



AREA STATEMENT	
AREA	PERMISSIBLE
TOTAL AREA OF SCHEME (IN SQMTR.)	35966.440 8.8875
AREA FALLING UNDER 12.0 METER WIDE ROAD (IN SQMTR.)	600.000 0.148
BALANCE AREA (A-B) (IN SQMTR.)	35366.440 8.739
100% BENEFIT OF AREA FALLING UNDER 12.0 METER WIDE ROAD (IN SQMTR.)	600.000
NET PLANNED PLOT AREA (C+D) (IN SQMTR.)	35966.440 8.8875

  

SALABLE AREA	
AREA	PERMISSIBLE
TOTAL PROPOSED RESIDENTIAL PLOTTING AREA (IN SQMTR.)	21939.528 = 19146.610 SQMTR
61 = 53.235 %	
5.4214 OR 4.7312 ACRES	
1438.658 = 1190.154 SQMTR	
4 = 3.309 %	
0.356 OR 0.2941 ACRES	
23378.186 = 20336.764 SQMTR	
65 = 56.544 %	
5.78 OR 5.025 ACRES	

To be read with Licence No. 81 Dated 27/05/2025.

That this Layout plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 8.8875 acres (Drawing no. DTCP 1110 dated 28-05-2025 falling in the revenue estate of village- Sunari Khurd, Sector-21 D, Rohtak being developed by Smt. Kusum W/o Sh. Raveen Siwach, Sh. Naveen Siwach S/o Sh. Ranveer Singh, Smt. Lalita Devi W/o Pawan Kumar in collaborations with Palm Abodes Infra 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 plan 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 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 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.
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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the coloniser/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)  
(VIJENDER SINGH)  
STP (HQ)  
(BHUVNESH KUMAR)  
CTP (HQ)  
(AMIT KHATRI)  
DTCP (HQ)

(GURPREET KHEPARI)  
JD (HQ)  
(SHIVAM ROHILLA)  
ATP (HQ)

PROJECT TITLE : SHEET TITLE :

## LAYOUT PLAN

ARCHITECT'S SIGNATURE OWNER'S SIGNATURE



For Palm Abodes Infra  
Ravneer  
Partner

REGD OFF: 1203, TOWER D1, EXOTICA PARSVANATH, SECTOR-53, GURUGRAM, HARYANA-122011.

OWNER : PALM ABODES INFRA  
SCALE : 1:500 SHEET NO. 01