

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

✓ Shivam Realty Residency LLP,
R/o-383, H.I. City, Sector-37,
Bahadurgarh
Memo No. LC-5662/PA(MK)/2026/6187

Dated: 19-02-2026

Subject: Approval of Service Plan/Estimates in respect of licence 155 of 2025 dated 27.08.2025 for setting up of Affordable Residential Plotted Colony DDJAY Policy -2016 over an area measuring 6.94375 acres in the revenue estate of village Kasaar, Sector- 3A, Bahadurgarh, District Jhajjar- Shivam Realty Residency LLP

Reference: Chief Administrator, HSVP, Panchkula office memo dated 04.11.2025 on the subject cited above.

The service plan/estimates in respect of licence 155 of 2025 dated 27.08.2025 for setting up of Affordable Residential Plotted Colony DDJAY Policy -2016 over an area measuring 6.94375 acres in the revenue estate of village Kasaar, Sector- 3A, Bahadurgarh, District Jhajjar are hereby approved subject to the following terms & conditions: -

1. That you shall abide by the terms and conditions of letter issued by Chief Administrator HSVP Panchkula in respect of subject cited licence colony issued vide memo no. CA-HSVP/CE-I/II/SF(HQ)/EE(M)/SDE(G)/2025/ 348625 dated 04.11.2025 (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 ablation 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 KaushikV/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



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

Endst. No LC-5662/PA(MK)-2026/

Dated :

A copy is forwarded to the Chief Administrator, HSVP, Panchkula with reference to his memo No. CA-HSVP/CE-I/II/SE(HQ)/EE(M)/SDE(G)/2025/ 348625 dated 04.11.2025 for information and necessary action please.



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

Checked subject to Comments
In forwarding letter No. 348635
Dt. 11/11/2025 and notes
Attached with the estimate

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

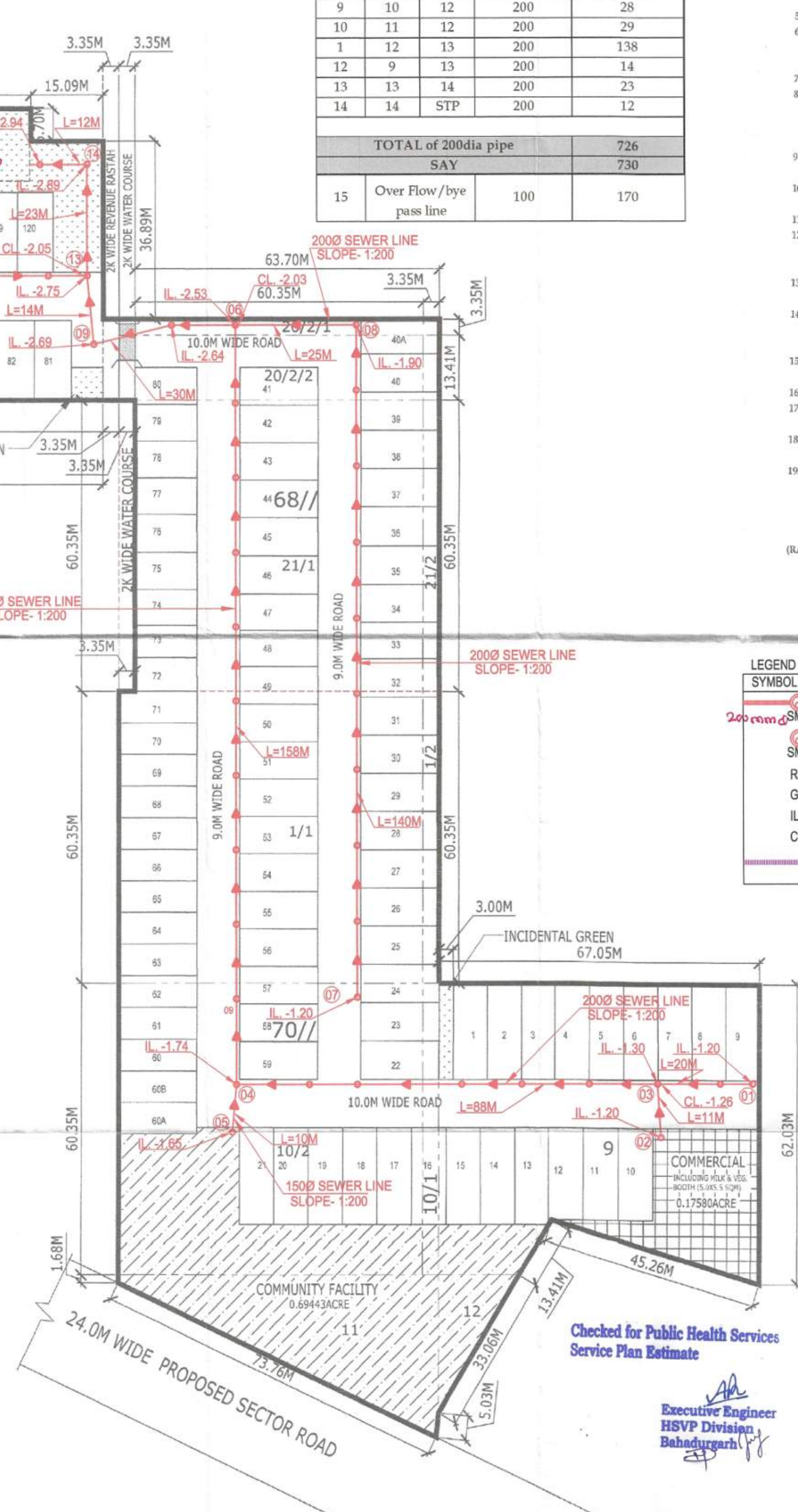
S.No.	Sewer Line		Size of Pipe	Length of Line
	From	To	MM	Meters
1	1	3	200	20
2	2	3	200	11
3	3	4	200	88
4	5	4	200	10
5	4	6	200	158
6	7	8	200	140
7	8	6	200	25
8	6	9	200	30
9	10	12	200	28
10	11	12	200	29
1	12	13	200	138
12	9	13	200	14
13	13	14	200	23
14	14	STP	200	12
TOTAL of 200dia pipe				726
SAY				730
15	Over Flow /bye pass line		100	170

