

Directorate of Town & Country Planning, Haryana

Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.
To

Sh. Rajrishi-Upender Ss/o Sh. Kesar Dass
In collaboration with Ess Gee Developers & Promoters,
SCO No. 406, 1st Floor, Sector-20,
Panchkula.

Memo No. LC-3740/JE (SB)/2024/ 14026 Dated: 09/05/24

Subject: Approval of Service Plan/Estimates in respect of Licence No. 12 of 2023 dated 24.01.2023 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 12.0 acres in the revenue estate of village Jhamra, Sector-10, Shahbad, District Kurukshetra.

Reference: Chief Engineer-II, HSVP, Panchkula office memo no. 127174 dated 07.06.2023.

The Service Plan/Estimates in respect of Licence No. 12 of 2023 dated 24.01.2023 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 12.0 acres in the revenue estate of village Jhamra, Sector-10, Shahbad, District Kurukshetra are hereby approved subject to the following terms & conditions:-

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-II, HSVP, Panchkula office memo dated 07.06.2023.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up of Affordable Residential Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
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 shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
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 shall also be provided by you and fire safety certificate shall also be obtained from the competent authority before undertaking any construction. You shall be solely responsible for fire safety arrangement.
7. All technical notes and comments incorporated in the estimates in two sets will also be applicable. A copy of these is also appended as Annexure-A.

Note (1):-

That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, The Air (Prevention and Control of Pollution) Act, 1981 and The Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control 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 Engineer-II, HSVP, Panchkula under intimation to this office.

DA/As Above.



(Divya Dogra)

District Town Planner

For Director, Town & Country Planning

Haryana, Chandigarh

Endst. No LC-3740/JE(SB)/2024/

Dated:

A copy is forwarded to the following for information and necessary action please:-

1. The Chief Engineer-II, HSVP, Panchkula with reference to their office memo no. CE-II/SE(HQ)/SDE(W-2)/SDE(W-3)/2023/127174 dated 07.06.2023.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Kurukshetra.

/

(Divya Dogra)

District Town Planner

For Director, Town & Country Planning

Haryana, Chandigarh

SEWERAGE LAYOUT

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOUNA (DDJAY) OVER AN AREA MEASURING 12.00 ACRES IN THE REVENUE ESTATE OF VILLAGE JHAMBRA SECTOR 10, SHAHBAD DISTT. KURUKSHETRA BEING DEVELOPED BY ESS GEE DEVELOPERS & PROMOTERS AND OTHERS

