

Directorate of Town & Country Planning, Haryana
Nagar 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

✓ True Villas Developers Pvt. Ltd,
J-221, Sarita Vihar, New Delhi.

Memo No. LC-4706 Vol-II/Asstt.(MS)/2023/39288 Dated: 16-11-2023

Subject:- Approval of service plan estimate of Licence No. 34 of 2022 dated 04.04.2022 granted for setting up Affordable Residential Plotted Colony under DDJAY -2016 over an area measuring 20.93125 acres in the revenue estate of village Haibatpur & Jind, Sector-26, District Jind.

Ref:- Please refer to Chief Engineer-II, HSVP, Panchkula office memo dated 26.05.2023 on the matter as subject cited above.

The service plan/estimates in respect of Licence No. 34 of 2022 dated 04.04.2022 granted for setting up Affordable Residential Plotted Colony under DDJAY -2016 over an area measuring 20.93125 acres in the revenue estate of village Haibatpur & Jind, Sector-26, District Jind being developed by you, has been checked and corrected wherever necessary by Chief Engineer-II, HSVP, Panchkula and 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 26.05.2023.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up Affordable Residential Plotted Colony under DDJAY -2016 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 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. That you shall construct the UGT/STP in such a way that the same shall not create any hindrance to fire tender movement as well as parking of vehicles.
8. 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.

Note (1):-

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 Engineer-II, HSVP, Panchkula under intimation to this office.

DA/As Above.



(Jaideep)

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

Endst. No. LC-4706 Vol-II/Asstt.(MS)-2023/

Dated:

A copy is forwarded to the Chief Engineer-II, HSVP, Panchkula with reference to his memo No. CE-II/SE(HQ)/SDE(W-2)/JE(H)/2023/114342 dated 26.05.2023 for information and necessary action please.



(Jaideep)

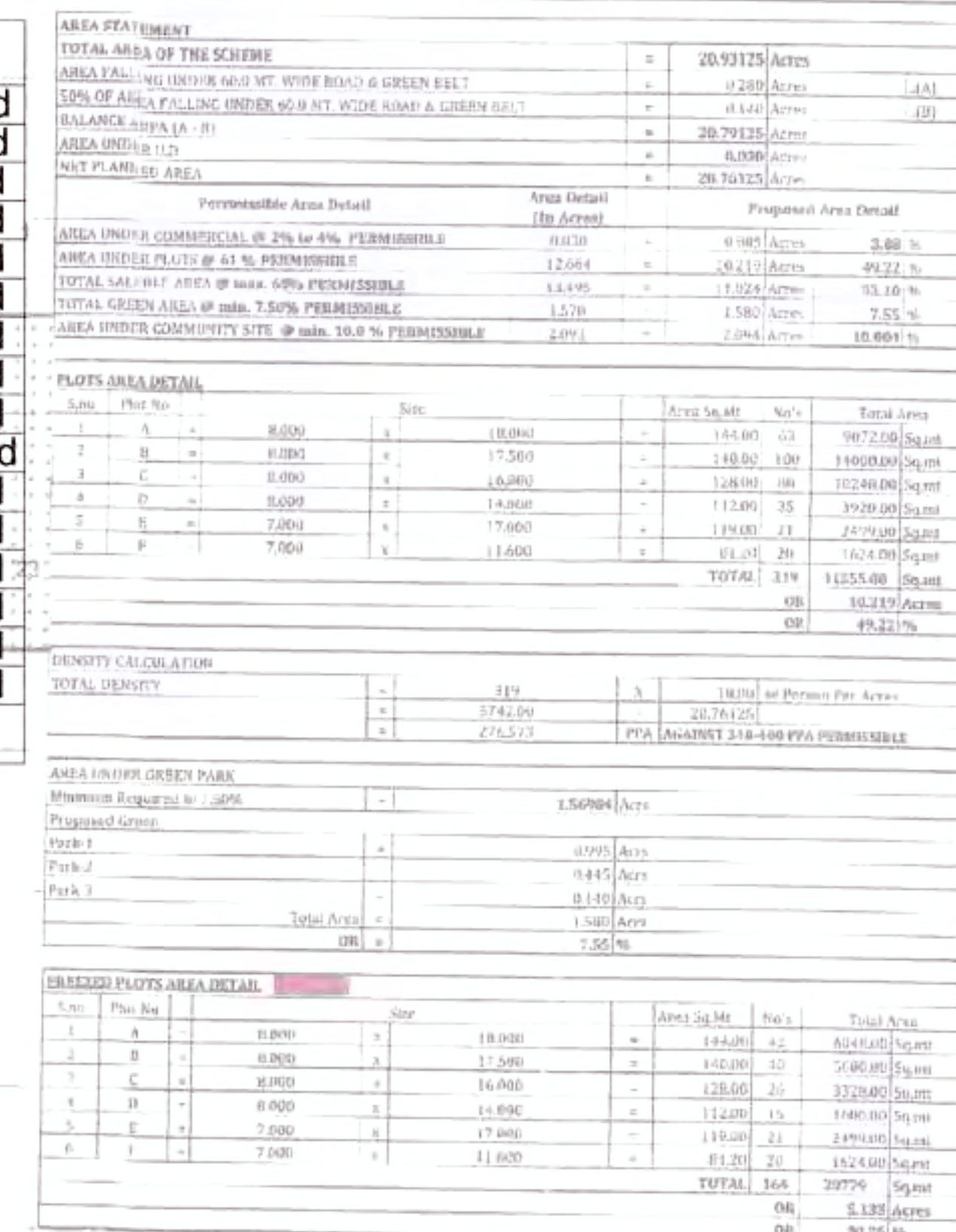
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

