Directorate of Town and Country Planning, Haryana

Nagar Yojna Bhawan, 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, HL 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/SE(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

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undertaking any construction. You shall be sole responsible for fire safety arrangement.

7. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.

8. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.

9. That level/extent of external services to be provided by HSVP will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HSVP.

10. You shall be solely responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.

11. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.

12. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HSVP or any developing agency on Sector dividing road at respective locations/points.

13. You have proposed to utilize recycled water for flushing purposes and provision of separate flushing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.

    (i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.

    (ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road,

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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.

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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.

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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

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Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA

Nagar YojnaBhavan, 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-2201/SD(PK)/2026/ 27668 Dated 04-08-2026

To

Shivam Realty Residency LLP.,
R/o 383, HL City, Sector-37,
Bahadurgarh.

Subject: - **Approval of Standard Design of DSS's in Commercial site area measuring 0.1758 acre (711.472 Sqm) part of Affordable Residential Plotted Colony (Under DDJAY-2016) for an area measuring 6.94375 acres (License no. 155 of 2025 dated 27.08.2025) in Sector-3A, Bahdurgarh.**

Reference: Your application received on 23.06.2026 on the subject cited above.

Please find enclosed a set of approved Standard Design of DSS's in Commercial site area measuring 0.1758 acre (711.472 Sqm) part of Affordable Residential Plotted Colony (Under DDJAY-2016) for an area measuring 6.94375 acres (License no. 155 of 2025 dated 27.08.2025) in Sector-3A, Bahdurgarh given as under:-

Description	Area in sqm.	Drawing No.	Dated
Commercial site	0.1758 acre	DTCP-12440 (i to v)	03.08.2026

The approval is subject to the following conditions:-

i. The connecting corridors/passage provided at Ground Floor shall be used for circulation purpose only for the general public and shall not be sold in any manner whatsoever.
ii. The developer/individual allottees shall get detailed building plans of DSS's approved from DTP office as per SOP dated 31.01.2022.
iii. The parking/open area shall not be sold in any manner whatsoever.

DA/As above.

(Sanjay Saini)
District town Planner (HQ)
For: Director Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-2201/SD(PK)/2026/ Dated

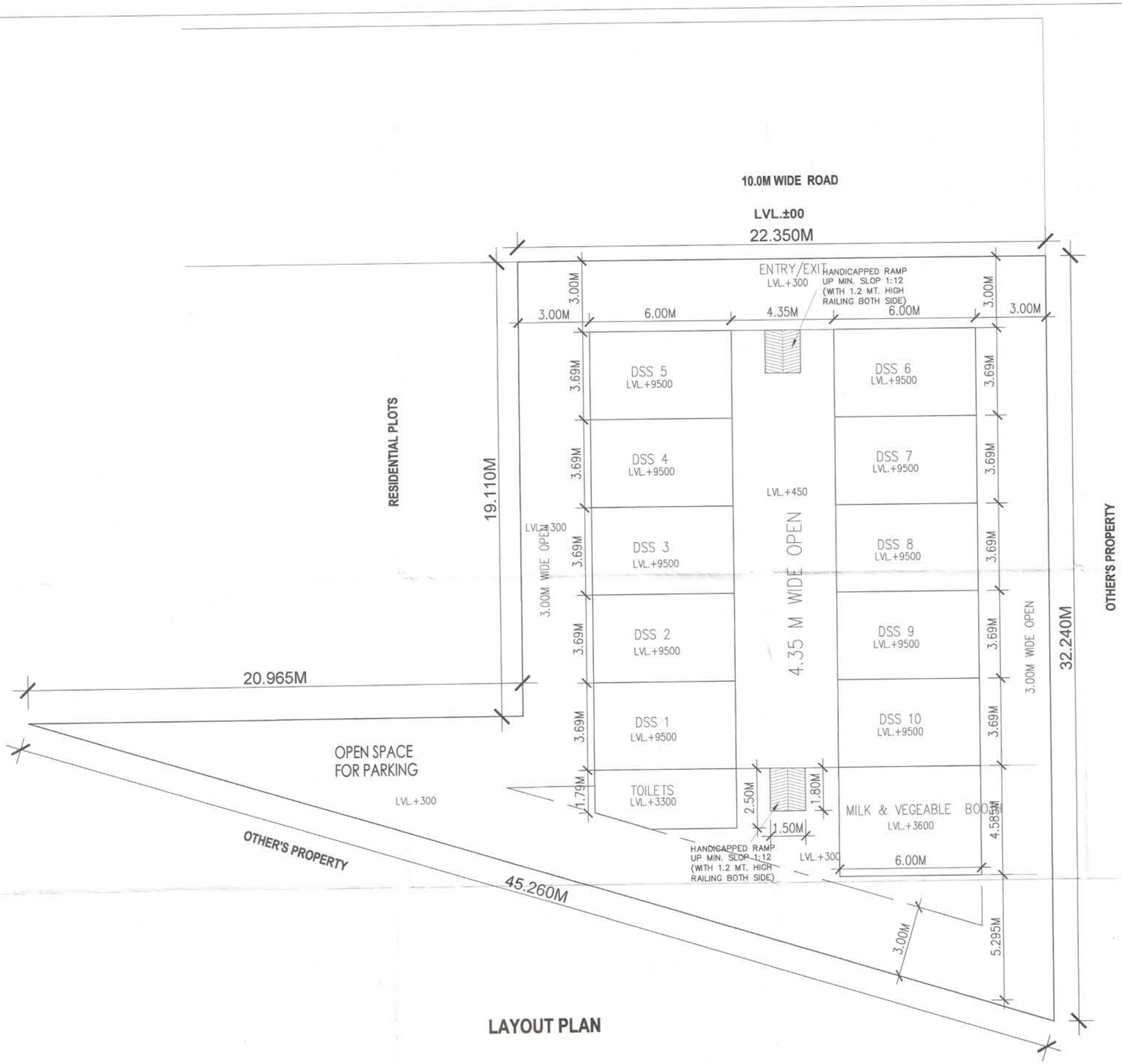
A copy alongwith a set of approved Standard Design of DSS's of subject cited commercial sites is forwarded to the following for information and necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/Building Plan/OC in Commercial Site :-

1. Senior Town Planner, Rohtak.
2. District Town Planner, Jhajjar.

DA/As above.

