

Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

Regd.

To

Smt. Kalawati W/o Sh. Charan Singh, Sh. Sunil S/o Sh. Charan Singh,
Poonam D/o Sh. Charan Singh, Ramesh S/o Sh. Prem Singh,
Ms. Jyoti Bansal D/o Sh. Dharamvir, Ms. Meenakshi D/o Sh. Samander
Singh, Ms. Preeti D/o Sh. Rajinder Singh, Smt. Meenakshi Devi W/o Sh.
Rakesh, Smt. Pinki Devi W/o Sh. Dharmender, Smt. Indresh W/o Sh. Tek
Chand, Smt. Santosh W/o Sh. Mahesh, Sh. Randhir Singh-Ran Singh-Mir
Singh-Rajesh Kumar Ss/o Sh. Ram Chander, Sh. Veer Bhan-Vijender Singh
Ss/o Ran Singh, Sh. Jawahar Lal urf Mahabir-Lakhan Ss/o Randhir Singh,
Sh. Rakesh Kumar-Dharambir Ss/o Sh. Mir Singh, Sh. Rati Ram S/o Sh. Lal
ji, Sh. Vijay S/o Sh. Rati Ram, Sh. Om Parkash-Suraj Bhan-Sarjeet-Krishan
Ss/o Sh. Syochand, Smt. Anita Devi W/o Sh. Sarjeet, Smt. Bimla W/o
Subhash Gujar, Smt. Pooja W/o Vikash Kumar, Ms. Pooja D/o Sh. Jagdish
In collaboration with Cellular Consultants Pvt. Ltd.,
28B, Pocket B, SFS Flats, Mayur Vihar, Ph-III,
Delhi.

Memo. No. LC-5201-JE(MK)-2024/ 38589

Dated: 06-12-24

Subject: Approval of Service Plan/Estimates for affordable plotted colony DDJAY over an area measuring 10.68125 acres falling under Licence No. 98 of 2024 dated 25.07.2024 in the revenue estate of Village Jhajjar, Sector-37, Jhajjar - Cellular Consultants Pvt. Ltd.

Reference: Chief Administrator, HSVP, Panchkula office memo dated 16.10.2024.

The service plan/ estimates of for affordable residential plotted colony under DDJAY over an area measuring 10.68125 acres falling under Licence No. 98 of 2024 dated 25.07.2024 in the revenue estate of Village Jhajjar, Sector-37, Jhajjar has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. That you shall abide by the terms and conditions of letter issued by Chief Administrator Huda Panchkula in respect of subject cited licence colony issued vide memo no. CA/CE-I/CE-II/ SE(HQ)/EE(W)/ SDE(W-1R) /2024/ 273275 dated 14.10.2024 (copy enclosed as Annexure 1 & 2).
2. That you will have to pay External Development Charges as a full and no deduction on account of any services proposed from other Department/from own sources by the colonizer for the time being, as EDC works for a town as a whole will have to be got executed in view of overall planning, proposed area also covered/to be covered in EDC, Jhajjar Town.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.

4. That you are liable to maintain the licensed area for ten years or as per HSVP norms till such time, the colony is taken over by the local authority/State Govt.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
6. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
7. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.
8. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.
9. That level/extent of external services to be provided by HSVP will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HSVP.
10. You shall be solely responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.
11. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.
12. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HSVP or any developing agency on Sector dividing road at respective locations/points.
13. You have proposed to utilize recycled water for flushing purposes and provision of separate flushing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water

except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.

- (i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.
- (ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft, if it not possible then readily identifiable sleeve should be used.

To avoid any accidental use of recycled water for potable purposes all:-

- (a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.
 - (b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
 - (c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - (d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.
- 14. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
 - 15. You shall be solely responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
 - 16. In case some additional structures are required to be constructed and decided by HSVP/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HSVP.

17. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc, which shall be ensured by you.
18. In case it is decided by Govt. that HSVP/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amount at rates as decided by the authority/Govt. will be recoverable over and above EDC.
19. Since, the construction of master plan roads is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.
20. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.
21. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.
22. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.
23. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
24. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.
25. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.
26. That you shall transfer the land under master plan road as well as service road to Govt./HSVP for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.

Note :-

- a. That you shall implement the directions given by National Green Tribunal O.A. No. 21 of 2014 and no. 95 of 2014 (in the matter of Vardhman Kaushik V/s Union of India & Others) and instructions have been issued by HSVP time to time may be implementation of these instructions at site.

- b. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Administrator, HSVP, Panchkula under intimation to this office.

DA/As above


(Jaideep)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Endst. No LC-5201-JE (MK)-2024/

Dated :

A copy is forwarded to the Chief Engineer-II, HSVP, Panchkula with reference to his memo No. CA/CE-I/CE-II/ SE(HQ)/EE(W)/ SDE(W-1R) /2024/ 273275 dated 14.10.2024 (copy enclosed as Annexure 1 & 2). for information and necessary action please.


(Jaideep)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

ROADS

LEGEND :-

- 9.0 M. WIDE ROAD
- 12.74 M. WIDE ROAD
- 12.00 M. WIDE SERVICE ROAD (PART)
- F.L. 222.95
G.L. 222.60

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST INTERNAL DEVELOPMENT WORK (IDW)

S.NO	RECT NO.	KILLA NO.	AREA IN SQM	AREA IN KANAL	AREA IN MARLA	SQ.FT.
1	275/1	22	2538.090	5	0	3
TOTAL			2538.090	5	0	3

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST INTERNAL DEVELOPMENT WORK (IDW)

