LC 4896-B

To be read with Licence No. 177 of 2025 Dated 18/09/2025.

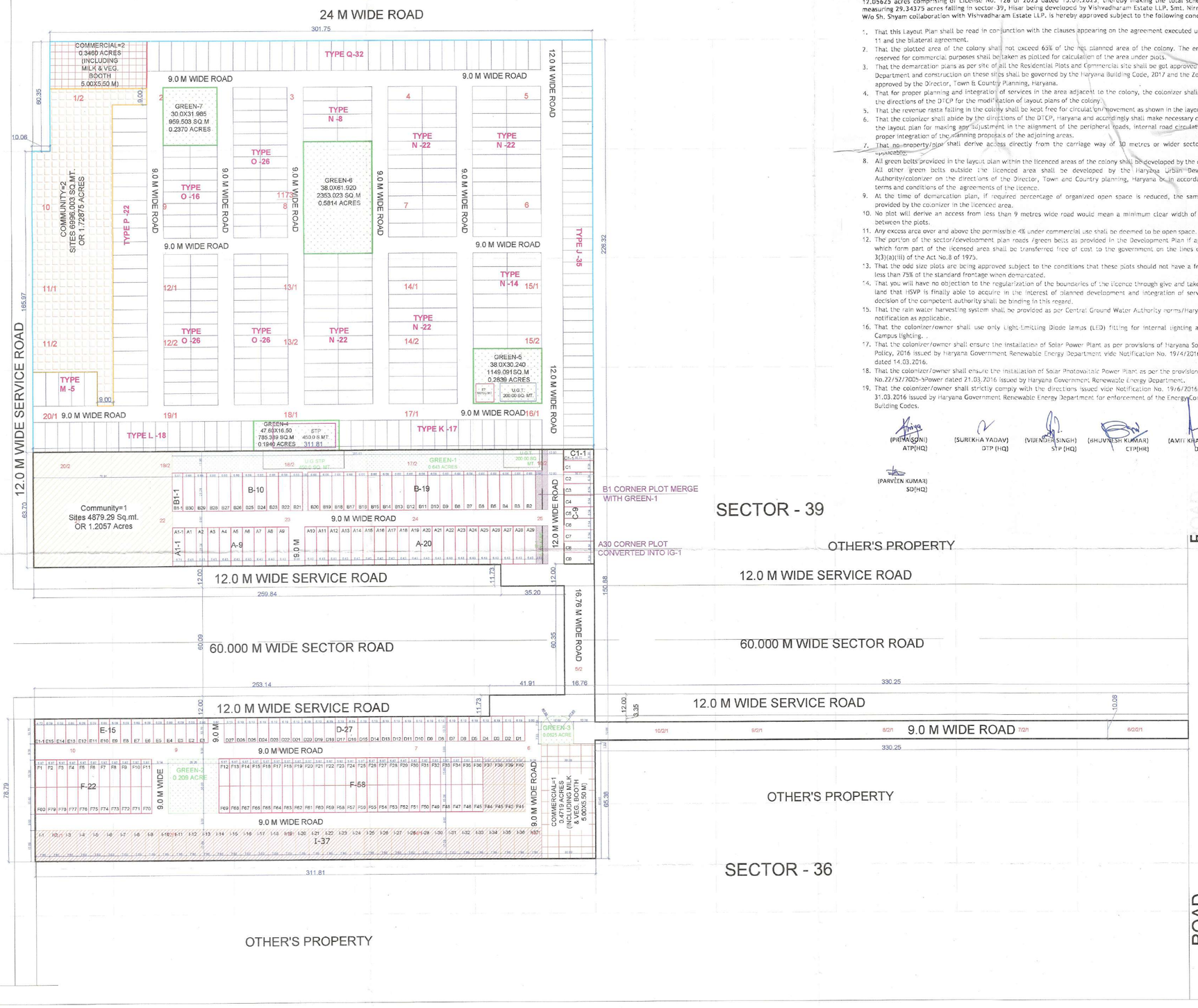
That this layout plan for an additional area measuring 17.2875 acres (Drawing No.11452 Dated:19-09-25) in addition to licensed Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) area measuring 12.05625 acres comprising of License No. 126 of 2023 dated 15.06.2023, thereby making the total scheme area measuring 29.34375 acres falling in sector-39, Hisar being developed by Vishvadharam Estate LLP. Smt. Nirmala Devi W/o Sh. Shyam collaboration with Vishvadharam Estate LLP. 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 63% 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 etc. 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 so 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 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 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 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.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/7005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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.

