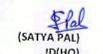


This Revised layout-cum-Demarcation plan measuring 41.65138 acres (Drawing no. 11713 Dated 18-12-25) comprised of license which is issued in respect of Residential Plotted colony being developed by Ms. Devanshi Garg falling in the revenue estate of Village Jaroda, Mehlanwali and Jhiwarheri, Tehsil Jagadhari, 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 NP/NL/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 Act, 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 holders.
- 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.22/52/2005-5P/w/er 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.

 **RAMJAN KUMAR**  
ATP(HQ)  
 **DIVYA DOGRA**  
DTP (HQ)  
 **HITESH SHARMA**  
STP (HQ)  
 **BHUVNESH KUMAR**  
CTP(HR)  
 **AMIT KHATRI, IAS**  
DTCP (HR)  
 **SATYA PAL**  
ID(HQ)



SUMMARY				
S.NO.	DESCRIPTION	PERMISSIBLE	PROPOSED	UNITS
1	AREA OF THE SCHEME	41.6513		ACRES
2	AREA UNDER 50 MT. GREEN BELT	0.1279		ACRES
3	AREA UNDER 45 MT. ROAD	0.0700		ACRES
4	TOTAL AREA UNDER GREEN BELT & ROAD = (2) + (3)	0.1979		ACRES
5	BALANCE AREA = (1) - (4)	41.4534		ACRES
6	NET PLANNED AREA = (5) + 50% OF (4)	41.5524		ACRES
7	RESIDENTIAL COMPONENT	51%	52.96%	%
		21.1917	22.0061	ACRES
8	COMMERCIAL COMPONENT	4%	2.03%	%
		1.6621	0.8452	ACRES
9	TOTAL SALEABLE AREA	55%	55.00%	%
		22.8538	22.8533	ACRES
10	DENSITY	125 (4.20%)	0.0	PPA
11	TOTAL PERSONS		5652	PERSONS
12	TOTAL NUMBER OF PLOTS		349	PLOTS
13	NUMBER OF EWS PLOTS	20%	20.1%	%
		69.8	70	NOS.
14	NUMBER OF NP/NL PLOTS	25%	25.2%	%
		87.3	88	NOS.
15	GREEN @ 2.5 SQ.MT. / PERSONS	14130.00	22273.96	SQ.MT

DETAILS OF PLOTS						
S.NO.	Type	Plot No.	Plot Size Width   Length (in mts.)	Area (in sq.mt.)	No. of Plots	Total Area (in sq.mt.)
1	A	1-3	7.50   16.764	125.73	3	377.19
2	B	4-27	10.40   21.53	223.91	24	5373.89
3	C	28-29	8.50   20.60	175.10	2	350.20
4	D	30-32	9.00   19.00	171.00	3	513.00
5	E	33 & 48	12.50   30.00	375.00	2	750.00
6	F	34-47, 63-81, 86-91 & 93-124	14.50   30.00	435.00	71	30885.00
7	G	49-62 & 125-136	15.00   30.00	450.00	26	11700.00
8	H	82-84	20.00   34.00	680.00	3	2040.00
9	I	85 & 92	14.50   26.00	377.00	2	754.00
10	J	137-144	10.00   21.00	210.00	8	1680.00
11	K	145-151	10.00   24.00	244.00	7	1708.00
12	L	152 & 153	8.00   18.00	144.00	2	288.00
13	M	154-211	10.00   24.10	241.00	58	13978.00
14	N	212-226	10.00   21.05	210.50	15	3157.50
15	O	227-268	9.15   21.50	196.73	42	8262.45
16	P	269-279	10.40   23.85	248.04	11	2728.44
17	Q	280-349	5.00   10.00	50.00	70	3500.00
18						
<b>NURSING HOME</b>						1017.81
<b>TOTAL</b>					349	89063.48
						22.0011 ACRE

DENSITY CALCULATION		
S.NO.	DESCRIPTION	UNITS
1	Total Number of Plots other than EWS	279
2	Number of Persons per Plot	18
3	Total Persons	5022
4	Total Number of EWS Plots	70
5	Number of Persons per Plot	9
6	Total Persons	630
7	Total Number of Persons	5652
8	Net Planned Area	41.5524
9	Density	136.0

AMENITIES PROVIDED	
S.NO.	DESCRIPTION
1	Nursery School [2 Nos. (1+1)]
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.)