- To be read with Licence no. 155 of 2025 dated 27-08-2025
- That this Layout plan for an area measuring 6.94375 acres (Drawing No. DTCP-1/341 dated 27-08-2025) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Shivam Realty Residency LLP in Sector-3A, Bahadurgarh is hereby approved subject to the following conditions 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 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 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 9.0 metres wide road would mean a minimum clear width of 9metres 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. 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 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 - 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM APTAR BASSI) (SHIVAM ROHILLA) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KALRA) (IAS)
JD (HQ) ATP (HQ) DTP (HQ) STP (HQ) CTP (HR) DTCP (HR)

PLOTTED AREA DETAIL						
S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	1-9	7.120	19.790	140.905	9	1268.145
3	10-11	7.200	18.450	132.840	2	265.680
4	12	7.200	19.110	137.592	1	137.924
		1/2(0.64+0.03)	0.990	0.332		
5	13-21	7.200	20.100	144.720	9	1302.480
6	22-40	7.900	16.350	129.165	19	2454.135
7	40A	7.150	16.350	116.903	1	116.903
8	41-59	7.750	16.350	126.713	19	2407.547
9	60A-71	6.535	16.350	106.847	14	1495.858
10	72	6.950	13.000	90.350	1	90.350
11	73	6.960	13.000	90.480	1	90.480
12	74-80	7.600	13.000	98.800	7	691.600
13	81	7.765	16.500	128.123	1	128.123
14	82-96	7.775	16.500	128.287	15	1924.305
15	97-104	7.540	19.890	149.970	8	1199.760
16	105-119	7.540	16.500	124.410	15	1866.150
17	120	7.500	16.500	123.750	1	123.750
TOTAL					123	15563.190
IN ACRE						3.84575

