



LEGEND

- SCHEME BOUNDARY SHOWN THUS
- STP AREA UG (under green 2)
- UGT AREA (under green 2)
- ET
- GREEN AREA SHOWN THUS
- COMMERCIAL AREA SHOWN THUS
- COMMUNITY AREA SHOWN THUS
- MB (MILK & VEGETABLE BOOTH) SIZE OF 5 x 5.5

AREA STATEMENT

S.NO.	DESCRIPTION	AREA(sq.mt.)	AREA(Acres)	SALEABLE AREA
1.	ALREADY LICENSE AREA	20411.2997	5.04375	8194.36
2.	ADDITIONAL APPLIED LAND	10420.6388	2.575	4747.316
3.	TOTAL LAND AREA	30831.9385	7.61875 (A)	12772.98
4.	60 MT. WIDE ROAD AREA (INC. GREEN BELT)	2342.609	0.5689 (B)	0.578
5.	50 % 60 MT. WIDE ROAD AREA (INC. GREEN BELT)	1171.3045	0.28445 (C)	0.289
6.	NET LAND AREA (E= A-B+C)	29,656.1685	7.3343 (E)	7.32975

	PERMISSIBLE AREA			PROPOSED AREA		
	AREA(sq.mt.)	AREA (Acres)	%	AREA(sq.mt.)	AREA (Acres)	%
AREA UNDER RESI. PLOTS =	18090.2627	4.4739	61%	12601.71	3.1140	42.47%
COMMUNITY FACILITY AREA =	3083.19385	0.7620	10%	3083.224	0.7620	10%
AREA UNDER COMM. =	1,186.2467	0.2933	4%	1177.416	0.2910	3.970%
AREA UNDER GREEN UNDER TOTAL LAND =	2312.395	0.57152	7.5%	2373.498	0.5865	7.69%

ORGANISED GREEN AREA:-

	AREA (sq.mt.)	AREA (Acre)
GREEN 1 =	282.970 Sqm.	0.0699 acre
GREEN 2 =	1383.390 Sqm.	0.3419 acre
GREEN 3 =	257.138 Sqm.	0.0635 acre
GREEN 4 =	450.000 Sqm.	0.1111 acre
TOTAL ORG. GREEN =	2373.498 Sqm.	0.5865 acre

INCIDENTAL GREEN AREA:-

	AREA (sq.mt.)	AREA (Acre)
I.G. 1 =	49.49 Sqm.	
I.G. 2 =	66.638 Sqm.	
I.G. 3 =	113.68 Sqm.	
I.G. 4 =	118.26 Sqm.	
TOTAL I.G. =	348.008 Sqm.	0.08599 acre

DENSITY CALCULATION

TOTAL DENSITY = 98 X 18.00 @ PERSON'S PER PLOT = 1764 + 7.3343

TOTAL DENSITY = 240.51 PPA Against 240-400 PPA Permissible

PLOT AREA DETAIL

S.NO	LENGTH	BREADTH	AREA	AREA	NOS	TOTAL AREA
	MT.	MT.	SQ.MT.	SQ.YDS		
TYPE A	7.75	16.00	124.00	148	11	1364.00
TYPE B	8.50	17.50	148.75	178	20	2975.00
TYPE C	7.14	17.02	121.52	145	7	850.66
TYPE D	7.21	16.50	118.97	142	4	475.86
TYPE E	7.40	18.15	134.31	161	10	1343.10
TYPE F	7.35	17.50	128.63	154	18	2315.25
TYPE G	7.08	16.27	115.19	138	11	1267.11
TYPE H	7.32	16.10	117.85	141	14	1649.93
TYPE I	7.47	16.10	120.27	144	3	360.80
TOTAL AREA					98	12601.71

DETAILS OF 10% SALEABLE AREA (0.34 ACRE) MORTGAGED UNDER POLICY MEMO NO. PF-27A/7/18/2022-2TCP DATED 25.08.2022 AGAINST IDW(1384.96 SQ.MTS.) SHOWN AS

SR. NO.	CATEGORY	LENGTH	BREADTH	AREA	AREA	NOS	TOTAL AREA
		MT.	MT.	SQ.MTS.	SQ.YDS		SQ.MT.
1	TYPE G	7.08	16.27	115.19	138	11	1267.11
2	TYPE H	7.32	16.10	117.85	141	1	117.85
3							
	TOTAL					12	1384.96

DETAILS OF 10% SALEABLE AREA (0.35 ACRE) MORTGAGED UNDER POLICY MEMO NO. PF-27A/7/18/2022-2TCP DATED 25.08.2022 AGAINST EDC(1414.22 SQ.MTS.) SHOWN AS

SR. NO.	CATEGORY	LENGTH	BREADTH	AREA	AREA	NOS	TOTAL AREA
		MT.	MT.	SQ.MTS.	SQ.YDS		SQ.MT.
1	TYPE H	7.32	16.10	117.85	141	12	1414.22
2							
	TOTAL					12	1414.22

To be read with Licence No. 125 of 2025 Dated 21-07-2025

That this Revised & Combined layout plan for Affordable Residential Plotted Colony (DDJAY-2016) over an additional area measuring 2.575 acres bearing Drawing No. dated 21-07-25 in addition to already license granted area measuring 5.04375 acres (License no. 39 of 2024) thereby total area measuring 7.61875 acres falling in the revenue estate of village-Kherka Musliman in sector-36, Bahadurgarh, District-Jhajjar being developed by M/s Ruhil Developers Pvt. Ltd. is hereby approved subject to the following conditions:-

- That this Revised & Combined 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 Revised & Combined 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 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.
- 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.
- 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.
- 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 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.
- 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 is/VP 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 colonizer/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 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.
- 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.

(GURPREET KHEPAR) JD (HQ) (SHIVAM ROHILA) ATP (HQ) (JAIDEEP) DTP (HQ) (VIJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

TITLE:-
 REVISED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA - 2016) OVER AN ADDITIONAL AREA OF MEASURING 2.575 ACRE (IN ADDITION TO LICENSE NO. 39 OF 2024 FOR AN AREA MEASURING 5.04375 ACRES) FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKA MUSALMAN, OF SECTOR 36 OF BAHADURGARH, DISTRICT- JHAJJAR (HARYANA) IS BEING DEVELOPED BY M/s. RUHIL DEVELOPERS PRIVATE LIMITED

DATE:-
 14.05.2025

Owner Signature:-

 Director

Architect Signature:-

 Adharshila
 AR. RACHIT CHHIKARA
 B.Arch, M.C.A.
 CA/2018/98343
 Adharshila Building, Opp. BRG. HS. Metro Station, Bahadurgarh
 (M) 7016182027, 9316310036
 E-mail: adharshila180@gmail.com