	ROAD NAMES	ROAD FORMATION LEVEL, IN M
		2

227.80

60.0M WIDE EXISTING PERIPHERAL ROAD

S.NO	Name Of Road	Length in M	Width Of Road
1	R1	115.00	12 M Wide Road
2	R2	178.00	12 M Wide Road
3	R3	211.00	9 M Wide Road
4	R4	35.00	9 M Wide Road
5	R5	211.00	9 M Wide Road
6	R6	211.00	9 M Wide Road
7	R7	178.00	9 M Wide Road
8	R8	32.00	9 M Wide Road
9	R9	60.00	9 M Wide Road
10	R10	181.00	24 M Wide Road
11	R11	48.00	9 M Wide Road
12	R12	172.00	9 M Wide Road
13	R13	173.00	9 M Wide Road
14	R14	172.00	9 M Wide Road
15	R15	146.00	9 M Wide Road
16	R16	76.00	9 M Wide Road
TOTAL		2,199.00 M	



to be read with Licence No. 371 Dated 6/11/1989 (C-46.0)

has this Layout Plan for an area measuring 20.9825 acres (Drawing No. DTC-8116, dated 27-1-14) prepared in accordance which is issued in respect of Affordable Residential Plotting Scheme (Under Open Bidding) at Awas Taluk, Bangalore involved by True Villa Developers Pvt. Ltd. in Section 24 limit 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 13 and the bilateral agreement.

That the gratted area of the colony shall not exceed 51% of the pre-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 in respect 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, 2007 and the

That for proper planning and integration of services in the area adjacent to the colony, the colonists shall abide by

That the revenue/water falling in the colony shall be kept free for circulation/movement as shown in the layout plan.

That the contractor shall abide by the directions of the DCP, Haryana and accordingly shall make necessary change in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation in its design, movement of traffic along the roads, etc. The contractor shall be responsible for the traffic management during the construction period.

That no property shall derive access directly from the carriage way of 30 metres or wider section and a road class.

§ All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Barracks (Hq. Detachment).

Authority/commitment on the direction of the Director, Town and Country Planning, Maryland or its equivalent and terms and conditions of the agreement of the sponsor.

At the time of demarcation plan, 1 required percentage of organized open space is required, the same rule is provided in the codebook in the assigned area.

11. No, a plot will derive an address from less than 8 memory words; read would mean a minimum chain width of 8 nodes, with 16 bits in 2 bits.

8. The location of the sector/development plan track /green belts as provided in the Development Plan if applicable.

1. The property of the Air Mail of 1913

1. That you will have an obligation to the regularization of the boundaries of the fences through sign and take with a

and that UNDA 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.

6. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

b. Heat the radiator/cover shall use only light-emitting diode lamps (LED) fitting for interior lighting as well as campus lighting.

7. That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant at the premises in order to order No.22/52/7003-SP/1000 dated 21.02.2016 issued by Haryana Government Renewable Energy Department.

31.03.2016 issued by Ministry Government Renewable Energy Department for endorsement of the Energy

Conservation Biology Codes

(DNI PRECAST) SAKITA (LIFTA) HITESH SHARMA ~~P. SINGH~~ E. MANTANO FALGOURARD, MS

ATP (Hq)	GTP (Hq)	UTP (Hq)	CTP (Hq)	UTP* (Hq)
51.6	60			



 (SATYA PAL) (DIVYANSHU KUMAR)
 (111403) (00180)

Executive Engineer,
HSVP, Division No. I Hisar

For TRUE VILLAS DEVELOPERS PVT. LTD.



