DDJAY SUMMARY

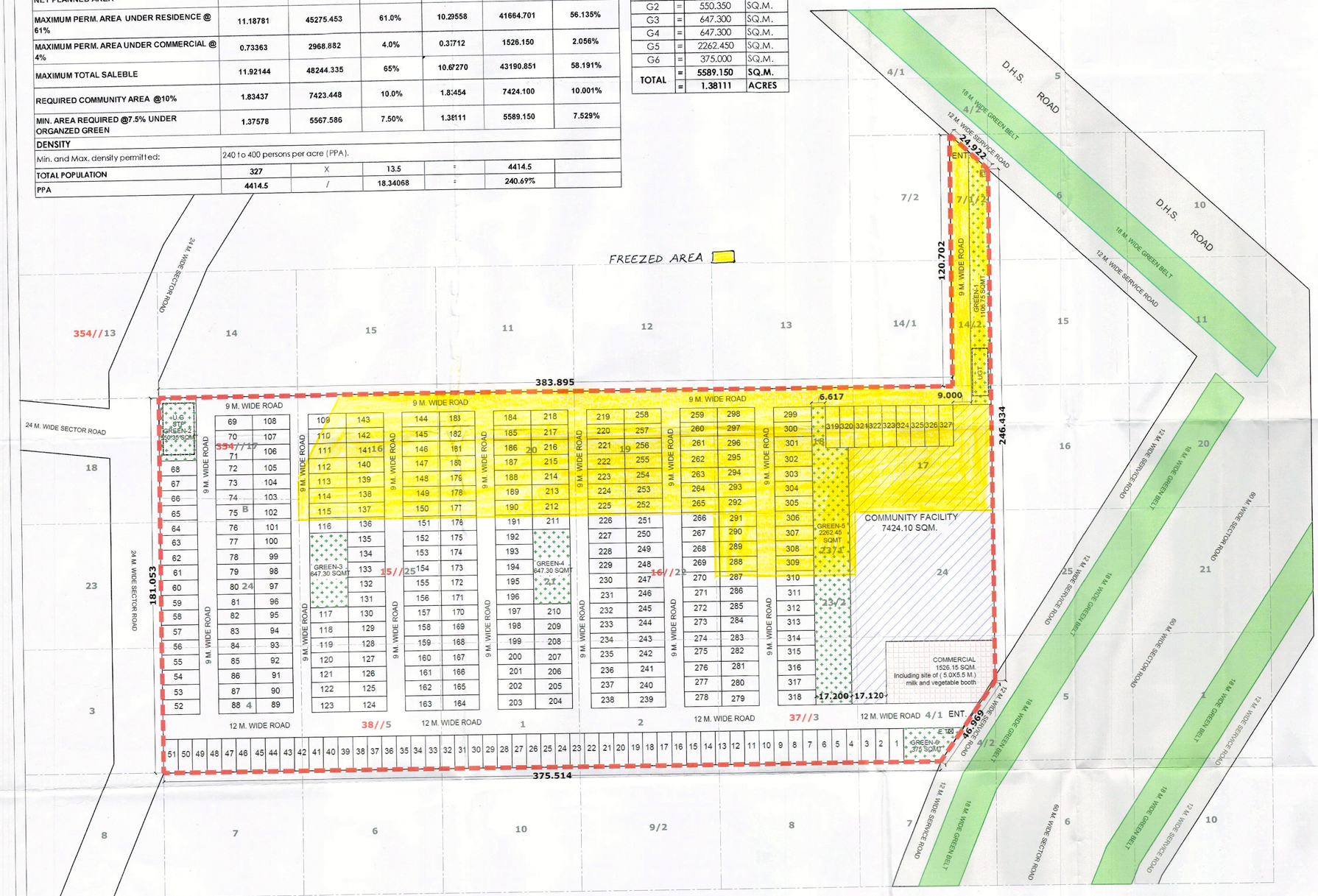
	PERMISSIBLE			PROPOSED		
	AREA IN ACRE	AREA IN SQMT.	PERCENTAGE	AREA IN ACRE	AREA IN SQMT.	PERCENTAGE
TOTAL AREA OF THE LAND	18.34375	74234.478				
AREA UNDER 12.0 M. WIDE SERVICE ROAD (PART OF 30.0 M. WIDE GREEN BELT)	0.00614	24.847				
BALANCE AREA	18.33761	74209.631				
50% BENEFIT OF AREA UNDER 12.0 M. WIDE SERVICE ROAD (PART OF 30.0 M. WIDE GREEN BELT)	0.00307	12.424				
NET PLANNED AREA	18.34068	74222.055				
MAXIMUM PERM. AREA UNDER RESIDENCE @ 61%	11.18781	45275.453	61.0%	10.29558	41664.701	56.135%
MAXIMUM PERM. AREA UNDER COMMERCIAL @ 4%	0.73363	2968.882	4.0%	0.37712	1526.150	2.056%
MAXIMUM TOTAL SALEBLE	11.92144	48244.335	65%	10.67270	43190.851	58.191%
REQUIRED COMMUNITY AREA @10%	1.83437	7423.448	10.0%	1.83454	7424.100	10.001%
MIN. AREA REQUIRED @7.5% UNDER ORGANZED GREEN	1.37578	5567.586	7.50%	1.38111	5589.150	7.529%
DENSITY						
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).					
TOTAL POPULATION	327	X	13.5	=	4414.5	
PPA	4414.5	/	18.34068	=	240.69%	

AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP

SR. NO.	PLOT NO. FROM	PLOT NO. TO	SIZE WIDTH		SIZE LENGTH		AREA SQ.M.	AREA SQ.YDS.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.
1	1	51	7.015	x	16.205	=	113.678	135.959	51	5797.582
2	52	298	7.193	x	18.000	=	129.474	154.851	247	31980.078
3	299	318	7.193	x	18.420	=	132.495	158.464	20	2649.901
4	319	327	6.873	x	20.000	=	137.460	164.402	9	1237.140
TOTAL AREA									327	41664.701
									ACRES	10.29558

GREEN AREA PROPOSED

G1	=	1106.750	SQ.M.
G2	=	550.350	SQ.M.
G3	=	647.300	SQ.M.
G4	=	647.300	SQ.M.
G5	=	2262.450	SQ.M.
G6	=	375.000	SQ.M.
TOTAL	=	5589.150	SQ.M.
	=	1.38111	ACRES



LEGENDS

- PLOT BOUNDARY / UNAUTHORIZED BOUNDARY WALL
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 200 SQ.M.
- E.T
- GREEN AREA
- 1 PLOT
- PROPOSED ROAD

SHEET NO. - 01/01

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 OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA- 2016 OVER AN AREA MEASURING 18.34375 ACRES OR 146K.-15M. OR 74234.478 SQ.M. AT SECTOR -27A, VILLAGE GARHI BOHAR, TEHSIL & DISTRICT. ROHTAK & VILLAGE KHERISADH TEHSIL SAMPLA DISTRICT ROHTAK HARYANA.
TO BE DEVELOPED BY-
M/S HARYANA TELECOM LIMITED

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

ARCHITECT : For PERMANENCIA Akash Gupta Prop. CA/2011/54384

APPLICANT :

DATE : 10-09-2026

SCALE : 1: 1000 @A1

DRAWN BY : MANISH

NORTH

LC-5837-III

To be read with License No. 180 of 2026 Dated 25/09/2026.

That this layout plan for an area measuring 18.34375 acres (Drawing no. 12605 Dated 28-09-26) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Haryana Telecom Ltd. in Sector-27A, Rohtak 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 these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, 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 DG,TCP, 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 DG,TCP, 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)(iii) 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 90% 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 rainwater 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.

(RAMNEEK) ATP(HQ) | (SANJAY SAINI) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP(HR) | (DR. J. GANESAN, IAS) DG,TCP (HR,

(PARVEEN KUMAR) SD(HQ)