S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM	AREA IN KANAL	AREA IN MARLA	SQ.FT.
1	A	01-09	7.450	19.000	141.550	9	1273.950	3	0	4
2	B	10-33	6.610	16.280	107.611	24	2582.659	1	0	4
3	C	34-42	6.705	16.500	110.638	9	995.651	0	0	1
4	C	43-48, 101, 102	6.400	14.825	94.880	6	569.280	0	0	1
5	D	47	6.075	14.825	90.062	1	90.062	0	0	1
6	D	48-71	6.905	18.605	128.468	24	3083.221	0	0	4
7	E	72-76	6.470	15.250	98.668	5	493.338	0	0	1
8	F	77-89	7.065	19.000	134.235	13	1745.055	0	0	1
9	F1	90-99	6.705	18.000	120.690	10	1206.900	0	0	1
10	C	100	6.875	14.825	101.922	1	101.922	0	0	1
11	G	103-112	6.400	16.500	105.600	10	1056.000	0	0	1
12	H	113	AS/PLAN	129.800	1	129.800				
13	H	114	AS/PLAN	80.810	1	80.810				
14	H	115	AS/PLAN	84.650	1	84.650				
15	H	116	AS/PLAN	88.490	1	88.490				
16	H	117	AS/PLAN	92.330	1	92.330				
17	H	118	AS/PLAN	96.180	1	96.180				
18	J	119-120	7.890	19.500	149.955	2	299.910	0	0	1
19	K	121-129	6.890	16.750	115.408	9	1038.668	0	0	1
20	K	130	5.065	16.280	82.458	1	82.458	0	0	1
21	L	131-141	6.500	18.280	105.820	11	1164.020	0	0	1
22	L	142-147	6.885	16.500	113.608	6	681.615	0	0	1
23	M	148-155	6.560	15.800	103.648	8	829.184	0	0	1
24	N	156	AS/PLAN	149.900	1	149.900				
25	N	157	AS/PLAN	123.105	1	123.105				
26	N	158-188	6.500	15.790	102.635	31	3181.685	0	0	1
27	O	189	AS/PLAN	111.130	1	111.130				
28	O	190-207	6.600	17.000	112.200	18	2019.600	0	0	1
29	P	208-210	6.145	12.350	75.891	3	227.672	0	0	1
TOTAL						210	23679.286			

PLOTS AREA CALCULATION

S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A	01-09	7.450	19.000	141.550	9	1273.950
2	B	10-33	6.610	16.280	107.611	24	2582.659
3		34-42	6.705	16.500	110.638	9	995.651
4	C	43-48,101,102	6.400	14.825	94.880	6	569.280
5		47	6.075	14.825	90.062	1	90.062
6	D	48-71	6.905	18.605	128.468	24	3083.221
7	E	72-76	6.470	15.250	98.668	5	493.338
8	F	77-89	7.065	19.000	134.235	13	1745.055
9	F1	90-99	6.705	18.000	120.690	10	1206.900
10	C	100	6.875	14.825	101.922	1	101.922
11	G	103-112	6.400	16.500	105.600	10	1056.000
12		113	AS/PLAN		129.800	1	129.800
13		114	AS/PLAN		80.810	1	80.810
14		115	AS/PLAN		84.650	1	84.650
15	H	116	AS/PLAN		88.490	1	88.490
16		117	AS/PLAN		92.330	1	92.330
17		118	AS/PLAN		96.180	1	96.180
18	J	119-120	7.890	19.500	149.955	2	299.910
19		121-129	6.890	16.750	115.408	9	1038.668
20	K	130	5.065	16.280	82.458	1	82.458
21	K	131-141	6.500	16.280	105.820	11	1164.020
22	L	142-147	6.885	16.500	113.608	6	681.615
23	M	148-155	6.560	15.800	103.648	8	829.184
24		156	AS/PLAN		149.900	1	149.900
25		157	AS/PLAN		123.105	1	123.105
26	N	158-188	6.500	15.790	102.635	31	3181.685
27		189	AS/PLAN		111.130	1	111.130
28	O	190-207	6.600	17.000	112.200	18	2019.600
29	P	208-210	6.145	12.350	75.891	3	227.672
TOTAL						210	23679.286

AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA = (A)		10.68125	43225.416
2	AREA UNDER 12M WIDE SERVICE ROAD = (B)		0.20625	834.669
3	BALANCE AREA (C) = (A - B)		10.47500	42390.747
4	50% AREA OF AREA UNDER 12M WIDE SERVICE ROAD (D) = (B/2)		0.10313	417.335
5	NET SITE AREA FOR PLANNING (E) = C + D		10.57812	42808.082
6	MAX. PERMISSIBLE AREA UNDER PLOTTING ON NET SITE AREA (E)	61%	6.45266	26112.930
7	PROPOSED AREA UNDER PLOTTING ON NET SITE AREA (E)	55.31%	5.85129	23679.286
8	REQUIRED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT ON TOTAL SITE AREA (A)	10%	1.06813	4322.542
9	PROVIDED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT ON TOTAL SITE AREA (A)	10%	1.06813	4322.546
10	REQUIRED MIN. GREEN AREA ON TOTAL SITE AREA (A)	7.5%	0.80109	3241.906
11	PROVIDED GREEN AREA ON TOTAL SITE AREA (A)	7.50%	0.80149	3243.500
12	PERMISSIBLE AREA UNDER COMMERCIAL ON NET SITE AREA (E)	4%	0.42312	1712.323
13	PROPOSED AREA UNDER COMMERCIAL ON NET SITE AREA (E)	3.48%	0.36646	1483.000

GREEN AREA CALCULATION

S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	325.500	0.08043
2	GREEN 2	2636.900	0.65119
3	GREEN 3	281.100	0.06946
TOTAL		3243.500	0.80149

LEGEND

- 10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMUNITY FACILITIES
- COMMERCIAL AREA
- GREEN AREA

To be read with Licence No. 98 of 2014 Dated 25/07/2014

This Layout plan for an area measuring 10.73750 acres (Drawn by M/S Cellular Consultants Private Limited) is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses of 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 plan shall be approved from this Department and construction of these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, 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 DTCP 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 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.
- 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 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, 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 reduced percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) of the Act No. 16 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT)
DTP (HQ)

(GURPREET KHEPAR)
AD (HQ)

(HITESH SHARMA)
STP (HQ)

(INDIA YADAV)
ATP (HQ)

(JITENDER SHAG)
CTP (HR.)