Shivam Realty Residency LLP
Auth.Signatory

(Sanjay Saini)
District town Planner (HQ)
For: Director Town and Country Planning,
Haryana, Chandigarh.



N

COMMERCIAL AREA SUMMARY

S.NO	DETAIL		AREA IN SQM
1	TOTAL PLOT AREA		711.472
2	PERMISSIBLE GROUND COVERAGE	35%	249.015
3	PROPOSED GROUND COVERAGE	34.99%	248.910
4	PERMISSIBLE FAR	150%	1067.208
5	PROPOSED FAR	62.24%	442.800
6	PROPOSED BUILT UP AREA		572.976

DSS WISE GROUND COVERAGE DETAIL

S.NO	DSS NO	LENGTH	WIDTH	AREA IN SQM	NOS	TOTAL AREA SQM
1	DSS 1 -10	6.000	3.690	22.140	10	221.400
2	MILK BOOTH	6.000	4.585	27.510	1	27.510
	TOTAL					248.910
	TOILET NOT PART OF GROUND COVERAGE					

DSS WISE FAR AND BUILT-UP AREA DETAIL

S.NO	DSS NO	FAR/DSS IN SQM	BUILT UP AREA /DSS	NO OF UNITS	TOTAL FAR IN SQM	TOTAL BUILT UP
1	1-10	44.280	53.130	10	442.800	531.300
2	TOILET		14.166			14.166
3	VEG & MILK BOOTH	27.510	27.510	1	27.510	27.510
	TOTAL				442.800	572.976
	TOILET AND MILK & VEGETABLE BOOTH NOT PART OF FAR					

SCALE	DRG NO.
1:100	1

PROJECT:-

STANDARD DESIGN OF DSS MEASURING 0.17581 OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING.TOTAL **6.94375** ACRE LICENSE NO 155 OF 2025 DATED 27.08.2025 AT SECTOR-3A, BAHADURGARH, DISTT - JHAJJAR, HARYANA TO BE DEVELOPED BY M/S SHIVAM REALTY RESIDENCY LLP.

DRAWING TITLE :-

LAYOUT PLAN

Shivam Realty Residency LLP
Auth. Signatory

OWNER SIGN.

DAULAT & PUNEET ARCHITECTS LLP 4TH FL. 408 SUN CITY TRADE TOWER SECTOR 21 GURUGRAM
DAULAT RAM GARG
ARCHITECT
CA/2001/28031

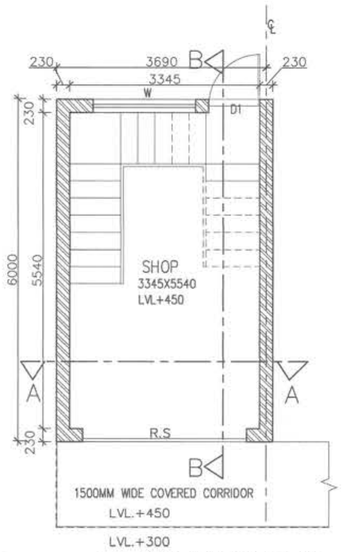
ARCHITECT'S SIGN.

NORTH

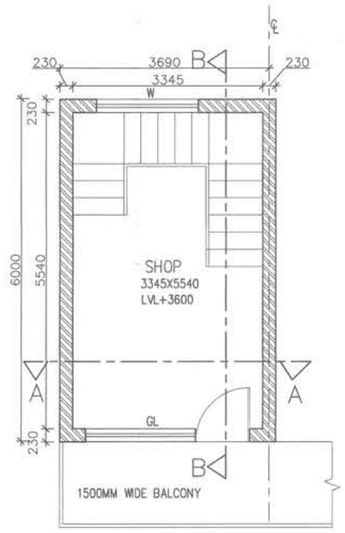
ARCHITECT:
DAULAT & PUNEET ARCHITECTS LLP
408, Fourth Floor, Sun City Trade Tower, Sector – 21, Gurugram –
DnP ARCHITECTS LLP
Architecture : Interior 2 Planning 6 , Vastu
E-MAIL : info@dnparchitects.com
Phone : +91-124-4376464

DRG. NO. :- DTCP - 12440(i) DATED 03-08-26

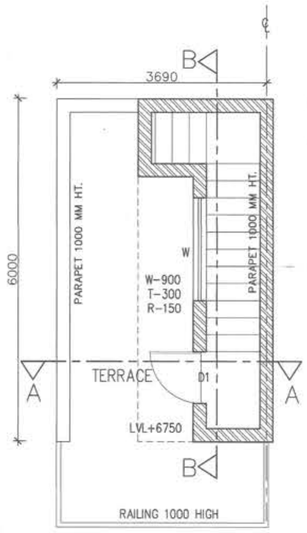
(RAM AVTAR BASSI) JD(HQ) | (RAMNEEK) ATP(HQ) | (SANJAY SAINI) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)



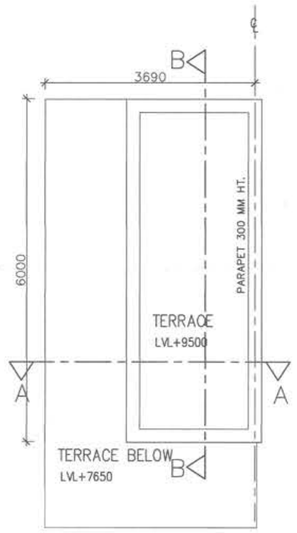
GROUND FLOOR PLAN



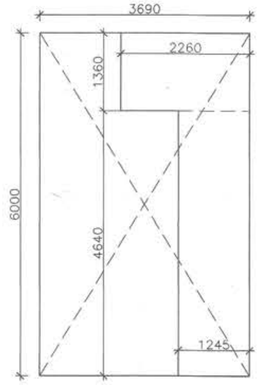
FIRST FLOOR PLAN



TERRACE PLAN



MUMTY TARRACE

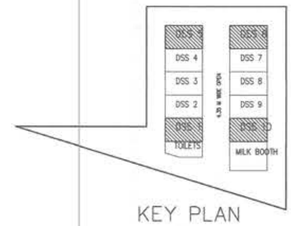


AREA PLAN

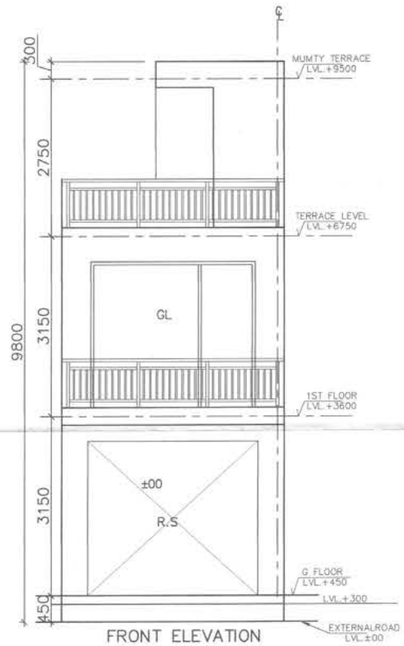
DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	C. LVL	L. LVL
R.S	2900 X 2700	±00	+2700
D	900 X 2400	±00	+2400
W	1800 X 1800	+600	+2400
GL	2900 X 2400	±00	+2400

