

To be read with Licence no. 249 of 2025 dated 12-12-2025.

This Layout plan for an area measuring 5.325 acres (Drawing no. DTCP-11911 dated 12-12-2025) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Imperialstone Infraparks Pvt. Ltd. in Sector-21-D, Rohtak is hereby approved subject to the following conditions 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 licensed 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 9.0 metres wide road would mean a minimum clear width of 9metres 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 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.
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 HSVP 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 coloniser/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 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.
18. 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.
19. 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 AVTAR BASSI) (SHYAM ROHILLA) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI, IAS)
 JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)

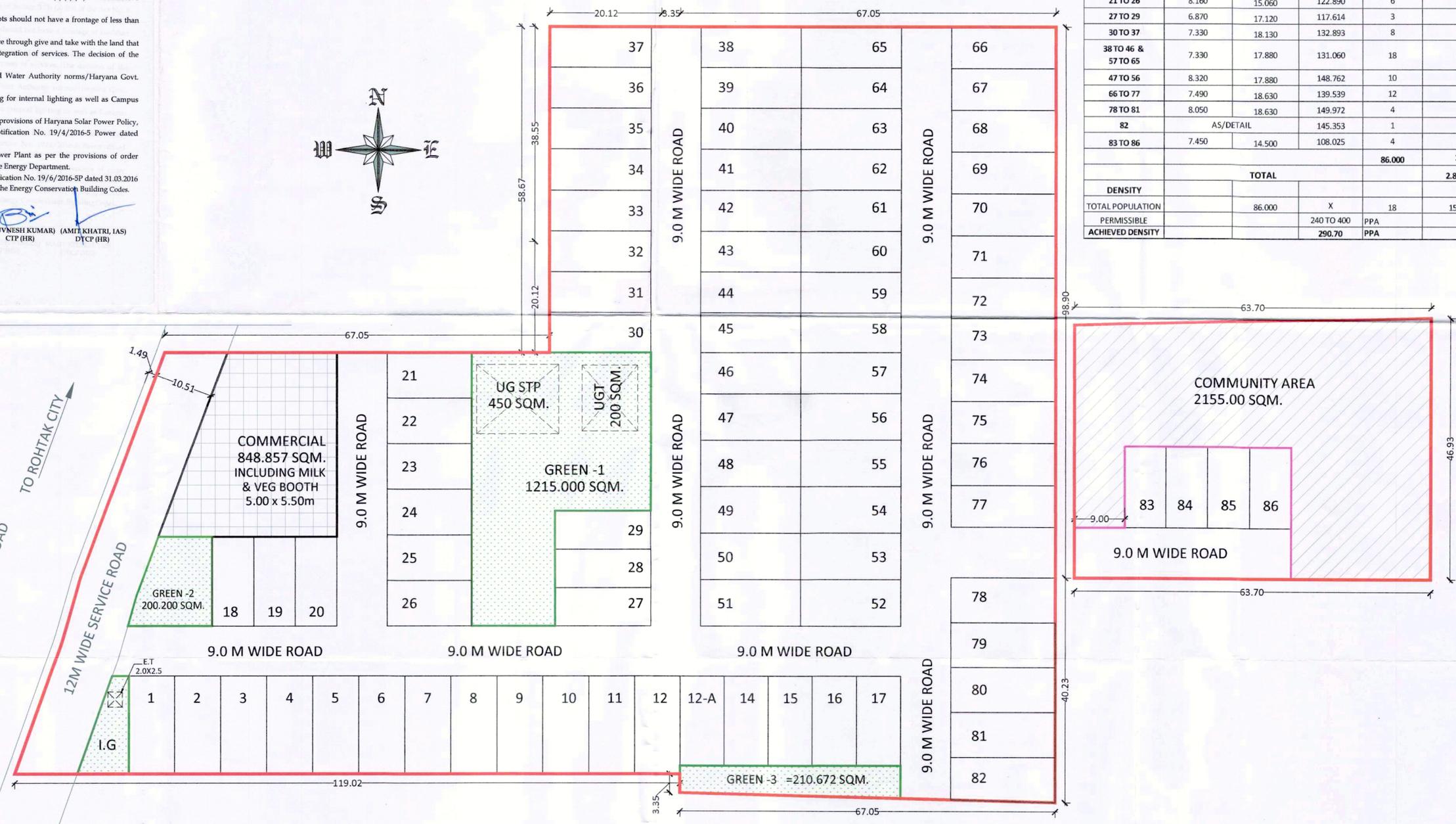
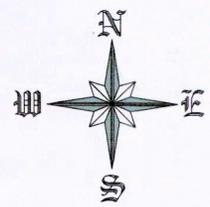
LEGEND:-

- SITE BOUNDARY FOR DDJAY COLONY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	1215.000	0.300
Green-2	200.200	0.049
Green-3	210.672	0.052
TOTAL	1625.872	0.402

AREA STATEMENT					
TOTAL SITE AREA	5.32500	ACRES	=	21,549.48	SQM.
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	0.53	2154.95	2155.000	0.53	10.000%
GREEN AREA UNDER PARKS 7.5%	0.40	1616.21	1625.872	0.40	7.545%
AREA UNDER COMMERCIAL 4%	0.21	861.98	848.857	0.21	3.939%
AREA UNDER PLOTS	3.248	13145.18	11563.255	2.857	53.659%
TOTAL SALEABLE AREA	3.461	14007.160	12412.112	3.067	57.598%

SUMMARY OF PLOTS					
PLOT NO.	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
1 TO 12	8.220	17.500	143.850	12	1726.200
12-A TO 17	7.880	16.000	126.080	5	630.400
18 TO 20	7.420	15.940	118.275	3	354.824
21 TO 26	8.160	15.060	122.890	6	737.338
27 TO 29	6.870	17.120	117.614	3	352.843
30 TO 37	7.330	18.130	132.893	8	1063.143
38 TO 46 & 57 TO 65	7.330	17.880	131.060	18	2359.087
47 TO 56	8.320	17.880	148.762	10	1487.616
66 TO 77	7.490	18.630	139.539	12	1674.464
78 TO 81	8.050	18.630	149.972	4	599.886
82	AS/DETAIL		145.353	1	145.353
83 TO 86	7.450	14.500	108.025	4	432.100
TOTAL			86.000	11563.255	SQ.M.
DENSITY			2.8573	ACRES	
TOTAL POPULATION	86.000	X	18	1548	PERSONS
PERMISSIBLE			240 TO 400	PPA	
ACHIEVED DENSITY			290.70	PPA	



LAYOUT PLAN

<p>PROJECT:- LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 ON THE LAND MEASURING 5.325 ACRE , AT -VILLAGE -SUNARI KHURD, SECTOR -21D, TEHSIL & DISTRICT - ROHTAK, HARYANA, BEING DEVELOPED BY IMPERIALSTONE INFRAPARKS PRIVATE LIMITED.</p>	<p>CLIENT:- IMPERIALSTONE INFRAPARKS PVT. LTD.</p>	<p>ARCHITECT :- Ar. Vikas Dabey M.Arch, B.Arch CA/2014/09168 Mob.-9915725569</p>
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