

- This layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 7.475 acres (Drawing no. DTCP/1665 dated 06-05-25) falling in the revenue estate of village-Jaundhi, in sector-29, Jhajjar being developed by HCBS Developments Ltd. & Metropolitan Infra Realty LLP in collaboration with HCBS Developments Ltd 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 Haryana 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 metres wide road would mean a minimum clear width of 9 metres 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 government 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 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.
 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 coloniser/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 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.
 18. 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.

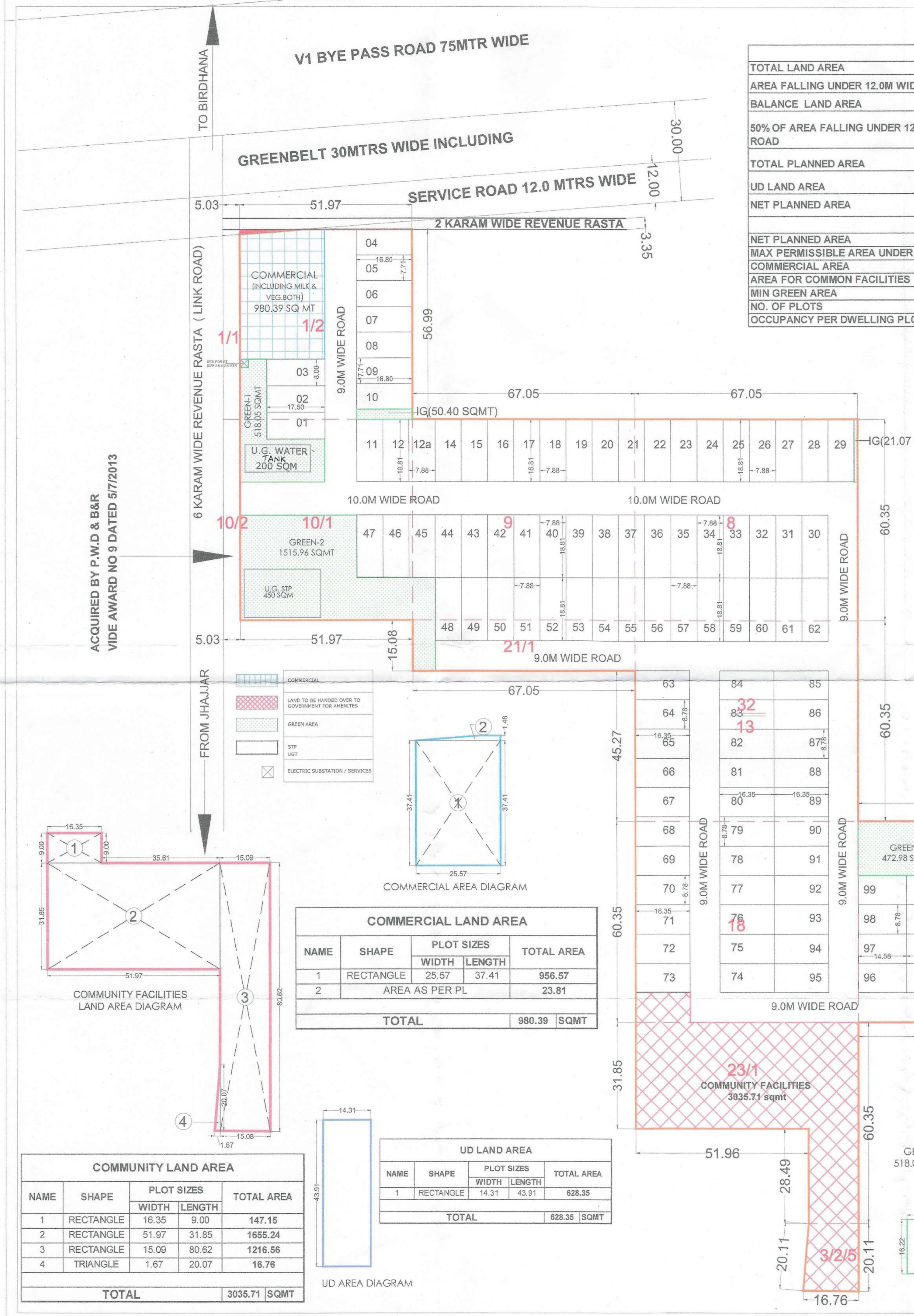
(JADEEP) DTP (HQ)
 (GURPREET KHEPAR) JD (HQ)
 (VIJENDER SINGH) STP (HQ)
 (SHIVAM ROHILA) ATP (HQ)
 (BHUVNESH KUMAR) CTP (HR)
 (AMIT KHATRI, IAS) DTCP (HR)