AREA CALCULATION FOR DSS 1,5,6 & 10

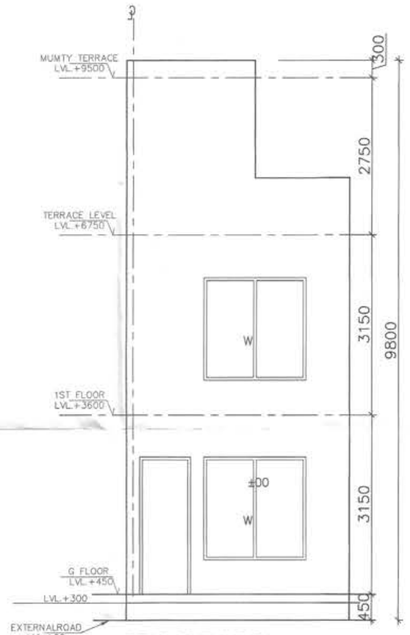
S.NO	DETAIL	WIDTH IN M		LENGTH IN M	AREA IN SQM
1	GROUND FLOOR AREA	3.690	x	6.000	22.140
2	FIRST FLOOR AREA=SAME AS GROUND FLOOR				22.140
3	TOTAL F.A.R.=1+2				44.280
4	MUMTY COVERED AREA=2.26x1.36+1.245x4.64				8.850
	TOTAL BUILTUP AREA=4+3				53.130



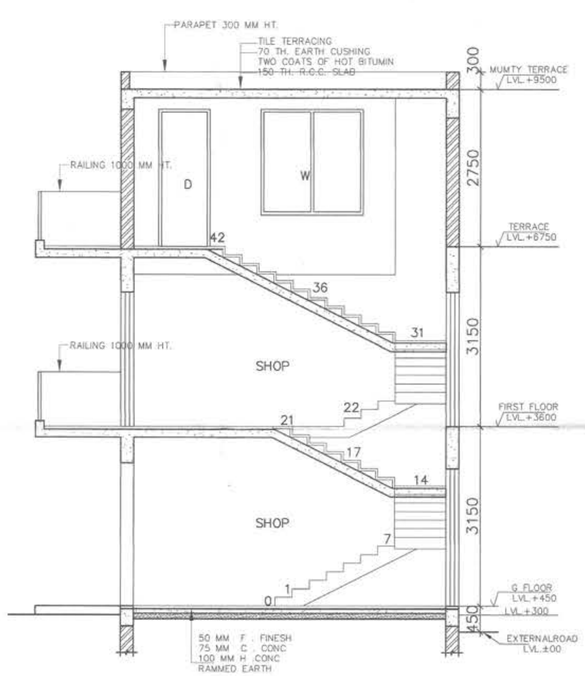
KEY PLAN



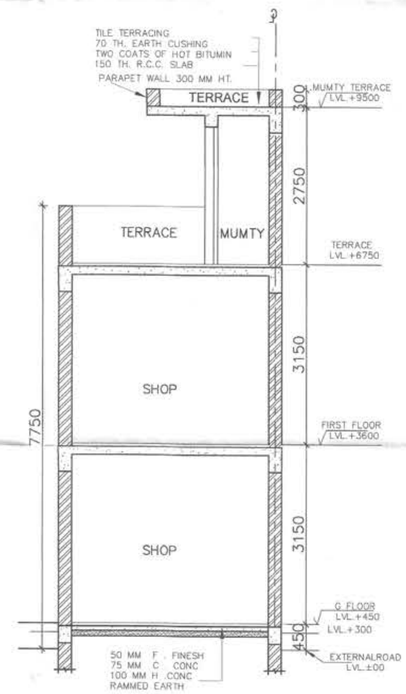
FRONT ELEVATION



REAR ELEVATION



SECTION AT–B–B



SECTION AT A–A

DSS-5 & 10. ARE MIRROR OF DSS1

SCALE	SHEET NO.
1:50	2

PROJECT:-

STANDARD DESIGN OF DSS MEASURING 0.17581 OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING.TOTAL **6.94375** ACRE LICENSE NO 155 OF 2025 DATED 27.08.2025 AT SECTOR-3A, BAHADURGARH, DISTT - JHAJJAR, HARYANA TO BE DEVELOPED BY M/S SHIVAM REALTY RESIDENCY LLP.

DRAWING TITLE :-

DSS-1, 5, 6 & 10. PLAN, ELEVATION & SECTION

Shivam Realty Residency LLP
Auth.Signatory

OWNER SIGN.

DAULAT RAM GARG
ARCHITECT
CA/2001/109031

ARCHITECT'S SIGN.

