

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1630/JD(SP)/2023/ 963 Dated 10/01/2023

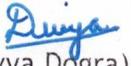
To

✓ Sh. Balbir Singh S/o Surat Singh & Others
in collaboration with Signature Infratech Pvt. Ltd.,
Flat No. 224, HEWO Apartment, Sector-56, Gurugram.

Subject: Approval of Revised Layout-cum-demarcation plan of Affordable Residential Plotted Colony (under Deen Dayal Awas Yojna Policy-2016) for an area measuring 7.925 acres (Licence No. 86 of 2022 dated 06.07.2022) falling in Sector-11, Jhajjar- Sh. Balbir Singh S/o Surat Singh & Others in collaboration with Signature Infratech Pvt. Ltd.

Please find enclosed a copy of approved Revised Layout-cum-demarcation plan of Affordable Residential Plotted Colony (under Deen Dayal Awas Yojna Policy-2016) for an area measuring 7.925 acres (Licence No. 86 of 2022 dated 06.07.2022) falling in Sector -11, Jhajjar bearing drawing No. DGTCP-8892 dated 02.01.2023 for further necessary action.

DA/As above


(Divya Dogra)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1630/JD(SP)/2023/ _____ Dated:- _____

A copy of approved zoning plan of above subjected colony is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Rohtak.
2. District Town Planner, Jhajjar.
3. PM (IT) Nodal officer, for updation of website.

DA/As above


(Divya Dogra)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

GREEN AREA CALCULATION

GREEN -1	=	1937.250 SQM.
GREEN -2	=	77.114 SQM.
GREEN -3	=	113.715 SQM.
GREEN -4	=	209.36 SQM.
GREEN -5	=	80.583 SQM.
TOTAL	=	2418.022 SQM. (0.598 Acre)

DETAIL OF 15% PLOTS TO BE MORTGAGED AREA

TYPE	WIDTH	LENGTH-01	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	8.300		18.000	149.400	141-150	10	1494.000
B	6.910		18.000	124.380	17-24	8	995.040
F-3	6.390	17.599	18.585	115.506	130	1	115.506
F-4	6.390	18.683	19.537	121.730	131	1	121.730
F-5	AS PER DETAILS			126.965	132	1	126.965
TOTAL AREA FREED						21	2,853.240

TOTAL AREA OF LAND = 7.925 ACRES (32071.284 SQ.MT.)

