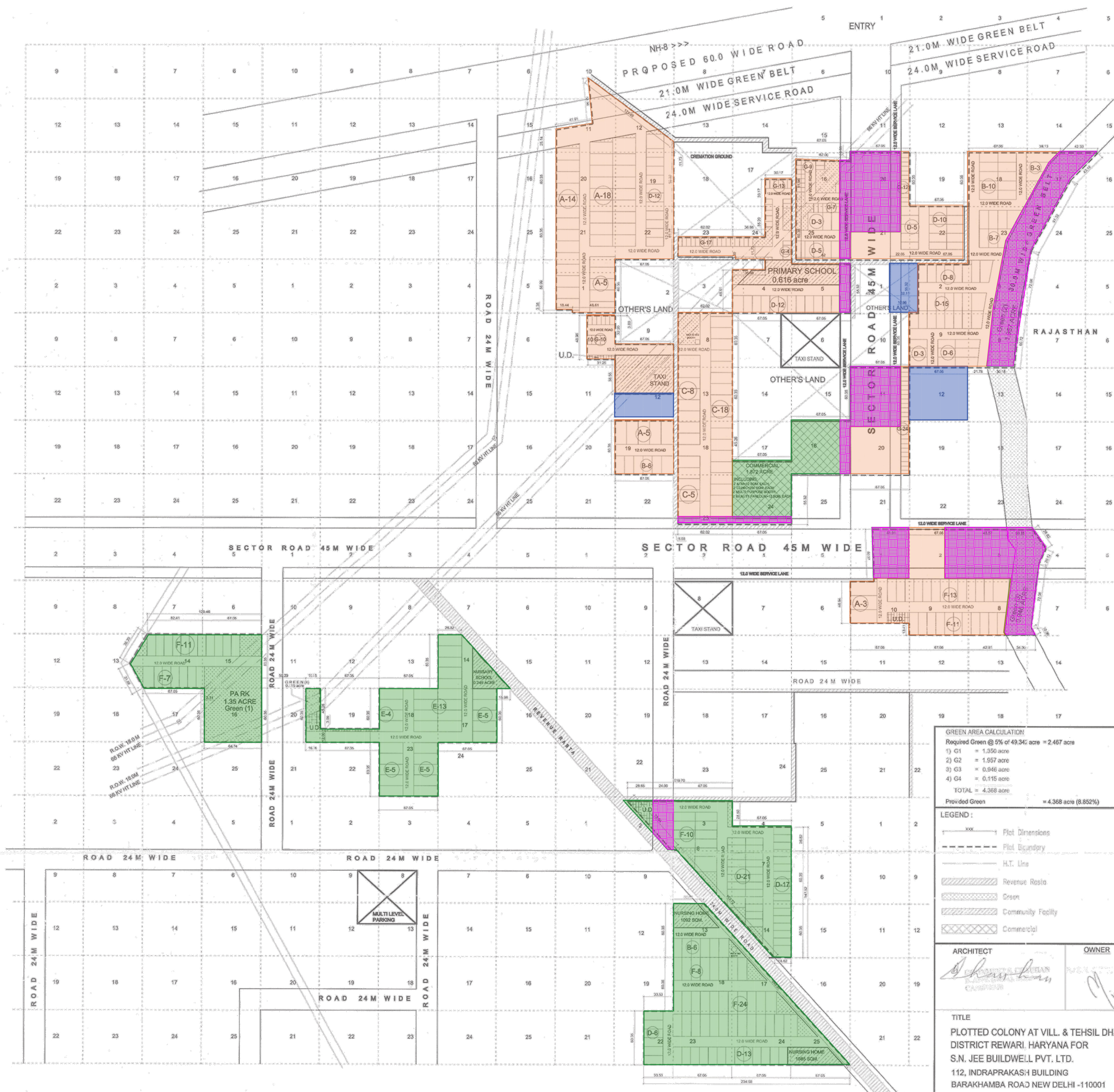




LEGEND:-

TOTAL LAND AREA OF RESIDENTIAL PLOTTED COLONY	53.837 Acres
LICENCE NO. 34 OF 2013 DATED 31.05.13	
A AREA APPLIED FOR MIGRATION UNDER LIC165	27.086 Acres
B AREA APPLIED FOR SURRENDER/TRANSFER	18.798 Acres
C AREA APPLIED FOR SURRENDER/TRANSFER	7.958 Acres
D BALANCE AREA	NILL
E FRESH LAND APPLIED	1.8813 Acres
TOTAL APPLIED AREA UNDER DDAI SCHEME (A-E)	28.9673 Acres