(PRIYA SONI) ATP(HQ) | (SUREKHA YADAV) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (SHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR)

(PARVEEN KUMAR) SD(HQ)

REVISED AND ADDITIONAL LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 29.3438 ACRES (12.05625 ACRES BEARING LICENCE NO.126 OF 2023 DATED 15.06.2023 +17.2875 ACRES ADDITIONAL AREA APPLIED FOR LICENCE) IN THE REVENUE ESTATE OF VILLAGE BEED, SECTOR - 36 & 39, TESHIL & DISTRICT HISSAR BEING DEVELOPED BY VISHVADHARAM ESTATE LLP.



AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)		PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	12.05625	17.2875			
2	TOTAL AREA OF THE SCHEME	29.34375				
3	NET PLANNED AREA	11.931975	17.28750	-	-	-
4	TOTAL NET PLANNED AREA	29.219475				
5	AREA UNDER RESIDENTIAL PLOTS	16.0165		54.81%	17.0236	61.00%
6	AREA UNDER COMMERCIAL	0.8179		2.799%	1.1688	4.00%
7	TOTAL SALEABLE AREA(5 + 6)	16.8344		57.61%	18.19200	65.00%
8	PARKS / OPEN SPACES	2.21080		7.53%	2.20075	7.50%
9	COMMUNITY FACILITES	2.9345		10.00%	2.9344	10.00%

DETAIL OF RESIDENTIAL PLOTS								
S.NO.	PLOT TYPE	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	NEW PLOTS	TOTAL PLOT AREA	
1	TYPE -A	6.430	21.240	136.573	29		3960.623	
2	TYPE -A1	6.710	21.240	142.520	1		142.520	
3	TYPE -B	6.660	21.240	141.458	29		4103.294	
4	TYPE -B1	5.810	21.240	123.404	1		123.404	
5	TYPE -C	6.340	16.772	106.334	9		957.010	
6	TYPE -C1	6.380	16.772	107.005	1		107.005	
7	TYPE -D	6.190	13.704	84.826	27		2290.350	
8	TYPE -E	6.090	13.704	83.457	15		1251.860	
9	TYPE -E1	4.720	13.704	64.683	1		64.683	
10	TYPE -F	5.870	15.000	88.050	80		7044.000	
11	TYPE -I	7.600	17.087	129.861	37		4804.864	
12	TYPE -J	6.485	16.770	108.742		35	3806.632	
13	TYPE -K	6.630	16.500	109.40		17	1859.715	
14	TYPE -L	6.820	16.500	112.53		18	2025.540	
15	TYPE -M	7.175	18.720	134.32		5	671.580	
16	TYPE -N	7.550	19.000	143.64		110	15800.400	
17	TYPE -O	6.395	15.000	95.93		94	9016.950	
18	TYPE -P	7.540	19.200	144.77		22	3184.896	
19	TYPE -Q	6.845	16.500	112.94		32	3614.160	
20								
	TOTAL				230	333	64816.487	SQMT
	OR				563		16.0165	ACRES

DENSITY CALCULATION IN EXISTING					
TOTAL DENSITY IN EXISTING	= 230	x	13.50	@ Person's per Plot	
	= 3105	÷	11.931975	Acres	
	= 260.225	PPA	Againest 240 - 400 PPA permissible		
DENSITY CALCULATION IN NEW					
TOTAL DENSITY IN NEW	= 333	x	13.00	@ Person's per Plot	
	= 5994.00	÷	17.28750	Acres	
	= 346.7245	PPA	Againest 240 - 400 PPA permissible		
AREA UNDER GREEN					
REQUIRED GREEN 1+12.20070		Acres	7.50% of Total area of the Scheme		
GREEN AREA PROVIDED					
ORGANISED GREEN	= GREEN-1	=	0.643	Acres	
	= GREEN-2	=	0.209	Acres	
	= GREN-3	=	0.0625	Acres	
ADDITIONAL ORGANISED GREEN	= GREEN-4	=	0.1940	Acres	
	= GREEN-5	=	0.2839	Acres	
	= GREEN-6	=	0.5814	Acres	
	= GREEN-7	=	0.2370	Acres	
TOTAL GREEN PROVIDED		=	2.21080	Acres	7.53%

COMMUNITY		PROPOSED		PERCENTAGE	PERMISSIBLE	PERCENTAGE
COMMUNITY FACILITY -01	=	1.20570	Acres	10.00%	1.208826	10.00%
COMMUNITY FACILITY -02	=	1.72875	Acres	10.00%	1.72875	10.00%
TOTAL COMMUNITY AREA	=	2.93445	Acres	10.00%	2.934375	10.00%