AREA & UTILITIES FOR DEEN DYAL JAN AWAS YOUNA			
PERMISSIBLE AREA	PERMISSIBLE RANGE	PROPOSED	PERMISSIBLE RANGE
IN ACRES			IN ACRES
1.00	0.80 - 1.20	1.00	0.80 - 1.20
2.00	1.60 - 2.40	2.00	1.60 - 2.40
3.00	2.40 - 3.60	3.00	2.40 - 3.60
4.00	3.20 - 4.80	4.00	3.20 - 4.80
5.00	4.00 - 6.00	5.00	4.00 - 6.00
6.00	4.80 - 7.20	6.00	4.80 - 7.20
7.00	5.60 - 8.40	7.00	5.60 - 8.40
8.00	6.40 - 9.60	8.00	6.40 - 9.60
9.00	7.20 - 10.80	9.00	7.20 - 10.80
10.00	8.00 - 12.00	10.00	8.00 - 12.00
11.00	8.80 - 13.20	11.00	8.80 - 13.20
12.00	9.60 - 14.40	12.00	9.60 - 14.40
13.00	10.40 - 15.60	13.00	10.40 - 15.60
14.00	11.20 - 16.80	14.00	11.20 - 16.80
15.00	12.00 - 18.00	15.00	12.00 - 18.00
16.00	12.80 - 19.20	16.00	12.80 - 19.20
17.00	13.60 - 20.40	17.00	13.60 - 20.40
18.00	14.40 - 21.60	18.00	14.40 - 21.60
19.00	15.20 - 22.80	19.00	15.20 - 22.80
20.00	16.00 - 24.00	20.00	16.00 - 24.00
21.00	16.80 - 25.20	21.00	16.80 - 25.20
22.00	17.60 - 26.40	22.00	17.60 - 26.40
23.00	18.40 - 27.60	23.00	18.40 - 27.60
24.00	19.20 - 28.80	24.00	19.20 - 28.80
25.00	20.00 - 30.00	25.00	20.00 - 30.00
26.00	20.80 - 31.20	26.00	20.80 - 31.20
27.00	21.60 - 32.40	27.00	21.60 - 32.40
28.00	22.40 - 33.60	28.00	22.40 - 33.60
29.00	23.20 - 34.80	29.00	23.20 - 34.80
30.00	24.00 - 36.00	30.00	24.00 - 36.00
31.00	24.80 - 37.20	31.00	24.80 - 37.20
32.00	25.60 - 38.40	32.00	25.60 - 38.40
33.00	26.40 - 39.60	33.00	26.40 - 39.60
34.00	27.20 - 40.80	34.00	27.20 - 40.80
35.00	28.00 - 42.00	35.00	28.00 - 42.00
36.00	28.80 - 43.20	36.00	28.80 - 43.20
37.00	29.60 - 44.40	37.00	29.60 - 44.40
38.00	30.40 - 45.60	38.00	30.40 - 45.60
39.00	31.20 - 46.80	39.00	31.20 - 46.80
40.00	32.00 - 48.00	40.00	32.00 - 48.00
41.00	32.80 - 49.20	41.00	32.80 - 49.20
42.00	33.60 - 50.40	42.00	33.60 - 50.40
43.00	34.40 - 51.60	43.00	34.40 - 51.60
44.00	35.20 - 52.80	44.00	35.20 - 52.80
45.00	36.00 - 54.00	45.00	36.00 - 54.00
46.00	36.80 - 55.20	46.00	36.80 - 55.20
47.00	37.60 - 56.40	47.00	37.60 - 56.40
48.00	38.40 - 57.60	48.00	38.40 - 57.60
49.00	39.20 - 58.80	49.00	39.20 - 58.80
50.00	40.00 - 60.00	50.00	40.00 - 60.00
51.00	40.80 - 61.20	51.00	40.80 - 61.20
52.00	41.60 - 62.40	52.00	41.60 - 62.40
53.00	42.40 - 63.60	53.00	42.40 - 63.60
54.00	43.20 - 64.80	54.00	43.20 - 64.80
55.00	44.00 - 66.00	55.00	44.00 - 66.00
56.00	44.80 - 67.20	56.00	44.80 - 67.20
57.00	45.60 - 68.40	57.00	45.60 - 68.40
58.00	46.40 - 69.60	58.00	46.40 - 69.60
59.00	47.20 - 70.80	59.00	47.20 - 70.80
60.00	48.00 - 72.00	60.00	48.00 - 72.00
61.00	48.80 - 73.20	61.00	48.80 - 73.20
62.00	49.60 - 74.40	62.00	49.60 - 74.40
63.00	50.40 - 75.60	63.00	50.40 - 75.60
64.00	51.20 - 76.80	64.00	51.20 - 76.80
65.00	52.00 - 78.00	65.00	52.00 - 78.00
66.00	52.80 - 79.20	66.00	52.80 - 79.20
67.00	53.60 - 80.40	67.00	53.60 - 80.40
68.00	54.40 - 81.60	68.00	54.40 - 81.60
69.00	55.20 - 82.80	69.00	55.20 - 82.80
70.00	56.00 - 84.00	70.00	56.00 - 84.00
71.00	56.80 - 85.20	71.00	56.80 - 85.20
72.00	57.60 - 86.40	72.00	57.60 - 86.40
73.00	58.40 - 87.60	73.00	58.40 - 87.60
74.00	59.20 - 88.80	74.00	59.20 - 88.80
75.00	60.00 - 90.00	75.00	60.00 - 90.00
76.00	60.80 - 91.20	76.00	60.80 - 91.20
77.00	61.60 - 92.40	77.00	61.60 - 92.40
78.00	62.40 - 93.60	78.00	62.40 - 93.60
79.00	63.20 - 94.80	79.00	63.20 - 94.80
80.00	64.00 - 96.00	80.00	64.00 - 96.00
81.00	64.80 - 97.20	81.00	64.80 - 97.20
82.00	65.60 - 98.40	82.00	65.60 - 98.40
83.00	66.40 - 99.60	83.00	66.40 - 99.60
84.00	67.20 - 100.80	84.00	67.20 - 100.80
85.00	68.00 - 102.00	85.00	68.00 - 102.00
86.00	68.80 - 103.20	86.00	68.80 - 103.20
87.00	69.60 - 104.40	87.00	69.60 - 104.40
88.00	70.40 - 105.60	88.00	70.40 - 105.60
89.00	71.20 - 106.80	89.00	71.20 - 106.80
90.00	72.00 - 108.00	90.00	72.00 - 108.00
91.00	72.80 - 109.20	91.00	72.80 - 109.20
92.00	73.60 - 110.40	92.00	73.60 - 110.40
93.00	74.40 - 111.60	93.00	74.40 - 111.60
94.00	75.20 - 112.80	94.00	75.20 - 112.80
95.00	76.00 - 114.00	95.00	76.00 - 114.00
96.00	76.80 - 115.20	96.00	76.80 - 115.20
97.00	77.60 - 116.40	97.00	77.60 - 116.40
98.00	78.40 - 117.60	98.00	78.40 - 117.60
99.00	79.20 - 118.80	99.00	79.20 - 118.80
100.00	80.00 - 120.00	100.00	80.00 - 120.00

LEGEND
NO SYMBOL DESCRIPTION
1. SEWER MANHOLE
2. SEWER LINE
3. GAS PIPE LINE

OTE:- Location and size of STP & UGWT may change as per service estimate and with approval of HSVP.

LEGEND
CHEME BOUNDARY SHOWN THUS
PACE FOR ELECTRIC TRANSFER SHOWN THUS
ILL LINE / RECT. LINE
GREEN AREA SHOWN THUS



ARCHITECT

TITLE:-

SITE PLAN

ARCHITECTS

BUNIYAAD
ARCHITECTS AND INTERIOR DESIGNERS
HOUSE NO. 1287, SECTOR 44-B, CHANDIGARH.
PHONE NO. 0172-5081287

All the external services of the colony shown on the plan have been laid by the firm and are as per approved estimate with some minor variation in works executed at site vis-a-vis approved service plan estimate but there is no adverse effect on services due to these minor variations. The length/quantity of services laid at site is as per actual requirement at site. This is subjected to comments in the covering letter bearing memo no. 7478 dated 21-8-2024.

