

To be read with Licence No. 108 of 2023 Dated 17/05/2023
 That this layout plan for an area measuring 12.0875 acres (Drawing No. 9203 Dated 17-05-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Jaipal and others in collaboration with ARJK Developers Pvt. Ltd. falling in, Sector-22-D, Rohtak 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 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 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 DGTCP 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 DGTCP, 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.22/52/2005-5Power 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.


 (DIVYA DOGRA) DTP (HQ)

 (SANJAY KUMAR) STP (REV)

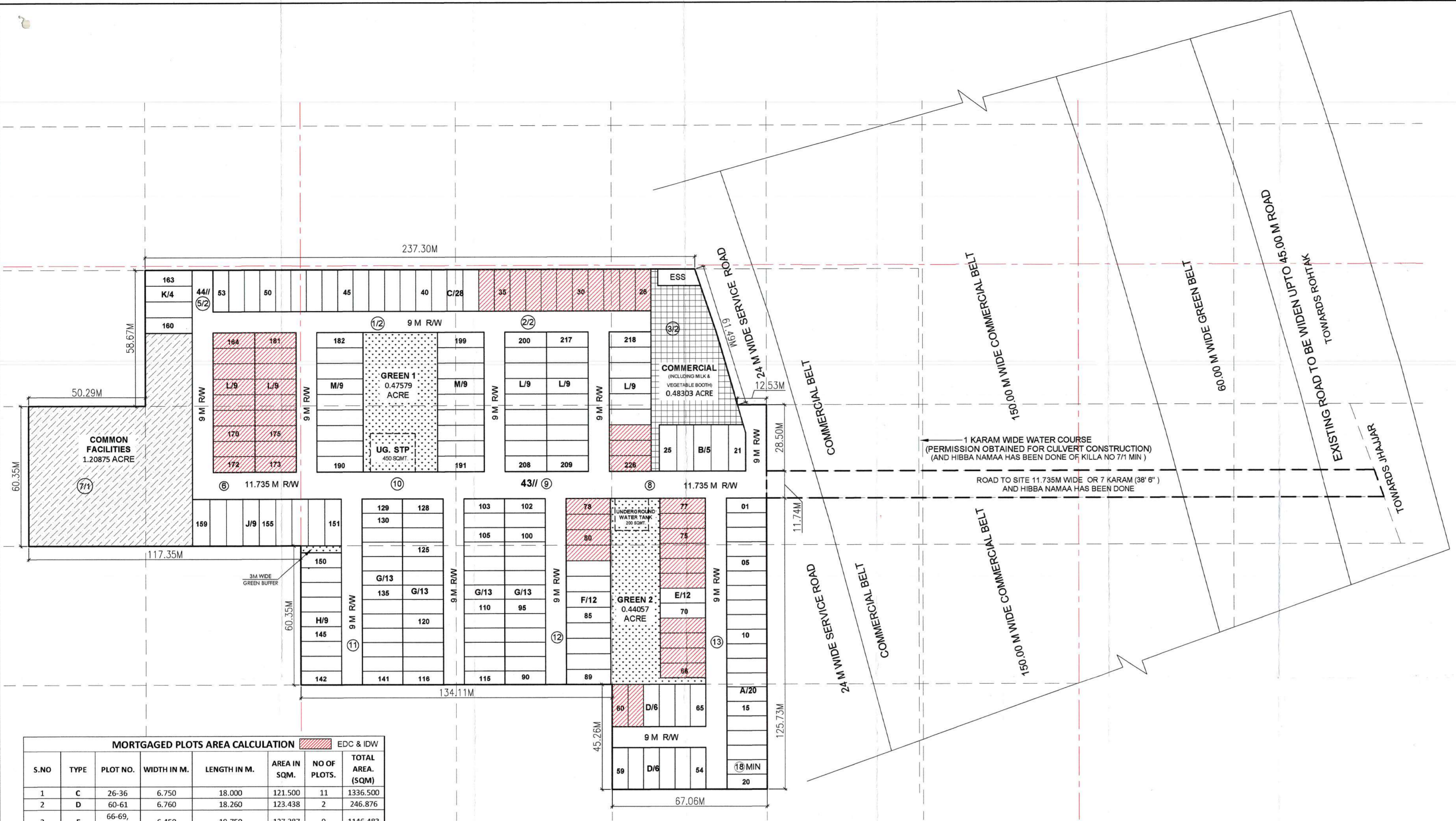
 (CHHOTA SINGH) CT/CHD

 (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

 (YAJAN CHAUDHARY) ATP(HQ)