Director/Authorised Signatory

doi:10.1371/journal.pone.0142602.g002

LEGENDS

D-I PIPE 20
DI-PIPE
25.14

60M WIDE GREEN BELT

S.NO	Name Of Line	Size in mm	Length in m
1	R-A	200	10.00
2	A-B	200	42.00
3	B-B1	100	37.00
4	B-C	200	137.00
5	C-D	150	41.00
6	D-E	150	206.00
7	D-F	150	21.00
8	F-G	150	206.00
9	F-H	150	44.00
10	H-H1	100	37.00
11	H-I	150	206.00
12	C-J	150	41.00
13	J-K	150	39.00

AREA STATEMENT		Area of the Scheme		Area of the Scheme	
TOTAL AREA OF THE SCHEME		=	20.93125 Acres		
AREA FALLING WITHIN 40' W.P. ROAD & GREEN BELT		=	0.250 Acres		(A)
SUM OF AREA FALLING WITHIN 40' W.P. ROAD & GREEN BELT		=	0.250 Acres		(B)
BALANCE AREA (A - B)		=	20.68125 Acres		
AREA UNDER (1,2)		=	0.030 Acres		
NET PLANNED AREA		=	20.65125 Acres		

Permissible Area Detail		Area Detail (in Acres)		Proposed Area Detail	
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.8125	=	0.005 Acres		0.005
AREA UNDER PLANT @ 61% PERMISSIBLE	12.654	=	0.2121 Acres		0.2121
TOTAL VALUABLE AREA @ max. 60% PERMISSIBLE	13.495	=	0.11024 Acres		0.11024
TOTAL GREEN AREA @ max. 7.50% PERMISSIBLE	1.570	=	1.580 Acres		7.55
AREA UNDER COMMUNITY ST @ max. 10.0% PERMISSIBLE	1.990	=	2.000 Acres		10.00

PLOTS AREA DETAIL									
Size	Plot No.		Size		Area Sq.Mt	No's	Total Area		
1	A	=	9.000		18.000	=	144.00	63	9072.000 Sq.mt
2	B	=	10.000		17.500	=	140.00	100	14000.000 Sq.mt
3	C	=	9.000		12.000	=	120.00	35	4200.000 Sq.mt
4	D	=	8.000		14.000	=	112.00	35	3920.000 Sq.mt
5	E	=	7.000		17.000	=	119.00	21	2539.000 Sq.mt
6	F	=	7.000		11.000	=	88.20	20	1624.000 Sq.mt
					TOTAL		319	14358.00	Sq.mt
							68	36.210	Acres

RENTAL CALCULATION			
TOTAL DENSITY	=	319	X 10.00 6P Person Per Acres
	=	3192.00	= 20.76125
	=	275.57	PPA AGAINST 248-400 PPA GRASSLANDS

AREA UNDER GREEN PARK		
Maximum Requirement: 17,500	-	1,540,991 AcTs
Proposed Green	+	
Park 1	+	0.995 AcTs
Park 2	+	0.445 AcTs
Park 3	+	0.140 AcTs
Total Area	+	1,540,991 AcTs
DB	±	2,550 AcTs

SUBDIVIDED PLOTS AREA DETAIL						
S.No	Plot No	Size	Area Sq.Mt	Acres	Total Area	
1	A	8,800	19,850	0.45	66,400	Sq.Mt
2	B	8,800	17,540	0.4	66,400	Sq.Mt
3	C	8,800	17,540	0.4	66,400	Sq.Mt
4	D	8,000	14,000	0.3	66,400	Sq.Mt
5	E	7,000	17,000	0.39	66,400	Sq.Mt
6	F	7,000	11,660	0.27	66,400	Sq.Mt
				TOTAL	66,400	Sq.Mt
					OR	5,135 Acres

S.NO	Name Of Line	Size in mm	Length in m
14	K-L	100	91.00
15	K-M	150	72.00
16	M-N	100	148.00
17	N-N1	100	49.00
18	N-N2	100	21.00
19	M-O	150	46.00
20	O-P	100	155.00
21	O-Q	100	37.00
22	Q-S	100	151.00
23	Q-T	100	132.00
TOTAL	2000 D.I PIPE		189.00
	1500 D.I PIPE	1000	922.00
	1000 D.I PIPE	730	858.00

Checked subject to Comments
In forwarding letter No... 11434
Dt... 26/05/2023 and notes
attached with the estimate

Ar. SAHIL PRUTHI
CA/2018/96260

Supervising Engineer (HQ)

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL
PLOTTED COLONY AREA MEASURING 20.93125
Acres, UNDER DEEN DAYAL JAN AWAS YOJNA - 2016
IN SECTOR - 26, VILLAGE - JIND & HAIBATPUR,
DISTRICT- JIND, HARYANA BEING DEVELOPED BY
TRUE VILLAS DEVELOPERS PVT. LTD.

ARCHITECT

Ari Parveen Kumar
CA/2015/72115

OWNER

Sandoff

TRUE VILLAS DEVELOPERS Pvt. Ltd.

	N
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SCALE = 1:500
DATE = DEC. 2001
SHEET NO

1

Executive Engineer,
HSVP, Division No. I Hisar

Superintending Firm
HSVP Circle, HSA

FOR TRUE VILLAS DEVELOPERS PVT. LTD.