AREA CHART			
S.NO	DISCRIPTION	%	AREA IN ACRE
1	TOTAL SITE AREA		6.94375 ACER OR 28100.336 SQM
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	4.23569 ACER OR 17141.205 SQM
3	PROPOSED AREA UNDER PLOTTING	55.38%	3.84575 ACER OR 15563.190 SQM
4	REQUIRED AREA FOR COMMUNITY FACILITIES	10%	0.69438 ACER OR 2810.034 SQM
5	PROVIDED AREA FOR COMMUNITY FACILITIES	10%	0.69443 ACER OR 2810.241 SQM
6	REQUIRED MIN. GREEN AREA.	7.5%	0.52078 ACER OR 2107.525 SQM
7	PROVIDED GREEN AREA	7.50%	0.52083 ACER OR 2107.738 SQM
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.27775 ACER OR 1124.013 SQM
9	PROPOSED AREA UNDER COMMERCIAL	2.53%	0.17580 ACER OR 711.439 SQM
10	PERMISSIBLE POPULATION	240-400	1666.5 PERSONS
11	PROPOSED POPULATION	123X18	2214 OR 318.848 PERSONS/AC



SYMBOL	DESCRIPTION
	SEWERAGE LINE
	SEWERAGE MANHOLE
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
	SURPLUS DISPOSAL LINE

LEGEND	
	GREEN AREA
	COMMERCIAL AREA
	COMMUNITY FACILITY



SEWAGE WATER SUPPLY 03

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 6.94375 ACRES IN VILLAGE - KASAR, SECTOR-3A, TEHSIL BAHADURGARH, DISTT-JHAJJAR (HR), BEING DEVELOPED BY M/S SHIVAM REALTY RESIDENCY LLP.

TITLE: LAYOUT PLAN
SCALE: 1:500
DATE: 27-08-2025

Checked for Public Health Services
Service Plan Estimate

Executive Engineer
HSVP Division
Bahadurgarh

Superintending Engineer
HSVP, Circle-II, Gurugram

Shivam Realty Residency LLP
Auth. Signatory

OWNER/HAUTH. BGN.

Shivam Realty Residency LLP
Architect
CA/2017/09437

Checked subject to Comments
In forwarding letter No. 3.42685
Dt. 11/11/2022 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSP, Panohkula

SUBJECT : STORM WATER SYSTEM SHEET

S.No.	STORM Line		Size of Pipe	Length of Line
	From	To	in MM	in Meters
1	1	2	400	111
2	2	5	400	157
3	3	4	400	140
4	4	5	400	25
5	5	6	400	34
6	6	7	400	126
7	8	7	400	10
8	7	9	400	52
9	9	DISPOSAL	400	58
TOTAL				713
SAY				715

To be read with Licence no. 155 of 2025 dated 27-08-2025

This Layout plan for an area measuring 6.94375 acres (Drawing No. DTCP-1841 dated 27-08-2025) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Shivam Realty LLP in Sector-3A, Bahadurgarh is hereby approved subject to the following conditions:-

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TO (HQ) ATP (HQ) DTP (HQ) STP (HQ) CTP (HR) DTCP (HR)

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11	73	6.960	13.000	90.480	1	90.480
12	74-80	7.600	13.000	98.800	7	691.600
13	81	7.765	16.500	128.123	1	128.123
14	82-96	7.775	16.500	128.287	15	1924.305
15	97-104	7.540	19.890	149.970	8	1199.760
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TOTAL					123	15563.190
IN ACRE						3.84575

AREA CHART			
S.NO	DISCRIPTION	%	AREA IN ACRE OR AREA IN SQM
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11	PROPOSED POPULATION	123X18	2214 OR 318.848 PERSONS/AC

4000 DRAINAGE LINE
SLOPE-1:500

4000 DRAINAGE LINE
SLOPE-1:500

4000 DRAINAGE LINE
SLOPE-1:500

4000 DRAINAGE LINE
SLOPE-1:500

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SLOPE-1:500

4000 DRAINAGE LINE
SLOPE-1:500

4000 DRAINAGE LINE
SLOPE-1:500

4000 DRAINAGE LINE
SLOPE-1:500

SYMBOL	DESCRIPTION
	DRAINAGE LINE
	DRAINAGE MANHOLE
	RAIN WATER HARVESTING PIT
	ROAD LEVEL
	GROUND LEVEL
	INVERT LEVEL
	CONNECTION LEVEL

LEGEND	
	10% AREA OF TOTAL LAND FOR COMMUNITY FACILITY
	COMMERCIAL AREA
	GREEN AREA



DRAINAGE WATER SUPPLY 04

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 6.94375 ACRES IN VILLAGE - KASAR, SECTOR-3A, TEHSIL BAHADURGARH, DISTT-JHAJJAR (HR), BEING DEVELOPED BY M/S SHIVAM REALTY RESIDENCY LLP.