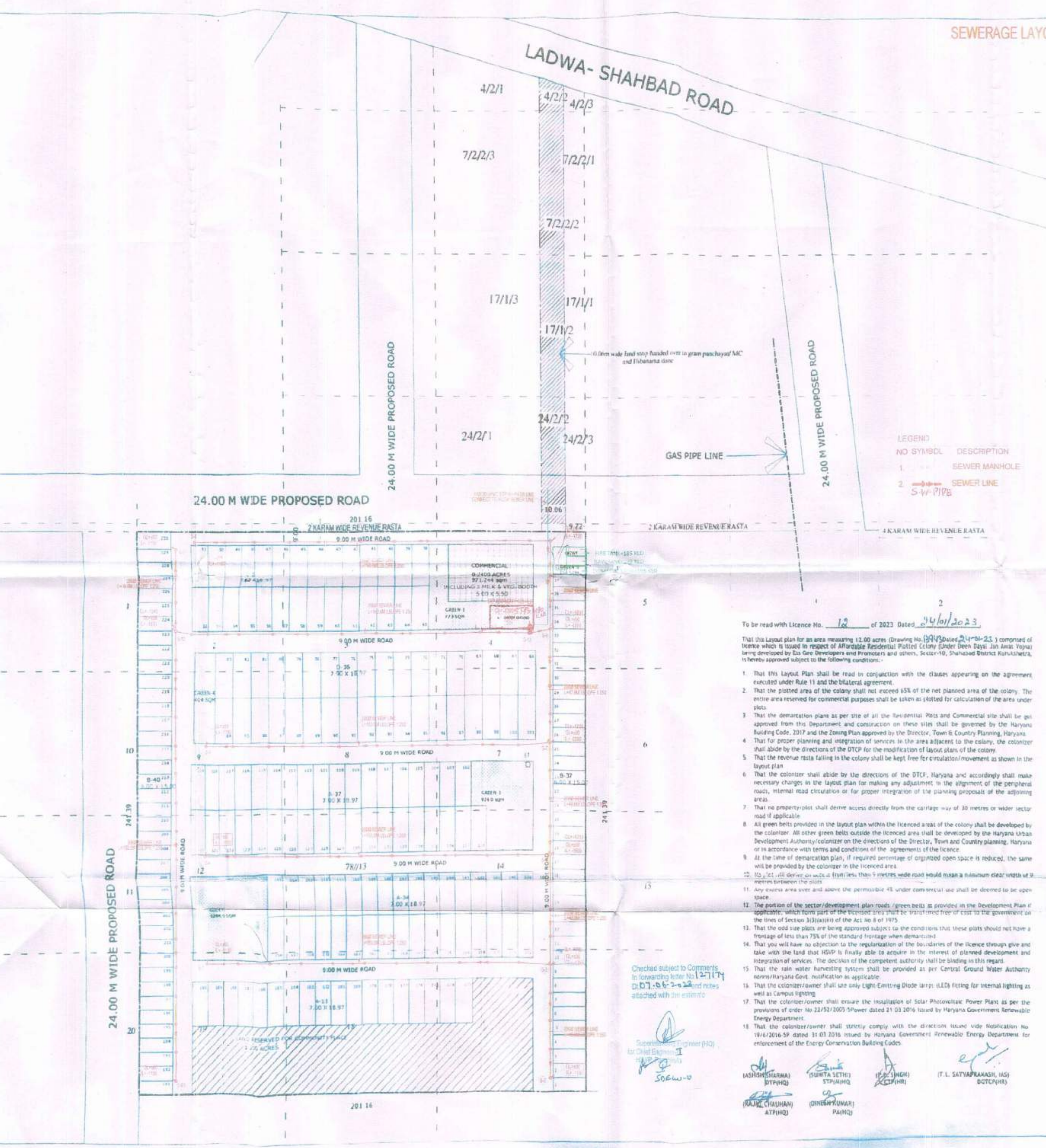
Sub Divisional Engineer
HSVP Sub Division
No. 1, Kurukshetra

