

To be read with Licence No. 113 of 2021 dated 17.12.2021
 That this Layout-Cum-Demarcation Plan for an area measuring 11.156 acres (Drawing no. 0201-22) comprised of Licence No. 113 of 2021 dated 17.12.2021 in respect of Affordable Plotted Colony (Under Deen Dayal Jan Aroo Yojna 2016) being developed by IMT Developers Pvt. Ltd. and Sh. Puran Singh S/o Sh. Bholi in collaboration with IMT Developers Pvt. Ltd., in Sector-29, Bahadurgarh, District Jhajjar is hereby approved subject to the following conditions:

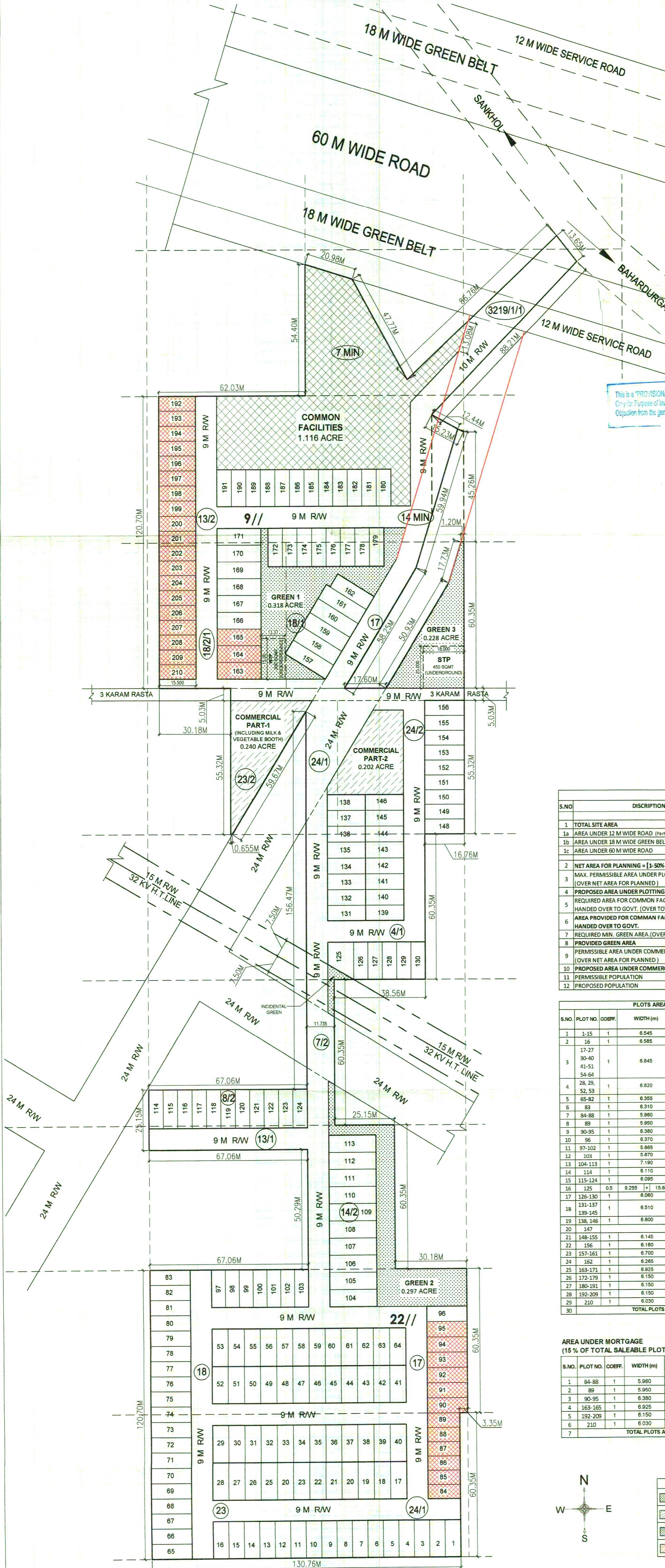
- That this Layout-Cum-Demarcation Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial 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 meters or wider sector road if applicable.
- 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 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 licence.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters 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 licensed 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.
- 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.
- 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 (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-Power 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. 19/67/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

This is a "PROVISIONAL APPROVED LAYOUT PLAN"
 Only for Purpose of inviting
 Objection from the general public

(RAJESH DUTT) (Hitesh Sharma)
 (DTP (HQ)) (DTP (HQ))

(Parveen Kumar) (Hitesh Sharma)
 (DTP (HQ)) (DTP (HQ))

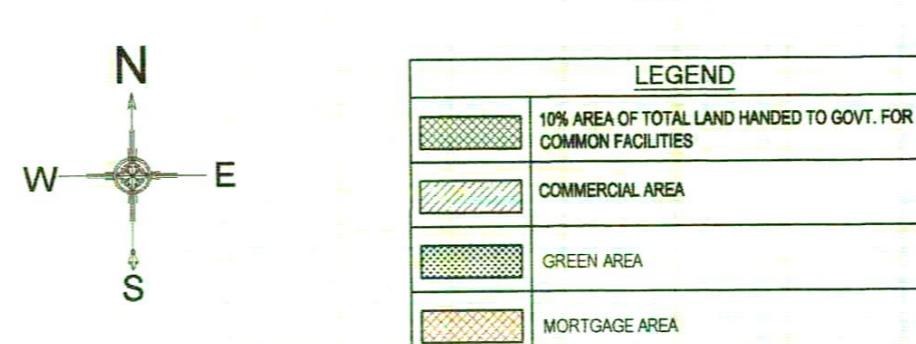
(B.Singh) (S.P. Prakash)
 (DGTCP (HR)) (DGTCP (HR))