(AMIT KHATRI, IAS)
DTP (HR.)

Checked for Public Health Services
Service Plan Estimate

Executive Engineer
HSVP Division
Bahadurgarh

Checked subject to Comments
In forwarding letter No. 13215
Dt. 14/10/2019 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSVP, Patiala

Director
Town & Country Planning
Haryana, Chandigarh

LAYOUT PLAN OF PLOTTED COLONY UNDER
DEEN DYAL JAN AWAS YOJNA OF LAND
MEASURING 10.68125 ACRE AT VILLAGE :-
JHAJJAR, SECTOR - 37, TEHSIL & DISTT-JHAJJAR
(HR.) BEING DEVELOPED BY M/S CELLULAR
CONSULTANTS PRIVATE LIMITED . & OTHERS.

ARCHITECTS:

DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower,
Sector - 21, Gurugram - 122014,
E-MAIL: info@dparchitects.com, Phone: +91-124-4376444

Architecture Interior Planning Vista

TITLE :- LAYOUT PLAN

SCALE :- 1:750

M/S CELLULAR CONSULTANTS
PVT. LTD.

Authorised Signatory

OWNER/AUTH. SIGN.

ARCHITECT'S SIGN.

DAULAT & PUNEET ARCHITECTS LLP.

DAULAT RAM BANSI
ARCHITECT
CA290128021

DAULAT & PUNEET ARCHITECTS LLP.

SEWERAGE SCHEME

To be read with Licence No. 98 dated 25/07/2024

That this Layout plan for an area measuring 10.73750 acres (Drawing no. DTCP/13/91 dated 26-07-2016) comprising of licence which is issued in favour of Affordable Residential Plotted Colony (Under Open Day Awas Yojna) being developed by Cellular Consultants Pvt. Ltd in sector-37, Jhajjar is hereby approved 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 plan of all the Residential Plots and Commercial site shall be got approved from this Department and construction of these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town and 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 DTCP for the modification of layout plans of the colony.
- That the revenue area falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the provisions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making 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 licensed area 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, 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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No. 1 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.22/32/2005-SPower dated 21.01.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(JITENDER SIHAG)
CTP (HR.)

(AMIT KHATRI, IAS)
DTCP (HR.)

(GURPREET KHEPAR)
AD (HQ)

(NEHA YADAV)
ATP (HQ)

Superintending Engineer,
HSPV Circle, Gurugram

Checked for Public Health Services
Service Plan Estimate

Executive Engineer
HSPV Division
Bahadurgarh

Checked subject to Comments
in forwarding letter No. 213/215
Dt. 19/10/2024 and notes
Attached are estimates

Engineer (M)
for Chief Engineer-I
HSPV, Bahadurgarh

Director
Town & Country Planning
Haryana, Chandigarh

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 10.68125 ACRE AT VILLAGE: JHAJJAR, SECTOR - 37, TEHSIL & DISTT-JHAJJAR (HR.) BEING DEVELOPED BY M/S CELLULAR CONSULTANTS PRIVATE LIMITED. & OTHERS.

ARCHITECTS:

DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower,
Sector - 21, Gurugram - 122016,
E-MAIL: info@dparchitects.com, Phone: +91-124-4371444