Executive Engineer
HSVP Division,
Ambala

Superintending Engineer
HSVP Circle, KARNAL

Director
Town & Country Planning
Haryana, Chandigarh

SEWERAGE LAYOUT



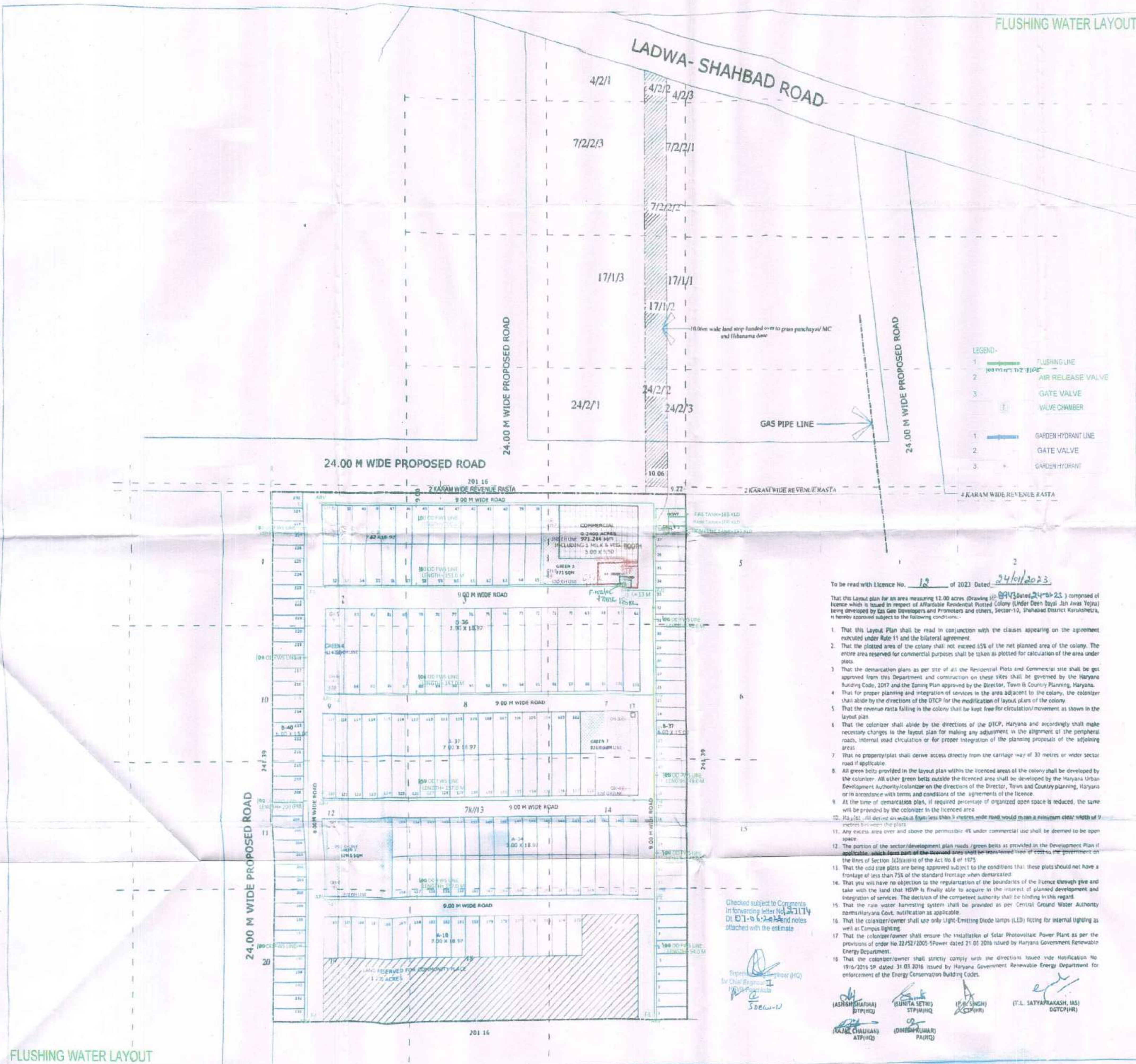
To be read with Licence No. 12 of 2023 Dated 24/01/2023
That this Layout plan for an area measuring 12.00 acres (Drawing No. B-19/2023 dated 24-01-23) comprised of the area which is issued in respect of Affordable Residential Plotted Colony Under Deen Dyal Jan Awasi Yojna (DDJAY) being developed by Ess GEE Developers and Promoters and others, Sector-10, Shahbad District Kurukshetra, 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 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as dotted for calculation of the area under plots.
- That the demarcation plan 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.
- 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 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 licensee.
- At the time of demarcation plan, if required percentage of irrigated open space is reduced, the same will be provided by the colonizer in the licensed area.
10. 10.1. All drains on roads or plots less than 5 metres wide road would mean a minimum clear width of 9 metres between the plots.
- 10.2. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
11. The portion of the sector/development plan roads /green belts as provided in the Development Plan of applicable, which forms part of the licensed area shall be transferred free of cost to the government on the lines of Section 33(1)(a) of the Act No 8 of 1975.
12. 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.
13. 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.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) for internal lighting as well as campus lighting.
16. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No 22/52/2005 SPW dated 21/03/2016 issued by Haryana Government Renewable Energy Department.
17. That the colonizer/owner shall strictly comply with the direction issued vide Notification No. 18/1/2016-SP dated 31/03/2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
18. That the colonizer/owner shall strictly comply with the direction issued vide Notification No. 18/1/2016-SP dated 31/03/2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Checked subject to Comments
in forwarding letter No. 12/171
D.O. 07.06.2024 and notes
attached with the estimate

Superintending Engineer (HVP)
for Chief Engineer
HSVP Sub Division
No. 1, Kurukshetra

(ASHISH SHARMA) DTCP(HQ)
(SUNITA SETHI) STP(HQ)
(RANU CHAUHAN) ATPHQ
(DINESH KUMAR) PA(HQ)
(T. L. SATYAPRAKASH, IAS) DTCP(HQ)



FLUSHING WATER LAYOUT

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA (DDJAY) OVER AN AREA MEASURING 12.00 ACRES IN THE REVENUE ESTATE OF VILLAGE JHAMBRA SECTOR 10, SHAHABAD DISTT. KURUKSHETRA BEING DEVELOPED BY ESS GEE DEVELOPERS & PROMOTERS AND OTHERS