 (DINESH KUMAR) PA (HQ)

 (VARINDER KUMAR) AD (HQ)



S.NO	TYPE	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)	
1	C	26-36	6.750	18.000	121.500	11	1336.500	
2	D	60-61	6.760	18.260	123.438	2	246.876	
3	E	66-69, 72-76	6.450	19.750	127.387	9	1146.483	
4	E	77	6.520	19.750	128.770	1	128.770	
5	F	78-81	6.700	19.000	127.300	4	509.200	
6	L	164-171, 174-181, 224-225	6.680	18.000	120.240	18	2164.320	
7	L	172-173, 226	6.730	18.000	121.140	3	363.420	
TOTAL							48	5895.569
IN ACRE								1.457
OR PERCENTAGE								20.236%

S.NO	TYPE	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)	
1	A	1-19	6.280	17.500	109.900	19	2088.100	
2	A	20	6.410	17.500	112.175	1	112.175	
3	B	21	16.410x7.5+1/2(7.5+6.45)x3.590	148.115	148.115	1	148.115	
4	B	22-25	7.500	20.000	150.000	4	600.000	
5	C	26-53	6.750	18.000	121.500	28	3402.000	
6	D	54-59	6.760	18.000	121.680	6	730.080	
7	D	60-65	6.760	18.260	123.438	6	740.628	
8	E	66-76	6.450	19.750	127.387	11	1401.257	
9	E	77	6.520	19.750	128.770	1	128.770	
10	F	78-89	6.700	19.000	127.300	11	1400.300	
11	F	89	6.770	19.000	128.630	1	128.630	
12	G	90-141	6.190	17.500	108.325	52	5632.900	
13	H	142	6.390	17.500	111.825	1	111.825	
14	H	143-150	6.370	17.500	111.475	8	891.800	
15	J	151-158	7.110	20.120	143.053	8	1144.424	
16	J	159	7.455	20.120	149.995	1	149.995	
17	K	160-163	6.800	20.220	137.496	4	549.984	
18	L	164-171, 174-181, 200-207, 210-225	6.680	18.000	120.240	40	4809.600	
19	L	172, 173, 208, 209, 226	6.730	18.000	121.140	5	605.700	
20	M	182-189, 192-199	6.680	20.000	133.600	16	2137.600	
21	M	190 & 191	6.730	20.000	134.600	2	269.200	
TOTAL							226	27183.08
IN ACRE								6.71709

	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	PLOTS UNDER MORTGAGE

S.NO	TYPE	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.
1	1	32.000	60.170	1925.44
TOTAL				1925.44
IN ACRE				0.47579


S.NO	TYPE	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.
1	1	21.420	80.470	1723.67
2	2	3.000	19.750	59.25
TOTAL				1782.92
IN ACRE				0.44057
GRAND TOTAL				3708.36


S.NO	DESCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		12.08750	ACRE OR 48916.34 SQM
2	PERMISSIBLE AREA UNDER PLOTTING	61%	7.37338	ACRE OR 29838.96 SQM
3	PROPOSED AREA UNDER PLOTTING	55.57%	6.71709	ACRE OR 27183.08 SQM
4	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.20875	ACRE OR 4891.63 SQM
5	PROVIDED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.20875	ACRE OR 4891.64 SQM
6	REQUIRED MIN. GREEN AREA.	7.5%	0.90656	ACRE OR 3668.73 SQM
7	PROVIDED GREEN AREA	7.58%	0.91636	ACRE OR 3708.36 SQM
8	PERMISSIBLE AREA UNDER COMMERCIAL.	4%	0.48350	ACRE OR 1956.65 SQM
9	PROPOSED AREA UNDER COMMERCIAL	4.00%	0.48303	ACRE OR 1954.76 SQM
10	PERMISSIBLE POPULATION		240-400	4320 PERSONS
11	PROPOSED POPULATION		226@13.5 PERSONS PER PLOT	3051 OR (252.41 PPA) PERSONS/AC

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 12.0875 ACRES IN VILLAGE - MAINA, SECTOR-22D, ROHTAK, HARYANA TO BE DEVELOPED BY M/S ARJK DEVELOPERS PVT.LTD

TITLE :- LAYOUT PLAN

SCALE:- 1:500 DATE:- 05-01-2023


 OWNER/AUTH. SIGN.


 ARCHITECT'S SIGN.