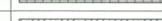
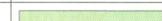
GREEN DETAIL		
Required	2.5 SQ.MT. PER PERSON	14130.00 x 5652
Green Name	SIZE (IN MTS.)	TOTAL (IN SQ.MT.)
G-1	Polyline	686.88
G-2	Polyline	351.52
G-3	Polyline	777.21
G-4	Polyline	4959.20
G-5	Triangle = 30.00 x 58.00	870.00
G-6	Polyline	594.90
G-7	Polyline	569.70
G-8	Polyline	1105.68
G-9	Polyline	855.48
G-10	Polyline	994.17
G-11	Polyline	1151.44
G-12	Polyline	1488.28
G-13	Polyline	2436.59
G-14	Polyline	643.31
G-15	Polyline	1769.07
G-16	Triangle = 28.978 x 31.240	452.64
G-17	Polyline	932.47
G-18	Polyline	281.74
G-19	Polyline	324.48
G-20	Triangle = 28.292 x 70.211	993.20
<b>Provided</b>		<b>22273.96</b>

INCIDENTAL GREEN DETAIL		
Green	SIZE (IN MTS.)	TOTAL (IN SQ.MT.)
IG-1	Rectangle = 17.360 x 1.676	29.10
IG-2	Triangle = 17.234 x 21.530	185.52
IG-3	Triangle = 16.582 x 20.600	170.80
IG-4	Polyline	293.32
IG-5	Rectangle = 60.000 x 2.346	140.76
IG-6	Triangle = 15.094 x 21.000	158.48
IG-7	Triangle = 19.360 x 26.936	260.74
IG-8	Rectangle = 48.200 x 1.995	96.16
IG-9	Rectangle = 48.200 x 1.995	96.16
IG-10	Rectangle = 48.200 x 1.995	96.16
IG-11	Rectangle = 48.200 x 4.659	224.55
IG-12	Polyline	499.18
IG-13	Polyline	628.33
IG-14	Polyline	138.49
IG-15	Triangle = 8.059 x 20.0	80.59
IG-16	Triangle = 4.03 x 10.00	20.15
IG-17	Polyline	53.82
IG-18	Polyline	111.39
IG-19	Polyline	117.26
<b>Provided</b>		<b>3400.96</b>

**PROJECT:**

RESIDENTIAL PLOTTED COLONY IN THE REVENUE ESTATE OF VILLAGE JARAUDHA, MEHLANWALI & JHIWARHERI, TEHSIL JAGADHARI, DISTRICT YAMUNANAGAR BEING DEVELOPED BY MS. DEVANSHI GARG D/O SH. VISHAL GARG

<b>SHEET TITLE:</b>		<b>ARCHITECT:</b>	
<b>LAYOUT CUM DEMARCATION PLAN</b>		 CONTINENTAL DESIGN STUDIO #1096, SECTOR - 4, PANCHKULA E-mail: ID.continentaldesignstudio@gmail.com #0172-4014404	
<b>CLIENT SIGNATURE:</b>	<b>ARCHITECT SIGNATURE:</b>	<b>DATE:</b>	NOVEMBER 2025
		<b>DEALT BY:</b>	RATTAN
 RATTAN PAL SINGH ARCHITECT CA/2011/81128		<b>SCALE:</b>	1:1500 (A1)

LEGENDS	DESCRIPTION
	SCHEME BOUNDARY LINE
	RESIDENTIAL
	COMMERCIAL
	PRIMARY & NURSERY SCHOOL
	GREEN
	NP/NL PLOTS
	EWS PLOTS