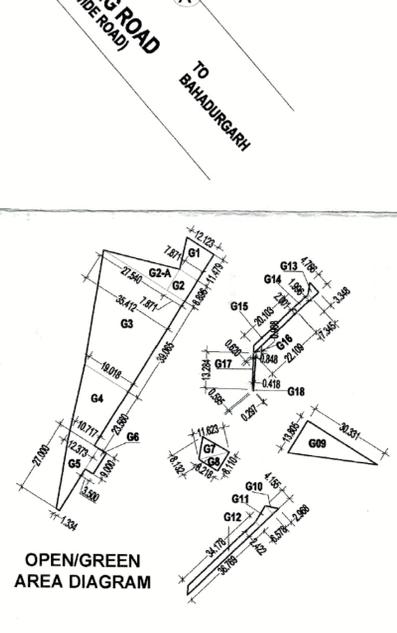
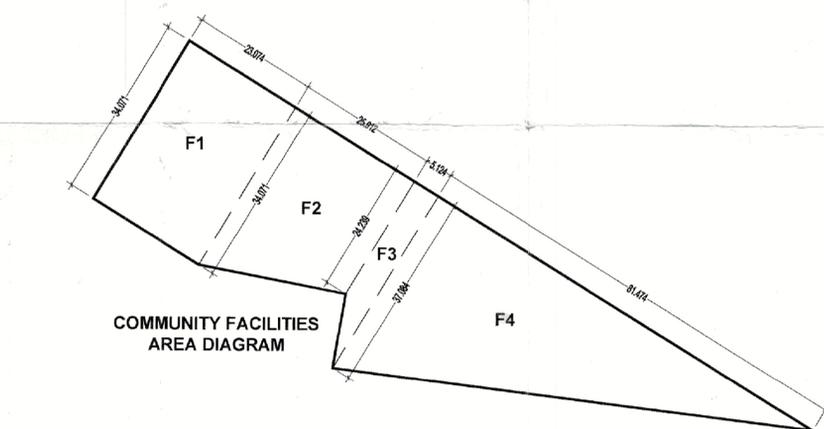
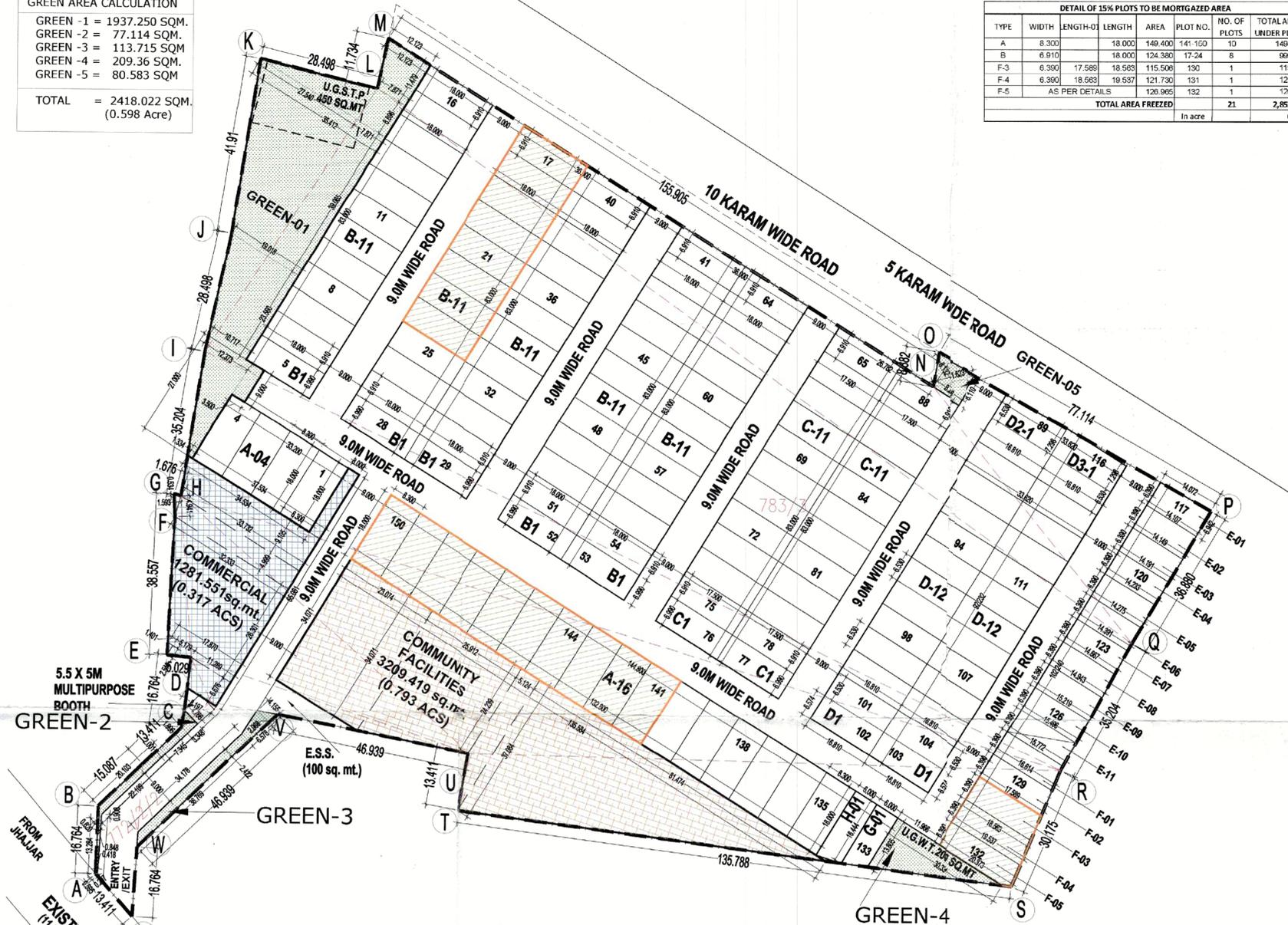
PERMISSIBLE	AREA		PERCENTAGE	PROPOSED	
	ACRES	SQ.MTS.		ACRES	SQ.MTS.
Required Open/Green space Area (7.5%)	0.5944	2405.346	7.5	0.598	2418.022
10% area to be transferred free of cost to the govt.	0.7925	3207.284	10.0	0.793	3209.419
Permissible commercial area	0.3170	1282.8514	4.0	0.317	1281.551
Area Under Plots	4.8342	19563.4882	61.0	4.512	18258.271
Total permissible area	5.1532	20846.3346	65.0	4.828	19539.822
Permissible Density		240-400 ppa			340-654 PPA
Achieved Density		340.69			PPA