Architecture Interior Planning Vista

TITLE:- LAYOUT PLAN

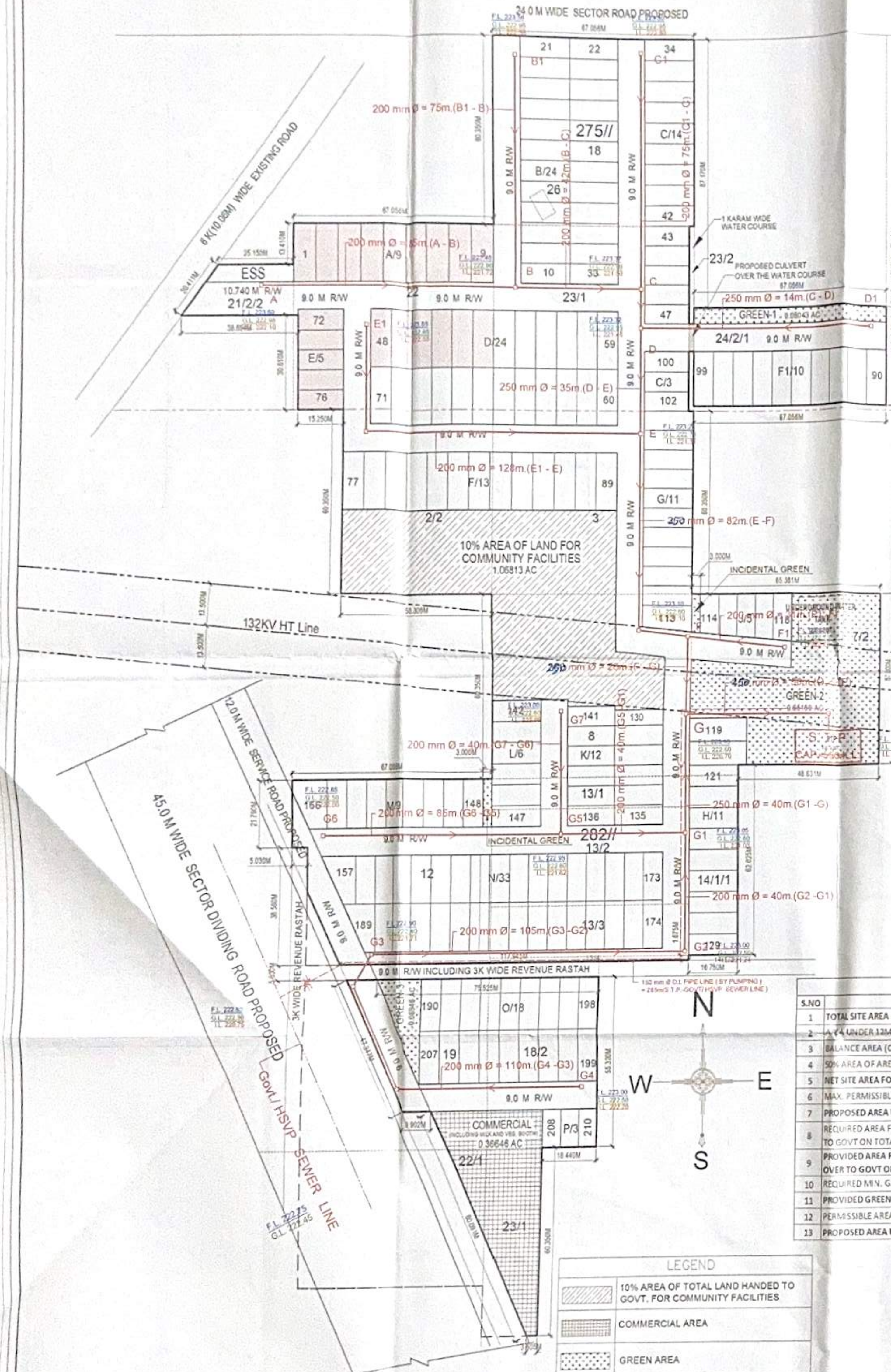
SCALE:- 1:750

M/S CELLULAR CONSULTANTS
PVT.LTD.

Authorised Signatory

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

SEWERAGE SCHEME



LEGEND

- SEWER LINE
- D.I. PIPE (BY PUMPING) FROM S.T.P. TO GOVT. LINE
- S.T.P.
- MASTER SEWER HSVP LINE
- F.L. 222.10
G.L. 222.60
L.L. 221.13

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST INTERNAL DEVELOPMENT WORK (IDW)

S.NO	RECT NO.	KILLA NO.	AREA IN SQM	AREA IN
1	275/1	22	2538.090	5
TOTAL			2538.090	5

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST INTERIOR DEVELOPMENT WORK (IDW)										
S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM	AREA		
								KANAK	MARIA	SARLA
1	A	01-09	7.450	19.000	141.550	9	1273.950	2		
2	B	10-33	6.610	16.290	107.611	24	2582.651	1	502	4
3	C	34-42	6.705	16.500	110.633	9	995.691	0	19	1
4	D	43-46, 101-102	6.400	14.825	94.880	6	569.280	3	349	12
5	E	47	6.075	14.825	90.062	1	90.062			
6	F	48-71	6.905	18.606	128.468	24	3083.221			
7	G	72-76	6.470	15.250	98.668	5	493.338			
8	H	77-89	7.065	19.000	134.235	13	1745.055			
9	I	90-99	6.705	18.000	120.690	10	1206.900			
10	J	100	6.875	14.825	101.922	1	101.922			
11	K	103-112	6.400	16.500	105.600	10	1056.000			
12	L	113	AS/PLAN	129.800	1	129.800	1	129.800		
13	M	114	AS/PLAN	80.810	1	80.810	1	80.810		
14	N	115	AS/PLAN	84.650	1	84.650	1	84.650		
15	O	116	AS/PLAN	88.490	1	88.490	1	88.490		
16	P	117	AS/PLAN	92.330	1	92.330	1	92.330		
17	Q	118	AS/PLAN	96.180	1	96.180	1	96.180		
18	R	119-120	7.690	19.500	149.955	2	299.910			
19	S	121-129	6.890	16.750	115.408	9	1038.668			
20	T	130	5.065	16.290	82.454	1	82.454			
21	U	131-141	6.500	16.290	105.820	11	1164.020			
22	V	142-147	6.885	16.500	113.603	6	681.615			
23	W	148-155	6.560	15.800	103.648	8	829.184			
24	X	156	AS/PLAN	149.900	1	149.900	1	149.900		
25	Y	157	AS/PLAN	123.105	1	123.105	1	123.105		
26	Z	158-188	6.500	15.790	102.635	31	3181.685			
27	AA	189	AS/PLAN	111.130	1	111.130	1	111.130		
28	AB	190-207	6.600	17.000	112.200	18	2019.600			
29	AC	208-210	6.145	12.350	75.891	3	227.672			
TOTAL						210	23679.286			

S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A	01-09	7.450	19.000	141.550	9	1273.950
2	B	10-33	6.610	16.290	107.611	24	2582.651
3	C	34-42	6.705	16.500	110.633	9	995.691
4	D	43-46, 101-102	6.400	14.825	94.880	6	569.280
5	E	47	6.075	14.825	90.062	1	90.062
6	F	48-71	6.905	18.606	128.468	24	3083.221
7	G	72-76	6.470	15.250	98.668	5	493.338
8	H	77-89	7.065	19.000	134.235	13	1745.055
9	I	90-99	6.705	18.000	120.690	10	1206.900
10	J	100	6.875	14.825	101.922	1	101.922
11	K	103-112	6.400	16.500	105.600	10	1056.000
12	L	113	AS/PLAN	129.800	1	129.800	1
13	M	114	AS/PLAN	80.810	1	80.810	1
14	N	115	AS/PLAN	84.650	1	84.650	1
15	O	116	AS/PLAN	88.490	1	88.490	1
16	P	117	AS/PLAN	92.330	1	92.330	1
17	Q	118	AS/PLAN	96.180	1	96.180	1
18	R	119-120	7.690	19.500	149.955	2	299.910
19	S	121-129	6.890	16.750	115.408	9	1038.668
20	T	130	5.065	16.290	82.454	1	82.454
21	U	131-141	6.500	16.290	105.820	11	1164.020
22	V	142-147	6.885	16.500	113.603	6	681.615
23	W	148-155	6.560	15.800	103.648	8	829.184
24	X	156	AS/PLAN	149.900	1	149.900	1
25	Y	157	AS/PLAN	123.105	1	123.105	1
26	Z	158-188	6.500	15.790	102.635	31	3181.685
27	AA	189	AS/PLAN	111.130	1	111.130	1
28	AB	190-207	6.600	17.000	112.200	18	2019.600
29	AC	208-210	6.145	12.350	75.891	3	227.672
TOTAL						210	23679.286

