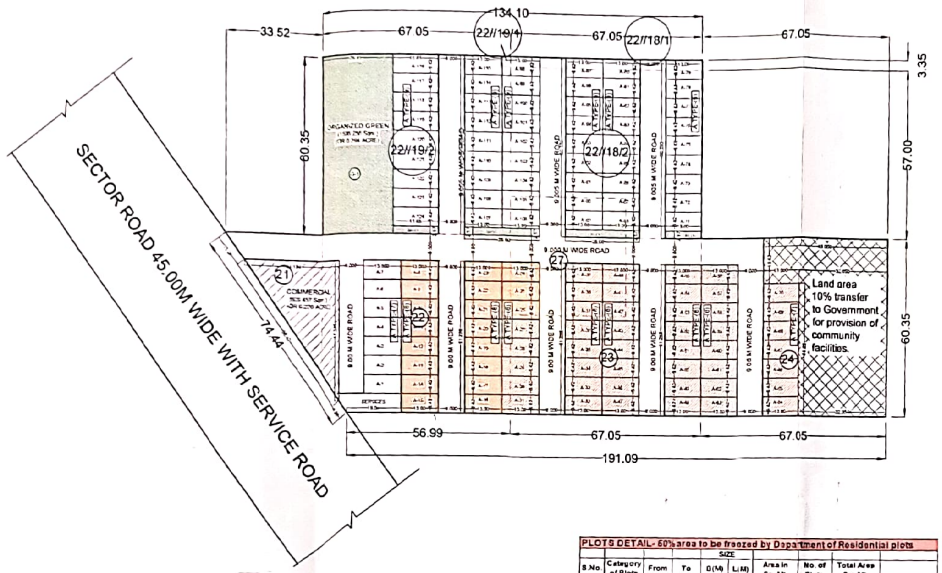
# LAYOUT PLAN
SCALE = 1:1000

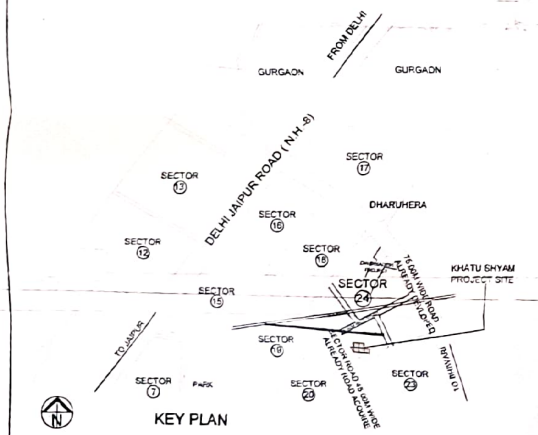
Area to be freezed

Area to be mortgage out of freezed area.



PLOTS DETAIL- 60% area to be freezed by Department of Residential plots									
S.No	Category of Plots (TYPE)	From	To	SIZE B(M)	SIZE L(M)	Area in Sq. Mt. (B X L)	No. of Plots	Total Area Sq. Mt	
1	A	A-8	A-70	13.00	6.42	83.46	63	5257.980	
						TOTAL	63	5257.980	
							OR	1.299	ACRES
							OR	50.06 %	

PLOTS DETAIL- 15% area (to be mortgaged out of freezed area)									
S.No	Category of Plots (TYPE)	From	To	SIZE B(M)	SIZE L(M)	Area in Sq. Mt. (B X L)	No. of Plots	Total Area Sq. Mt.	
1	A	A-8	A-26	13.00	6.42	83.46	19	1585.740	
						TOTAL	19	1585.740	
							OR	0.392	ACRES
				0.353			OR	15.11 %	



AREA STATEMENT :				
S.No		Area in acres	Percentage	Proposed Area	Percentage
1	Total area of land	5.256			
2	Area falling under sector road/ green belt	0.000			
3	Balance Area (A)	5.256			
4	50% of sector road (B)	0.000			
5	Total of A+B	5.256			
6	Required open green area (7.5%)	0.394	7.50%	0.394	7.50%
7	10 % area to be transferred free of cost to the Government	0.526	10.00%	0.527	10.02%
8	Permissible commercial area	0.210	4.00%	0.150	2.85%
9	Area under Plots	3.206	61.00%	2.595	49.37%
10	Total permissible saleble area	3.416	65.00%	2.745	52.18%
11	Minimum permissible density	240		318.49	
12	Maximum permissible density	400			
13	50% area to be freezed by Department of Residential plots	1.803	50.00%	1.299	50.06%

DETAIL OF PLOTS									
S.No.	Category of Plots (TYPE)	From	To	SIZE B(M)	SIZE L(M)	Area in Sq. Mt. (B X L)	No. of Plots	Total Area Sq. Mt.	
1	A	A-1	A-115	13.00	6.42	83.46	115	9597.900	
2	A	A-116	A-124	15.55	6.42	100.47	9	904.257	
						TOTAL	124	10502.157	
							OR	2.595	ACRES
							OR	49.37 %	

DETAIL OF ORGANIZED GREEN AREAS					
S.No.	From	L	B	Total Area Sq. Mt.	
		IN MT.	IN MT.		
1	G-1	26.45	60.35	1596.258	
				1596.258	
				0.394	ACRES
				7.50 %	

LAND DETAIL FOR TRANSFER TO GOVERNMENT FOR PROVISION OF COMMUNITY FACILITIES.					
S.No.		L	B	Total Area Sq. Mt.	
		IN MT.	IN MT.		
1		32.05	60.35	1934.218	
2		13.00	15.42	200.460	
				2134.678	
				0.527	ACRES
				10.03 %	

POPULATION CALCULATION

TOTAL DENSITY = 124X13.5
= 1674 PERSONS

POPULATION = 1674 / 5.256
= 318.49 PPA

Project
PROPOSED AFFORDABLE PLOTTED HOUSING COLONY UNDER DEEN DAYAL AWAS YOJNA LAND MEASURING 5.256 ACRES FALLING IN REVENUE ESTATE OF VILLAGE GARI ALAWALPUR, SECTOR-24, DHARUHERA, DISTT. REWARI, HARYANA.

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

LAYOUT PLAN

DATE :	SCALE: 1:1000
DRG. NO. :	CHECKED BY :
ARCHITECT KAPIL SHARMA (ARCHITECT) CA/97/20803 208, DEEPALI ENCLAVE, PITAMPURA, DELHI-34	OWNER For KHATUSHYAM PROJECTS PVT. LTD.

LC3320

To be read with Licence No. 57 **of 2017 Dated** 21/7/2017

That this Layout plan for an area of 5.175acres (Drawing No. DTCP-5991dated 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: -

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 andCommercialsite 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 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.
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 9metres 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 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.
13. 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)(ii) of the Act No.8 of 1975.
14. 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.
15. That you will have no objection to the regularization of the boundaries of the licence through give 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
19. That coloniser/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.
20. That the coloniser/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.

(BALWANT SINGH) SO(HQ) | (BABITA GUPTA) ATP(HQ) | (S.K. BEHRAWAT) DTP (HQ) | (DEVENDRA SRIVASTAVA) STP(HQ) | (KAMAL KUMAR) CTP (HQ) | (T.L. SATYAPRAKASH, IAS) DTP(HQ)