL	1.2778	2.84%	1.8006	4.00%
12	TOTAL SALEABLE AREA(10 + 11)	24.4454	54.30%	29.2609	65.00%
13	OPEN SPACE/PARKS	3.3979	7.52%	3.3904	7.50%
14	COMMUNITY FACILITIES	4.5206	10.00%	4.5206	10.00%



S.NO.	CATEGORY	SIZE IN METERS	AREA IN SQ.M	NO. OF PLOTS	TOTAL IN SQ.M
1	A	6.41 X 16.50	105.76	1	105.76
2	A	6.41 X 16.50	105.76	2	211.52
3	A	6.41 X 16.50	105.76	3	317.28
4	A	6.41 X 16.50	105.76	4	423.04
5	B	7.52 X 16.50	124.08	44	5459.52
6	B	7.52 X 16.50	124.08	2	248.16
7	C	7.52 X 16.50	124.08	44	5459.52
8	C	7.52 X 16.50	124.08	2	248.16
9	D	5.54 X 11.85	65.66	18	1181.88
10	D	5.54 X 11.85	65.66	2	131.32
11	E	6.27 X 11.85	74.32	12	891.84
12	E	6.27 X 11.85	74.32	2	148.64
13	F	5.17 X 12.75	65.94	6	395.64
14	F	5.17 X 12.75	65.94	15	1009.05
15	F	5.17 X 12.75	65.94	2	131.88
16	G	6.41 X 11.72	75.05	60	4503.00
17	H	7.02 X 15.34	106.88	34	3633.32
18	H	7.02 X 15.34	106.88	9	961.92
19	H	7.02 X 15.34	106.88	1	106.88
20	J	7.52 X 16.50	124.08	8	992.64
21	J	7.52 X 16.50	124.08	1	124.08
22	K	7.52 X 16.50	124.08	13	1613.04
23	K	7.52 X 16.50	124.08	13	1613.04
24	K	7.52 X 16.50	124.08	1	124.08
25	K	7.52 X 16.50	124.08	1	124.08
26	L	6.41 X 15.19	97.57	4	390.28
27	L	6.41 X 15.19	97.57	1	97.57
28	L	7.46 X 15.19	113.32	1	113.32
29	L	7.46 X 15.19	113.32	2	226.64
30	M	5.87 X 15.39	89.17	6	535.02
31	M	6.05 X 15.39	92.90	1	92.90
32	N	7.32 X 17.15	125.54	6	753.24
33	N	7.32 X 17.15	125.54	2	251.08
34	N	7.32 X 17.15	125.54	1	125.54
35	O	7.02 X 17.09	120.29	28	2568.12
36	P	7.52 X 17.09	128.99	25	3224.75
37	P	7.52 X 17.09	128.99	2	257.98
38	Q	6.69 X 16.46	110.21	17	1875.21
39	Q	6.69 X 16.46	110.21	1	110.21
40	R	7.54 X 14.54	109.61	3	328.83
41	R	7.54 X 14.54	109.61	1	109.61
42	S	7.15 X 16.62	118.76	14	1663.64
43	S	7.15 X 16.62	118.76	14	1663.64
44	S	7.15 X 16.62	118.76	1	118.76
45	S	7.24 X 16.62	120.26	5	601.30
46	S	7.24 X 16.62	120.26	1	120.26
47	S	7.23 X 15.24	110.19	1	110.19
48	T	6.90 X 16.46	113.57	36	1288.52
49	T	7.13 X 16.62	120.64	6	723.84
50	T	6.95 X 16.46	114.40	1	114.40
51	U	6.98 X 16.68	116.31	30	3495.30
52	U	6.71 X 14.07	94.41	6	566.46
53	U	7.00 X 16.98	118.96	2	237.92
54	V	7.12 X 18.29	129.88	46	6006.68
55	V	7.32 X 15.46	113.17	4	452.68
56	W	7.90 X 15.46	122.05	1	122.05
57	X	7.15 X 18.21	130.25	11	1432.75
58	X	7.15 X 18.21	130.25	11	1432.75
59	X	7.01 X 16.96	118.69	1	118.69
60	X	7.01 X 16.96	118.69	1	118.69
61	Y	6.71 X 15.18	101.86	5	509.30
62	Y	6.71 X 15.18	101.86	1	101.86
63	Z	6.83 X 15.18	103.53	1	103.53
64	Z	6.83 X 15.18	103.53	1	103.53
65	Z	7.08 X 14.03	99.33	1	99.33
66	Z	6.81 X 14.03	95.54	20	1910.80
67	Z	7.50 X 13.84	103.80	7	726.60
68	Z	6.71 X 17.07	114.54	26	2978.04
69	Z	7.50 X 16.10	120.75	2	241.50
70	Z	7.42 X 16.10	119.42	18	2149.56
71	Z	6.41 X 13.38	85.77	3	257.31
72	Z	6.70 X 13.38	89.65	1	89.65
73	Z	7.21 X 13.26	95.52	10	955.20
74	Z	7.40 X 17.68	131.72	28	3707.76
75	Z	6.87 X 15.94	110.46	1	110.46
76	Z	6.71 X 15.94	107.07	8	856.56
77	Z	6.10 X 15.36	93.70	4	374.80
78	Z	6.49 X 15.34	99.59	1	99.59
79	Z	6.10 X 15.34	93.48	4	373.92
80	Z	7.01 X 15.24	106.80	8	854.40
81	Z	6.86 X 17.44	119.67	1	119.67
82	Z	7.72 X 17.46	134.79	32	4313.28
83	TOTAL		801		51262.50 SQM (11.68)

