

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 architect/designer 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 FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 9.3125 ACRES (6.4375 ACRES + 2.875 ACRES) OR 37686.290 SQ.M. AT SECTOR - 40 , VILLAGE - BADOLI , PANIPAT

TO BE DEVELOPED BY-
M/S JAY SHIVA EARTHMOVERS & CONSTRUCTION PVT. LTD.

PH - 740007498

Perfect Services Haryana

SCO no. - 8 Block County, Sonapat

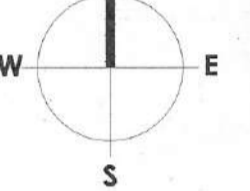
perfectservicesharyana@gmail.com

ARCHITECT : APPLICANT :

DATE : 30-08-2024

NORTH

SCALE : 1: 1000 @A1



DRAWN BY : GAURAV

LEGENDS

- PLOT BOUNDARY
- PLOT AREA (RESIDENTIAL)
- PROPOSED 9.0 M WIDE ROAD
- COMMERCIAL AREA
- COMMUNITY AREA
- UGSTP = 430 SQ.M.
- UGT = 250 SQ.M.
- ORGANIZED GREEN AREA



To be read with Licence No. 161 Dated 20/11/2024 LC-4673-B

This layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 9.3125 acres (Drawing No. 10633 Dated 25-11-24) falling in the revenue estate of village-Badoli, in Sector-40, Panipat, being developed by Jay Shiva Earthmovers & Constructions Pvt. Ltd. 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, 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 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 licenced area.
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 metres 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 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.
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.

(JAIDEEP) DTP (HQ) (VIJENDERSINGH) STP (HQ) (JITENDER) SHAG) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

(GURPREET) KHEPAR) JD (HQ) (SHIVAM) BOHILLA) ATP (HQ)

TOTAL NUMBERS OF PLOT :
1) PERMISSIBLE = 123 (mini) - 205(max) NOS.
2) ARCHIVED = 166 NOS.

PLOT NO.	PLOT TYPE	WIDTH (M)	LENGTH (M)	PLOT AREA (SQM)	NO. OF PLOTS	TOTAL AREA (SQM)
1	A1	6.750	16.82	16.97	1	114.290
2	A2	6.750	17.17	17.106	1	114.992
3	A3	6.750	17.18	17.247	1	115.944
4	A4	6.750	17.247	17.388	1	116.896
5	A5	6.750	17.388	17.53	1	117.848
6	A6	6.750	17.53	17.671	1	118.800
7	A7	6.750	17.671	17.812	1	119.753
8	A8	6.750	17.812	17.953	1	120.705
9	A9	6.750	17.953	18.077	1	121.622
10	A10	6.750	18.077	18.192	1	122.411
11	A11	6.750	18.192	18.308	1	123.188
12	A12	6.750	18.308	18.423	1	123.965
13	A13	6.750	18.423	18.538	1	124.742
14	A14	6.750	18.538	18.653	1	125.519
15	A15	6.750	18.653	18.768	1	126.296
16	A16	6.750	18.768	18.883	1	127.072
17	B1	7.000	18.883	18.994	1	132.580
18	B2	7.000	18.994	19.101	1	133.332
19	B3	7.000	19.101	19.208	1	134.084
20	B4	7.000	19.208	19.315	1	134.836
21	B5	7.000	19.315	19.422	1	135.577
22	B6	7.000	19.422	19.529	1	136.325
23	B7	7.000	19.529	19.643	1	137.095
24	B8	7.000	19.643	19.758	1	137.902
25	B9	7.000	19.758	19.873	1	138.710
26	B10	7.000	19.873	19.988	1	139.517
27	B11	7.000	19.988	20.104	1	140.324
28	B12	7.000	20.104	20.219	1	141.132
29	B13	7.000	20.219	20.335	1	141.939
30	B14	7.000	20.335	20.450	1	142.746
31	B15	7.000	20.450	20.565	1	143.554
32	B16	7.000	20.565	20.683	1	144.366
33-89	C	6.750	18.500	124.875	57	7117.875
90	D	6.750	14.900	100.575	1	100.575
91-93, 108-110	E	7.000	18.000	126.000	5	756.000
94-107	F	6.750	18.000	121.500	14	1701.000
111	G	7.000	17.000	119.000	1	119.000
112-137	H	6.750	17.000	114.750	26	2983.500
138	I1	7.000	21.056	20.434	1	145.216
139	I2	7.000	20.434	19.183	1	140.867
140	I3	7.000	19.183	19.245	1	136.546
141	I4	7.000	19.245	19.078	1	134.131
142	I5	7.000	19.078	18.910	1	132.956
143	I6	7.000	18.910	18.742	1	131.780
144	I7	7.000	18.742	18.574	1	130.605
145	I8	7.000	18.574	18.406	1	129.430
146	I9	7.000	18.406	18.238	1	128.255

147	K1	6.750	18.238	18.076	1	122.562
148	K2	6.750	18.076	17.914	1	121.469
149	K3	6.750	17.914	17.753	1	120.377
150	K4	6.750	17.753	17.591	1	119.284
151	K5	6.750	17.591	17.431	1	118.196
152	K6	6.750	17.431	17.285	1	117.175
153	K7	6.750	17.285	17.143	1	116.182
154	K8	6.750	17.143	17.007	1	115.253
155	K9	6.750	17.007	16.871	1	114.335
156	K10	6.750	16.871	16.735	1	113.417
157	K11	6.750	16.735	16.599	1	112.499
158	K12	6.750	16.599	16.460	1	111.580
159	K13	6.750	16.460	16.31	1	110.598
160	K14	6.750	16.31	16.16	1	109.584
161	K15	6.750	16.16	16.009	1	108.570
162	K16	6.750	16.009	15.859	1	107.557
163	K17	6.750	15.859	15.709	1	106.543
164	K18	6.750	15.709	15.559	1	105.529
165	K19	6.750	15.559	15.409	1	104.515
166	L	7.000	13.225	15.409	1	103.145
TOTAL						166

S.NO.	DESCRIPTION	Permissible/ Required	Proposed	%
1	Total plot area	9.3125	37686.290	
2	Area Already Transferred to Govt. (Area under 36 Mtr. Greenbelt & 24 Mtr. Road) part of 60 mtr wide green belt	0.1266	512.330	
3	Balance area (A)	9.1859	37173.960	
4	50% area under green belt and road (B)	0.0633	256.165	
5	Net planned area (A+B)	9.2492	37430.125	
6	Residential Area (X)	61% of the net planned area (5.6419 acre)	22832.376	5.0394
7	Green Area	Atleast 7.5% of the total Plot Area (0.6984 acre)	2826.472	0.7093
8	Community Area	10% of the total Plot Area (0.9312 acre)	3768.629	0.9312
9	Commercial Area (Y)	MAX. 4% of the net planned area (0.3699 acre)	1497.205	0.3696
10	TOTAL SALEABLE AREA (X+Y)	48% OR (6.0119 ACRE)	24329.581	5.4090