TITLE : LAYOUT PLAN
SCALE: 1:500 DATE: 27-08-2025

Shivam Realty Residency LLP

Auth. Signatory

Shivam Realty Residency LLP

Dedicated Partner

Checked for Public Health Services
Service Plan Estimate

Executive Engineer
HSVP Division
Bahadurgarh

Superintending Engineer
P.W.D. Circle-I, Bahadurgarh



Checked subject to Comments
In forwarding letter No. 3486/5
Dt. 4/11/2025 and notes
Attached with the estimate

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

S. No.	Line Designation	Size of Pipe Provided		Length of pipe in m	
		FROM	TO	mm	100mm
1	WTP	1		150	4
2	1	2		150	26
3	2	3		100	13
4	2	4		150	126
5	4	5		150	10
6	5	6		150	26
7	6	7		100	25
8	7	8		100	150
9	6	9		100	158
10	9	10		100	109
TOTAL				1552	202
say				1552	202
MUNICIPAL LINE					
1	1a -- UGT	100			71
TOTAL say					75
TUBEWELL LINE					
	from	to			100mm
1	TW1-1	11			50
2	TW2	11			5
3	11	UGT			15
TOTAL IN M					70

- To be read with Licence no. 155 of 2025 dated 27-08-2025
- That this Layout plan for an area measuring 6.94375 acres (Drawing No. DTCP-134) dated 21-08-2025 comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Shivam Realty Residency LLP in Sector-3A, Bahadurgarh is hereby approved subject to the following conditions 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 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 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 9.0 metres wide road would mean a minimum clear width of 9metres 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. 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 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 - 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM AYTAZ BASSI) (SHIVAM ROHILLA) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI, IAS) (J D HQ) (AIP HQ) (DTP HQ) (STP HQ) (CTP HQ) (DTCP HQ)

PLOTTED AREA DETAIL						
S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	1-9	7.120	19.790	140.905	9	1268.145
3	10-11	7.200	18.450	132.840	2	265.680
4	12	7.200	19.110	137.592	1	137.924
		1/2(0.64+0.03)	0.990	0.332		
5	13-21	7.200	20.100	144.720	9	1302.480
6	22-40	7.900	16.350	129.165	19	2454.135
7	40A	7.150	16.350	116.903	1	116.903
8	41-59	7.750	16.350	126.713	19	2407.547
9	60A-71	6.535	16.350	106.847	14	1495.858
10	72	6.950	13.000	90.350	1	90.350
11	73	6.960	13.000	90.480	1	90.480
12	74-80	7.600	13.000	98.800	7	691.600
13	81	7.765	16.500	128.123	1	128.123
14	82-96	7.775	16.500	128.287	15	1924.305
15	97-104	7.540	19.890	149.970	8	1199.760
16	105-119	7.540	16.500	124.410	15	1866.150
17	120	7.500	16.500	123.750	1	123.750
TOTAL					123	15563.190
IN ACRE						3.84575

AREA CHART			
S.NO/DESCRIPTION	%	AREA IN ACRE	AREA IN SQM
1 TOTAL SITE AREA		6.94375 ACRE OR	28100.336 SQM
2 MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	4.23569 ACER OR	17141.205 SQM
3 PROPOSED AREA UNDER PLOTTING	55.38%	3.84575 ACER OR	15563.190 SQM
4 REQUIRED AREA FOR COMMUNITY FACILITIES	10%	0.69438 ACER OR	2810.034 SQM
5 PROVIDED AREA FOR COMMUNITY FACILITIES	10%	0.69443 ACER OR	2810.241 SQM
6 REQUIRED MIN. GREEN AREA.	7.5%	0.52078 ACER OR	2107.525 SQM
7 PROVIDED GREEN AREA	7.50%	0.52083 ACER OR	2107.738 SQM
8 PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.27775 ACER OR	1124.013 SQM
9 PROPOSED AREA UNDER COMMERCIAL	2.53%	0.17580 ACER OR	711.439 SQM
10 PERMISSIBLE POPULATION	240-400	1666.5	2777.50 PERSONS
11 PROPOSED POPULATION	123X18	2214 OR	318.848 PERSONS/AC