Director/Authorized Signatory

LEGENDS

15 ROADS 3.0



TRUE VILLAGE DEVELOPMENT

S. NO.	Name	Of	Size in	Length in
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0.10	0.20	0.30	0.40	0.50
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03 OTPC ADIDA KOMPANI

DENSITY CALIBRATION

AREA UNDER GREEN PANE

FROZED PLOTS AREA DETAIL	
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[illegible]

has this Layout Plan for an area measuring 20.93125 acres (Drawing No. LTC- 8316, dated 4-24-11) comprises of

* That the allotted 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 allotted for calculation of the area under plots.

7. That for proper planning and integration of facilities in the area adjacent to the colony, the colonies shall abide up to the directions of the DTCP for the morphological layout plans of the colony.

That the property/plot shall derive access directly from the carriage way of 10 metres or wider section road if

Agencies/contractors will be selected by the Director, Town and County Learning, in accordance with terms and conditions of the agreements of the funder.

1. *Antennae*.—1st and 2nd joint the antennae 40-jointed or more; 3rd joint 10-jointed.

That you will have no objection to the regularization of the boundaries of the science through giving a take with the

g) Has the reviewer/owner used only light-emitting diode lamps (LED) fitting for internal lighting as well as

11.01.2016 issued by Haryana Government Renewable Energy Department for endorsement of the Energy

(JMI) PUNKASH /
ATP (HQ)

SABITA G/PTA /
DTP (HQ)

HUTISH SHARMA,
STP (HQ)

P. SINGH
~~CIP~~ (HQ)

R. MAHAANO PAZADRAMMO, AS)
DTP (HQ)

4

SEWORAGE SCHEME

LEGENDS

MAN HOLE	
SEWER LINE	
OVER-FLOW FROM STP LINE	
FORMATION LEVEL	20 227.80
INVERT LEVEL	25.14 223.07

NOTE: SPACING OF MANHOLES NOT TO EXCEED 30M

60.0M WIDE EXISTING PERIPHERAL ROAD

SEWORAGE LINE

S.NO	Name Of Line	Size in mm	Length in m	Slope in m
1	A-B	200	64.00	200
2	C-D	250	204.00	200
3	D-E	250	44.00	200
4	E-B	300	214.00	200
5	B-F	300	28.00	200
6	G-F	250	214.00	200
7	F-H	300	41.00	200
8	I-I	200	48.00	200
9	I-I	200	32.00	200
10	I-H	300	140.00	200
11	H-J	300	98.00	200
12	K-L	250	146.00	200
13	L-L	200	21.00	200
14	L-M	250	57.00	200

AREA (TOTAL)	20.93125 Acres
TOTAL AREA OF THE SCHEME	20.93125 Acres
AREA (UNDER PLANTATION) (2% to 4% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (4% to 6% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (6% to 8% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (8% to 10% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (10% to 12% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (12% to 14% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (14% to 16% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (16% to 18% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (18% to 20% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (20% to 22% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (22% to 24% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (24% to 26% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (26% to 28% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (28% to 30% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (30% to 32% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (32% to 34% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (34% to 36% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (36% to 38% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (38% to 40% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (40% to 42% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (42% to 44% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (44% to 46% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (46% to 48% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (48% to 50% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (50% to 52% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (52% to 54% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (54% to 56% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (56% to 58% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (58% to 60% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (60% to 62% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (62% to 64% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (64% to 66% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (66% to 68% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (68% to 70% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (70% to 72% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (72% to 74% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (74% to 76% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (76% to 78% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (78% to 80% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (80% to 82% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (82% to 84% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (84% to 86% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (86% to 88% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (88% to 90% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (90% to 92% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (92% to 94% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (94% to 96% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (96% to 98% PERMISSIBLE)	0.83725 Acres
AREA (UNDER PLANTATION) (98% to 100% PERMISSIBLE)	0.83725 Acres

PLOTS AREA DETAILS				
Area	Plot No.	Area	Area in Sq. M.	Total Area
1	A	0.000	0.0000	9652.00 Sq. M.
2	B	0.000	17.5000	14000.00 Sq. M.
3	C	0.000	0.0000	10244.00 Sq. M.
4	D	0.000	1.6000	39.0000 Sq. M.
5	E	0.000	17.0000	3500.00 Sq. M.
6	F	0.000	1.6000	1.6000 Sq. M.
TOTAL				
			81.20	14105.00 Sq. M.
			08	10.47%
			09	49.42%