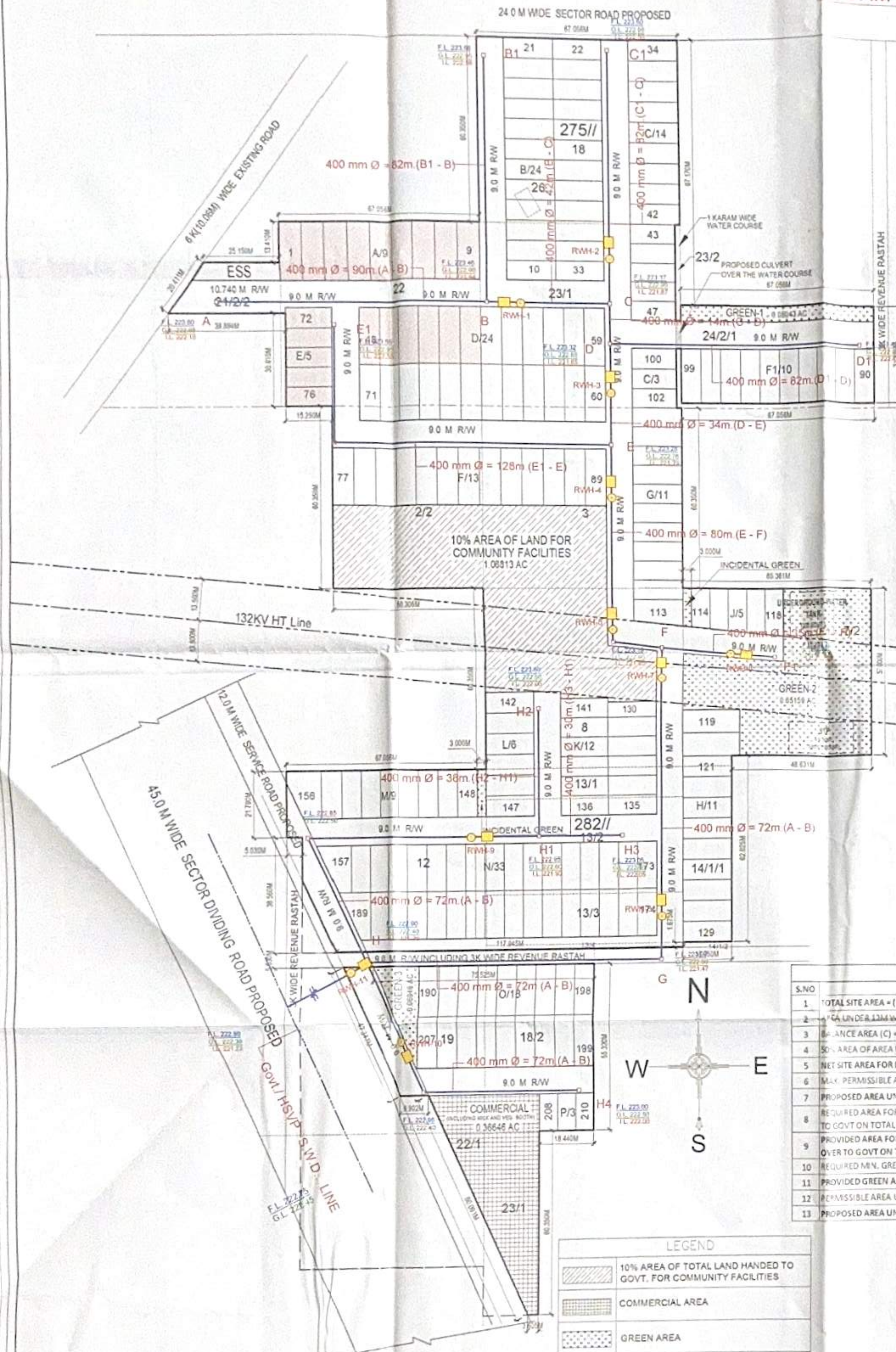
AREA CALCULATION

S.NO	DIScription	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA = (A)		10.68125	43225.416
2	AREA UNDER 12M WIDE SERVICE ROAD = (B)		0.20625	834.669
3	BALANCE AREA (C) = (A - B)		10.47500	42390.747
4	50% AREA OF AREA UNDER 12M WIDE SERVICE ROAD (D) = (B/2)		0.10313	417.335
5	NET SITE AREA FOR PLANNING (E) = C + D		10.57812	42808.082
6	MAX. PERMISSIBLE AREA UNDER PLOTTING ON NET SITE AREA (E)	61%	6.45266	26112.930
7	PROPOSED AREA UNDER PLOTTING ON NET SITE AREA (E)	55.31%	5.85129	23679.286
8	REQUIRED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT ON TOTAL SITE AREA (A)	10%	1.06813	4322.542
9	PROVIDED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT ON TOTAL SITE AREA (A)	10%	1.06813	4322.546
10	REQUIRED MIN. GREEN AREA, ON TOTAL SITE AREA (A)	7.5%	0.80109	3241.906
11	PROVIDED GREEN AREA ON TOTAL SITE AREA (A)	7.50%	0.80149	3243.500
12	PERMISSIBLE AREA UNDER COMMERCIAL ON NET SITE AREA (E)	4%	0.42312	1712.323
13	PROPOSED AREA UNDER COMMERCIAL ON NET SITE AREA (E)	3.46%	0.36646	1483.000

S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	325.500	0.08013
2	GREEN 2	2636.900	0.65153
3	GREEN 3	281.100	0.06944
TOTAL		3243.500	0.80149