SYMBOL	DESCRIPTION
150 100 mm D	DOMESTIC WATER LINE 1000
	MUNICIPAL SUPPLY LINE
WM	WATER METER
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
EFHC	EFHC
TW	TUBE WELL SUPPLY LINE
Valve with Chamber	Valve with Chamber

SYMBOL	DESCRIPTION
	STIM AREA OF TOTAL LAND / OR COMMUNITY FACILITY
	COMMERCIAL AREA
	GREEN AREA



DOMESTIC WATER SUPPLY 01

Checked for Public Health Services
Service Plan Estimate

Executive Engineer
HSVP Division
Bahadurgarh

Supervising Engineer
HSVP, Circle-II, Gurugram

Shivam Realty Residency LLP
Auth. Signatory

Shivam Realty Residency LLP
Architect
CA/2017/86437

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 6.94375 ACRES IN VILLAGE - KAGAR, SECTOR-3A, TEHSIL BAHADURGARH, DISTT-JHAJJAR (HR), BEING DEVELOPED BY M/S SHIVAM REALTY RESIDENCY LLP.

TITLE - LAYOUT PLAN

SCALE - 1:500 DATE - 27-08-2025

OWNER AUTH. SIGN.

SHIVAM REALTY RESIDENCY LLP

ARCHITECT

CA/2017/86437

27-08-2025

Checked subject to Comments
In forwarding letter No. 3481/25
Dt. 11/11/2025 and notes
Attached with the estimate

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

To be read with Licence no. 155 of 2025 dated 28-08-2025

SUBJECT: FLUSHING & GARDEN WATER SUPPLY SHEET				
S. No.	Line Designation	Size of Pipe		Length of pipe
		mm Dia	100MM	
3	STP	1	100	13
4	1	2	100	23
5	2	3	100	137
6	3	4	100	36
7	3	5	100	23
8	2	6	100	15
9	6	7	100	20
10	7	8	100	158
11	8	9	100	108
12	7	10	100	26
13	10	11	100	152
TOTAL for 100 DIA.				711
SAY				715

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(RAM AVTAR BASSI) (SHIVAM ROHILLA) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI) (IAS)
JD (HQ) ATP (HQ) DTP (HQ) STP (HQ) CTP (HR) DTCP (HR)

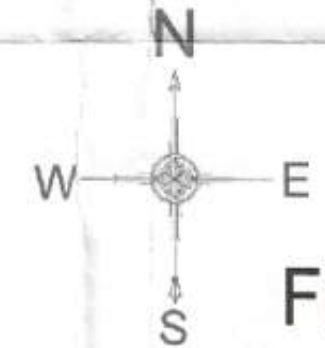
PLOTTED AREA DETAIL						
S.NO	PLOT NOS	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
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AREA CHART			
S.NO	DISCRPTION	%	AREA IN ACRE OR AREA IN SQM
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10	PERMISSIBLE POPULATION	240-400	1666.5 PERSONS
11	PROPOSED POPULATION	123X18	2214 OR 318.848 PERSONS/AC



LEGEND	
SYMBOL	DESCRIPTION
FLUSHING WATER LINE 1000	
RL.	ROAD LEVEL
GL.	GROUND LEVEL
IL.	INVERT LEVEL
CL.	CONNECTION LEVEL
GH	GARDEN HYDRANTS
VALVE WITH CHAMBER	

LEGEND	
SYMBOL	DESCRIPTION
SYMBOL	SYMBOL
SYMBOL	SYMBOL
SYMBOL	SYMBOL



FLUSHING WATER SUPPLY 02

Checked for Public Health Services
Service Plan Estimate

Executive Engineer
HSVP Division
Bahadurgarh

Superintending Engineer
HSVP, Circle-II, Gurugram

Shivam Realty LLP
Auth. Signatory

Shivam Realty LLP
Designated P

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 6.94375 ACRES IN VILLAGE - KASAR, SECTOR-3A, TEHSIL BAHADURGARH, DISTT-JHAJJAR (HR), BEING DEVELOPED BY M/S SHIVAM REALTY RESIDENCY LLP.

TITLE: LAYOUT PLAN
SCALE: 1:500 DATE: 28-08-2025