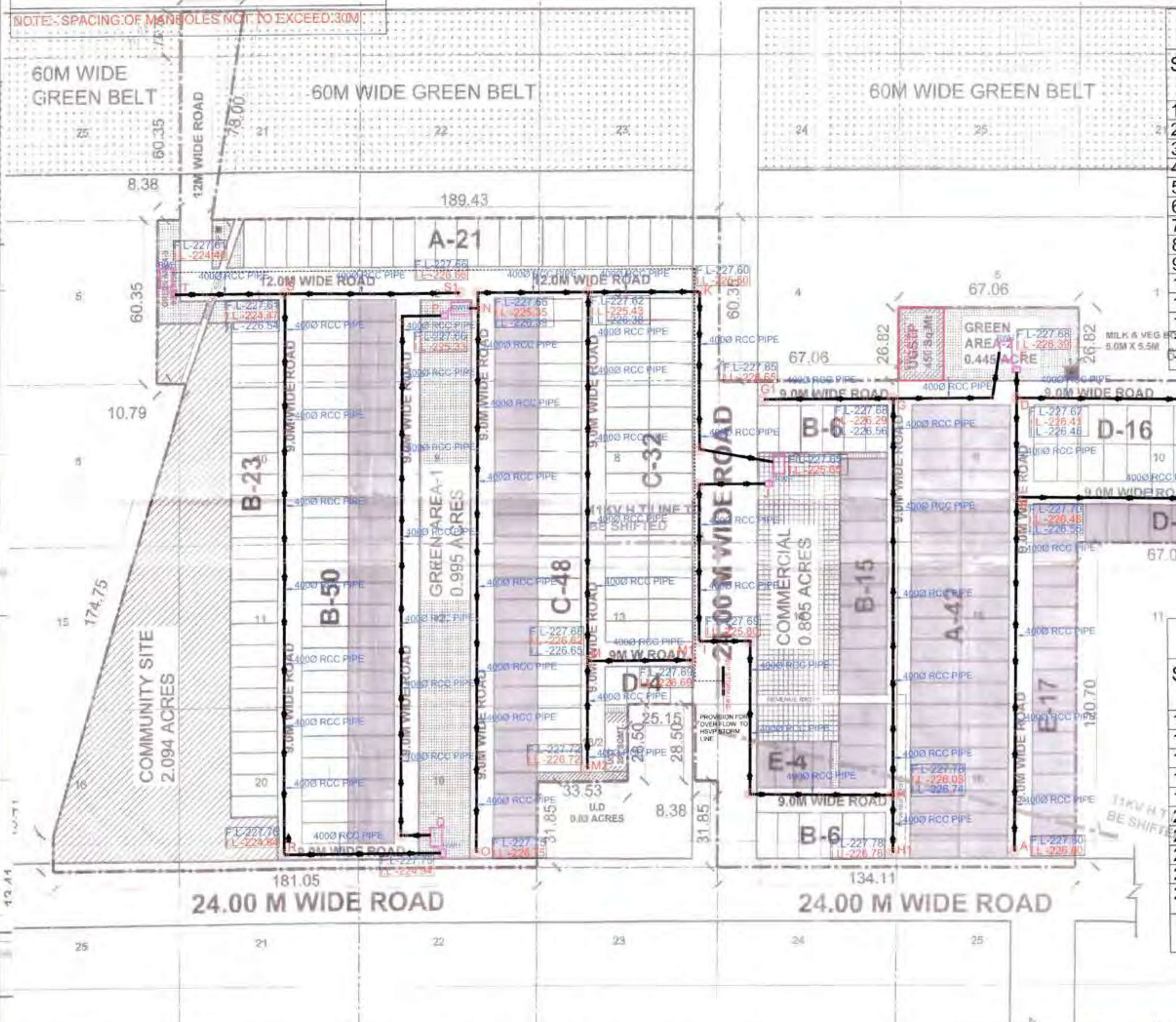
STORM WATER SCHEME

LEGENDS

MAN HOLE	
STORM WATER LINE	
FORMATION LEVEL	20 227.80
INVERT LEVEL	25.14 224.40

NOTE: SPACING OF MANHOLES NOT TO EXCEED 300M

60.0M WIDE EXISTING PERIPHERAL ROAD



STORM WATER LINE

S.NO	Name Of Line	Size in mm	Length in m	Slope in m
1	A-B	400	132.00	560
2	C-B	400	151.00	560
3	B-D	400	37.00	560
4	E-D	400	155.00	560
5	D-F(R.W.H)	400	10.00	560
6	F-G	400	55.00	560
7	G-H	400	48.00	560
8	H-I	400	148.00	560
9	I-J	400	21.00	560
10	H-I	400	129.00	560
11	I-J(R.W.H)	400	84.00	560
12	J-K	400	86.00	560
13	K-L	400	41.00	560
14	M-L	400	37.00	560

STORM WATER LINE

S.NO	Name Of Line	Size in mm	Length in m	Slope in m
15	M-L	400	42.00	560
16	M-L	400	137.00	560
17	L-N	400	44.00	560
18	O-N	400	202.00	560
19	O-P(RWH)	400	10.00	560
20	P-Q(RWH)	400	216.00	560
21	Q-R	400	56.00	560
22	R-S	400	207.00	560
23	S-S	400	66.00	560
24	S-T(R.W.H)	400	41.00	560
TOTAL			2,155.00	