UD AREA CALCULATION:-
= UD1 + UD2
= 0.0221 + 0.0386
= 0.0607 ACRE

COMMERCIAL AREA CALCULATION:-
= COMMERCIAL-I + COMMERCIAL-II
= 4249.05 + 922.12
= 5171.17 SQMT OR 1.2778 ACRES

NOTE:
1. CHANGES MADE IN THE ALREADY APPROVED LAYOUT SHOWN THUS

2. TOTAL REVISED AREA IS 25809.50 SQMT OR 6.3776 ACRES

LEGEND:
EXISTING LICENCE
ADDITIONAL AREA

To be read with Licence No. 215 of 2023 Dated 31-10-2023.

This layout plan for an additional area measuring 8.59375 acres (Drawing No. 11592 Dated: 03-11-25) in addition to licensed Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna- 2016) area measuring 36.6125 acres comprising of License No. 204 of 2023 dated 09.10.2023, thereby making the total scheme area measuring 45.20625 acres in the revenue estate of village Dhana, Sector-01, Hansi, District Hisar, Haryana developed by Maa Bhagwati Associates in Collaboration with land owners 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 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensee.
- 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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(i)(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 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.
- 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 Camp-lighting.
- That the colonizer/owner shall ensure the installation of solar photovoltaic power plants as per the provisions under 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.

SIGNATURE OF OWNER / APPLICANT

 (PRAVEEN KUMAR) SD(HQ) (SUREKHA YADAV) DTP(HQ) (VIJENDER SINGH) STP(HQ) (BHUNESH KUMAR) CTP(HR) (AMIT KHATRI) IAS) DTC(HR) (PRAVEEN KUMAR) SD(HQ)

SIGNATURE OF ARCHITECT

 MAA BHAGWATI ASSOCIATES
 Authorized signatory
 AR. MANOJ SHARMA
 C.A.206/57857
 (M) 98139-00375
 HARYANA REGISTERED ARCHITECTS & PLANNERS
 AR. MANOJ SHARMA
 C.A.206/57857
 (M) 98139-00375

DIVINE ARCHITECTS & PLANNERS

ADDRESS : SCO 76-77, 1st FLOOR, SECTOR-03, MADHYA MARG, CHANDIGARH-160009
 CONTACT : +91-98139-00375, +91-172-4785520
 EMAIL : divinearchitects19@gmail.com

LEGEND:
 ET (3MX3M)
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 REVENUE RASTA
 UG STP
 UGT

ABBREVIATIONS:-
 ET = ELECTRIC TRANSFORMER
 IG = INCIDENTAL GREEN
 UGT = UNDERGROUND WATER TANK
 UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

DENSITY CALCULATION(PPA)-
 NUMBER OF PLOTS = 801
 UNITS ALLOWED = 3
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 801 X 3 X 4.5
 = 10813.50 / 45.0169
 = 240.21, SAY 240 PPA

(SCALE-N.T.S.) (PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION:-
 = GREEN-I + GREEN-II + GREEN-III + GREEN-IV + GREEN-V
 + GREEN-VI + GREEN-VII + GREEN-VIII
 = 2886.70 + 1507.28 + 1568.36 + 1634.64 + 1764.51
 + 1781.58 + 1730.43 + 877.65
 = 13751.15 SQMT OR 3.3979 ACRES

GREEN AREA CALCULATION:-
 = GREEN-I + GREEN-II + GREEN-III + GREEN-IV + GREEN-V
 + GREEN-VI + GREEN-VII + GREEN-VIII
 = 2886.70 + 1507.28 + 1568.36 + 1634.64 + 1764.51
 + 1781.58 + 1730.43 + 877.65
 = 13751.15 SQMT OR 3.3979 ACRES

LEGEND:
 ET (3MX3M)
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 REVENUE RASTA
 UG STP
 UGT

LEGEND:
 EXISTING LICENCE
 ADDITIONAL AREA

LEGEND:
 ET (3MX3M)
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 REVENUE RASTA
 UG STP
 UGT

LEGEND:
 EXISTING LICENCE
 ADDITIONAL AREA