LEGEND
10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMUNITY FACILITIES
COMMERCIAL AREA
GREEN AREA

STORM WATER DRAINAGE SCHEME



LEGEND

1. STORM WATER LINE
2. RAIN WATER HARVESTING
3. MASTER SEWER HSVP LINE
4. F.L. 223.00
G.L. 222.80
I.L. 222.00

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST INTERNAL DEVELOPMENT WORK (IDW)

S.NO	RECT NO.	KILLA NO.	AREA IN SQM	AREA IN	AREA IN
1	27/1	22	2538.090	5	0
TOTAL			2538.090	5	0

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST INTERNAL DEVELOPMENT WORK (IDW)

S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM	AREA IN	AREA IN
1	A	01-09	7.450	19.000	141.550	9	1273.950	2	1
2	B	10-33	6.610	16.280	107.621	24	2582.410	1	1
3	C	34-42	6.705	16.500	110.633	9	995.611	1	1
4	C	43-46, 101, 102	6.400	14.825	94.880	6	569.280	1	1
5	C	47	6.075	14.825	90.062	1	90.062	1	1
6	D	48-71	6.955	18.605	129.468	24	3099.291	1	1
7	E	72-76	6.470	15.250	98.668	5	493.338	1	1
8	F	77-89	7.065	19.000	134.235	13	1745.055	1	1
9	F1	90-99	6.705	18.000	120.690	10	1206.900	1	1
10	C	100	6.875	14.825	101.922	1	101.922	1	1
11	G	103-112	6.400	16.500	105.600	10	1056.000	1	1
12	H	113	AS/PLAN	129.800	1	129.800			
13	H	114	AS/PLAN	80.810	1	80.810			
14	H	115	AS/PLAN	84.620	1	84.620			
15	H	116	AS/PLAN	88.490	1	88.490			
16	H	117	AS/PLAN	92.330	1	92.330			
17	H	118	AS/PLAN	96.180	1	96.180			
18	J	119-120	7.690	19.100	146.955	2	293.910	1	1
19	K	121-129	6.890	16.750	115.408	9	1038.668	1	1
20	K	130	5.065	16.280	82.458	1	82.458	1	1
21	L	131-141	6.500	16.780	109.130	11	1164.020	1	1
22	L	142-147	6.855	16.500	113.103	6	681.615	1	1
23	M	148-155	6.580	15.800	104.648	8	837.184	1	1
24	N	156	AS/PLAN	149.900	1	149.900			
25	N	157	AS/PLAN	123.105	1	123.105			
26	N	158-168	6.500	15.790	102.635	11	1111.685	1	1
27	O	169	AS/PLAN	111.130	1	111.130			
28	O	190-207	6.600	17.000	112.200	18	2019.600	1	1
29	P	208-210	6.145	12.350	75.891	3	227.672	1	1
TOTAL						210	23679.286		

PLOTS AREA CALCULATION

S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A	01-09	7.450	19.000	141.550	9	1273.950
2	B	10-33	6.610	16.280	107.611	24	2582.664
3		34-42	6.705	16.500	110.633	9	995.697
4	C	43-46,101,102	6.400	14.825	94.880	6	569.280
5		47	6.075	14.825	90.062	1	90.062
6	D	48-71	6.955	18.605	128.468	24	3089.232
7	E	72-76	6.470	15.250	98.668	5	493.338
8	F	77-89	7.065	19.000	134.235	13	1745.055
9	F1	90-99	6.705	18.000	120.690	10	1206.900
10	C	100	6.875	14.825	101.922	1	101.922
11		103-112	6.400	16.500	105.600	10	1056.000
12	G	113	AS/PLAN		129.800	1	129.800
13		114	AS/PLAN		80.810	1	80.810
14		115	AS/PLAN		84.650	1	84.650
15	H	116	AS/PLAN		88.490	1	88.490
16		117	AS/PLAN		92.330	1	92.330
17		118	AS/PLAN		96.180	1	96.180
18		119-120	7.690	19.500	149.955	2	299.910
19	J	121-129	6.890	16.750	115.408	9	1038.668
20		130	5.065	16.280	82.458	1	82.458
21	K	131-141	6.500	16.780	109.320	11	1164.020
22	L	142-147	6.885	16.500	113.603	6	681.615
23		148-155	6.580	15.800	104.648	8	837.184
24	M	156	AS/PLAN		149.900	1	149.900
25		157	AS/PLAN		123.105	1	123.105
26	N	158-168	6.500	15.790	102.635	11	1119.685
27		169	AS/PLAN		111.130	1	111.130
28	O	190-207	6.600	17.000	112.200	18	2019.600
29	P	208-210	6.145	12.350	75.891	3	227.672
TOTAL						210	23679.286

AREA CALCULATION

S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA = (A)		10.68125	43225.416
2	AREA UNDER 12M WIDE SERVICE ROAD = (B)		0.20625	834.609
3	AREA UNDER 12M WIDE SERVICE ROAD = (C)		10.47500	42390.747
4	50% AREA OF AREA UNDER 12M WIDE SERVICE ROAD (D) = (B/2)		0.10313	417.335
5	NET SITE AREA FOR PLANNING (E) = C + D		10.57812	42808.082
6	PERMISSIBLE AREA UNDER PLOTTING ON NET SITE AREA (E)	61%	6.45266	26112.930
7	PROPOSED AREA UNDER PLOTTING ON NET SITE AREA (E)	55.31%	5.85129	23679.286
8	REQUIRED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT ON TOTAL SITE AREA (A)	10%	1.06813	4322.542
9	PROVIDED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT ON TOTAL SITE AREA (A)	10%	1.06813	4322.546
10	REQUIRED M.N. GREEN AREA ON TOTAL SITE AREA (A)	7.5%	0.80109	3241.906
11	PROVIDED GREEN AREA ON TOTAL SITE AREA (A)	7.50%	0.80149	3243.500
12	PERMISSIBLE AREA UNDER COMMERCIAL ON NET SITE AREA (E)	4%	0.42312	1712.323
13	PROPOSED AREA UNDER COMMERCIAL ON NET SITE AREA (E)	3.46%	0.36646	1483.000