AREA STATEMENT		
TOTAL AREA OF THE SCHEME	=	20.93125 Acres
AREA UNDER GREEN BELT	=	0.298 Acres (1.4)
AREA UNDER PERIPHERAL ROAD	=	0.140 Acres (0.6)
BALANCE AREA (A+B)	=	20.49325 Acres
AREA UNDER SITE	=	0.030 Acres
NET PLANNED AREA	=	20.46325 Acres

Permissible Area Detail	Area Detail (In Acres)	Proposed Area Detail
AREA UNDER COMMERCIAL @ 2% IN 4% PERMISSIBLE	0.018	0.018 Acres 0.78%
AREA UNDER RESIDENTIAL @ 4% PERMISSIBLE	1.264	1.264 Acres 6.18%
TOTAL BALANCE AREA @ 6% PERMISSIBLE	1.282	1.282 Acres 6.18%
TOTAL GREEN AREA @ 7.50% PERMISSIBLE	1.578	1.578 Acres 7.55%
AREA UNDER COMMUNITY SITE @ 10% PERMISSIBLE	2.094	2.094 Acres 10.00%

PLOTS AREA DETAIL	Plot No.	Area Sq. M.	No.	Total Area
1	A	8,000	1	8,000 Sq. M.
2	B	8,000	2	16,000 Sq. M.
3	C	8,000	3	24,000 Sq. M.
4	D	8,000	4	32,000 Sq. M.
5	E	8,000	5	40,000 Sq. M.
6	F	8,000	6	48,000 Sq. M.
7	G	8,000	7	56,000 Sq. M.
8	H	8,000	8	64,000 Sq. M.
9	I	8,000	9	72,000 Sq. M.
10	J	8,000	10	80,000 Sq. M.
11	K	8,000	11	88,000 Sq. M.
12	L	8,000	12	96,000 Sq. M.
13	M	8,000	13	1,04,000 Sq. M.
14	N	8,000	14	1,12,000 Sq. M.
15	O	8,000	15	1,20,000 Sq. M.
16	P	8,000	16	1,28,000 Sq. M.
17	Q	8,000	17	1,36,000 Sq. M.
18	R	8,000	18	1,44,000 Sq. M.
19	S	8,000	19	1,52,000 Sq. M.
20	T	8,000	20	1,60,000 Sq. M.
21	U	8,000	21	1,68,000 Sq. M.
22	V	8,000	22	1,76,000 Sq. M.
23	W	8,000	23	1,84,000 Sq. M.
24	X	8,000	24	1,92,000 Sq. M.
25	Y	8,000	25	2,00,000 Sq. M.
26	Z	8,000	26	2,08,000 Sq. M.
27	AA	8,000	27	2,16,000 Sq. M.
28	AB	8,000	28	2,24,000 Sq. M.
29	AC	8,000	29	2,32,000 Sq. M.
30	AD	8,000	30	2,40,000 Sq. M.
31	AE	8,000	31	2,48,000 Sq. M.
32	AF	8,000	32	2,56,000 Sq. M.
33	AG	8,000	33	2,64,000 Sq. M.
34	AH	8,000	34	2,72,000 Sq. M.
35	AI	8,000	35	2,80,000 Sq. M.
36	AJ	8,000	36	2,88,000 Sq. M.
37	AK	8,000	37	2,96,000 Sq. M.
38	AL	8,000	38	3,04,000 Sq. M.
39	AM	8,000	39	3,12,000 Sq. M.
40	AN	8,000	40	3,20,000 Sq. M.
41	AO	8,000	41	3,28,000 Sq. M.
42	AP	8,000	42	3,36,000 Sq. M.
43	AQ	8,000	43	3,44,000 Sq. M.
44	AR	8,000	44	3,52,000 Sq. M.
45	AS	8,000	45	3,60,000 Sq. M.
46	AT	8,000	46	3,68,000 Sq. M.
47	AU	8,000	47	3,76,000 Sq. M.
48	AV	8,000	48	3,84,000 Sq. M.
49	AW	8,000	49	3,92,000 Sq. M.
50	AX	8,000	50	4,00,000 Sq. M.
51	AY	8,000	51	4,08,000 Sq. M.
52	AZ	8,000	52	4,16,000 Sq. M.
53	BA	8,000	53	4,24,000 Sq. M.
54	BB	8,000	54	4,32,000 Sq. M.
55	BC	8,000	55	4,40,000 Sq. M.
56	BD	8,000	56	4,48,000 Sq. M.
57	BE	8,000	57	4,56,000 Sq. M.
58	BF	8,000	58	4,64,000 Sq. M.
59	BG	8,000	59	4,72,000 Sq. M.
60	BH	8,000	60	4,80,000 Sq. M.
61	BI	8,000	61	4,88,000 Sq. M.
62	BJ	8,000	62	4,96,000 Sq. M.
63	BK	8,000	63	5,04,000 Sq. M.
64	BL	8,000	64	5,12,000 Sq. M.
65	BM	8,000	65	5,20,000 Sq. M.
66	BN	8,000	66	5,28,000 Sq. M.
67	BO	8,000	67	5,36,000 Sq. M.
68	BP	8,000	68	5,44,000 Sq. M.
69	BQ	8,000	69	5,52,000 Sq. M.
70	BR	8,000	70	5,60,000 Sq. M.
71	BS	8,000	71	5,68,000 Sq. M.
72	BT	8,000	72	5,76,000 Sq. M.
73	BU	8,000	73	5,84,000 Sq. M.
74	BV	8,000	74	5,92,000 Sq. M.
75	BW	8,000	75	6,00,000 Sq. M.
76	BX	8,000	76	6,08,000 Sq. M.
77	BY	8,000	77	6,16,000 Sq. M.
78	BZ	8,000	78	6,24,000 Sq. M.
79	CA	8,000	79	6,32,000 Sq. M.
80	CB	8,000	80	6,40,000 Sq. M.
81	CC	8,000	81	6,48,000 Sq. M.
82	CD	8,000	82	6,56,000 Sq. M.
83	CE	8,000	83	6,64,000 Sq. M.
84	CD	8,000	84	6,72,000 Sq. M.
85	CE	8,000	85	6,80,000 Sq. M.
86	CF	8,000	86	6,88,000 Sq. M.
87	CG	8,000	87	6,96,000 Sq. M.
88	CH	8,000	88	7,04,000 Sq. M.
89	CI	8,000	89	7,12,000 Sq. M.
90	CH	8,000	90	7,20,000 Sq. M.
91	CI	8,000	91	7,28,000 Sq. M.
92	CH	8,000	92	7,36,000 Sq. M.
93	CI	8,000	93	7,44,000 Sq. M.
94	CH	8,000	94	7,52,000 Sq. M.
95	CI	8,000	95	7,60,000 Sq. M.
96	CH	8,000	96	7,68,000 Sq. M.
97	CI	8,000	97	7,76,000 Sq. M.
98	CH	8,000	98	7,84,000 Sq. M.
99	CI	8,000	99	7,92,000 Sq. M.
100	CH	8,000	100	8,00,000 Sq. M.