PLOTS AREA DETAIL

TYPE	WIDTH	LENGTH-01	LENGTH-02	AREA (SQ.M.)	AREA (SQ.YD.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	8.300		18.000	149.400	178.982	141 & 135-150	29	2988.000
B	6.910		18.000	124.380	148.758	627,305 & 54	65	8840.800
B-1	6.960		18.000	125.820	150.481	5,28,20,52,53	5	629.100
C	6.910		17.500	120.925	144.628	85,76 & 78-88	22	2690.300
C1	6.960		17.500	122.325	146.301	76,77	2	244.650
D	6.530		18.610	106.789	131.266	86,101 & 104-111	24	2634.400
D1	6.574		18.610	110.529	132.169	102,103	2	221.016
D2	6.530	7.298	18.610	116.224	136.004	89	1	116.224
D3	7.298		18.610	122.679	146.725	116	1	122.679
E-1	6.390	8.942	14.107	94.037	112.469	117	1	94.037
E-2	6.390	14.107	14.146	96.278	107.872	118	1	96.278
E-3	6.390	14.146	14.191	92.546	106.293	119	1	92.546
E-4	6.390	14.191	14.233	90.815	106.614	120	1	90.815
E-5	6.390	14.233	14.279	91.083	106.935	121	1	91.083
E-6	6.390	14.279	14.391	91.598	106.539	122	1	91.598
E-7	6.390	14.391	14.391	92.840	111.037	123	1	92.840
E-8	6.390	14.391	14.367	94.994	113.146	124	1	94.994
E-9	6.390	14.367	15.218	98.268	115.258	125	1	98.268
E-10	6.390	15.218	15.219	98.134	117.369	126	1	98.134
E-11	6.390	15.219	15.496	99.901	119.482	127	1	99.901
F-1	AS PER DETAILS			103.154	123.348	128	1	103.154
F-2	6.390	16.614	17.589	109.279	130.897	129	1	109.279
F-3	6.390	17.589	18.563	115.506	138.145	130	1	115.506
F-4	6.390	18.563	19.537	121.730	145.588	131	1	121.730
F-5	AS PER DETAILS			126.965	151.890	132	1	126.965
G	6.900	13.828	16.444	60.747	69.533	133	1	60.747
H	6.900	16.444	18.000	103.322	123.585	134	1	103.322
TOTAL PLOT AREA						150	18258.271	

- To be read with Licence No. 86 of 2022 Dated 06.07.2022
- This Layout-Cum-Demarcation Plan for an area measuring 7.925 acres (Drawing No. 88972, Dated 02-04-20) comprised of licence no.86 of 2022 dated 06.07.2022 in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Balbir Singh S/o Surat Singh & Others in collaboration with Signature Infratech Pvt. Ltd., in Sector-11, Jhajjar is hereby approved subject to the following conditions:-
- That this Layout-Cum-Demarcation Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
 - That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTCPP 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 DGTCPP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 - That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
 - All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 - No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/owner shall use only Light-Emitting Diode 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.22/52/2005-5Power 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.

