PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 20.6375 ACRES IN THE REVENUE ESTATE OF VILL. HANSI & DHANA, SECTOR-2, TEHISL HANSI & DISTT. HISAR - M/s. VASUDHA ASSOCIATES.

AREA CALCULATIONS

S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	**TOTAL AREA OF THE SCHEME**	**20.6375**	-	-	-
2	AREA UNDER RESIDENTIAL PLOTS	10.5249	51.00%	12.5888	61.00%
3	AREA UNDER COMMERCIAL	0.5778	2.80%	0.8255	4.00%
4	**TOTAL SALEABLE AREA(2 + 3)**	**11.1027**	**53.80%**	**13.4143**	**65.00%**
5	OPEN SPACE/PARKS	1.5624	7.57%	1.5478	7.50%
6	COMMUNITY FACILITIES	2.0637	10.00%	2.0637	10.00%

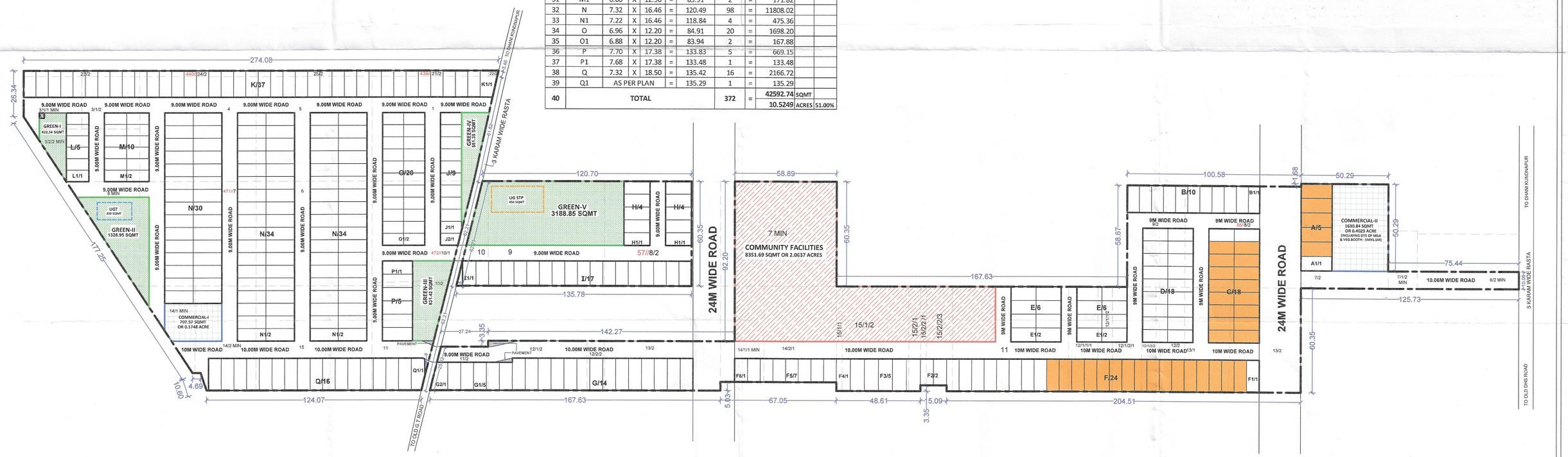
DETAILS OF 10% SALEABLE AREA AS MORTGAGED UNDER POLICY MEMO NO. PF-27A/7/18/2022-2TCP DATED 25.08.2022 AGAINST IDW(1.11027 ACRES)

DETAIL OF RESIDENTIAL PLOTS(TO BE MORTGAGE)

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)	
1	A	8.39	X	17.86	=	149.85	5	=	749.25	
2	C	7.32	X	14.66	=	107.31	16	=	1716.96	
3	F	7.22	X	18.50	=	133.57	16	=	2137.12	
4	TOTAL						37	=	4603.33	SQMT
									1.1375	ACRES