DENSITY CALCULATION		
TOTAL DENSITY	=	71.9
	=	5742.00
	=	275.17
	=	PPA AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK		
Minimum Required @ 50%	=	1.0468 Acres
Proposed Green	=	1.0468 Acres
Park 1	=	0.095 Acres
Park 2	=	0.095 Acres
Park 3	=	0.095 Acres
Total Area	=	0.298 Acres
	=	7.55%

CHECKED PLOTS AREA DETAIL				
S.No	Plot No	Area	Area Sq.M	Total Area
1	A	8000	144.00	8000.00 Sq.m
2	B	8000	140.00	7860.00 Sq.m
3	C	8000	128.00	7872.00 Sq.m
4	D	8000	112.00	7888.00 Sq.m
5	E	7500	115.00	7415.00 Sq.m
6	F	7900	81.20	7818.80 Sq.m
			TOTAL	66.20779
			OR	5.135 Acres

JIND

FINAL DEVELOPMENT PLAN 2031-AD. FOR THE CONTROLLED AREA & ADDL. CONT. AREAS POCKET I,II,III & IV

U/S 5(7) OF PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT ACT,1963 (Act. NO.41 OF 1963) & U/S 203C (7) OF THE HARYANA MUNICIPAL Act. (24 of 1973)

PROPOSED LAND USE

EXISTING FEATURES

CONTROLLED AREA BOUNDARY
ADDITIONAL CONTROLLED AREA BOUNDARY
OLD M.C. LIMIT

EXTENDED M.C. LIMIT
VILLAGE BOUNDARY
METALLED ROAD

VILLAGE SETTLEMENTS/ REVENUE RASTA
CANAL/DISTRIBUTARY
RAILWAY LINE (R.G.)

EXISTING TOWN
MAIN SUB MAIN GROUP SUB GROUP
CODE CODE

100 RESIDENTIAL
RESIDENTIAL SECTION ON NEIGHBOURHOOD PATTERN

200 COMMERCIAL
210 RETAIL TRADE
220 WHOLESALE TRADE
230 WARE-HOUSING AND STORAGE
240 OFFICE AND BANKS INCLUDING GOVT. OFFICE
250 RESTAURANTS, HOTELS AND TRANSPORT BOARDING
260 HOUSES INCLUDING PUBLIC ASSISTANCE INSTITUTIONS
270 PROVIDING RESIDENTIAL ACCOMMODATION LIKE
DHARAMSHALA TOURIST HOUSE ETC.
280 CINEMA AND OTHER PLACES OF PUBLIC ASSEMBLY
ON A COMMERCIAL BASIS

300 INDUSTRIAL
310 SERVICE INDUSTRY
320 LIGHT INDUSTRY
330 EXTENSIVE INDUSTRY

400 TRANSPORT & COMMUNICATION
410 RAILWAY YARDS, RAILWAY STATION AND SIDING
420 ROADS, ROAD TRANSPORT DEPOT AND PARKING AREAS
430 TELEGRAPH OFFICES, TELEPHONE EXCHANGES ETC.