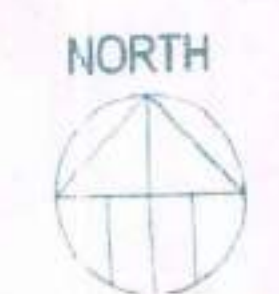
AREA STATEMENT FOR DEEN DYAL JAN AWAS YOJNA	PERMISSIBLE AREA	PERMISSIBLE RACE	PROPOSED RACE	PROPOSED RACE
NET AVAILABLE AREA	12.00			
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	1.20			
AREA UNDER DEVELOPMENT	10.80			
TOTAL DEVELOPABLE AREA	10.80			
AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	1.20			
TOTAL DEVELOPABLE AREA	10.80			

DETAIL OF PLOTS IN ROW	ROW NO.	NO. OF PLOTS	AREA
1	1	10	1.00
2	2	10	1.00
3	3	10	1.00
4	4	10	1.00
5	5	10	1.00
6	6	10	1.00
7	7	10	1.00
8	8	10	1.00
9	9	10	1.00
10	10	10	1.00

- LEGEND-
- 1. FLUSHING LINE
 - 2. AIR RELEASE VALVE
 - 3. GATE VALVE
 - 4. VALVE CHAMBER
 - 5. GARDEN HYDRANT LINE
 - 6. GATE VALVE
 - 7. GARDEN HYDRANT

O.T.E. - Location and size of STP & UGWT may change as per service estimate and with approval of HSPV.

LEGEND
CHEME BOUNDARY SHOWN THUS
PACE FOR ELECTRIC TRANSFER SHOWN THUS
ILA LINE / RECT. LINE
GREEN AREA SHOWN THUS



- To be read with Licence No. 12 of 2023 Dated 24/01/2023
- That this Layout plan for an area measuring 12.00 acres (Drawing No. 12/23) is approved by the Director, Town & Country Planning, Haryana, under the provisions of the Haryana Urban Development Act, 1975, and the Haryana Town & Country Planning Rules, 1976, and the Haryana Urban Development (Amendment) Act, 2018, and the Haryana Urban Development (Amendment) Rules, 2019, and the Haryana Urban Development (Amendment) Act, 2021, and the Haryana Urban Development (Amendment) Rules, 2022, and the Haryana Urban Development (Amendment) Act, 2023, and the Haryana Urban Development (Amendment) Rules, 2024.
- 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 15% 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 plan as per site of all the Residential Plots and Commercial site shall be 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.
 - 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 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 & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
 - 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.
 - 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.
 - 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 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 licensee through plot 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-SP 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. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Checked subject to Comments in forwarding letter No. 12/23 Dated 24/01/2023 and notes attached with the estimate

Supervising Engineer (HC)
for Chief Engineer
HSPV Division
Karnal

(ASHISH KUMAR) DTCP(HQ)
(BUNTI KUMAR) DTCP(HQ)
(T. SATYAPRAKASH, IAS) DTCP(HQ)

ARCHITECT
TITLE:
SITE PLAN

ARCHITECTS

BUNIYAAD
ARCHITECTS AND INTERIOR DESIGNERS
HOUSE NO. 1287, SECTOR 44-B, CHANDIGARH.
PHONE NO. 0172-5081287

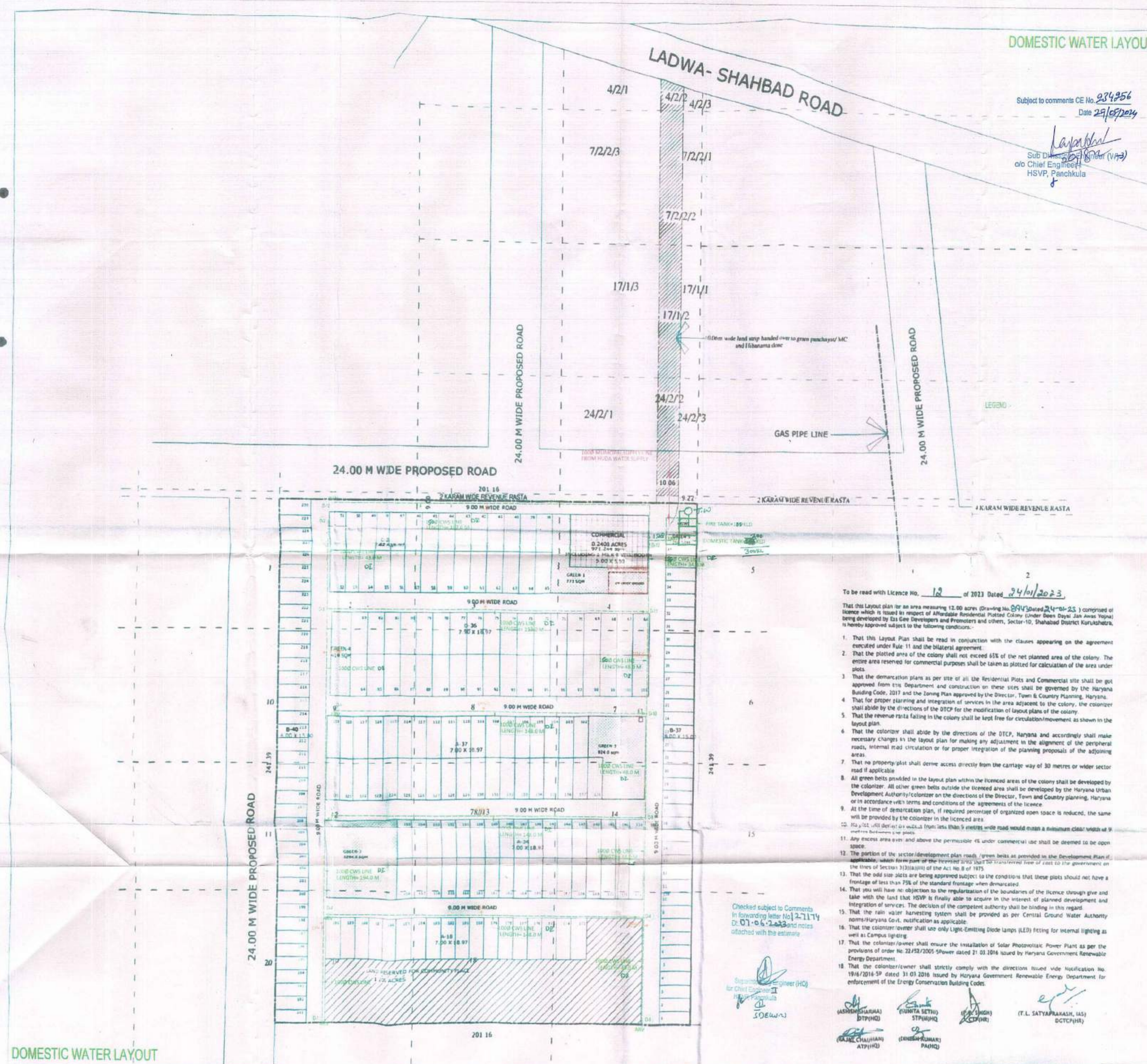
All the external services of the colony shown on the plan have been laid by the firm and are as per approved estimate with some minor variation in works executed at site vis-a-vis approved service plan estimate but there is no adverse effect on services due to these minor variations. The length/quantity of services laid at site is as per actual requirement at site. This is subjected to comments in the forwarding letter bearing memo no. 74/23 dated 21-8-2024

