



	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	0.381	1540.332	7.5	0.405	1637.600	7.974
10% area to be transferred free of cost to the govt.	0.507	2053.776	10.0	0.511	2066.290	10.061
Permissible commercial area	0.203	821.511	4.0	0.203	820.000	3.993
Area Under Plots	3.096	12528.035	61.0	2.277	9215.552	44.871
Total permissible area	3.299	13349.546	65.0	2.480	10035.552	48.864
Permissible Density	240-400 ppa		=87 X 18 = 1566			
Achieved Density	308.571	PPA	/5.075=308.571			

PLOTS AREA DETAIL						
TYPE	WIDTH	DEPTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A	6.705	16.000	107.280	01-20,49-58	30	3218.400
A1	6.705	17.000	113.985	21-27	7	797.895
B	6.280	16.500	103.290	29-40	12	1239.480
B1	6.318	16.500	104.247	28,41	2	208.494
C	6.260	16.750	104.855	43-48	6	629.130
C1	6.318	16.750	105.827	42	1	105.827
D	6.000	17.028	102.168	59-74,77-87	27	2758.536
D1	7.850	17.028	133.670	75	1	133.670
D2	PLINE		124.121	76,000	1	124.121
TOTAL					87	9215.552

GREEN AREA DETAIL	
	AREA(SQ.MT.)
GREEN-01	1256.800
GREEN-02	380.800
TOTAL GREEN AREA	1637.600

10% MORTGAGE PLOT FOR EDC						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
D	6.000	17.028	102.168	59-67,87	10	1021.680
TOTAL					10	1021.680

10% MORTGAGE PLOT FOR IDW						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
D	6.000	17.028	102.168	77-86	10	1021.680
TOTAL					10	1021.680

To be read with Licence No.245 of 2025 Dated 09-12-2025.

LC-5387
That this layout plan for an area measuring 5.075 acres (Drawing no.11741... Dated 10/12/2025) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Golden Housing Land Developers LLP in collaboration with land owners falling in the Sector-32, Rewari 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, 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 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 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 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-SPower 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.

- COMMERCIAL
- SITE FOR COMMUNITY FACILITIES
- OPEN/GREEN
- 10% MORTGAGE PLOT FOR EDC
- 10% MORTGAGE PLOT FOR IDW

TITLE:
PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY AREA MEASURING 5.075 ACRES IN VILLAGE GURDAS MAJRA, SECTOR 32, TEH. & DIST. REWARI (HR) BEING DEVELOPED BY M/S GOLDEN HOUSING LAND DEVELOPERS LLP.

OWNERS SIGNATURE:-
ARCHITECT SIGNATURE:-
Golden Housing Land Developers LLP
Ar. M. S. CHLAWA
CA No. 359929

(BABITA GUPTA) DTP (HQ)
(SHALLU DHIMAN) ATP(HQ)
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(VARINDER KUMAR) AD(HQ)
(BHUVNESH KUMAR) CTP(HR)
(AMIT KHATRI, IAS) DTCP (HR)

DRAWING TITLE:
LAYOUT PLAN
DATE:- APR. 2025 NORTH SHEET NO.
SCALE:- 1:500(A1) 01