

SUMMARY				
S.No.	Description	Permissible	Proposed	Units
1	Area of the Scheme	38.7833		Acres
2	Area under 75 mt. Peripheral Road	1.1814		Acres
3	Area under 50 mt. Green Belt (inc. 12 mt. Service Road)	1.6931		Acres
4	Total Area under 75 mt. Peripheral Road & 50 mt. Green Belt (inc. 12 mt. Service Road) = (2) + (3)	2.8745		Acres
5	Balance Area = (1) - (4)	35.9088		Acres
6	Net Planned Area = (5) + 50% of (4)	37.3461		Acres
7	Residential Component	51%	52.99%	%
		19.0465	19.7914	Acres
8	Commercial Component	4%	2.00%	%
		1.4938	0.7486	Acres
9	Total Saleable Area	55%	55.00%	%
		20.5403	20.5400	Acres
10	Density	125 (± 20%)	129.2	PPA
11	Total Persons		4824	Persons
12	Total Number of Plots		298	Plots
13	Number of EWS Plots	20%	20.1%	%
		59.6	60	Nos.
14	Number of NPPL Plots	25%	25.2%	%
		74.5	75	Nos.
15	Green @ 2.5 sq.mt. / person	12060.00	12856.17	Sq.mt.

DETAILS OF PLOTS						
S.No.	Type	Plot Size Width (in mts.)	Plot Size Length (in mts.)	Area (in sq.mt.)	No. of Plots	Total Area (in sq.mt.)
1	A	12.00	25.00	300.00	96	28800.00
2	B	13.35	25.00	333.75	4	1335.00
3	C	10.00	22.00	220.00	95	20900.00
4	D	11.40	25.00	285.00	5	1425.00
5	E	10.65	21.550	229.51	8	1836.06
6	F	20.00	42.00	840.00	23	19320.00
7	G	12.50	26.75	334.38	7	2340.63
8	H	4.50	11.60	52.20	60	3132.00
9	NURSING HOME					1004.02
	Total				298	80092.71
	Total					19.7914 Acre

DENSITY CALCULATION			
S.No.	Description	Units	Persons
1	Total Number of Plots other than EWS	238	
2	Number of Persons per Plot	18	Persons
3	Total Persons	4284	Persons
4	Total Number of EWS Plots	60	Units
5	Number of Persons per Plot	9	Persons
6	Total Persons	540	Persons
7	Total Number of Persons [(3) + (6)]	4824	Persons
8	Net Planned Area	37.3461	Acres
9	Total Number of Persons	129.2	PPA

AMENITIES PROVIDED	
S.No.	Description
1	Nursery School (1 No.)
2	Clinic (1 No.)
3	ATM (1 No.)
4	Beauty Parlour (1 No.)
5	Multipurpose Booth (1 No.)
6	Milk & Veg Booth (1 No.)
7	Nursing Home (1 No.)

GREEN DETAIL			INCIDENTAL GREEN DETAIL	
Required	@ 2.5 SQ.MT. PER PERSON	x	Green	Area (in sq.mt.)
	2.5	4824	IG-1	21.46
Green	12060.00		IG-2	73.44
	Area (in sq.mt.)		IG-3	59.40
G-1	588.74		IG-4	484.97
G-2	420.00		IG-5	327.48
G-3	1685.94		IG-6	285.82
G-4	1627.69		IG-7	229.88
G-5	795.18		IG-8	548.88
G-6	2395.45		IG-9	171.25
G-7	1568.36		IG-10	228.75
G-8	298.34		IG-11	166.52
G-9	2270.65		IG-12	110.00
G-10	403.75		IG-13	126.50
G-11	462.00			
G-12	394.07			
Total	12856.17		Total	2832.35

	BOUNDARY LINE OF ALREADY LICENCED COLONY LC-151 OF 2025
	BOUNDARY LINE OF APPLIED LICENCED COLONY
	NPPL PLOTS
	EWS PLOTS



To be read with Licence No. 204 Of 2025 Dated 15/10/25 LC-5688A

That this layout plan for an area measuring 38.7833 acres (Drawing no. DTCP-11550 Dated 16-10-25) comprised of license which is issued in respect of Residential Plotted Colony being developed by Davanshi Garg D/o Sh. Vishal Garg in the revenue estate of village Jaroda, & Haluwala, Sector-25, Yamuna Nagar 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 55% 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 and Commercial and Community sites 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 the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
- 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, Haryana, for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the 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 more wide sector road if applicable.
- 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 licences.
- At the time of demarcation plan, if required percentage of NPPL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
- No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- 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 government on the lines of section 3(i)(iii) of the Act No. 8 of 1975.
- That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots shall not have a frontage of less than 75% of the standard frontage when demarcated and area of no plots shall exceed 2 kanals.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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 colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- 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 Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAMAN KUMAR) ATP(HQ)
 (DIVYA DODGRA) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (BHOVISH KUMAR) CTP(HR)
 (AMIT KHATRI, IAS) DTCP (HR)
 (SATYA PAL) JD(HQ)

PROJECT:

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY IN THE REVENUE ESTATE OF VILLAGE JARODA & HALUWALA, IN SECTOR 25, YAMUNANAGAR BEING DEVELOPED BY MS. DEVANSHI GARG D/o SH. VISHAL GARG

SHEET TITLE:

LAYOUT PLAN

DATE:	MAY 2025	ARCHITECT:	 CONTINENTAL DESIGN STUDIO #1066, SECTOR - 4, PANCHKULA E-mail ID: continentaldesignstudio@gmail.com #0172-4014494
DEALT BY:	RATTAN		
SCALE:	1:2000 (A1)		
CLIENT SIGNATURE:		ARCHITECT SIGNATURE:	 RATTAN PAL SINGH ARCHITECT CA/2011/51128