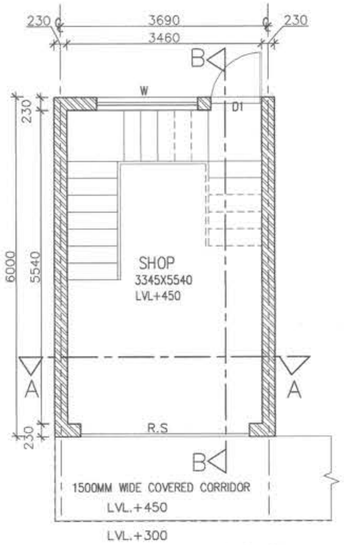
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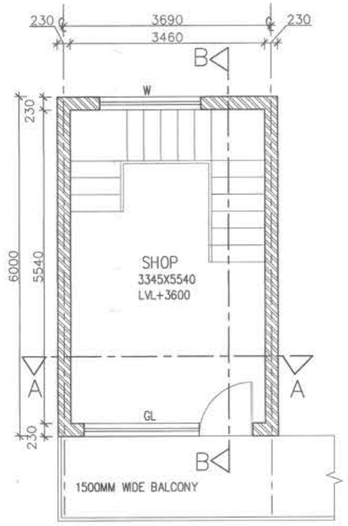
DAULAT & PUNEET ARCHITECTS
108, Fourth Floor, Sun City Trade Tower, Sector – 21, Gurugram – 122016
Architecture | Interior | Planning | Vastu
E-MAIL: info@dparchitects.com, Phone : +91-124-4376464

DRG. NO. - DTCP - 12440(ii) DATED 03-08-26

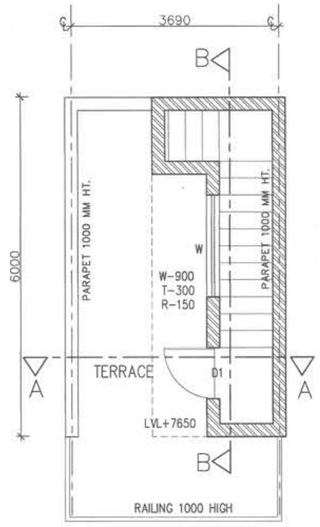
(RAVI AVTAR BASSI) JD (HQ) | (RAMNEEK) ATP(HQ) | (SANJAY SAINI) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)



GROUND FLOOR PLAN



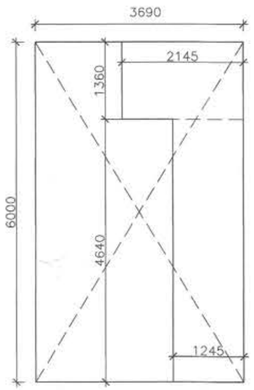
FIRST FLOOR PLAN



TERRACE PLAN



MUMTY TARRACE

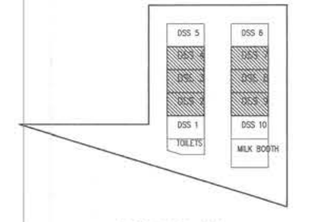


AREA PLAN

DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	C. LVL	L. LVL
R.S	2900 X 2700	±00	+2700
D	900 X 2400	±00	+2400
W	1800 X 1800	+600	+2400
GL	2900 X 2400	±00	+2400

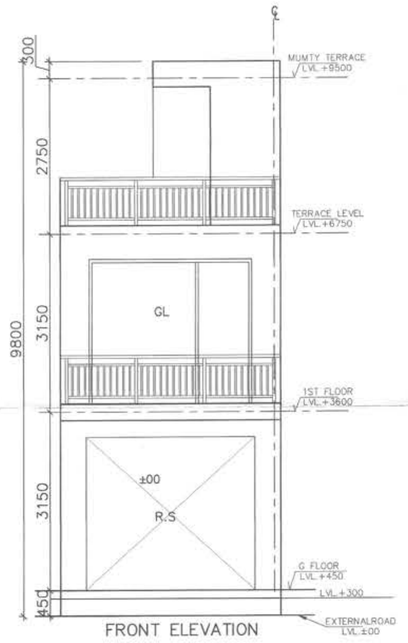
AREA CALCULATION FOR DSS 2-4,& 7-9

S.NO	DETAIL	WIDTH IN M		LENGTH IN M	AREA IN SQM
1	GROUND FLOOR AREA	3.690	x	6.000	22.140
2	FIRST FLOOR AREA=SAME AS GROUND FLOOR				22.140
3	TOTAL F.A.R.=1+2				44.280
4	MUMTY COVERED AREA=2.26x1.36+1.245x4.64				8.850
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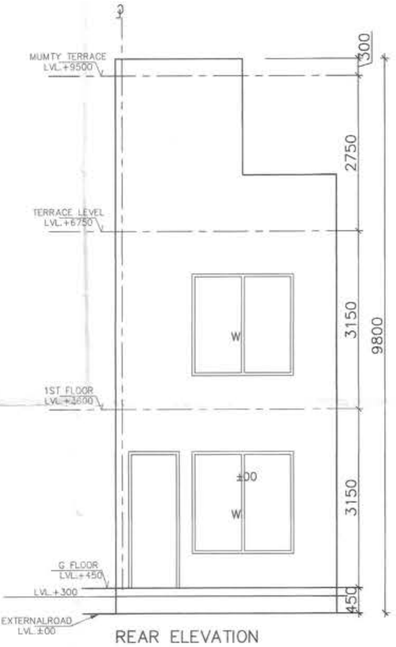


