



LAND AREA CALCULATION DETAIL					
DESCRIPTION	AREA IN SQMT.	%	AREA IN ACRES		
TOTAL AREA OF LAND = (A)	62989.220	-	15.565		
AREA UNDER 100.0M WIDE GREEN ROAD = (B)	700.046	-	0.1730		
AREA UNDER 24.0M WIDE SERVICE ROAD = (C)	575.887	-	0.1423		
BALANCE SITE AREA = A - (B + C) = D	61713.287	-	15.250		
50% AREA 100.0 M WIDE GREEN BELT & 24.0M WIDE SERVICE ROAD (700.046+575.887/2) = 1275.933/2 = E	637.966	-	0.1576		
NET PLANNING AREA = (D + E) = F	62351.253	-	15.407		
PLOTING AREA CALCULATION DETAIL		PERM. AREA	ACHIEVED AREA	PERCENTAGE %	AREA IN ACRES
AREA UNDER RESIDENCE PLOTING		61% (38204.264)	33209.633	53.41%	8.229
AREA UNDER COMMERCIAL		4% (2494.050)	1934.644	3.10%	0.478
TOTAL =		65.00%	35234.27746	56.51%	8.707
		REQUIRED AREA	PROVIDED AREA	PERCENTAGE %	AREA IN ACRES
AREA UNDER COMMUNITY SITE		10% (6298.922)	6299.670	10.00%	1.557
AREA UNDER GREEN		7.59%(4724.191)	4732.751	7.51%	1.169
TOTAL =			11032.421	17.51%	2.726
DENSITY CALCULATION					
PERMISSIBLE DENSITY/POPULATION (MINIMUM 240 TO 400 MAXIMUM PERSONS /ACRES) 18 PERSON /PLOT					
PROPOSED DENSITY/POPULATION			18 PERSONS X271 PLOTS = 4878 PERSONS/15.407 ACRES		316.60 PPA
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	NOS. OF PLOT	TOTAL AREA IN SQMT.
A	7.472	16.000	119.552	17	2032.384
B	7.670	17.000	130.390	28	3650.920
C	7.575	16.000	121.200	13	1575.600
D	6.577	15.704	103.285	7	722.996
E	8.000	17.765	142.120	14	1989.680
F	7.236	17.500	126.630	12	1519.560
G	6.901	17.000	117.317	44	5161.948
H	7.230	18.000	130.140	42	5465.880
I	7.333	16.612	121.816	6	730.895
J	7.372	17.000	125.324	26	3258.424
K	6.845	17.334	118.651	28	3322.234
L	6.706	15.870	106.424	20	2128.484
M	7.336	16.948	124.331	14	1740.627
TOTAL AREA			271	33299.633	
				8.229	Acres
			PROVIDED AREA		

GREEN AREA		
CAT.	AREA IN SQMT.	ACRE
G1	355.835	0.088
G2	808.034	0.200
G3	569.401	0.141
G4	1597.853	0.395
G5	112.488	0.028
G6	1289.140	0.319
TOTAL GREEN AREA	4732.751	1.169

LEGEND	
	10% OF TOTAL LAND TO COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	E.S.S AREA

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA AREA MEASURING 15.565 ACRES AT SECTOR-27C, ROHTAK FOR GALAXY MAGNUM PROJECTS LTD.

SCALE:- 1 : 1000

ARCHITECT'S SIGN.

OWNER/AUTH. SIGN.

- To be read with Licence no. 143 of 2026 dated 14-07-2026. LC-5204
- That this Layout plan for an area measuring 15.565 acres (Drawing no. DTCP-12349 dated 14-07-26) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Galaxy Magnum Project Pvt. Ltd. in Sector-27-C, Rohtak 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 DTCP 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 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.
 - 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensed area.
 - No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9metres 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 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.
 - 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 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.
 - 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-S/Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM AVTAR BASSI) (JAHANVI) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI IAS) (J.D. HQ) (ATP HQ) (DTP HQ) (STP (M) HQ) (CIP (HR)) (DTCP (HR))