Sub Divisional Engineer
HSPV Sub Division
No. 1, Kurukshetra

Executive Engineer
HSPV Division,
Ambala

Supervising Engineer
HSPV Division, KARNAL

Director
Town & Country Planning
Haryana, Chandigarh



LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA (DDJAY) OVER AN AREA MEASURING 1200 ACRES IN THE REVENUE ESTATE OF VILLAGE JHAMBRA SECTOR 10, SHAHBAD DISTT. KURUKSHETRA BEING DEVELOPED BY ESS GEE DEVELOPERS & PROMOTERS AND OTHERS

AREA STATISTICS FOR DEEN DYAL JAN AWAS YOJNA	PERMISSIBLE AREA	PERMISSIBLE NA	PROPOSED	PROPOSED NA
NET PLANNED AREA	12			
UNOCCUPIED OPEN SPACE	1.0000	7.5	0.0000	7.50
10% AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY FACILITIES	1.2000		1.2000	
COMMUNITY FACILITIES	0.0000		0.0000	
AREA UNDER PLOTS	7.8000		7.8000	
TOTAL PERMISSIBLE SALUBRITY AREA	1.8000		1.8000	
NA% PERMISSIBLE DENSITY	100	100	100	100

DETAILS OF PLOTS IN BLOCK	LOT	AREA	NO. OF PLOTS	AREA
A	100	1.00	100	100.00
B	100	1.00	100	100.00
C	100	1.00	100	100.00
D	100	1.00	100	100.00

LAND AREA CALCULATION	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE
GREEN-1	1.00	100		
GREEN-2	1.00	100		
GREEN-3	1.00	100		
GREEN-4	1.00	100		
GREEN-5	1.00	100		
GREEN-6	1.00	100		
GREEN-7	1.00	100		
GREEN-8	1.00	100		
GREEN-9	1.00	100		
GREEN-10	1.00	100		

To be read with Licence No. 12 of 2023 Dated 24/01/2023

This Layout plan for an area measuring 12.00 acres (Drawing No. 894/2023-24-25) comprised of 100 plots is issued in respect of Affordable Residential Plotted Colony (under Deen Dyal Jan Awas Yojna) being developed by Ess Gee Developers and Promoters and others, Sector-10, Shahbad District Kurukshetra, 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 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, 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 DCP, Haryana 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 DCP, 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 cartage 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 & Country planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
- 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 shall be developed or used from less than 9 metres wide road would retain 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 terms of Section 313(a)(ii) of the Act No. 8 of 1975.
- That the sold site plots are being approved subject to the condition that these plots should not have a frontage of less than 25% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the license 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 Power dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-59 dated 31.01.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

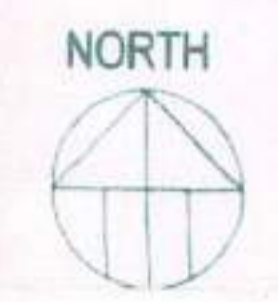
Checked subject to Comments in forwarding letter No. 27117 of 01-06-2023 and notes attached with the estimate

Sub Divisional Engineer (HSVP) Sub Division, Karnal

Sub Divisional Engineer (HSVP) Sub Division, Karnal
Chief Engineer (HSVP) Panchkula
Sub Divisional Engineer (HSVP) Sub Division, Karnal
Chief Engineer (HSVP) Panchkula
Sub Divisional Engineer (HSVP) Sub Division, Karnal
Chief Engineer (HSVP) Panchkula

OTE:- Location and size of STP & UGWT may change as per service estimate and with approval of HSPV.

