

SUMMARY				
S.No.	Description	Permissible / Required	Proposed / Provided	Units
1	Total Area of the Scheme	49.2444		Acres
		199284.70		Sq.mt.
2	Residential Component	51%	53.00%	%
		25.1146	26.0981	Acres
		101635.20	105615.24	Sq.mt.
3	Commercial Component	4%	2.00%	%
		1.9698	0.9854	Acres
		7971.39	3987.74	Sq.mt.
4	Total Saleable Area	55%	55.00%	%
		27.0844	27.0835	Acres
		109606.59	109602.98	Sq.mt.
5	Density	120		PPA
6	Variation	±	20%	%
7	Number of Plots	General	346	Nos.
		EWS	87	
		Total	433	
8	Density	Minimum	96.00	PPA
		Maximum	144.00	
9	Total Persons	Minimum	4727.5	
		Maximum	7011	
10	Density for General Plot	18		Persons
11	Density for EWS Plot	9		
12	Number of EWS Plots	20%	20.1%	%
		86.6	87	Nos.
13	EWS Plot Size (Minimum)	50	50.00	Sq.mt.
		25%	25.2%	%
14	Number of NPFL Plots	108.3	109	Nos.
15	NPFL Plots Range	Minimum	125	Sq.mt.
		Maximum	225	
16	Green @ 2.5 sq.mt. / person	17527.50	25277.25	Sq.mt.

GREEN DETAIL		
Required	@ 2.5 SQ.MT. / PERSON	7011
Green	17527.50	Area (in sq.mt.)
G-1	1060.81	
G-2	3577.00	
G-3	779.98	
G-4	620.67	
G-5	527.07	
G-6	992.16	
G-7	687.59	
G-8	597.20	
G-9	650.64	
G-10	1801.24	
G-11	1082.96	
G-12	880.68	
G-13	1309.65	
G-14	1687.76	
G-15	557.36	
G-16	1782.00	
G-17	1320.00	
G-18	771.68	
G-19	755.11	
G-20	633.79	
G-21	410.39	
G-22	618.06	
G-23	709.12	
G-24	762.03	
G-25	487.32	
G-26	315.98	
Total	25277.25	

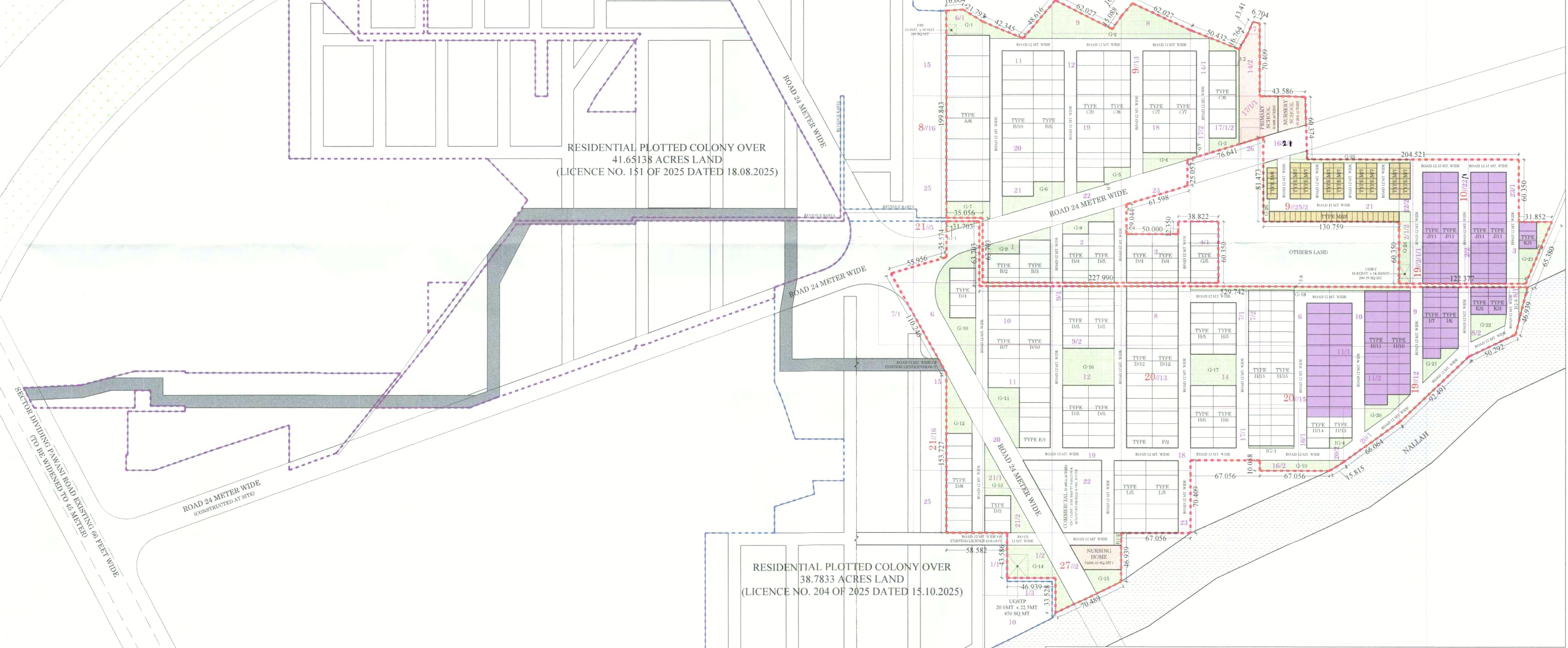
DETAILS OF PLOTS					
S.No.	Type	Plot Size (in mts.)	Area (in sq.mt.)	No. of Plots	Total Area (in sq.mt.)
1	A	20.00 x 42.00	840.00	8	6720.00
2	B	14.00 x 30.00	420.00	41	17220.00
3	C	14.00 x 96.00	364.00	37	13468.00
4	D	12.00 x 25.00	300.00	76	22800.00
5	E	15.64 x 30.00	469.20	1	469.20
6	F	11.64 x 25.00	291.00	2	582.00
7	G	12.07 x 26.822	323.74	5	1618.71
8	H	10.00 x 22.00	220.00	100	22000.00
9	I	9.80 x 17.21	168.66	13	2192.55
10	J	9.85 x 17.21	169.52	44	7458.81
11	K	8.80 x 17.21	151.45	9	1363.03
12	L	14.00 x 31.17	436.38	10	4363.80
13	M	5.00 x 10.00	50.00	87	4350.00
14	Nursing Home				
Total				433	105615.24

