

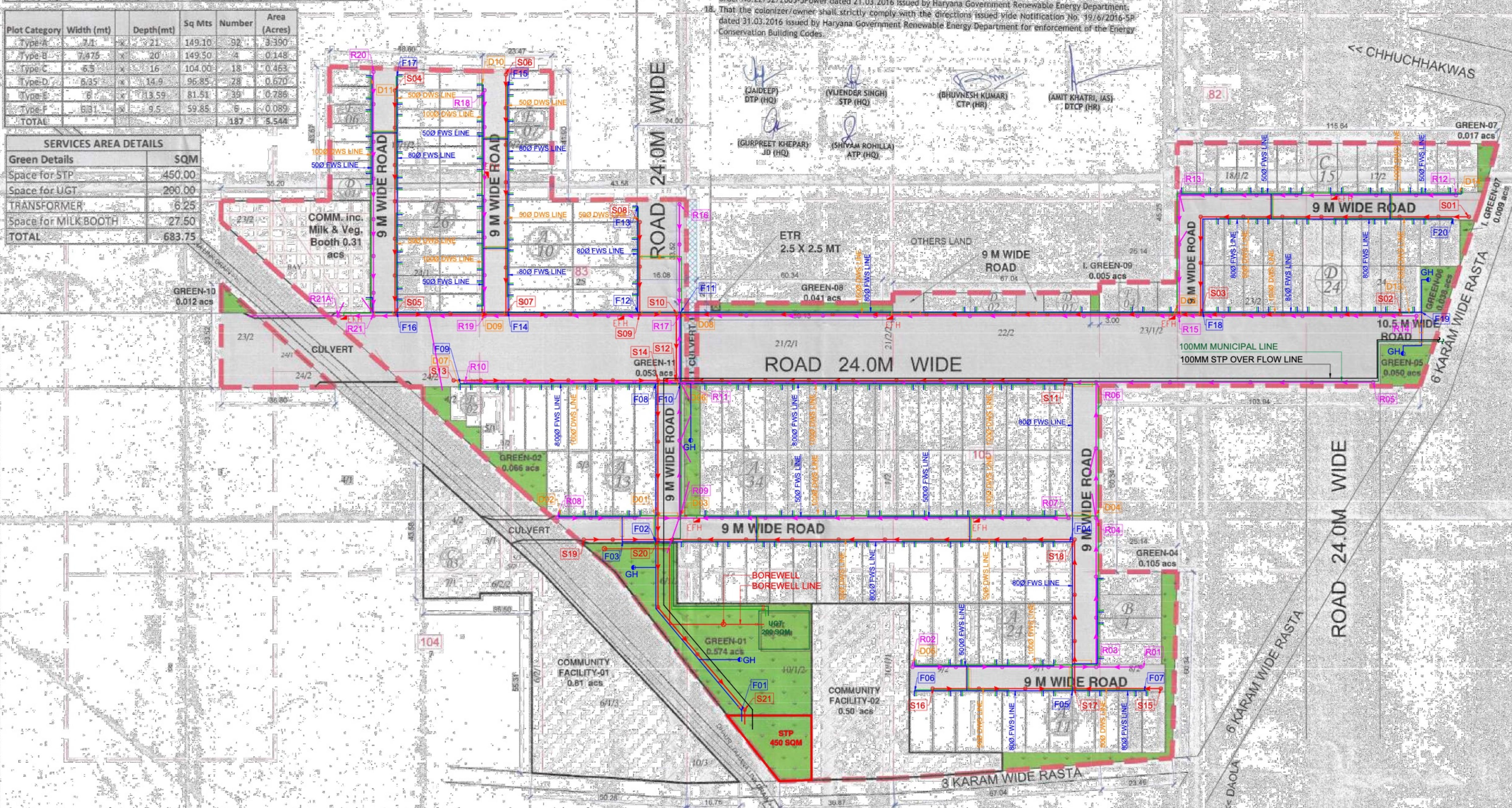
AREA STATEMENT				
		Percentage	Area in Sq.mt.	Area in Acres
	TOTAL AREA OF SITE		50433.993	12.4625
1	PERMISSIBLE AREA UNDER RESIDENTIAL	61.00%	30764.736	7.6021
2	PERMISSIBLE AREA UNDER COMMERCIAL	4.00%	2017.360	0.4985
4	GREEN AREA	7.50%	3782.549	0.9347
5	AREA UNDER COMMUNITY AREA	10.00%	5043.399	1.2463
PROPOSED AREA DETAILS				
6	PROPOSED RESIDENTIAL AREA	44.49%	22437.012	5.544
7	COMMERCIAL AREA	2.52%	1268.657	0.313
	GREEN AREA	7.64%	3854.686	0.953
8	COMMUNITY AREA	10.53%	5311.908	1.313
9	TOTAL SALEABLE AREA (PLOT AREA + COMMERCIAL AREA)	47.00%	23705.669	5.858