500 PUBLIC UTILITIES
510 WATER SUPPLY INSTALLATIONS INCLUDING TREATMENT PLANTS
520 DRAINAGE AND SANITARY INSTALLATIONS INCLUDING DISPOSAL
530 ELECTRIC POWER PLANTS, SUB-STATION ETC.
540 SOLID WASTE

600 PUBLIC & SEMI PUBLIC USES
610 GOVT. ADMINISTRATIVE CENTRAL SECRETARIAT, GOVT.
OFFICES, LAW COURTS, JAILS, POLICE STATION, GOVERNORS
& PRESIDENT'S RESIDENCE
620 EDUCATION, CULTURAL AND RELIGIOUS INSTITUTIONS
630 MEDICAL AND HEALTH INSTITUTIONS
640 CULTURAL INSTITUTIONS LIKE THEATRES, OPERA HOUSES
ETC. OF A PREDOMINANTLY NON-COMMERCIAL NATURE.

700 OPEN SPACES
710 SPORTS GROUNDS, STADIUM, AND PLAY GROUNDS
720 PARKS
730 GREEN BELTS, GARDEN AND OTHER RECREATIONAL USES
740 CEMETERIES, CRAMATORIES AND BURIAL GROUNDS
750 FUEL STATIONS AND BUS STOP/STATION ETC.

800 AGRICULTURAL LAND
810 LAND UNDER STAPLE CROPS
820 FOREST LAND
830 LAND UNDER WATER
840 DAIRY FARMING

SECTOR NUMBER
SECTOR DENSITY (PPH)

NOTE: REVISED DRAFT DEVELOPMENT PLAN 2031-AD HAS BEEN NOTIFIED BY
NOTIFICATION NO. CCY (NCR) RUDR/20 - JCA/1849/1414
PUBLISHED ON 14.08.2019

SCALE: 1:2000
(NOT ORIGINAL SCALE ONLY)

DRG. NO. D.T.P. (J) 1340/2019 DT. 17-09-2019

DRAWN BY: JOSHUA CHANDER ADI CHECKED BY: TEJAS KUMAR, EIT

PLANNING ASST. (VACANT) ASST. TOWN PLANNER (DAYAL KUMAR)

ASST. TOWN PLANNER (DAYAL KUMAR) DEPT. OF TOWN & COUNTRY PLANNING HARYANA

DEPT. OF TOWN & COUNTRY PLANNING HARYANA

DEPT. OF TOWN & COUNTRY PLANNING HARYANA

DEPT. OF TOWN & COUNTRY PLANNING HARYANA

SR. NO.	NAME OF FACILITIES
1	COLLEGE
2	HOSPITAL
3	PUBLIC LIBRARY
4	CREMATION GROUND/CREMATORIUM
5	STADIUM/SPORTS COMPLEX
6	CATTLE YARD
7	SLAUGHTER HOUSE
8	WORKING WOMEN HOSTEL
9	OLD AGE HOME
10	GRD SUB STATION
11	FIRE STATION

SR. NO.	NAME OF FACILITIES
1	COLLEGE
2	CREMATION GROUND/CREMATORIUM
3	FIRE STATION
4	OLD AGE HOME
5	GRD SUB STATION
6	SLAUGHTER HOUSE

THE WIDTH OF ROAD AS SHOWN IN THE PLAN IS AS UNDER	
V-1 PERIPHERAL ROAD	60M METERS WITH 60METERS GREEN BELT ON BOTH SIDE
V-1 A ROADS	EXISTING WIDTH WITH 30M. GREEN BELT ON BOTH SIDE
V-2 ROADS	60 METER
V-3 ROADS	45 METER
V-4 ROADS	30 METER
V-1 B ROADS	EXISTING WIDTH WITH 60M. GREEN BELT
V-1 C ROADS	EXISTING WIDTH WITH 45M. GREEN BELT



LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREAS MEASURING 20,93125 ACRES UNDER DEEN DAYAL JAIN AWAS TOJNA - 2016 IN SECTOR-26, JIND BEING DEVELOPED BY TRUE VILLAS DEVELOPERS PVT. LTD.

[illegible]

ARCHITECT

Ar. Paryeen Kumar
CA/2015/72115

20/11/20

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File last mailed with zip code No. _____ Mailed _____ 1/16/2011

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CIVIL SERVICE

 DEPUTY SECRETARY
CIVIL SERVICE

 ASSISTANT SECRETARY
CIVIL SERVICE

 DIRECTOR
CIVIL SERVICE

 CHIEF CLERK
CIVIL SERVICE

For TRUE VILLAS DEVELOPERS PVT. LTD.

Director/Authorised Signatory