(RAJESH DUTT) JD (HQ)
 (PARVEEN KHAN) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (P. SINGH) (HR)
 (T.L. SATYAPAKASHI, IAS) DGTCPP (HR)



DETAILS F-01

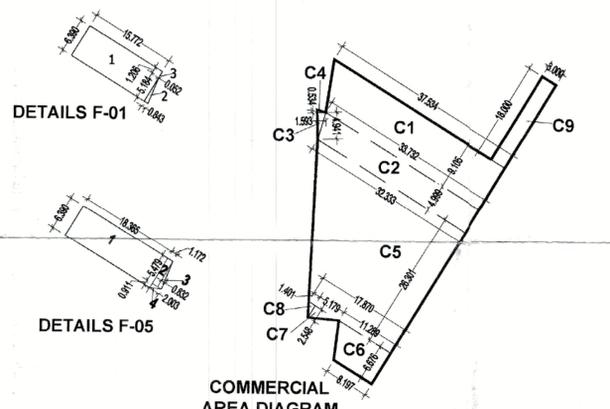
S.N.O.	NO.	PREFIX	LENGTH	WIDTH	AREA
1	1	1	15.772	6.390	100.783
2	1	(0.8434+0.052)X0.5	5.184	2.320	
3	1	0.5	0.052	1.206	0.031
TOTAL GROUND COVERAGE (SQ.MT.)					103.134

DETAILS F-05

S.N.O.	NO.	PREFIX	LENGTH	WIDTH	AREA
1	1	1	18.365	6.390	117.352
2	1	1	1.172	6.479	6.421
3	1	0.5	0.911	2.003	0.912
4	1	0.5	0.832	5.479	2.279
TOTAL GROUND COVERAGE (SQ.MT.)					126.965

OPEN/GREEN AREA

S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
G1	1	(12.123+7.871)/2		11.479	114.756
G2	1	1		7.971	6.896
G2-A	1	0.5	27.540		8.896
G3	1	(35.412+19.018)/2		39.065	1,063.154
G4	1	(19.018+10.717)/2		23.560	350.278
G5	1	(12.373+1.334)/2		27.000	185.043
G6	1	1	9.000	3.500	31.500
G7	1	0.5	11.623	8.132	47.259
G8	1	0.5	8.218	8.110	33.324
G9	1	0.5	30.331	13.805	209.360
G10	1	1	1.155	2.968	6.166
G11	1	(4.155+2.422)/2		6.578	21.637
G12	1	(34.178+36.769)/2		2.422	85.917
G13	1	(4.766+5.996)/2		3.348	11.320
G14	1	(1.996+2.001)/2		7.345	14.679
G15	1	(20.103+32.109)/2		2.001	42.233
G16	1	0.5	0.908	0.848	0.385
G17	1	(8.48+4.118)/2		13.284	8.409
G18	1	0.5	0.595	0.297	0.088
TOTAL OPEN/GREEN AREA (In SQ.MT.)					2,418.022
					(In Acres) 0.598



COMMERCIAL AREA DETAILS

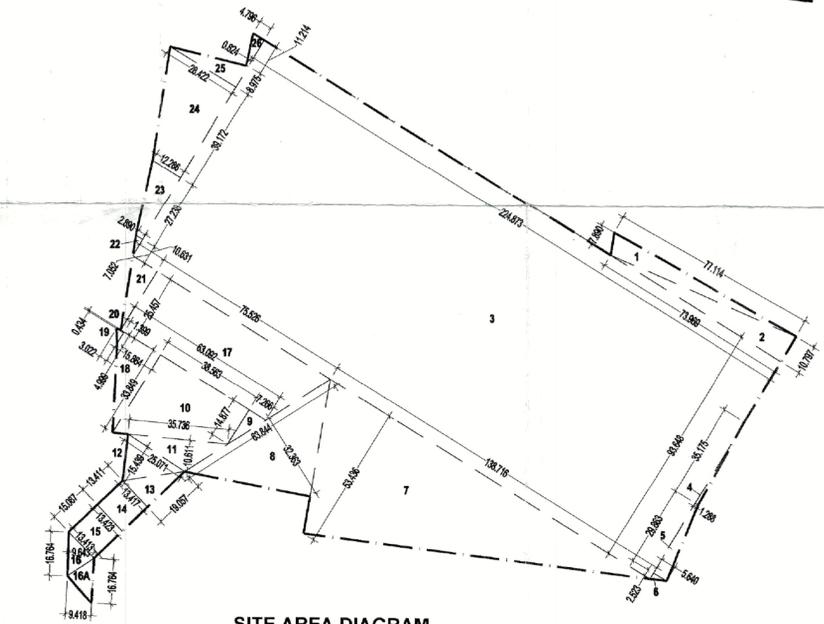
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
C1	1	(37.534+33.732)/2		9.105	324.438
C2	1	(33.732+32.333)/2		4.999	165.129
C3	1	0.5	1.593	0.534	0.425
C4	1	0.5	1.593	4.941	3.936
C5	3	(32.333+17.870)/2		26.301	660.195
C6	1	(11.289+8.197)/2		6.676	65.044
C7	1	0.5	5.179	2.548	6.598
C8	1	0.5	1.401	2.548	1.785
C9	1	1	18.000	3.000	54.000
COMMERCIAL AREA (In SQ.MT.)					1,281.551
					(In Acres) 0.317