DENSITY CALCULATION	187	X	18	=	12.4625
	270		PPA		

AREA UNDER GREEN				
	LENGTH IN MT.	WIDTH IN MT.	AREA IN SQM	
GREEN AREA	G-01	AS/PROFILE	AS/PROFILE	2326.064
	G-02	AS/PROFILE	AS/PROFILE	267.178
	G-03	AS/PROFILE	AS/PROFILE	41.359
	G-04	AS/PROFILE	AS/PROFILE	426.483
	G-05	AS/PROFILE	AS/PROFILE	204.282
	G-06	AS/PROFILE	AS/PROFILE	163.167
	G-08	59.13	2.83	167.3379
	G-10	AS/PROFILE	AS/PROFILE	50.435
	G-11	5.20	42.00	218.400
	TOTAL			3854.686

Plot Category	Width (mt)	Depth (mt)	Sq Mts	Number	Area (Acres)
Type-A	7.1	21	149.10	92	3.390
Type-B	7.475	20	149.50	4	0.148
Type-C	6.5	16	104.00	18	0.463
Type-D	6.35	14.9	96.85	28	0.670
Type-E	6	13.59	81.51	35	0.786
Type-F	6.31	9.5	59.85	6	0.089
TOTAL			187		5.544

SERVICES AREA DETAILS	
Green Details	SQM
Space for STP	450.00
Space for UGT	290.00
TRANSFORMER	6.25
Space for MILK BOOTH	27.50
TOTAL	683.75



To be read with Licence No. 79 Dated 28.05.2025

That this Layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 12.4625 acres (Drawing No. D.T.C.P. 11/36 dated 23.05.2025) falling in the revenue estate of village-Talao, Sector-36, Jhajjar being developed by Prish Realty Pvt. Ltd. in collaboration with Land Owners 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 D.T.C.P. 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 D.T.C.P. 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 HSPV 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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

PLUMBING LEGEND	
	STORM MANHOLE (910 & ABOVE)
	STORM CATCH BASIN
	500mm STORM WATER LINE (RCC NP3)
	500mm RAIN WATER PIPE (FROM PLOT)
	500mm WATER HARVESTING PIT
PLUMBING NOTE FOR STORM WATER	
GAUCH-BAGH SIZE (MM)	DEPTH OF CH (MM)
50 - 500 X 600 mm	600 - 750 mm
75 - 750 X 750 mm	750 TO 900 mm
PLUMBING NOTE	
CH-15 M.H.	DEPTH OF M.H.
500mm Dia	900 TO 1650
750mm Dia	1650 TO 2300
1000mm Dia	2300 & ABOVE

WATER SUPPLY LEGEND	
	VALVE
	DWS-DOMESTIC WATER SUPPLY (Ductile Iron K7)
	FWS-FLUSHING WATER SUPPLY (UPVC SH 80)
	R.C.C. HUME PIPE FOR ROAD CORISING
	GARDEN HYDRANT
	FIRE HYDRANT
	AIR RELEASE VALVE
PLUMBING LEGEND	
	SEWER MANHOLE (910 & ABOVE)
	SEWER MANHOLE
	SW-SEWER LINE (DWC SN8)
	1500mm SOIL & WASTE WATER PIPE (FROM PLOT)
SEWER MANHOLE SIZE	
DIA OF M.H.	DEPTH OF M.H.
910mm Dia	900 TO 1650
1220mm Dia	1650 TO 2300
1520mm Dia	2300 & ABOVE

MEP CONSULTANT:-



Behera Associates Pvt Ltd.
F-620, 1st FLOOR
LADO SARAI, NEW DELHI 110030
PH: 011-40583898, 09811911853

Project:-

Layout Plan for licensed applied area of 12.4625 Acres Sec-36, Jhajjar (Haryana)



ARCHITECT: ARCUS DESIGN

ARCHITECTURE, INTERIORS, PLANNING
619/4, FIRST FLOOR, CHATTARPUR, New Delhi-110074
E-mail: arcusdesign21@gmail.com

OWNER.

PRISH REALTY Pvt. Ltd. in collaboration with Sh. Ram Kishan S/ Sh. Chandgi Ram & Others.

ARCHITECT SIGN

AMIT K. JAIN
A/201465626

OWNER SIGN

For Prish Realty Pvt. Ltd.
Authorized Signatory

TITLE: COORDINATE LAYOUT

Layout Plan for 12.4625 acre DDJAY Plotted colony

DRAWING NO.

PRISH/LIC/DDJAY-IP-01

DRWN	GP,LS
CHKD	NJ
DATE	11.01.2025

SCALE - N.T.S.

NORTH