AREA STATEMENT

TOTAL LAND AREA	7.475	ACRES OR	30250.24	SQ. MTRS.	
AREA FALLING UNDER 12.0M WIDE SERVICE ROAD	0.0034	ACRES OR	13.89	SQ. MTRS.	
BALANCE LAND AREA	7.4716	ACRES OR	30236.35	SQ. MTRS.	
50% OF AREA FALLING UNDER 12.0M WIDE SERVICE ROAD	0.0017	ACRES OR	6.95	SQ. MTRS.	
TOTAL PLANNED AREA	7.4733	ACRES OR	30243.29	SQ. MTRS.	
UD LAND AREA	0.155	ACRES OR	628.35	SQ. MTRS.	
NET PLANNED AREA	7.3183	ACRES OR	29614.94	SQ. MTRS.	
		PERMISSIBLE		PROPOSED	
NET PLANNED AREA	7.3183	ACRES	30250.24	%	100.00
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	4.464	18065.13	52.12%
COMMERCIAL AREA	4.00	%	0.293	1184.60	3.3%
AREA FOR COMMON FACILITIES	10.00	%	0.748	3025.02	10.03%
MIN GREEN AREA	7.5	%	0.561	2268.77	9.00%
NO. OF PLOTS					108
OCCUPANCY PER DWELLING PLOT					18.0

DETAIL OF TOTAL NO OF PLOTS

PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
1 TO 3	8.00	17.50	140.00	3	420.00
4 TO 10	7.71	16.80	129.53	7	906.70
11 TO 62	7.88	18.81	148.22	52	7707.59
63 TO 95	8.78	16.35	143.55	33	4737.25
96 TO 100H	8.78	14.58	128.01	13	1664.16
TOTAL				108	15435.69



COMMERCIAL LAND AREA

NAME	SHAPE	PLOT SIZES		TOTAL AREA
		WIDTH	LENGTH	
1	RECTANGLE	25.57	37.41	956.57
2	AREA AS PER PL			23.81
TOTAL				980.39 SQMT

UD LAND AREA

NAME	SHAPE	PLOT SIZES		TOTAL AREA
		WIDTH	LENGTH	
1	RECTANGLE	14.31	43.91	628.35
TOTAL				628.35 SQMT

COMMUNITY LAND AREA

NAME	SHAPE	PLOT SIZES		TOTAL AREA
		WIDTH	LENGTH	
1	RECTANGLE	16.35	9.00	147.15
2	RECTANGLE	51.97	31.85	1655.24
3	RECTANGLE	15.09	80.62	1216.56
4	TRIANGLE	1.67	20.07	16.76
TOTAL				3035.71 SQMT

GREEN AREA CHART

NAME	PLOT SIZES		AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
	WIDTH	LENGTH		
GREEN AREA-1	25.57	12.93	330.62	518.05
	8.07	21.50	173.51	
GREEN AREA-2	2.50	5.57	13.93	
	35.17	18.64	655.57	
GREEN AREA-3	51.97	12.89	669.89	1515.96
	6.85	27.81	190.50	
GREEN AREA-4	16.22	29.16	472.98	
	7.43	29.16	216.66	
TOTAL			2723.64	

PROJECT NAME & ADDRESS :
 LAYOUT PLAN FOR DEEN DAYAL JAN AWAS YOJNA AFFORDABLE PLOTTED HOUSING COLONY OVER AN AREA MEASURING 7.475 ACRES FALLING IN VILLAGE JAUNDHI, SECTOR-29 TEHSIL-JHAJJAR DISTRICT- JHAJJAR, HARYANA BEING DEVELOPED BY M/S HCBS DEVELOPMENTS LIMITED & METROPOLITAN INFRA REALTY LLP IN COLLABORATION WITH HCBS DEVELOPMENTS LIMITED

OWNER NAME :
 M/S HCBS DEVELOPMENTS LIMITED

DRAWING TITLE :
LAYOUT PLAN

ARCHITECT'S SIGNATURE :
 VIMAL RAJAJ
 Architect C.A.96/19791
 938, Sector-14, Gurgaon

OWNER'S SIGNATURE :
 HCBS DEVELOPMENTS LTD
 Authorised Signatory

NORTH :

SCALE :
1 : 700