KEY PLAN

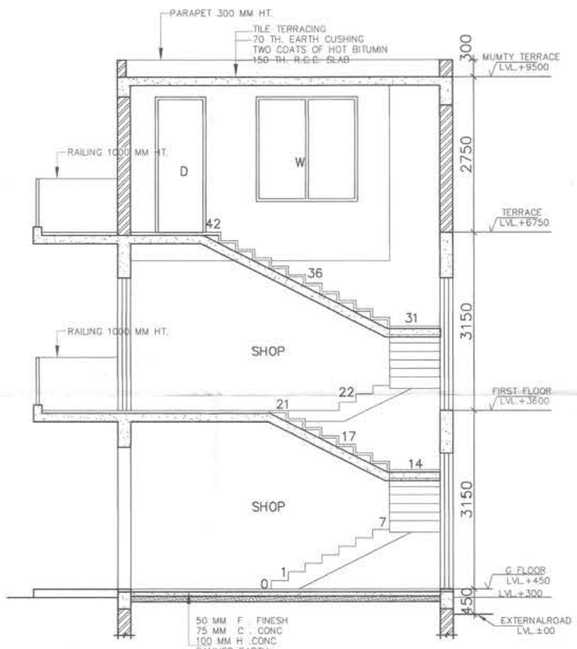
DSS-2,4, 7 & 9. ARE MIRROR OF DSS 3



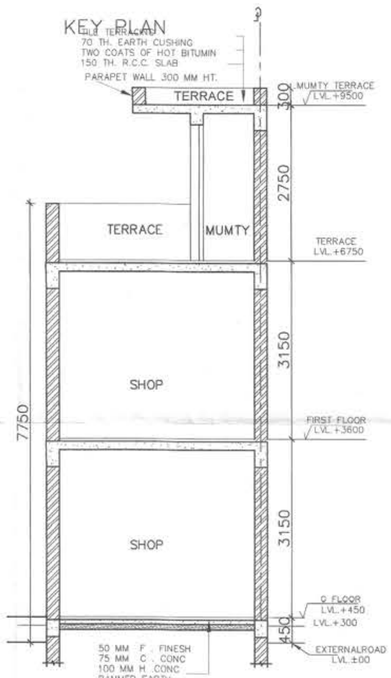
FRONT ELEVATION



REAR ELEVATION



SECTION AT–B–B



SECTION AT A–A

SCALE	SHEET NO.
1:50	3

PROJECT:-

STANDARD DESIGN OF DSS MEASURING 0.17581 OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING.TOTAL **6.94375** ACRE LICENSE NO 155 OF 2025 DATED 27.08.2025 AT SECTOR-3A, BAHADURGARH, DISTT - JHAJJAR, HARYANA TO BE DEVELOPED BY M/S SHIVAM REALTY RESIDENCY LLP.

DRAWING TITLE :-

DSS-1, 5, 6 & 10. PLAN, ELEVATION & SECTION

Shivam Realty Residency LLP
Auth.Signatory

OWNER SIGN.

ARCHITECT'S SIGN.

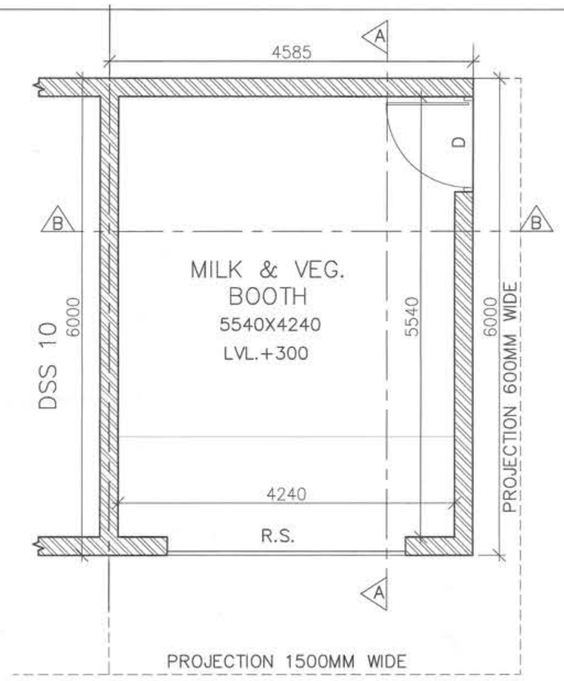
NORTH

ARCHITECT:

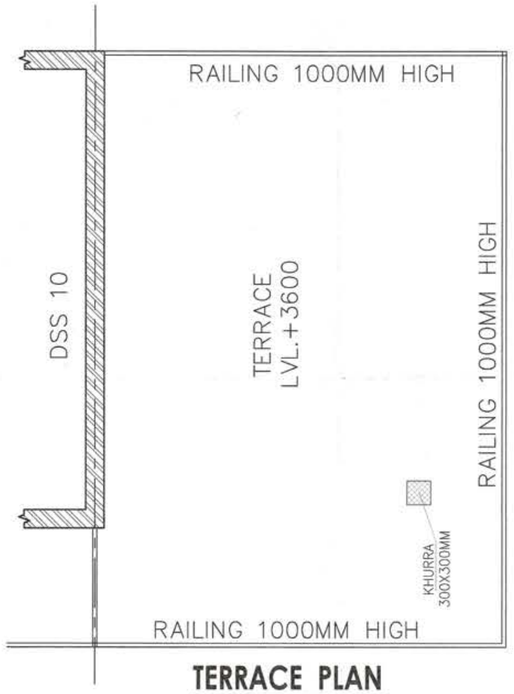
DAULAT & PUNEET ARCHITECTS
1438, Fourth Floor, Sun City Trade Towers, Sector – 21, Gurugram – Architecture | Interior | Planning | Vastu
E-MAIL: info@dnparchitects.com, Phone : +91-124-4175464

DRG. NO. > DTCP - 12440 C(ii) DATED 03-08-26

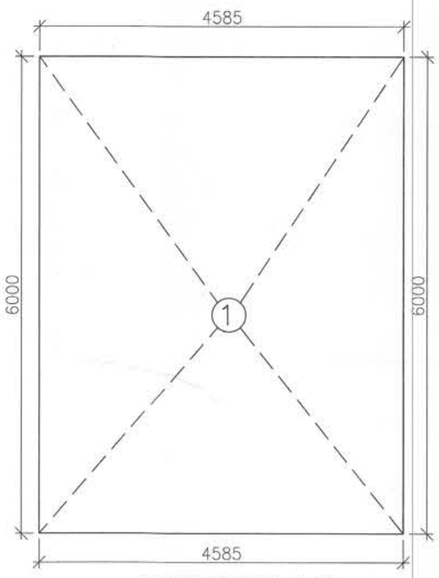
(RAMAVTAR BASSI) JD (HQ) | (RAMNEEK) ATP(HQ) | (SANJAY SAINI) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)



