



SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
TOTAL PLOT AREA	8.34375	33765.90	100.000	8.34375	33765.90	100.000
OPEN AREA UNDER GREEN/PARK	0.62578	2532.44	7.500	0.62798	2541.35	7.526
COMMUNITY FACILITIES	0.83438	3376.59	10.000	0.83512	3379.61	10.009
COMMERCIAL AREA	0.33375	1350.64	4.000	0.21522	870.95	2.579
AREA UNDER PLOTS	5.08969	20597.20	61.000	4.44745	18079.16	53.543
TOTAL PERMISSIBLE SALEABLE AREA	5.42344	21947.84	65.000	4.68268	18950.11	56.122

DENSITY	240 to 400 persons per acre (PPA).					
Min. and Max. density permitted:						
TOTAL POPULATION	145	X	18.00	=		2610.000
PPA	2610.000	/	8.34375	=		312.81%

AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP									
SR.	NO.	FROM	TO	WIDTH	X	LENGTH	=	AREA	AREA
								SQ.M.	SQ.Y.
									OF PLOTS
1	1	28	7.08	X	17.60	=	124.61	149.03	28
2	29	-	6.95	X	17.12	=	118.98	142.30	1
3	30	41	6.90	X	17.12	=	118.13	141.28	12
4	42	63	7.25	X	18.00	=	130.50	156.08	22
5	64	-	6.98	X	15.68	=	109.45	130.90	1
6	65	76	6.94	X	15.68	=	108.82	130.15	12
7	77	-	6.98	X	15.68	=	109.45	130.90	1
8	78	83	6.94	X	15.69	=	108.89	130.23	6
9	84	-	6.98	X	15.69	=	109.52	130.99	1
10	85	106	7.25	X	18.60	=	134.85	161.28	22
11	107	128	7.25	X	18.30	=	132.68	158.69	22
12	129	144	6.90	X	17.12	=	118.13	141.28	16
13	145	-	6.95	X	17.12	=	118.98	142.30	1
TOTAL								SQ MT	18078.94
TOTAL NO. OF PLOTS =								ACRES	4.46741
									145

- LEGEND
- SCHEME BOUNDARY SHOWN THUS
  - ET AREA (5M. X 5M.)
  - GREEN AREA SHOWN THUS
  - COMMERCIAL AREA SHOWN THUS
  - COMMUNITY FACILITY SHOWN THUS
  - AREA UNDER 24M. ROAD SHOWN THUS

#### SHEET NO. - 01/04

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of works. Any discrepancies shall be pointed out to the architects/ designers for clarification before proceeding. All drawings, designs & specifications are the property of PERFECT SERVICES HARYANA and shall not be used in part of its entirety without written permission.

#### JOB TITLE -

LAYOUT PLAN FOR DEVELOPING AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 8.34375 ACRES OR 66K-15M OR 33765.90 SQM. AT SECTOR-7 VILLAGE THANAKALAN TEHSIL KHARKHODA, DISTT. SONIPAT, HARYANA TO BE DEVELOPED BY- M/S JAGRAMM INFRA TECH LLP.

#### PERFECT SERVICES HARYANA

SCO-8 ELDECO COUNTY, SECTOR-19  
SONIPAT, HARYANA -130001, INDIA  
PHONE - 7400007498.  
EMAIL: perfectservicesharyana@gmail.com

#### ARCHITECT :

For PERMANENCIA

Prop.  
Akshay Gupta  
CA/2011/54384

#### APPLICANT :

M/S JAGRAMM INFRA TECH LLP  
Authorised Signatory

DATE : 05-06-2025

SCALE : 1: 1250 @A1

DRAWN BY : MANISH



To be read with Licence no. 180 of 2025 dated 18-09-2025.

That this Layout plan for an area measuring 8.34375 acres (Drawing no. DTCP-JH50 dated 18-09-25) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Jagramm Infra tech LLP in collaboration with land owners in Sector-7, Kharkhauda 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 9 metres 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) (iii) 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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/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.22/52/2005-5Power 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.

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

GREEN AREA PROPOSED			
G1	=	563.55	SQ.M.
G2	=	1977.80	SQ.M.
TOTAL	=	2541.35	SQ.M.
		0.62798	ACRES

AREA UNDER 24 M. WIDE SECTOR ROAD									
ADDITIONS									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NO.	=	SQ.MT.
R1	12.00	X	10.06	X	1.00	X	1.00	=	120.72
R2	0.27	X	70.41	X	1.00	X	1.00	=	19.01
R3	12.00	X	20.12	X	1.00	X	1.00	=	241.44
R4	0.27	X	16.76	X	1.00	X	1.00	=	4.53
TOTAL AREA (R1+R2+R3+R4)									385.70
TOTAL AREA IN ACRES									0.09531

