



■ APPLIED FOR APPROVAL  
■ ALREADY APPROVED TOWNSHIPS  
■ 50% FREEZE PLOTS

AREA STATEMENT	
TOTAL AREA OF THE SCHEME	= 7.63125 Acres
AREA UNDER U.D	= 0.28 Acres
NET PLANNED AREA FOR PLANNING	= 7.35125 Acres
AREA UNDER COMMERCIAL	= 0.29 Acres 3.93%
AREA UNDER PLOTS	= 4.25 Acres 57.45%
TOTAL SALEABLE AREA	= 4.54 Acres 61.57%

  

AREA UNDER PLOTS				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
A	8.55 x 17.54	149.97	56	8398.15 Sq.Mt
B	8.15 x 14.50	118.18	69	8154.08 Sq.Mt
C	6.32 x 11.69	73.88	9	664.03 Sq.Mt
			134	17217.15 Sq.Mt
OR		4.284 Acres		57.45%

  

DENSITY CALCULATION	
TOTAL DENSITY	= 134 x 13.50 @ Person's per Plot = 1809
	= 245 sq./PPA Against 240 PPA Minimum required

  

AREA UNDER GREEN	
REQUIRED GREEN	= 0.581 Acres 7.50%
GREEN AREA PROVIDED	= 0.591 Acres 7.74%
ORGANISED GREEN	= 0.591 Acres 7.74%
TOTAL GREEN PROVIDED	= 0.591 Acres 7.74%

  

AREA FOR PROVISION OF COMMUNITY FACILITIES	
REQUIRED AREA	= 0.7750 Acres 10.00%
PROVIDED AREA	= 0.7760 Acres 10.16%

LC-3967

To be read with Licence No. 83 of 2018 Dated 7/12/2018

That this Layout plan for an area measuring 7.63125 acres (Drawing no. DTCP-6704 dated 05.12.2018) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by H.L. Residency Pvt. Ltd. in Sector-37, Bahadurgarh 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 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.
- 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.
- 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.
- 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 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 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.

DETAIL OF FREEZED PLOTS				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
A	8.55 x 17.54	149.97	34	5098.88 Sq.Mt
B	8.15 x 14.50	118.18	27	3190.73 Sq.Mt
C	6.32 x 11.69	73.88	5	369.40 Sq.Mt
			66	8659.01 Sq.Mt
OR				2.140 Acres
OR				50.293%

LAYOUT PLAN FOR PLOTTED COLONY OVER AN AREA MEASURING 7.75 ACRES IN (UNDER DEAN DAYAL JAN AWAS YOZNA) IN SECTOR-37 BAHADURGARH, Distt-JHAJJAR, HARYANA BEING DEVELOPED BY H. L. RESIDENCY PVT LTD.

ARCHITECT  
**JAI BHAGWAN**  
 B.Arch. MCA  
 CA/2002/29542  
 Ph. 8800373203, 9729328900  
 E-mail: jai.tundwal@gmail.com

OWNER  
**H L Residency Pvt. Ltd.**  
 Director

OWNER H.L.RESIDENCY Pvt.Ltd

(M.PARKASH) ATP (HQ)   
 (VIJENDER SINGH) DTP (HQ)   
 (D.N. NIMBOKAR) STP (M) HQ   
 (JITENDER SIHAG) CTP (HR)   
 (K.MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ)   
 (BALWANT SINGH) ATP (HQ)