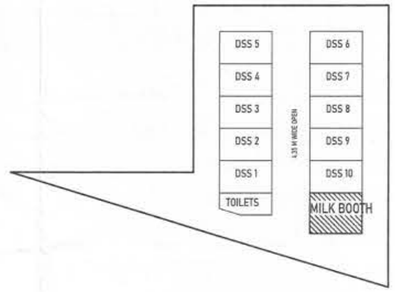
GROUND FLOOR PLAN



TERRACE PLAN

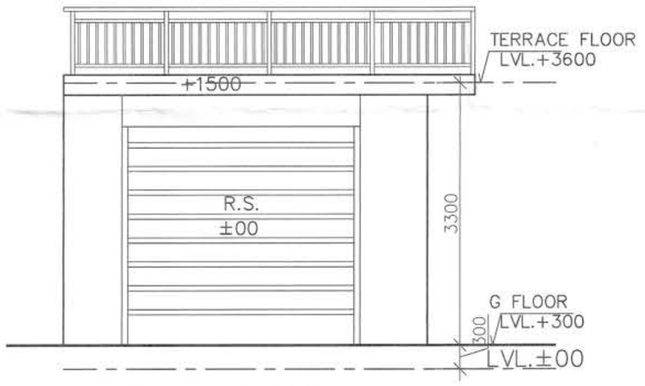


AREA DIAGRAM

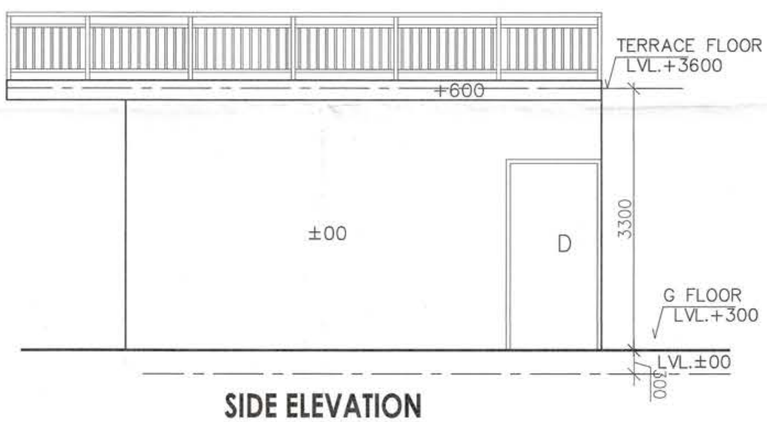


KEY PLAN

BOOTH AREA CHART						
GROUND FLOOR AREA	4.585	X	6.000	1	27.510	SQ.M.
TOTAL F.A.R. & BUILTUP AREA					27.510	SQ.M.

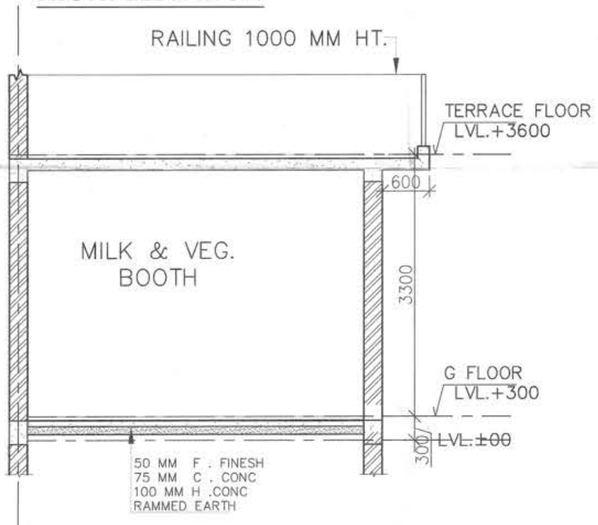


FRONT ELEVATION

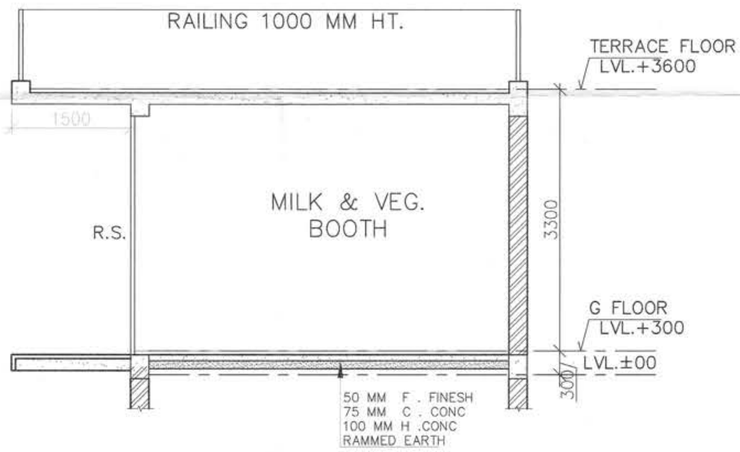


SIDE ELEVATION

DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	C. LVL	L. LVL
R.S.	3000X3000	±00	+3000
D	1200X2400	±00	+2400



SECTION B-B



SECTION A-A

SCALE	SHEET NO.
1:50	5

PROJECT:-

STANDARD DESIGN OF DSS MEASURING 0.17581 OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING.TOTAL **6.94375** ACRE LICENSE NO 155 OF 2025 DATED 27.08.2025 AT SECTOR-3A, BAHADURGARH, DISTT - JHAJJAR, HARYANA TO BE DEVELOPED BY M/S SHIVAM REALTY RESIDENCY LLP.

DRAWING TITLE :-

MILK & VEGETABLE BOOTH PLAN, ELEVATION & SECTION

Shivam Realty Residency LLP
Auth. Signatory

DAULAT RAM GARG
ARCHITECT
CA/2001/28831

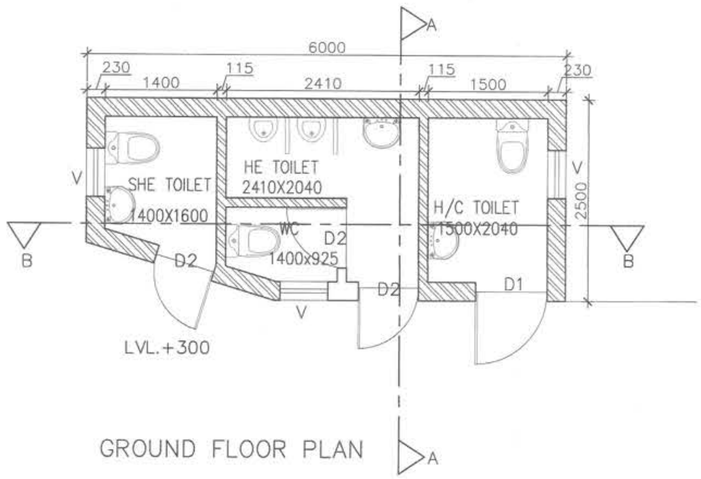
ARCHITECT'S SIGN. | OWNER SIGN.

