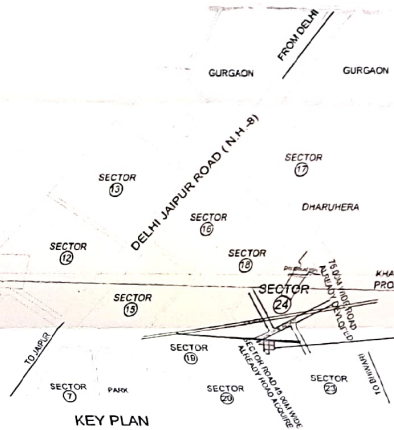
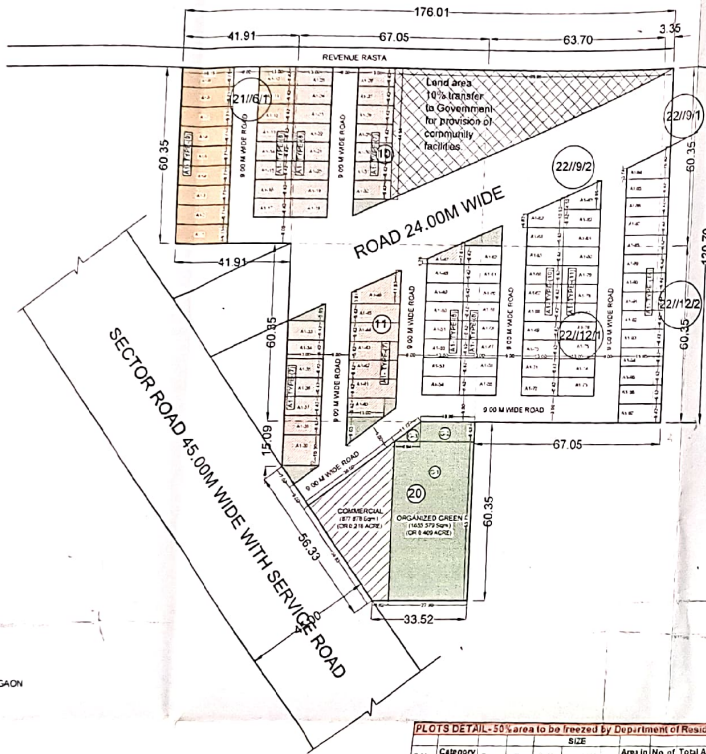


LAYOUT PLAN

SCALE = 1:1000

Area to be freed.
Area to be mortgage out of freed area.

DETAIL OF ORGANIZED GREEN AREAS				
S.No	From	L	B	Total Area Sq. Mt.
		IN MT.	IN MT.	
1	G-1	27.90	53.73	1499.067
2	G-2	18.96	6.68	126.653
3	G-3	0.5	8.54	29.860
				1655.579
				0.409 ACRES
				7.52%



PLOTS DETAIL- 50% area to be freed by Department of Residential plots							
S.No	Category of Plots (TYPE)	From	To	SIZE (BxL)	Area in Sq. Mt.	No. of Plots	Total Area Sq. Mt.
1	A1	A1-1	A1-9	19.15 6.71	128.50	9	1156.489
2	A1	A1-10	A1-38	13.00 8.42	83.46	29	2420.340
3	A1	A1-39	13.00	10.30	133.90	1	133.900
4	A1	A1-40	13.00	6.42	83.46	1	83.460
5	A1	A1-41	A1-45	17.15 8.42	110.10	5	550.515
6	A1	A1-46	A1-48	17.15 (3.91+11.83)/2	133.26	1	133.256
7	A1	A1-49	13.00	(1.76+7.51)/2	66.91	1	66.905
						TOTAL	47 4538.844
						OR	1.129 ACRES

PLOTS DETAIL- 16% area to be mortgaged out of freed area							
S.No	Category of Plots (TYPE)	From	To	SIZE (BxL)	Area in Sq. Mt.	No. of Plots	Total Area Sq. Mt.
1	A1	A1-1	A1-9	19.15 6.71	128.50	9	1156.489
2	A1	A1-10	A1-12	13.00 6.42	83.49	3	250.380
						TOTAL	12 1406.869
						OR	0.341 ACRES