GREEN AREA CALCULATION

S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	325.500	0.08043
2	GREEN 2	2636.900	0.65159
3	GREEN 3	281.100	0.07046
TOTAL		3243.500	0.80149

To be read with Licence No. 98 of 2014 Dated 25/07/2024

- This Layout plan for an area measuring 10.73750 acres (Drawing No. DTPC/143/91 dated 14/11/2024) is hereby approved for the purpose of the layout plan for the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
1. That the demarcation plans at per plot of the Residential Plots and Commercial site shall be got approved from this Department and construction in these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 2. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
 3. That the revenue area falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 4. That the colonizer shall abide by the directions of the DTPC, 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.
 5. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 6. 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, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 7. At the time of demarcation plan, if the percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
 8. 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.
 9. Any excess area over and above the permissible 1% under commercial use shall be deemed to be open space.
 10. 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(1)(a)(iii) of the Act No. 16 of 1975.
 11. 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.
 12. 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.
 13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 14. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 15. 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 21.01.2016 issued by Haryana Government Renewable Energy Department.
 16. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 1916/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S. K. SHRAWAT)
DTP (HQ)

(GURPREET KHEPAR)
AD (HQ)

(HITESH SHARMA)
STP (HQ)

(NEHA YADAV)
ATP (HQ)

(JITENDER SHAG)
CTP (HR.)

(ANIL KUMAR, IAS)
DTPC (HR.)

Checked for Public Health Services
Service Plan Estimate

Superior Engineering
HSVP Circle I, Gurugram

Executive Engineer
HSVP Division
Balsudargah

Checked subject to Comments
In forwarding letter No. RT3215
Dt. 14/11/2024 and notes
Attached with the estimate

Engr. J. K. Chakula
for Chief Engineer-I
HSVP, Gurugram

Director
Town & Country Planning
Haryana, Chandigarh

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 10.68125 ACRE AT VILLAGE: JHAJJAR, SECTOR - 37, TEHSIL & DISTT-JHAJJAR (HR.) BEING DEVELOPED BY M/S CELLULAR CONSULTANTS PRIVATE LIMITED, & OTHERS.

ARCHITECTS:

DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower,
Sector - 21, Gurugram - 122016,
Haryana
E-MAIL: info@daparchitects.com, Phone: +91-124-4276654

Architecture Interior Planning Vastu

TITLE:- LAYOUT PLAN

SCALE:- 1:750
M/S CELLULAR CONSULTANTS
PVT. LTD.

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.
(Authorised Signature)



M/s Cellular Consultants Private Limited
Rajiv Chakula
Director/Authorised Signatory

WATER SUPPLY SCHEME

LEGEND

1. WATER SUPPLY LINE (DOMESTIC)
2. WATER SUPPLY LINE (FLUSHING)
3. RISING MAIN FROM GOVT LINE TO U.G.T.
4. RISING MAIN FROM T.W. TO U.G.T.
5. GOVT. HSPV WATER SUPPLY LINE
6. UNDER GROUND TANK
7. SEWERAGE TREATMENT PLANT
8. T.W.
9. FIRE HYDRANT
10. F.L. 242.30
G.L. 242.05

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST INTERNAL DEVELOPMENT WORK (IDW)

S.NO	RECT NO.	KULA NO.	AREA IN SQM	AREA IN KANAL	AREA IN MARLA	AREA IN BARSAS
1	275/1	22	2538.090	5	0	3
TOTAL			2538.090	5	0	3

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST INTERNAL DEVELOPMENT WORK (IDW)

AGAINST DEVELOPMENT WORK (IDW)									
S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PILOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM	AREA	
								BANAL	MARLA
1	A	91-99	7.450	19.000	141.550	9	1273.950	2	12
2	B	10-33	6.610	16.475	108.658	24	2605.992	1	12
3	C	34-42	6.705	15.250	102.168	9	919.512	1	12
4	D	43-46, 101, 102	6.400	14.825	94.880	6	569.280	1	12
5	E	47	6.075	14.825	90.062	1	90.062	1	12
6	F	48-71	6.905	18.605	128.468	24	3083.232	1	12
7	G	72-76	6.470	15.250	98.668	5	493.340	1	12
8	H	77-89	7.065	19.000	134.235	13	1745.055	1	12
9	I	90-99	6.705	18.000	120.690	10	1206.900	1	12
10	J	100	6.875	14.825	101.922	1	101.922	1	12
11	K	103-112	6.400	16.500	105.600	10	1056.000	1	12
12	L	113	AS/PLAN	129.800	1	129.800	1	129.800	1
13	M	114	AS/PLAN	80.810	1	80.810	1	80.810	1
14	N	115	AS/PLAN	84.650	1	84.650	1	84.650	1
15	O	116	AS/PLAN	88.490	1	88.490	1	88.490	1
16	P	117	AS/PLAN	92.330	1	92.330	1	92.330	1
17	Q	118	AS/PLAN	96.180	1	96.180	1	96.180	1
18	R	119-120	7.890	19.500	153.955	2	307.910	1	12
19	S	121-129	6.890	16.750	115.408	9	1038.672	1	12
20	T	130	5.065	16.280	82.458	1	82.458	1	12
21	U	131-141	6.500	16.280	105.820	11	1164.020	1	12
22	V	142-147	6.885	16.500	113.603	6	681.618	1	12
23	W	148-155	6.560	15.800	103.648	8	829.184	1	12
24	X	156	AS/PLAN	149.900	1	149.900	1	149.900	1
25	Y	157	AS/PLAN	123.105	1	123.105	1	123.105	1
26	Z	158-168	6.500	15.790	102.635	11	1128.985	1	12
27	AA	169	AS/PLAN	111.130	1	111.130	1	111.130	1
28	AB	190-207	6.600	17.000	112.200	18	2019.600	1	12
29	AC	208-210	6.145	12.350	75.891	3	227.572	1	12
TOTAL						210	23679.286		
							sq	%	