NORTH

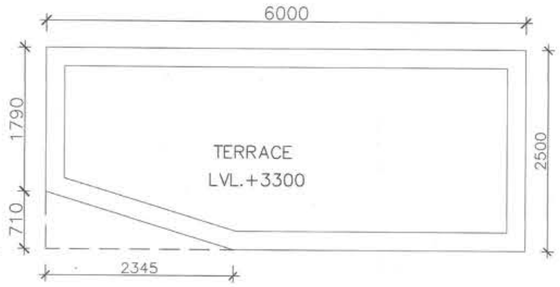
ARCHITECT:
DAULAT & PUNEET ARCHITECTS LLP.
408, Fourth Floor, Sun City Trade Tower,
Sector - 21, Gurugram - 122016,
E-MAIL: info@dnparchitects.com; Phone: +91-124-4376466
DnP ARCHITECTS LLP
Architecture Interior Planning Vastu

DRG. NO. :- DGTCP - 12440(IV) DATED 03-08-26

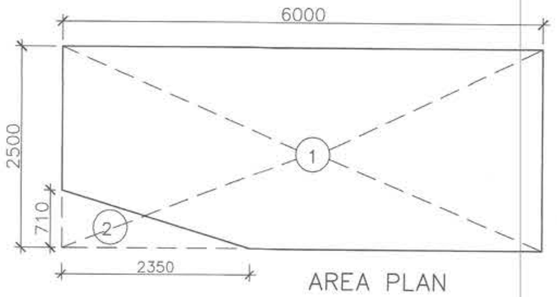
(RAM AVTAR BASSI) JD (HQ)	(RAMNEEK) ATP(HQ)	(SANJAY SAINI) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(BHUVNESH KUMAR) CTP (HR)	(AMIT KHATRI, IAS) DTCP (HR)



GROUND FLOOR PLAN



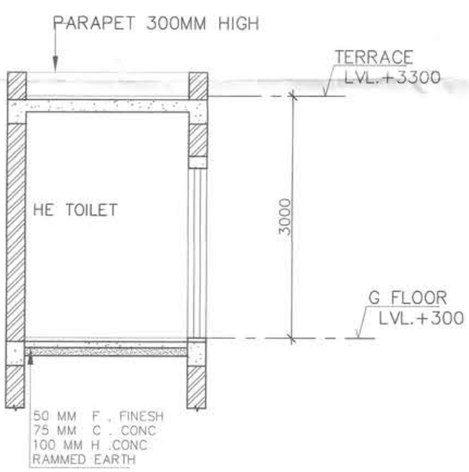
TERRACE PLAN



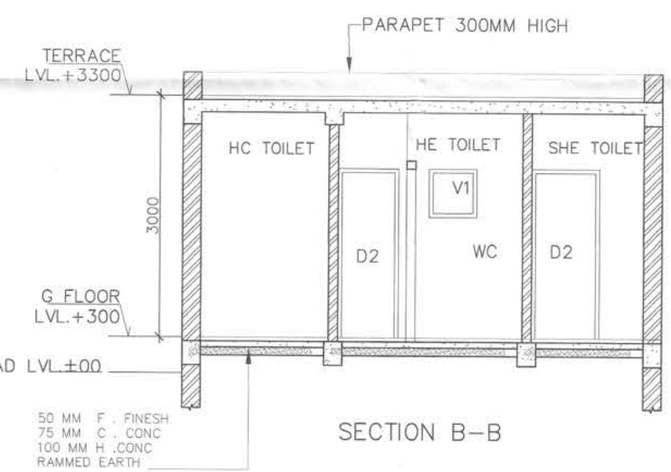
AREA PLAN

DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	C. LVL	L. LVL
D1	900 X 2100	±00	+2100
D2	750 X 2100	±00	+2100
V	600 X 600	+1500	+2100

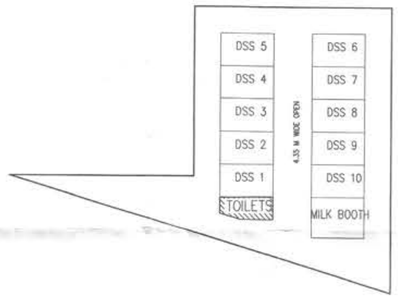
1	TOILET	6.00x2.500-2.35x0.71*.5	14.166	SQ.M.
2	TOTAL COVERED AREA		14.166	SQ.M.



SECTION A–A

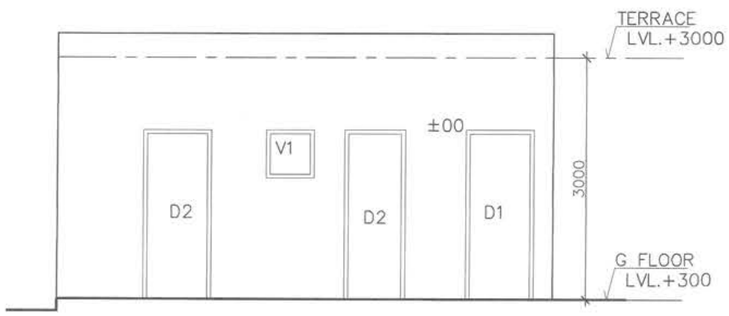


SECTION B–B

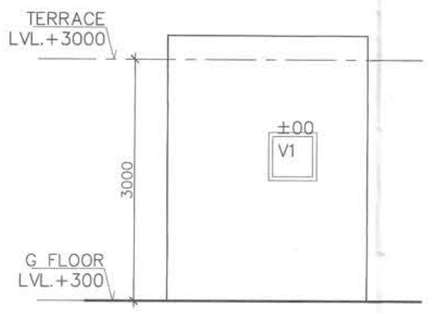


KEY PLAN

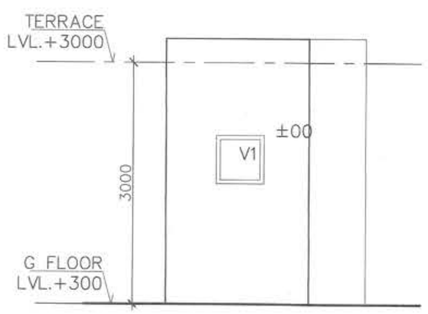
DSS-5 & 10. ARE MIRROR OF DSS1



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

SCALE	SHEET NO.
1:50	4

PROJECT:-

STANDARD DESIGN OF DSS MEASURING 0.17581 OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING.TOTAL **6.94375** ACRE LICENSE NO 155 OF 2025 DATED 27.08.2025 AT SECTOR-3A, BAHADURGARH, DISTT - JHAJJAR, HARYANA TO BE DEVELOPED BY M/S SHIVAM REALTY RESIDENCY LLP.