LEGEND
CHEME BOUNDARY SHOWN THUS
PACE FOR ELECTRIC TRANSFER SHOWN THUS
ILLA LINE / RECT. LINE
REEN AREA SHOWN THUS



ARCHITECT

TITLE:-

SITE PLAN

ARCHITECTS

BUNIYAAD
ARCHITECTS AND INTERIOR DESIGNERS
HOUSE NO. 1287, SECTOR 44-B, CHANDIGARH
PHONE NO. 0172-5061287

All the external services of the colony shown on the plan have been laid by the firm and are as per approved estimate with some minor variation in works executed at site vis-a-vis approved service plan estimate but there is no adverse effect on services due to these minor variations. The length/quantity of services laid at site is as per actual requirement at site. This is subjected to comments in the covering letter bearing memo no. 1478 dated 21-8-24

Sub Divisional Engineer
HSVP Sub Division
No. 1, Kurukshetra
Executive Engineer
HSVP Division,
Ambala
Superintending Engineer
HSVP Circle, KARNAL

Subject to comments CE No. 234256
Date 28/08/2024

Subject to comments CE No. 234256
Date 28/08/2024

Sub Divisional Engineer (W-3)
o/o Chief Engineer
HSVP, Panchkula

AREA INFORMATION FOR BUREAU OF LAND MANAGEMENT									
PERMANENT AREA		PERMANENT AREA PROPOSED		TOTAL ACRES		PERCENTAGE		TOTAL ACRES	
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	PERCENT	PERCENT	ACRES	ACRES
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	100.00	100.00	1.0000	1.0000
2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	200.00	200.00	2.0000	2.0000
3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	300.00	300.00	3.0000	3.0000
4.0000	4.0000	4.0000	4.0000	4.0000	4.0000	400.00	400.00	4.0000	4.0000
5.0000	5.0000	5.0000	5.0000	5.0000	5.0000	500.00	500.00	5.0000	5.0000
6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	600.00	600.00	6.0000	6.0000
7.0000	7.0000	7.0000	7.0000	7.0000	7.0000	700.00	700.00	7.0000	7.0000
8.0000	8.0000	8.0000	8.0000	8.0000	8.0000	800.00	800.00	8.0000	8.0000
9.0000	9.0000	9.0000	9.0000	9.0000	9.0000	900.00	900.00	9.0000	9.0000
10.0000	10.0000	10.0000	10.0000	10.0000	10.0000	1000.00	1000.00	10.0000	10.0000
11.0000	11.0000	11.0000	11.0000	11.0000	11.0000	1100.00	1100.00	11.0000	11.0000
12.0000	12.0000	12.0000	12.0000	12.0000	12.0000	1200.00	1200.00	12.0000	12.0000
13.0000	13.0000	13.0000	13.0000	13.0000	13.0000	1300.00	1300.00	13.0000	13.0000
14.0000	14.0000	14.0000	14.0000	14.0000	14.0000	1400.00	1400.00	14.0000	14.0000
15.0000	15.0000	15.0000	15.0000	15.0000	15.0000	1500.00	1500.00	15.0000	15.0000
16.0000	16.0000	16.0000	16.0000	16.0000	16.0000	1600.00	1600.00	16.0000	16.0000
17.0000	17.0000	17.0000	17.0000	17.0000	17.0000	1700.00	1700.00	17.0000	17.0000
18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	1800.00	1800.00	18.0000	18.0000
19.0000	19.0000	19.0000	19.0000	19.0000	19.0000	1900.00	1900.00	19.0000	19.0000
20.0000	20.0000	20.0000	20.0000	20.0000	20.0000	2000.00	2000.00	20.0000	20.0000
21.0000	21.0000	21.0000	21.0000	21.0000	21.0000	2100.00	2100.00	21.0000	21.0000
22.0000	22.0000	22.0000	22.0000	22.0000	22.0000	2200.00	2200.00	22.0000	22.0000
23.0000	23.0000	23.0000	23.0000	23.0000	23.0000	2300.00	2300.00	23.0000	23.0000
24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	2400.00	2400.00	24.0000	24.0000
25.0000	25.0000	25.0000	25.0000	25.0000	25.0000	2500.00	2500.00	25.0000	25.0000
26.0000	26.0000	26.0000	26.0000	26.0000	26.0000	2600.00	2600.00	26.0000	26.0000
27.0000	27.0000	27.0000	27.0000	27.0000	27.0000	2700.00	2700.00	27.0000	27.0000
28.0000	28.0000	28.0000	28.0000	28.0000	28.0000	2800.00	2800.00	28.0000	28.0000
29.0000	29.0000	29.0000	29.0000	29.0000	29.0000	2900.00	2900.00	29.0000	29.0000
30.0000									

LEGEND
CHEME BOUNDARY SHOWN THUS ---
PACE FOR ELECTRIC TRANSFER SHOWN THUS
ILLA LINE / RECT. LINE
REEN AREA SHOWN THUS



TITLE:-

SITE PLAN

ARCHITECTS

BUNIYAAD
ARCHITECTS AND INTERIOR DESIGNERS
HOUSE NO. 1287, SECTOR 44-B, CHANDIGARH
PHONE NO. 0172-5081287

Roads
The roads of the colony shown on the plan have been constructed by the firm and are as per approved estimate. The length/quantity of roads laid at site are as per actual requirement at site.