DETAILS OF NPFL PLOTS					
Required		25% of Total Plots		433	
S.No.	Type	Plot Size (in mts.)	Area (in sq.mt.)	No. of Plots	Total Area (in sq.mt.)
1	H	10.00 x 22.00	220.00	43	9460.00
2	I	9.80 x 17.21	168.66	13	2192.55
3	J	9.85 x 17.21	169.52	44	7458.81
4	K	8.80 x 17.21	151.45	9	1363.03
Total				109	20474.40

DENSITY CALCULATION			
S.No.	Description		
1	Total Number of Plots other than EWS	346	Units
2	Number of Persons per Plot	18	Persons
3	Total Persons	6228	Persons
4	Total Number of EWS Plots	87	Units
5	Number of Persons per Plot	9	Units
6	Total Persons	783	Persons
7	Total Number of Persons	7011	Persons
8	Area of the Scheme	49.2444	Acres
9	Total Number of Persons	142.4	PPA

LAND UNDER LICENCE NO 151 OF 2025	
LAND UNDER LICENCE NO 204 OF 2025	
PROPOSED LAND OF LC - 5782	
EXISTING 12 METER WIDE ROAD	
ROAD CONSTRUCTION AT SITE = LENGTH 1250 MTR.	

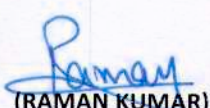
AMENITIES PROVIDED		
S.No.	Description	
1	Nursery School	1 No.
2	Primary School	1 No.
3	Clinic	1 No.
4	ATM	1 No.
5	Beauty Parlour	1 No.
6	Multipurpose Booth	1 No.
7	Milk & Veg Booth	1 No.
8	Nursing Home	1 No.
INCIDENTAL GREEN DETAIL		
Green	Area (in sq.mt.)	
IG-1	182.65	
IG-2	87.40	
IG-3	88.00	
IG-4	183.43	
IG-5	138.19	
Total	679.67	

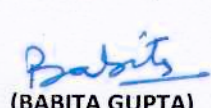


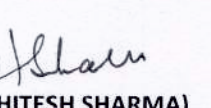
To be read with Licence No. 27 Of 2026 Dated 13-02-2026. LC-5782A

That this layout plan for an area measuring 49.24444 acres (Drawing no. DTCP-11889 Dated 13-02-2026) 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, Sector-25, Yamuna Nagar is hereby approved subject to the following conditions:-

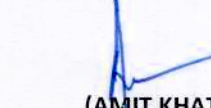
- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall 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 raster 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 licencess.
- At the time of demarcation plan, if required percentage of NPFL/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(3)(a)(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 should 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.

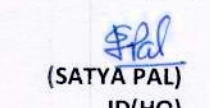

(RAMAN KUMAR)
ATP(HQ)

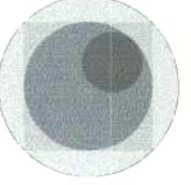
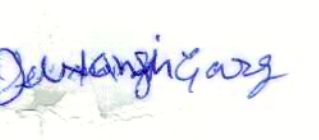

(BABITA GUPTA)
DTP (HQ)


(HITESH SHARMA)
STP (HQ)


(BHUVNESH KUMAR)
CTP(HR)


(AMIT KHATRI, IAS)
DTCP (HR)


(SATYA PAL)
JD(HQ)

PROJECT:	DATE:	DECEMBER 2025
RESIDENTIAL PLOTTED COLONY OVER AN LAND MEASURING 49.2444 ACRES IN THE REVENUE ESTATE OF VILLAGE JARODA, TEHSIL JAGADHARI, DISTRICT YAMUNANAGAR BEING DEVELOPED BY DEVANSHI GARG D/o SH. VISHAL GARG	DEALT BY:	RATTAN
	SCALE:	1:2300 (A1)
SHEET TITLE:	ARCHITECT:	
LAYOUT PLAN SHOWING EXISTING CONSTRUCTED ROAD FROM PAWANI ROAD LEADING TO THE PROPOSED SITE THROUGH LICENCED COLONIES	 CONTINENTAL DESIGN STUDIO #1006, SECTOR - 4, PANCHKULA E-mail ID: continentaldesignstudio@gmail.com #0172-4014404	
CLIENT SIGNATURE:	ARCHITECT SIGNATURE:	
 (DEVANSHI GARG)	 RATTAN PAL SINGH ARCHITECT CA2014/51128 (AR. RATTAN PAL SINGH)	