DRAWING TITLE :-

TOILET PLAN, ELEVATION & SECTION

Shivam Realty Residency LLP
Auth. Signatory

ARCHITECT'S SIGN.

OWNER SIGN.

NORTH

ARCHITECT:

DAULAT & PUNEET ARCHITECTS LLP
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DRG. NO. :- DTCP - 12440 C.V) DATED 03-08-26

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

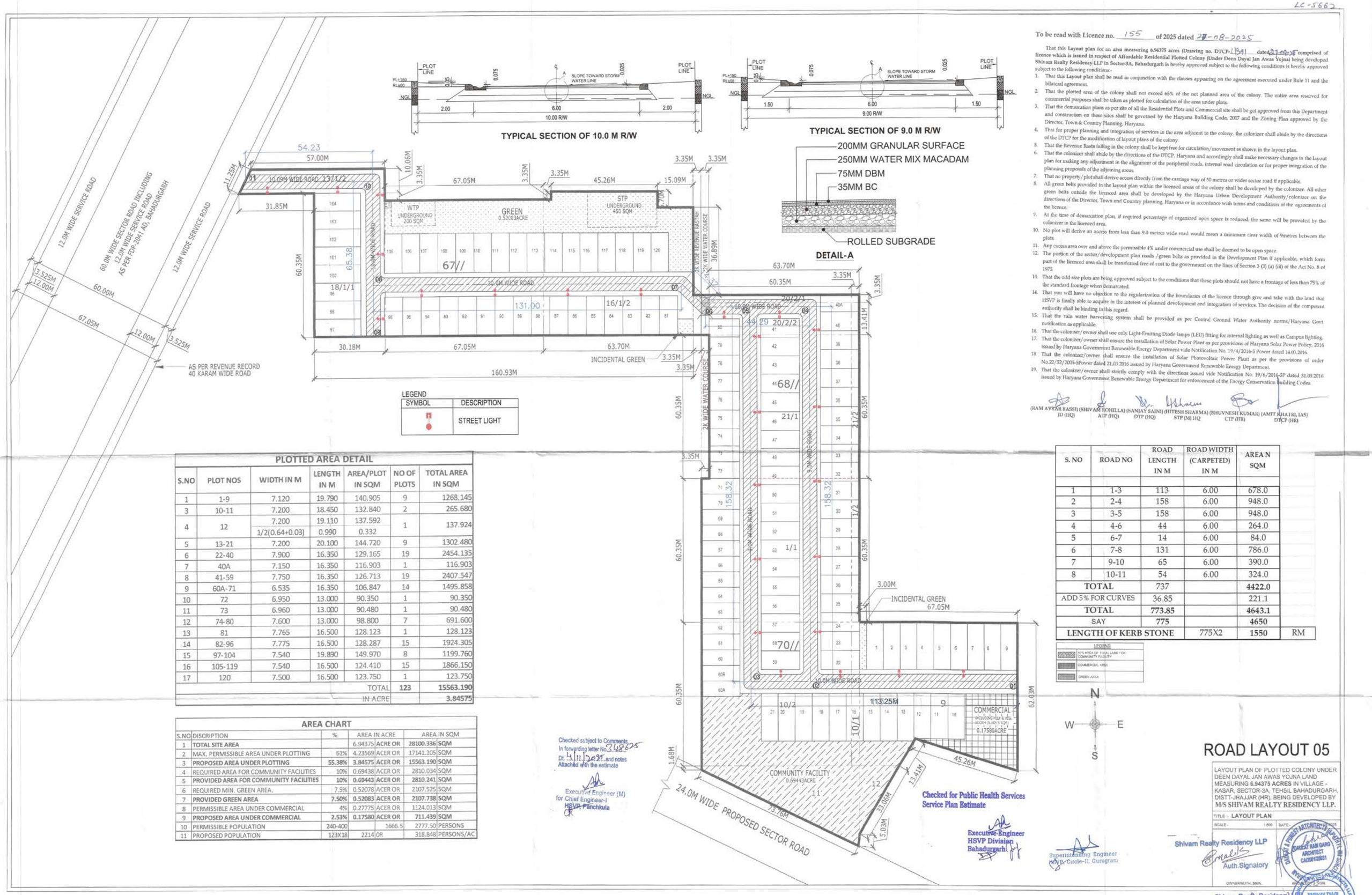
LC-5662

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-1341 dated 21.08.25 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:-

1. That this **Layout plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per 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 Hazyana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the Revenue Rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the governmeat on the lines of Section 3 (3) (a) (iii) of the Act No. 8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar 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.
18. 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.
19. 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 AVTAR RASSI) JD (HQ) | (SHIVAM ROHILLA) ATP (HQ) | (SANJAY SAINI) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (BHUVNESH KUMAR) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)



TYPICAL SECTION OF 10.0 M R/W

TYPICAL SECTION OF 9.0 M R/W

DETAIL-A

LEGEND

SYMBOL	DESCRIPTION
	STREET LIGHT

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		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

S. NO	ROAD NO	ROAD LENGTH IN M	ROAD WIDTH (CARPETED) IN M	AREA N SQM	
1	1-3	113	6.00	678.0	
2	2-4	158	6.00	948.0	
3	3-5	158	6.00	948.0	
4	4-6	44	6.00	264.0	
5	6-7	14	6.00	84.0	
6	7-8	131	6.00	786.0	
7	9-10	65	6.00	390.0	
8	10-11	54	6.00	324.0	
TOTAL		737		**4422.0**	
ADD 5% FOR CURVES		36.85		221.1	
TOTAL		**773.85**		**4643.1**	
SAY		**775**		**4650**	
LENGTH OF KERB STONE		775X2		**1550**	RM

Checked subject to Comments in forwarding letter No. 30805 Dt. 4.11.2025 and notes Attached with the estimate

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

Checked for Public Health Services Service Plan Estimate

Executive Engineer HSVP Division Bahadurgarh

Superintending Engineer HSVP Circle-II, Gurugram

ROAD LAYOUT 05

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- 1:800 DATE:- DRG.NO.

Shivam Realty Residency LLP
Auth.Signatory

OWNER/AUTH. SIGN.

DHARAT & PANKEET ARCHITECTS (P) LTD. GURUGRAM
HARJEET RAM GARG ARCHITECT CA/2001/28831
VAIBHAV TYAGI ARCHITECT CA/2017/302337

Shivam Realty Residency LLP
Designated Partner