PLOTS AREA CALCULATION

S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A	01-09	7.450	19.000	141.550	9	1273.950
2	B	10-33	6.610	16.280	107.611	24	2582.659
3	C	34-42	6.705	15.500	110.633	9	995.693
43-46,101,102		6.400	14.825	94.880	6	569.280	
47		6.075	14.825	90.062	1	90.062	
5	D	48-71	6.905	18.605	128.468	24	3083.232
7	E	72-76	6.470	15.250	98.668	5	493.340
8	F	77-89	7.065	19.000	134.235	13	1745.055
9	F1	90-99	6.705	18.000	120.690	10	1206.900
10	C	100	6.875	14.825	101.922	1	101.922
11	G	103-112	6.400	16.500	105.600	10	1056.000
12		113	AS/PLAN	129.800	1	129.800	
13		114	AS/PLAN	80.810	1	80.810	
14		115	AS/PLAN	84.650	1	84.650	
15		116	AS/PLAN	88.490	1	88.490	
16	H	117	AS/PLAN	92.330	1	92.330	
17		118	AS/PLAN	96.180	1	96.180	
18		119-120	7.890	19.500	153.955	2	307.910
19		121-129	6.890	16.750	115.408	9	1038.672
20	J	130	5.065	16.280	82.458	1	82.458
21		131-141	6.500	16.280	105.820	11	1164.020
22	L	142-147	6.885	16.500	113.603	6	681.618
23	M	148-155	6.560	15.800	103.648	8	829.184
24		156	AS/PLAN	149.900	1	149.900	
25		157	AS/PLAN	123.105	1	123.105	
26	N	158-168	6.500	15.790	102.635	11	1128.985
27		169	AS/PLAN	111.130	1	111.130	
28	O	190-207	6.600	17.000	112.200	18	2019.600
29	P	208-210	6.145	12.350	75.891	3	227.572
TOTAL						210	23679.286

AREA CALCULATION

S.NO	DESCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA = (A)		10.68125	43225.416
2	AREA UNDER 12M WIDE SERVICE ROAD = (B)		0.20625	835.419
3	BALANCE AREA (C) = (A - B)		10.47500	42390.000
4	50% AREA OF AREA UNDER 12M WIDE SERVICE ROAD (D) = (B/2)		0.10313	417.709
5	NET SITE AREA FOR PLANNING (E) = C + D		10.57812	42807.709
6	MAX. PERMISSIBLE AREA UNDER PLOTTING ON NET SITE AREA (E)	61%	6.45266	26112.830
7	PROPOSED AREA UNDER PLOTTING ON NET SITE AREA (E)	55.31%	5.85129	23679.286
8	REQUIRED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT ON TOTAL SITE AREA (A)	10%	1.06813	4322.542
9	PROVIDED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT ON TOTAL SITE AREA (A)	10%	1.06813	4322.546
10	REQUIRED MIN. GREEN AREA ON TOTAL SITE AREA (A)	7.5%	0.80109	3241.806
11	PROVIDED GREEN AREA ON TOTAL SITE AREA (A)	7.50%	0.80149	3243.500
12	PERMISSIBLE AREA UNDER COMMERCIAL ON NET SITE AREA (E)	4%	0.42312	1712.323
13	PROPOSED AREA UNDER COMMERCIAL ON NET SITE AREA (E)	3.46%	0.36646	1483.000

GREEN AREA CALCULATION

S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	325.500	0.08043
2	GREEN 2	2636.900	0.65159
3	GREEN 3	281.100	0.06946
TOTAL		3243.500	0.80149

LEGEND

- 10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMUNITY FACILITIES
- COMMERCIAL AREA
- GREEN AREA

To be read with Licence No. 98 of 2024 Dated 25/07/2024

That this Layout plan for an area measuring 10.73750 acres (Drawing No. DTPC/193/1 dated 26-07-2024) comprising of 10 plots which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna) being developed by Cellular Consultants Pvt. Ltd in sector-37, 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 the approved layout plan of all the Residential Plots and Commercial site shall be got approved from this Department and construction of these sites shall be governed by the Haryana Building Code, 2019 and the Zoning Plan approved by the District 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 DTPC 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 DTPC, 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 licensed areas of the colony shall be developed by the colonizer. All other green belts within the licensed 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 the reserved percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed 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(i)(ii) of the Act No. 1 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 C.A.T. 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 21/01/2016 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-SP dated 31/03/2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SHRAWAT)
DTP (HQ)

(GURPREET KHEPAR)
AD (HQ)

(HITESH SHARMA)
STP (HQ)

(NEHA YADAV)
ATP (HQ)

(JITENDER SINGH)
CTP (HQ)

(AMIT KATIYAL, IAS)
DTP (HQ)

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 10.68125 ACRE AT VILLAGE: JHAJJAR, SECTOR - 37, TEHSIL & DISTT-JHAJJAR (HR). BEING DEVELOPED BY M/S CELLULAR CONSULTANTS PRIVATE LIMITED, & OTHERS.

ARCHITECTS:

DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower,
Sector - 21, Gurugram - 122016.
E-MAIL: info@dparchitects.com, Phone: +91-124-4376444
D&P ARCHITECTS LLP
Architecture Interior Planning Yashu

TITLE: LAYOUT PLAN

SCALE:- 1:750
M/S CELLULAR CONSULTANTS
PVT. LTD.

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

(Authorised Signature)

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

Checked for Public Health Services
Service Plan Estimate

Executive Engineer
HSPV Division
Bahadurgarh

Superintending Engineer,
HSPV Circle-I, Gurugram

Checked subject to Comments
In forwarding letter No. 213215
Dt. 14/07/2024 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer
HSPV Bahadurgarh

Director
Town & Country Planning
Haryana, Chandigarh

M/s Cellular Consultants Private Limited
Director/Authorized Signatory