COMMERCIAL		PROPOSED		PERCENTAGE	PERMISSIBLE	PERCENTAGE
COMMERCIAL-01	=	0.4719	Acres	3.95%	0.477279	4.00%
COMMERCIAL-02	=	0.3460	Acres	2.00%	0.69150	4.00%
TOTAL COMMERCIAL AREA	=	0.8179	Acres	2.80%	1.168779	4.00%

AREA TO BE REVISED				
S.NO.	PLOT TYPE	SIZE(IN METERS)		AREA(IN SQMT)
1	TYPE -A-20	6.430	21.240	136.573
2	A30 CORNER PLOT CONVERTED INTO IG-1	3.430	21.240	72.853
3	A30 CORNER PLOT CONVERTED INTO ROAD	3.000	21.240	63.720
	TOTAL AREA (2+3)			136.573
4	TYPE -B-19	6.660	21.240	141.458
5	B1 CORNER PLOT MERGE WITH GREEN-1	3.660	21.240	77.738
6	B1 CORNER PLOT CONVERTED INTO ROAD	3.000	21.240	63.720
	TOTAL AREA (5+6)			141.458
7	GREEN-1	AS/PLAN		2602.128
8	GREEN-1 MERGE WITH ROAD	3.000	11.960	35.880
	TOTAL BALANCE AREA (7-8)			2566.25

AREA TO BE REVISED					AREA CONVERTD IN TO ROAD			AREA CONVERTD IN TO GREEN		
S.NO.	PLOT TYPE	SIZE(IN METERS)		AREA(IN SQMT)	SIZE(IN METERS)		AREA(IN SQMT)	SIZE(IN METERS)		AREA(IN SQMT)
1	TYPE -A-20(A30)	6.430	21.240	136.573	3.000	21.240	63.720	3.430	21.240	72.853
2	TYPE -B-19(B1)	6.660	21.240	141.458	3.000	21.240	63.720	3.660	21.240	77.738
3	GREEN-1 MERGE WITH ROAD	3.000	11.960	35.880	3.000	11.960	35.880	0.000	0.000	0.000
	TOTAL AREA REVISED IN SCHEME			313.912	TOTAL AREA CONVERTED IN TO ROAD		163.32	TOTAL AREA CONVERTED IN TO GREEN		150.5916

AREA TO BE REVISED			AREA CONVERTD IN TO ROAD		PLOT AREA 5-19 CONVERTD IN TO GREEN		PROPOSED GREEN-1 AREA IN NEW SCHEME(A-B)+C
1	GREEN-1	AS/PLAN	2561.660	3.000	11.960	35.880	3.660	21.240	77.738	2603.518
	GREEN-1 AREA AS PER EXISTING PLAN(A)		2561.660	AREA REDUCED IN Green-1(B)		35.880	AREA ADDED IN GREEN-1(C)		77.7384	

DETAIL OF 20% MORTGAGE AREA AGAINST B.G.									
SR. NO.	CATEGORY OF PLOTS	PLOT SIZE			AREA	NO. OF PLOTS	TOTAL AREA	UNIT	Rectangle//Killa No. & Area Detail
1	I	7.6	X	17.087	129.86	37	4804.8644	Sq. Mt	1232//11/1 (730.911 Sq. mt.), 1232//12/1 (1145.772 Sq. mt.), 1232//13/1 (1145.772 Sq. mt.), 1232//14/1 (1145.772 Sq. mt.) & 1232//15/1 (931.637 Sq. mt.)
2	F	5.87	X	15.00	88.05	8	704.400	Sq. Mt	1232//6 (608.404 Sq. mt.) & 1232//15/1 (95.996 Sq. mt.)
						TOTAL	5509.26	SQ. MT.	
						OR	1.361	ACRES	
						OR	20.27	%	

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LEGEND:
- COMMUNITY
- COMMERCIAL
- GREENS/OPEN SPACE
- STP
- UGT
- KILLA LINE
- SCHEME BOUNDARY
- LICENCE AREA (12.05625 ACRES) BEARING LICENCE NO.126 OF 2023
- ADDITIONAL LICENCE APPLIED AREA (17.2875 ACRES)
- AREA = 313.912 SQ.M TO BE REVISED IN EXISTING SCHEME

ABBREVIATIONS-
ET = ELECTRIC TRANSFORMER
UGT = UNDERGROUND WATER TANK
UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

(SCALE-N.T.S.)

NORTH WEST EAST SOUTH

For Vishvadharam Estate LLP
AUTHORIZED SIGNATORY Partner
AUTHORIZED SIGNATORY
SIGNATURE OF OWNER

Sanjeev Kumar.
Ar. SANJEEV KUMAR
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SIGNATURE OF ARCHITECT