DETAIL OF RESIDENTIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	A	8.39	X	17.86	=	149.85	5	=	749.25		
2	A1	8.34	X	17.86	=	148.95	1	=	148.95		
3	B	7.01	X	15.64	=	109.64	10	=	1096.40		
4	B1	6.48	X	15.64	=	101.35	1	=	101.35		
5	C	7.32	X	14.66	=	107.31	18	=	1931.58		
6	D	7.32	X	14.63	=	107.09	18	=	1927.62		
7	E	7.93	X	14.47	=	114.75	12	=	1377.00		
8	E1	8.06	X	14.47	=	116.63	4	=	466.52		
9	F	7.22	X	18.50	=	133.57	24	=	3205.68		
10	F1	7.23	X	18.50	=	133.76	1	=	133.76		
11	F2	7.545	X	15.15	=	114.31	2	=	228.62		
12	F3	8.105	X	18.50	=	149.94	5	=	749.70		
13	F4	8.085	X	18.50	=	149.57	1	=	149.57		
14	F5	7.32	X	13.47	=	98.60	7	=	690.20		
15	F6	7.65	X	13.47	=	103.05	1	=	103.05		
16	G	7.45	X	18.50	=	137.83	14	=	1929.62		
17	G1	7.45	X	16.15	=	120.32	5	=	601.60		
18	G2	AS PER PLAN			=	132.80	1	=	132.80		
19	H	7.40	X	15.09	=	111.67	8	=	893.36		
20	H1	7.42	X	15.09	=	111.97	2	=	223.94		
21	I	7.32	X	14.33	=	104.90	17	=	1783.30		
22	I1	7.76	X	14.33	=	111.20	1	=	111.20		
23	J	6.96	X	12.20	=	84.91	9	=	764.19		
24	J1	AS PER PLAN			=	84.46	1	=	84.46		
25	J2	AS PER PLAN			=	74.74	1	=	74.74		
26	K	7.12	X	15.24	=	108.51	37	=	4014.87		
25	K1	AS PER PLAN			=	135.09	1	=	135.09		
28	L	6.56	X	12.98	=	85.15	5	=	425.75		
29	L1	6.66	X	12.98	=	86.45	1	=	86.45		
30	M	6.56	X	12.90	=	84.62	10	=	846.20		
31	M1	6.66	X	12.90	=	85.91	2	=	171.82		
32	N	7.32	X	16.46	=	120.49	98	=	11808.02		
33	N1	7.22	X	16.46	=	118.84	4	=	475.36		
34	O	6.96	X	12.20	=	84.91	20	=	1698.20		
35	O1	6.88	X	12.20	=	83.94	2	=	167.88		
36	P	7.70	X	17.38	=	133.83	5	=	669.15		
37	P1	7.68	X	17.38	=	133.48	1	=	133.48		
38	Q	7.32	X	18.50	=	135.42	16	=	2166.72		
39	Q1	AS PER PLAN			=	135.29	1	=	135.29		
40	TOTAL						372	=	42592.74	SQMT	
									10.5249	ACRES	51.00%



To be read with License No. 161 of 2026 Dated 10/08/2026 (12PM)

LC-5781

That this layout plan for an area measuring 20.6375 acres (Drawing no. Dated 11-08-2026) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Vasuda Associates in revenue estate of village Hansi & Dhana, Sector-2, Hansi, District Hisar 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 those 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, Hr. 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 meters 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) 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 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.
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 colonizer/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.

(KAPIL RAO) ATP(HQ) | (DIVYA DOGRA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

(PARVEEN KUMAR) SD(HQ)

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LEGEND:
ET
PARKS / OPEN SPACES
COMMERCIAL AREA
COMMUNITY FACILITIES
KILLA LINE
SCHEME BOUNDARY
UGT
UG STP

ABBREVIATIONS-

ET = ELECTRIC TRANSFORMER
UGT = UNDERGROUND WATER TANK
UG STP = UNDERGROUND SEWAGE TREATMENT PLANT
IG = INCIDENTAL GREEN

(SCALE-N.T.S.)

DENSITY CALCULATION(PPA)-

NUMBER OF PLOTS = 372
UNITS ALLOWED = 3
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 372 X 3 X 4.5
= 5022.0 / 20.6375
= 243.34, SAY 243 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION:-
= GREEN-I + GREEN-II + GREEN-III + GREEN-IV + GREEN-V
= 422.34 + 1328.95 + 831.42 + 551.35 + 3188.85
= 6322.91 SQMT OR 1.5624 ACRES

COMMERCIAL AREA CALCULATION:-
= COMMERCIAL-I + COMMERCIAL-II
= 707.57 + 1630.84
= 2338.41 SQMT OR 0.5778 ACRE

N W E S

Vasudha Associates
Partner

SIGNATURE OF OWNER / APPLICANT

AR. ANJU SHARMA
CA/2019/0370557
(M) 98130-80376

SIGNATURE OF ARCHITECT / TOWN PLANNER