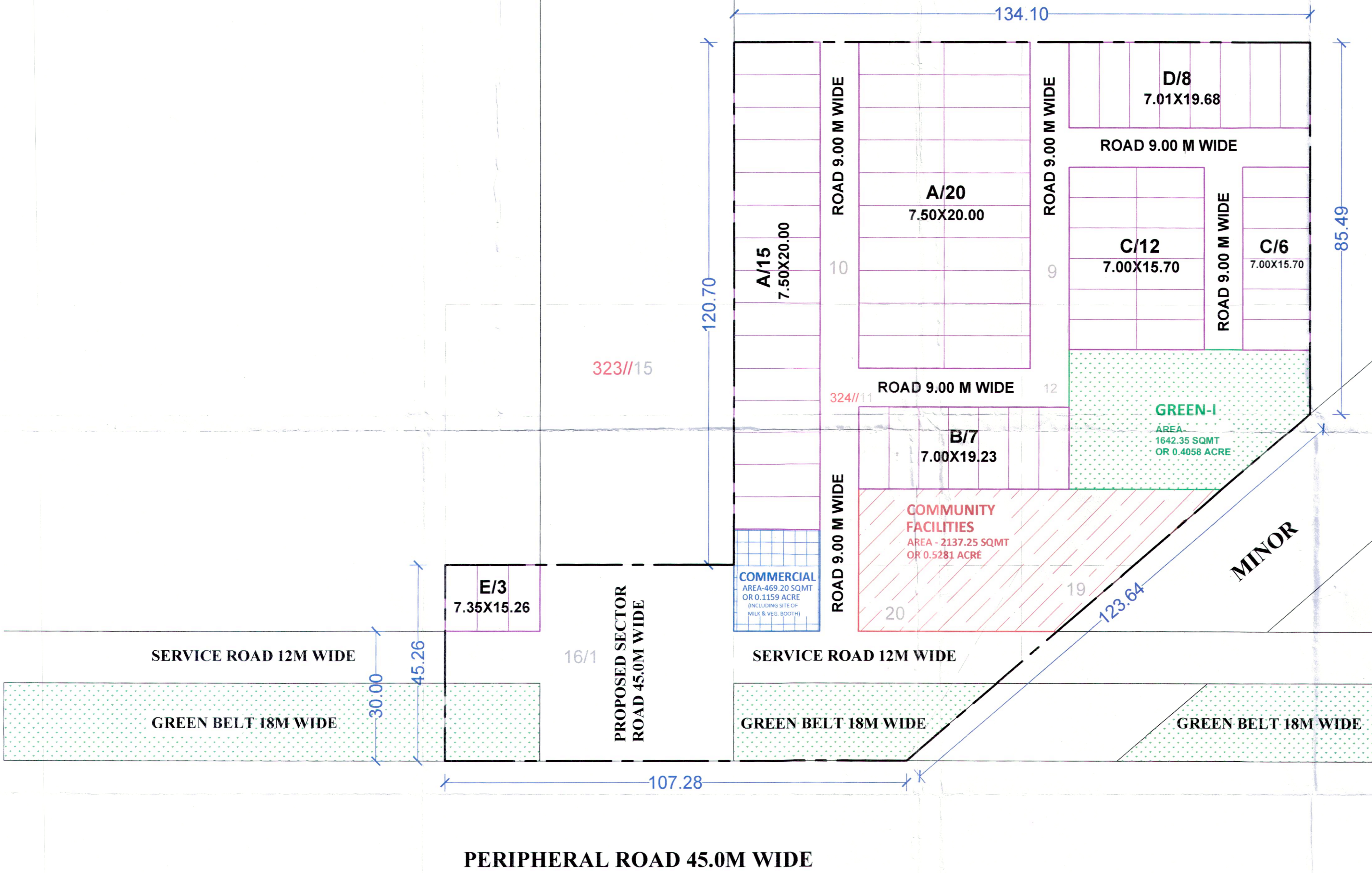


DETAIL OF RESIDENTIAL PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	7.50	20.00	= 150.00	35	= 5250.00
2	B	7.00	19.23	= 134.61	7	= 942.27
3	C	7.00	15.70	= 109.90	18	= 1978.20
4	D	7.01	19.68	= 137.96	8	= 1103.68
5	E	7.35	15.26	= 112.16	3	= 336.48
6	TOTAL				71	9610.63 SQMT
						2.3748 ACRES 50.17%



**PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.28125 ACRES IN SECTOR-8 & 9, TEH. TOHANA & DISTT. FATEHABAD (HARYANA), BELONGS TO M/s S & M DEVELOPERS.**

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	5.28125	-	-	-
2	AREA UNDER 45 M WIDE SECTOR ROAD(9.53% OF TOTAL SITE AREA)	0.5033	-	-	-
3	BALANCE AREA	4.77795	-	-	-
4	AREA UNDER 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD	0.5914	-	-	-
5	BALANCE AREA	4.18655	-	-	-
6	50% BENEFIT OF AREA UNDER 45 M WIDE SECTOR ROAD & 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD	0.54735	-	-	-
7	NET PLANNED AREA	4.73390	-	-	-
8	AREA UNDER RESIDENTIAL PLOTS	2.3748	50.17%	2.8876	61.00%
9	AREA UNDER COMMERCIAL	0.1159	2.45%	0.1893	4.00%
10	TOTAL SALEABLE AREA( 8 + 9 )	2.4907	52.61%	3.0769	65.00%
11	OPEN SPACE/PARKS	0.4058	7.68%	0.3960	7.50%
12	COMMUNITY FACILITIES	0.5281	10.00%	0.5281	10.00%

To be read with Licence No. 96 of 2023 Dated 27/4/2023.

This layout plan for an area measuring 5.28125 acres (Drawing no. 4211 Dated 03-05-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Baljinder Singh and Wd/o Nishi Singh and others in Collaboration with S & M Developers. In revenue estate of village- Tohana, Sector-8 & 9 Tohana, District-Fatehabad 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 size 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 General, 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 DGTCF 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 DGTCF, 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 General, 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 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 Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-9Power 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.

(RAKESH BANJAL) DTP (HQ) (SANJAY KUMAR) STP(E&V) (V. D. JAIN) DTP (HQ) (T.L. SAIYAPRAKASH, IAS) DGTCF (HR) (SUREKHA YADAV) ATP (HQ) (PARVATI KUMAR) JD (HQ)

**DIVINE ARCHITECTS & PLANNERS**

ADDRESS: SCO 76-77, 1st FLOOR, SECTOR-8C, MADHYA MARG, CHANDIGARH-160009  
CONTACT: +91-98139-00375, +91-172-4789520  
EMAIL: divinearchitects16@gmail.com

LEGEND:  
PARKS / OPEN SPACES  
COMMERCIAL AREA  
COMMUNITY FACILITIES  
KILLA LINE  
SCHEME BOUNDARY

**DENSITY CALCULATION(PPA)-**  
NUMBER OF PLOTS = 71  
UNITS ALLOWED = 4  
POPULATION ALLOWED PER UNIT = 4.5  
DENSITY CALCULATION = 71 X 4 X 4.5  
= 1278.0 / 4.7339  
= 269.97, SAY 270 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

**GREEN AREA CALCULATION:-**  
=GREEN-I  
= 1642.35 SQMT OR 0.4058 ACRE(7.68%)



**FOR S & M DEVELOPERS**  
SIGNATURE OF OWNER / APPLICANT

**AR. NISHU SHARMA**  
CAZ/16/78557  
(M) 98139-00375  
SIGNATURE OF ARCHITECT / TOWN PLANNER