Sub Divisional Engineer
HSVP Sub Division
No. 1, Kurushetra

Executive Engineer
HSVP Division,
Ambala

Superintending Engineer
NWR Circle, KARNAL

ML
Director
Town & Country Planning
Muzungu, Chundluchi

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEENDYALJAN AWAS Yojna (DDJY) OVER AN AREA MEASURING 12.00 ACRES IN THE REVENUE ESTATE OF VILLAGE JHAMBRA SECTOR 10, SHAHBAAD DISTT. KURUKSHETRA BEING DEVELOPED BY E.S. GEE DEVELOPERS & PROMOTERS AND OTHERS

Subject to comments CE No. 274258
Date 28/05/2002

Sub Divisional Engineer (W-3)
o/o Chief Engineer-I
HSVP, Panchkula.

AIR DISTRICT 17 FURNISHING ZONE AREA SUMMARY				
	TRANSFERRABLE AREA IN ACRES	TRANSFERRABLE NAG PER ACRES	PROPOSED TOTAL ACRES	PROPOSED NAG
1. CITY OF ALBUQUERQUE AREA	17			
2. AIRPORT DEVELOPMENT	120	2.5	300	75
3. 10% OF 17 TO BE TRANSFERRED FREE OF CHARGE TO THE GOVERNMENT FOR CONSUMPTION OF FACILITIES	1,000		1,000	20
4. (TRANSFER) CITY AREA	1,000	3	3,000	90
5. AIRPORT DEVELOPMENT	1,000	3	3,000	90
6. TOTAL TRANSFERRED - AIRPORT AREA	1,000	30	3,000	90
7. TOTAL TRANSFERRED - AIRPORT AREA	1,000	30	3,000	90

DETAIL OF PURCHASING						
DATE	QTY	UNIT PRICE	AMOUNT	DATE	QTY	AMOUNT
1	100	1.00	100.00	2	100	100.00
3	100	1.00	100.00	4	100	100.00
5	100	1.00	100.00	6	100	100.00
7	100	1.00	100.00	8	100	100.00
9	100	1.00	100.00	10	100	100.00
11	100	1.00	100.00	12	100	100.00
13	100	1.00	100.00	14	100	100.00
15	100	1.00	100.00	16	100	100.00
17	100	1.00	100.00	18	100	100.00
19	100	1.00	100.00	20	100	100.00
21	100	1.00	100.00	22	100	100.00
23	100	1.00	100.00	24	100	100.00
25	100	1.00	100.00	26	100	100.00
27	100	1.00	100.00	28	100	100.00
29	100	1.00	100.00	30	100	100.00
31	100	1.00	100.00	32	100	100.00
33	100	1.00	100.00	34	100	100.00
35	100	1.00	100.00	36	100	100.00
37	100	1.00	100.00	38	100	100.00
39	100	1.00	100.00	40	100	100.00
41	100	1.00	100.00	42	100	100.00
43	100	1.00	100.00	44	100	100.00
45	100	1.00	100.00	46	100	100.00
47	100	1.00	100.00	48	100	100.00
49	100	1.00	100.00	50	100	100.00
51	100	1.00	100.00	52	100	100.00
53	100	1.00	100.00	54	100	100.00
55	100	1.00	100.00	56	100	100.00
57	100	1.00	100.00	58	100	100.00
59	100	1.00	100.00	60	100	100.00
61	100	1.00	100.00	62	100	100.00
63	100	1.00	100.00	64	100	100.00
65	100	1.00	100.00	66	100	100.00
67	100	1.00	100.00	68	100	100.00
69	100	1.00	100.00	70	100	100.00
71	100	1.00	100.00	72	100	100.00
73	100	1.00	100.00	74	100	100.00
75	100	1.00	100.00	76	100	100.00
77	100	1.00	100.00	78	100	100.00
79	100	1.00	100.00	80	100	100.00
81	100	1.00	100.00	82	100	100.00
83	100	1.00	100.00	84	100	100.00
85	100	1.00	100.00	86	100	100.00
87	100	1.00	100.00	88	100	100.00
89	100	1.00	100.00	90	100	100.00
91	100	1.00	100.00	92	100	100.00
93	100	1.00	100.00	94	100	100.00
95	100	1.00	100.00	96	100	100.00
97	100	1.00	100.00	98	100	100.00
99	100	1.00	100.00	100	100	100.00

PROPERTY	UNIT	PERIOD	UNIT	PERIOD
NO. OF UNITS	100	100	100	100

NOTE:- Location and size of STP & UGWT may change as per service estimate and with approval of HSVP.

LEGEND
CHEMIE BOUNDARY SHOWN THUS ---
PACE FOR ELECTRIC TRANSFER SHOWN THUS
ILLA LINE / RECT. LINE
REEN AREA SHOWN THUS



ARCHITECT

TITLE:

SITE PLAN

ARCHITECTS

BUNIYAAD
ARCHITECTS AND INTERIOR DESIGNERS
HOUSE NO. 1287, SECTOR 44-B, CHANDIGARH.
PHONE NO. 0172-5081287

Sub Divisional Engineer
HSVP Sub Division
No. 1, K. Rushetra

Executive Engineer
HSVP Division,
Ambala

Superintending Engineer
H&VP Circle, KARNAL.

Director
Town & Country Planning
Mysore, Chandigarh