S.NO	DESCRIPTION	%	AREA.	UNIT	AREA.	UNIT
1	TOTAL SITE AREA		11.156	ACRE OR	45147.37	SQM
1a	AREA UNDER 12 M WIDE ROAD (Part of 30 m wide green belt)		0.049	ACRE OR	197.104	SQM
1b	AREA UNDER 18 M WIDE GREEN BELT		0.069	ACRE OR	280.804	SQM
1c	AREA UNDER 60 M WIDE ROAD		0.027	ACRE OR	105.906	SQM
2	NET AREA FOR PLANNING = [1-50% of (1a+1b+1c)]		11.0835	ACRE OR	44853.26	SQM
3	MAX. PERMISSIBLE AREA UNDER PLOTTING (OVER NET AREA FOR PLANNED)	61%	6.761	ACER OR	27360.61	SQM
4	PROPOSED AREA UNDER PLOTTING	49.25%	5.459	ACER OR	22090.80	SQM
5	REQUIRED AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT. (OVER TOTAL SITE AREA)	10%	1.116	ACER OR	4514.74	SQM
6	AREA PROVIDED FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.116	ACER OR	4515.32	SQM
7	REQUIRED MIN. GREEN AREA.(OVER TOTAL SITE AREA)	7.5%	0.837	ACER OR	3386.05	SQM
8	PROVIDED GREEN AREA	7.57%	0.845	ACER OR	3417.86	SQM
9	PERMISSIBLE AREA UNDER COMMERCIAL (OVER NET AREA FOR PLANNED)	4%	0.443	ACER OR	1794.14	SQM
10	PROPOSED AREA UNDER COMMERCIAL	4.00%	0.443	ACER OR	1794.11	SQM
11	PERMISSIBLE POPULATION	240-400	2660.0	4433.4	PERSONS	
12	PROPOSED POPULATION	209X13.5	2821.5	255	PERSONS/AC	

PLOTS AREA CALCULATIONS						
S.NO.	PLOT NO.	COEFF.	WIDTH (m)	LENGTH (m)	PLOT AREA (SQ.M.)	NO.s
1	1-15	1	6.545	X 15.600	102.102	15
2	16	1	6.585	X 15.600	102.728	1
3	17-27	1	6.845	X 15.600	106.782	44
4	30-40	1	6.845	X 15.600	106.392	4
5	41-51	1	6.820	X 15.600	108.035	18
6	54-64	1	6.310	X 17.000	107.270	1
7	65-82	1	6.355	X 17.000	108.635	1
8	83-88	1	5.980	X 13.645	81.324	5
9	89	1	5.950	X 13.645	81.188	1
10	90-95	1	6.380	X 16.995	108.428	6
11	96	1	6.370	X 16.995	108.256	1
12	97-102	1	5.865	X 15.700	92.081	6
13	103	1	5.870	X 15.700	92.159	1
14	104-113	1	7.190	X 20.000	143.800	10
15	114	1	6.110	X 16.150	98.677	1
16	115-124	1	6.095	X 16.150	98.434	10
17	125	0.5	9.255	+ 15.600	136.516	1
18	126-130	1	6.060	X 15.600	94.536	5
19	131-137	1	6.510	X 16.150	105.137	14
20	138-146	1	6.800	X 16.150	106.590	2
21	147			NIL		
22	148-155	1	6.145	X 16.780	102.980	8
23	156	1	6.160	X 16.780	103.242	1
24	157-161	1	6.700	X 20.000	134.000	5
25	162	1	6.265	X 18.000	112.770	1
26	163-171	1	6.925	X 18.575	128.632	9
27	172-179	1	6.150	X 16.000	98.400	8
28	180-191	1	6.150	X 15.040	92.498	12
29	192-209	1	6.150	X 15.500	95.325	18
30	210	1	6.030	X 15.500	93.465	1
TOTAL PLOTS AREA						209
IN ACRES						0.649

AREA UNDER MORTGAGE (15 % OF TOTAL SALEABLE PLOTS AREA)						
S.NO.	PLOT NO.	COEFF.	WIDTH (m)	LENGTH (m)	PLOT AREA (SQ.M.)	NO.s
1	84-88	1	5.980	X 13.645	81.324	5
2	89	1	5.950	X 13.645	81.188	1
3	90-95	1	6.380	X 16.995	109.428	6
4	163-165	1	6.925	X 18.575	128.632	3
5	192-209	1	6.150	X 15.500	95.325	18
6	210	1	6.030	X 15.500	93.465	1
TOTAL PLOTS AREA						34
IN ACRES						0.824



SCALE- 1:750	DATE- 10-12-2022
OWNER/AUTH. SIGN:	ARCHITECT'S SIGN:
LAYOUT CUM DEMARCTION PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AROO YOJNA OF LICENCE NO-113 OF 2021 & LAND MEASURING 11.156 ACRE AT SECTOR - 29, VILLAGE-SANKHOL, TEHSIL BAHADURGARH, DISTT-JHAJJAR (HR) BEING DEVELOPED BY M/S IMT DEVELOPERS PVT. LTD.	
CA/2017/08437	