

To be read with Licence No. 113 of 2021 Dated 17/12/2021

That this Layout plan for an area measuring 11.156 acres (Drawing no. 8082 Dated 22-12-2021) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by IMT Developers Pvt. Ltd., in Sector-29, Bahadurgarh, District Jhajjar 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 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, 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, 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 9 metres wide road would mean a minimum clear width of 9 metres 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 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)(iii) of the Act No.8 of 1975.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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 BANSAL)
ATP (HQ)

(BABITA GUPTA)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(JESU SINGH)
CTP (HR)

(K.MAKRAND PANDURANG, IAS)
DTCP (HR)

(DINESH KUMAR)
SD (HQ)

(RAJESH DUTT)
JD (HQ)

AREA CALCULATION

S.NO	DISCRIPTION	%	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	109.906	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	49.46%	5.482	ACER OR	22184.84	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	4514.80	SQM
7	REQUIRED MIN. GREEN AREA.(OVER TOTAL SITE AREA)	7.5%	0.837	ACER OR	3386.05	SQM
8	PROVIDED GREEN AREA	7.50%	0.837	ACER OR	3386.16	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	1794.10	SQM
11	PERMISSIBLE POPULATION		240-400		2660.0	PERSONS
12	PROPOSED POPULATION		209X13.5		2821.5	OR 254.57 PERSONS/AC

PLOTS AREA CALCULATION

S.NO	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)
1	1-16	6.55	15.60	102.18	16	1634.88
2	17-64	6.84	15.60	106.70	48	5121.79
3	65-83	6.35	17.00	107.95	19	2051.05
4	84-89	5.96	13.65	81.35	6	488.12
5	90-96	6.38	17.00	108.46	7	759.22
6	97-103	5.87	15.70	92.16	7	645.11
7	104-113	7.19	20.00	143.80	10	1438.00
8	114-124	6.10	16.15	98.52	11	1083.67
9	125	ODD SIZE		136.52	1	136.52
10	126-130	6.06	15.60	94.54	5	472.68
11	131-146	6.51	16.15	105.14	16	1682.18
12	147	NIL				
13	148-156	6.15	16.76	103.07	9	927.67
14	157-161	6.70	20.00	134.00	5	670.00
15	162	6.27	18.00	112.86	1	112.86
16	163-171	6.92	18.07	125.04	9	1125.40
17	172-209	6.15	16.00	98.40	38	3739.20
18	210	6.03	16.00	96.48	1	96.48
	TOTAL				209	22184.83
	IN ACRE					5.482

(AREA FREEZE SHOWN THUS 50%) FOR TOTAL SALEABLE PLOTS AREA

S.NO	NUMBER OF PLOTS	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOT.	TOTAL AREA. (SQM)
1	1-16	6.55	15.60	102.18	16	1634.88
2	65-75	6.35	17.00	107.95	11	1187.45
3	84-89	5.96	13.65	81.35	6	488.12
4	90-96	6.38	17.00	108.46	7	759.22
5	114-124	6.10	16.15	98.52	11	1083.67
6	131-146	6.51	16.15	105.14	16	1682.18
7	148-156	6.15	16.76	103.07	9	927.67
8	163-165	6.92	18.07	125.04	3	375.13
9	180-209	6.15	16.00	98.40	30	2952.00
10	210	6.03	16.00	96.48	1	96.48
	TOTAL				110	11186.80
	IN ACRE					2.764

LEGEND

	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	FREEZE AREA

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 11.156 ACRE AT SECTOR - 29, VILLAGE-SANKHOL, TEHSIL BAHADURGARH, DISTT-JHAJJAR (HR). BEING DEVELOPED BY M/S IMT DEVELOPERS PVT. LTD.

SCALE:- OWNERS PVT. LTD. DATE:- 21-10-2021

IMT DEVELOPERS PVT. LTD. ARCHITECTS SIGN.

Director

CA/2217/8437