AREA STATEMENT				
S.No	Area in Sq. Mt.	Percentage	Provisional Area	Percentage
1	4538.844	100.00%	4538.844	100.00%
2	1156.489	25.48%	1156.489	25.48%
3	83.460	1.84%	83.460	1.84%
4	2420.340	53.38%	2420.340	53.38%
5	133.900	2.95%	133.900	2.95%
6	83.460	1.84%	83.460	1.84%
7	110.100	2.43%	110.100	2.43%
8	133.256	2.94%	133.256	2.94%
9	66.905	1.47%	66.905	1.47%
10	133.900	2.95%	133.900	2.95%
11	83.460	1.84%	83.460	1.84%
12	240.830	5.31%	240.830	5.31%
13	1156.489	25.48%	1156.489	25.48%

DETAIL OF PLOTS							
S.No.	Category of Plots (TYPE)	From	To	SIZE (BxL)	Area in Sq. Mt.	No. of Total Area Sq. Mt.	
1	A1	A1-1	A1-9	19.15 6.71	128.50	9	
2	A1	A1-10	A1-38	13.00 8.42	83.46	29	
3	A1	A1-39	13.00	10.30	133.90	1	
4	A1	A1-40	13.00	6.42	83.46	1	
5	A1	A1-41	A1-45	17.15 8.42	110.10	5	
6	A1	A1-46	A1-48	17.15 (3.91+11.83)/2	133.26	1	
7	A1	A1-49	13.00	(1.76+7.51)/2	66.91	1	
8	A1	A1-48	A1-42	13.00 6.42	83.46	15	
9	A1	A1-43	13.00	(4.67+10.52)/2	88.74	1	
10	A1	A1-44	A1-42	13.00 6.42	83.46	19	
11	A1	A1-43	13.00	(4.67+10.52)/2	88.74	1	
12	A1	A1-44	15.55	(7.74+10.92)/2	116.91	1	
13	A1	A1-45	A1-44	15.55 8.42	130.40	13	
						TOTAL	97 8014.843
						OR	2.228 ACRES

LAND DETAIL FOR TRANSFER TO GOVERNMENT FOR PROVISION OF COMMUNITY FACILITIES.			
S.No	L	B	Total Area Sq. Mt.
1	0.5	99.85	44.94
			2243.854
			2243.854
			0.554 ACRES
			10.19%

POPULATION CALCULATION	
TOTAL DENSITY	= 97X13.5
	= 1308.59 PERSONS
POPULATION	= 1308.59 X 5.175
	= 240.83 PPA

Project
PROPOSED AFFORDABLE PLOTTED HOUSING COLONY UNDER DEEN DAYAL AWAS YOJNA LAND MEASURING 5.4375 ACRES FALLING IN REVENUE ESTATE OF VILLAGE GARI ALWALPUR, SECTOR-24, DHARUHERA, DISTT. REWARI, HARYANA.

BEING DEVELOPED BY
M/s Khatushyam Projects Pvt. Ltd.

LAYOUT PLAN

DATE :
DRC. NO. :
ARCHITECT :
OWNER :
SCALE: 1:1000
CHECKED BY :
M/s KHATUSHYAM PROJECTS PVT. LTD.

- To be read with Licence No. 55 of 2017 Dated 21/7/2017
- That this Layout plan for an area of 5.175 acres (Drawing No. DTPC-5991 dated 14.07.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) being developed by Khatushyam Projects Pvt.Ltd in Sector-24, Dharuhera 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 plan.
 - That the demarcation plans as per site of all the Residential Plots and Commercial plots 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 DTPC 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 DTPC, 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 cartage way of 30 metres or wider sector road if applicable.
 - All green belts provided in the layout plan within the licensed area 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 General, 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 licensed area under commercial use shall be deemed to be open space.
 - The maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Building Code, 2016. 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.
 - 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(1)(a)(ii) 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 gate 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 strictly comply with the directions issued vide Notification No. 19/G/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 - 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/G/2016-SP 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-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(REAL ESTATE BOARD SECRETARY)
 (CITY ENGINEER)
 (TOWN & COUNTRY PLANNING OFFICER)
 (DEPUTY COMMISSIONER)
 (MUNICIPAL COMMISSIONER)
 (CITY ENGINEER)
 (TOWN & COUNTRY PLANNING OFFICER)