COMMUNITY FACILITIES AREA DETAILS

S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
F1	1	1	23.074	34.071	786.154
F2	1	(34.071+24.239)/2		25.912	755.404
F3	1	(24.239+37.684)/2		5.124	157.110
F4	1	0.5	37.684	81.474	1,510.691
COMMUNITY FACILITIES AREA (In SQ.MT.)					3,209.419
					(In Acres) 0.793

SITE AREA

S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
1	1	0.5	77.114	7.890	304.213
2	1	0.5	73.999	10.797	399.322
3	1	1	224.873	33.648	21,058.207
4	1	0.5	1.288	35.175	22.653
5	1	(5.64+1.288)/2		29.863	103.445
6	1	0.5	5.640	2.523	7.115
7	1	0.5	53.436	138.716	3,706.214
8	1	0.5	32.363	63.844	1,033.092
9	1	0.5	7.266	14.877	54.048
10	1	(33.849+14.877)/2		38.563	935.110
11	1	0.5	35.736	10.611	189.597
12	1	0.5	15.439	25.071	193.346
13	1	0.5	13.417	19.297	137.844
14	1	(12.437+13.433)/2		13.411	179.976
15	1	(13.423+13.413)/2		15.087	202.437
16	1	0.5	8.643	16.764	80.828
16A	1	0.5	9.418	16.764	78.942
17	1	(63.092+75.525)/2		25.457	1,164.399
18	1	(4.999+33.849)/2		15.864	308.142
19	1	0.5	4.999	3.022	7.553
20	1	(1.399+3.022)/2		0.434	0.559
21	1	0.5	25.457	10.631	135.317
22	1	0.5	7.052	2.890	10.193
23	1	(2.890+12.850)/2		27.238	208.667
24	1	(12.286+26.422)/2		39.172	757.307
25	1	0.5	28.422	8.975	127.544
26	1	(8.24+4.959)/2		11.214	31.511
TOTAL SITE AREA (In SQ.MT.)					32,071.284
TOTAL SITE AREA (In Acres)					7.923



LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- 15% MORTGAGED PLOTS

TITLE:-
 LAYOUT-CUM-DEMARCATION PLAN FOR SETTING UP OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (D.D.J.A.Y. - 2016) OVER AN AREA MEASURING OF 7.925 ACRES (LICENCE NO. 86 OF 2022 DATED-06-07-2022) IN SECTOR -11, JHAJJAR, BEING DEVELOPED BY - SH. BALBIR SINGH S/O SURAT SINGH & OTHERS IN COLLABORATION WITH SIGNATURE INFRA TECH PVT.LTD.

OWNERS SIGNATURE:-
 ARCHITECT SIGNATURE:-
 For Signature Infratech Private Limited
 M. VARUN AHLAWAT
 CAZ21305953

DRAWING TITLE:
 LAYOUT CUM DEMARCATION PLAN
DATE:- JUNE -2022 **NORTH**
SCALE:- 1:600(A1) **SHEET NO.**
 01