	ACRE	%AGE
TOTAL AREA OF THE SCHEME	53.837	
AREA UNDER U.D.	0.399	
AREA UNDER SECTOR ROAD	8.192	
50% OF AREA UNDER SECTOR ROAD	4.096	
NET PLANNED AREA	49.342	
AREA UNDER PLOTS	23.601	47.831%
AREA UNDER COMMERCIAL	1.872	3.794%
AREA UNDER NURSING HOME	0.538	1.090%
TOTAL SALEABLE AREA	26.011	52.715%

AREA DETAIL FOR PLOTTED DEVELOPMENT

CATEGORY	SIZE (mt.)	AREA (sqmt.)	NOS.	TOTAL AREA (sqmt.)
A	13.00 X 26.00	338.00	45	15210.00
B	10.50 X 21.00	220.50	32	7056.00
C	12.50 X 25.00	312.50	31	9687.50
D	10.00 X 20.00	200.00	136	27200.00
E	12.00 X 27.50	330.00	32	10560.00
F	10.00 X 25.00	250.00	84	21000.00
G	5.00 X 10.00	50.00	98	4800.00
TOTAL No. OF PLOTS			456	95513.50

		REQUIRED	PROVIDED
E.W.S.		91.20	96
POPULATION			
TYPE	No Of Plots	Persons/Plot	Total Persons
Main	360	13.5	4860
EWS	96	9	864
Population Plotted Development			5724
Population Density			= 5724/49.342
			= 116.00 persons/acre

DETAIL OF COMMUNITY SITE

	NAME OF COMMUNITY SITE	REQUIRED	PROVIDED
1.	PRIMARY SCHOOL	1	1
2.	TAXI STAND	1	1
3.	NURSING HOME	2	2
4.	MILK & VEG. BOOTH	2	2
5.	NURSARY SCHOOL	1	1
6.	CLINIC	2	2
7.	ATM	2	2
8.	MULTIPURPOSE BOOTH	2	2
9.	BEAUTY PARLOUR	2	2

- To be read with licence No. 34 of 2013 dated 31/5/2013
- That this Layout Plan for an area of 53.837 acres (Dg. No. DG/CP-3865 dated 09.05.2013) comprised of licenses which were issued in respect of Residential Plotted Colony being developed by SNG Buildwell Pvt. Ltd. in Sector-3, 3A & 4, Dharuhera Distt. Rewari 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 55% 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 viz of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
 - That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG/CP 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 DG/CP, 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 process of the adjoining areas of the sectors as shown on the Development Plan.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
 - 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
 - At the time of demarcation, if required percentage of RPL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 - Any excess area over and above the permissible 4% 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 Rule 49 of the Rules, 1965. 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.
 - No plot will derive an access from less than 32 metres wide road would mean a minimum clear width of 12 metres between the plots.
 - The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed area shall be transferred to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
 - That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 kants.
 - 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.
 - That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
 - That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station /electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

GREEN AREA CALCULATION

Required Green @ 5% of 49.34: acre = 2.467 acre

1) G1 = 1.350 acre
2) G2 = 1.957 acre
3) G3 = 0.946 acre
4) G4 = 0.115 acre
TOTAL = 4.368 acre

Provided Green = 4.368 acre (8.852%)

LEGEND:

- Plot Dimensions
- Plot Boundary
- H.T. Line
- Revenue Rasta
- Green
- Community Facility
- Commercial

ARCHITECT: S. N. JEE BUILDWELL PVT. LTD.

OWNER: S. N. JEE BUILDWELL PVT. LTD.

TITLE: PLOTTED COLONY AT VILL. & TEHSIL DHARUHERA, DISTRICT REWARI, HARYANA FOR S.N. JEE BUILDWELL PVT. LTD. 112, INDRAPRAKASH BUILDING BARAKHAMB ROAD NEW DELHI -110001

SHEET TITLE: LAYOUT

DRG. NO.: 01